

**"Yorkshire" Row Homes and Mixed Use – PDP 1C  
Lot 12 of Villebois Village Center  
PDP, Tentative Plat,  
Tree Removal Plan & FDP**

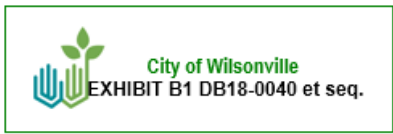
The City of Wilsonville, Oregon      June 28, 2018

**Applicant:**

Rudy Kadlub  
**RCS – Villebois Development, LLC**  
371 Centennial Pkwy, Suite 200  
Louisville, CO 80027  
[P] 303-535-1615

**Applicant's Representative:**

Stacy Connery, AICP  
**Pacific Community Design, Inc**  
12564 SW Main Street  
Tigard, Oregon 97223  
[P] 503-941-9484



# Section I) General Information

## IA) Introductory Narrative

**INTRODUCTORY NARRATIVE  
PHASE 1 - CENTRAL MODIFICATION**

**INCLUDING:  
PRELIMINARY DEVELOPMENT PLAN, TENTATIVE PLAT - SUBDIVISION,  
FINAL DEVELOPMENT PLAN, & TYPE A TREE REMOVAL**

**SECTION IA**

**TABLE OF CONTENTS**

<b>I. GENERAL INFORMATION.....</b>	<b>2</b>
<b>II. REQUEST .....</b>	<b>3</b>
<b>III. PLANNING CONTEXT .....</b>	<b>3</b>
VILLEBOIS VILLAGE MASTER PLAN & SAP CENTRAL .....	3
<b>IV. PROPOSAL DESCRIPTION.....</b>	<b>3</b>
LAND USES .....	4
PARKS & OPEN SPACE .....	4
UTILITIES .....	4
CIRCULATION .....	5
<b>V. REFINEMENTS TO SAP CENTRAL .....</b>	<b>5</b>
LAND USES .....	5
PARKS & OPEN SPACE .....	8
UTILITIES .....	8
CIRCULATION .....	8
<b>VI. TYPE A TREE REMOVAL .....</b>	<b>9</b>
<b>VI. PROPOSAL SUMMARY &amp; CONCLUSION.....</b>	<b>9</b>



## I. GENERAL INFORMATION

### Applicant & Property Owner:

**RCS - Villebois Development, LLC**  
371 Centennial Pkwy  
Louisville, CO 80027  
Tel: (503) 535-1615  
Fax: (503) 466-4202  
Contact: Rudy Kadlub

### Design Team:

#### Primary Contact:

**Stacy Connery**  
**Pacific Community Design, Inc.**  
Tel: (503) 941-9484  
Fax: (503) 941-9485  
Email: stacy@pacific-community.com

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

**Pacific Community Design, Inc.**  
12564 SW Main Street  
Tigard, OR 97223  
Tel: (503) 941-9484  
Fax: (503) 941-9485  
Contact: **Stacy Connery, AICP**  
**Jessie King, PE**  
**Travis Jansen, PLS/PE**  
**Kerry Lankford, RLA**

#### Arborist:

**Morgan Holen**  
**Morgan Holen & Associates, LLC**  
3 Monroe Parkway, Suite P 220  
Lake Oswego, OR 97035  
Tel: (971) 409-9354

### Site and Proposal Information:

Site: 31W15DB Tax Lot 8600

Size: 0.33 gross acres

Comprehensive Plan  
Designation: City - Village (V)

Specific Area Plan: SAP - Central

Proposal: Preliminary Development Plan  
(Includes refinements)

Tentative Plat - Subdivision  
Final Development Plan  
Type "A" Tree Removal

Unit Count: 3 Rowhomes  
Net Residential Density: 9.09 units/ net acre  
Project Name: Villebois PDP 1 - Central  
"Yorkshire"

## II. REQUEST

This application requests approval of the following four (4) applications for the Phase 1 area of SAP Central.

- Preliminary Development Plan (PDP 1C), including refinements to SAP Central - Section II of Notebook
- Tentative Plat Approval - Subdivision - Section III of Notebook
- Final Development Plan for Rowhomes - Section IV of Notebook
- Type A Tree Removal (separate, but concurrent application)
- Design Exception to allow minimum 10 foot overhead clearance over public utility easement (PUE)

## III. PLANNING CONTEXT

### VILLEBOIS VILLAGE MASTER PLAN & SAP CENTRAL

The proposed PDP 1C modification area is located within the central portion of the *Villebois Village Master Plan* as illustrated on the Notebook Cover. The *Master Plan* and SAP Central show Mixed Use Condos Land Use Type for the subject area.

The PDP 1C area is inside the Village Center and is therefore subject to the *Village Center Architectural Standards*.

## IV. PROPOSAL DESCRIPTION

This proposal is for Lot 12 of phase 1 of Specific Area Plan Central (also known as PDP 1C), which includes approximately 0.33 gross acres. The subject site is located south of the Villebois Drive and Barber Street intersection. PDP 1C modification of Lot 12 proposes 3 single family rowhomes (one of which is proposed to include a mixed-use flexible commercial space on the ground floor), linear greens, and associated infrastructure improvements. Additionally, an SAP Amendment to modify the Village Center Architectural Standards allowing Row Houses within the Plaza Address and Linear Green Address is proposed.

## LAND USES

PDP 1C modification of Lot 12 proposes a mixed-use development consisting of 3 single family Row House units, one of which incorporates ground-level flexible commercial space. The proposed number and type of units is compatible with adjacent land uses. The table in Section IE of this Notebook lists the residential units broken down by development phase for all of SAP Central. The PDP 1C modification of Lot 12 is submitted with the concurrent FDP for architecture and green space areas (see Section IV of the Notebook). PDP 1C, PDP 2C, and PDP 4C are approved and built (homes are in process of being built). PDP 3C is the site of the Villebois Piazza, which is built. PDP 5C, the site of Montague Park, is built. PDP 6C is built and PDP 7C is under construction. PDP 8C and PDP 9C are built. PDP 10C and PDP 11C are under construction.

## PARKS & OPEN SPACE

The Master Plan and SAP Central do not show any parks within the subject area. A Linear Green is proposed with PDP 1C modification of Lot 12.

## UTILITIES

### Sanitary Sewer

The sanitary sewer system for Phase 1 Central is shown on the Composite Utility Plan in Section IIB of this Notebook. The Sanitary Sewer Master Plan shows this site within Area 3A. The three units will connect to an existing sanitary sewer in the rear alley. Sanitary sewer service can adequately be provided to this area in compliance with the Villebois Village Master Plan and the City's Wastewater Collection System Master Plan, as demonstrated in the Utility Analysis Memorandum prepared by Jaki Hunt, PE (see Exhibit IIC).

### Water

The proposed water system for Phase 1 Central is shown on the Composite Utility Plan in Section IIB of this Notebook. The units on Lot 12 are proposed to connect to existing water located in the rear alley. A Water Analysis prepared by Peter Arellano, PE demonstrates that water service can adequately be provided to this area in compliance with the Villebois Village Master Plan and the City's Water System Master Plan.

### Stormwater

The Stormwater Analysis in Section IIC (prepared by Jaki Hunt, PE) demonstrates that the proposed system will provide adequate sizing and treatment. The proposed site drains to the southeast to the Arrowhead Creek drainage basin (AHC Basin). The City's Stormwater Master Plan for Arrowhead Creek shows regional stormwater facilities that have been constructed within Villebois to treat the AHC drainage basin. The Proposed Stormwater Drainage Map shows the site storm drains connect to the private storm services in the existing rainwater swale (see Section IIC of this Notebook). The drainage system will ultimately route stormwater through Shed F-6 and into Pond F. Water quality and water quantity mitigation will be provided within this regional stormwater facility.

## Rainwater

A Rainwater Management Plan is included with the Supporting Utility Reports in Section IIC of this Notebook. Rainwater management within PDP 11C will be provided with a planter box on each lot that will connect to the existing bio-retention cell along the Villebois Drive frontage, as shown within the Rainwater attached plans (Section IIB of this Notebook).

## **CIRCULATION**

The transportation infrastructure proposed for PDP 1 Central modification of Lot 12 will provide convenient neighborhood circulation and a range of transportation options. The *Circulation Plan* (see Exhibit IIB) illustrates the circulation system within this Preliminary Development Plan area.

## **V. REFINEMENTS TO SAP CENTRAL**

The following sections of this Narrative describe the proposed refinements to SAP Central that are included in the PDP modification application. Detailed findings regarding the requested refinements can be found in the PDP modification Supporting Compliance Report in Section IIA of this Notebook.

### **LAND USES**

The PDP 1C modification of Lot 12 refines the subject area beyond what was described in SAP Central. The total density shown for the subject area in SAP Central is 8-12 Mixed Use Condos.

The PDP 1C modification of Lot 12 proposes 3 Rowhome units. Refinements to the mix of units and proposed unit counts are proposed.

Table A below shows the number of units in each land use category currently within SAP Central and the number of units in the SAP with the proposed refinement as well as the percent change in each aggregate land use category. Table B shows the number of units originally shown in SAP Central and the number of units with the proposed refinement, as well as the percent change in each aggregate land use category.

*Table A. Comparison of Current and Proposed Unit Counts*

	<b>Current Unit Count in SAP C</b>	<b>Proposed Unit Count in SAP C</b>	<b>% Change</b>
Medium/Standard/ Large/Estate	0	0	0%
Small Detached/ Small Cottage/ Row Homes/ Neighborhood Apt.	940	933	-0.7%
<b>Total</b>	<b>940</b>	<b>933</b>	<b>-0.7%</b>

*Table B. Comparison of Original SAP Central and Proposed Unit Counts*

	Original Unit Count in SAP C	Proposed Unit Count in SAP C	% Change
Medium/Standard/ Large/Estate	0	0	0%
Small Detached/ Small Cottage/ Row Homes/ Neighborhood Apt.	1,010	933	-7.6%
<b>Total</b>	<b>1,010</b>	<b>933</b>	<b>-7.6%</b>

**NOTE:** The Current Unit Count for SAP Central reflects the final approved unit counts for PDP 1C, PDP 2C, PDP 3C, PDP 4C, PDP 5C (Montague Park), PDP 6C, PDP 7C, PDP 8C, PDP 9C, 10C, and PDP 2C modification of Lot 71 and PDP 11C.

Both tables show that the proposed refinements do not exceed the 10% standard. This proposal results in a total of 2,515 units within Villebois. This is above the density of 2,300 units required to be obtained across Villebois, meeting the refinement criteria.

None of the conditions of approval for SAP Central are specific to the proposed refinements. As the proposed refinements will not compromise the project’s ability to comply with SAP conditions of approval, they will equally meet the conditions of approval of SAP Central.

The proposed refinements will equally or better meet the following Goals, Policies, and Implementation Measures of the *Villebois Village Master Plan* than the SAP Central plan.

- **Land Use, General Land Use Plan Goal** - *Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.*

The proposed PDP 1C modification of Lot 12 plan better integrates natural resource elements with land uses and transportation through a linear green area.

- **Land Use, General Land Use Plan Policy 1** - *The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois Village Master Plan area.*

The proposed PDP 1C modification of Lot 12 plan meets this Land Use Plan Policy by contributing to the range of living choices for detached single-family home ownership. The SAP showed 8-12 Mixed Use Condos. Now, 3 Row Houses are proposed. The proposal of Row House units meets current market demand and city-wide goals while complying with the urban design goals and density targets in the Village Center. This project continues to comply with the minimum density of 2,300 units across Villebois.

- **Villebois Village Master Plan, Village Center Policy 1** - *The Village Center shall be a highly pedestrian-oriented place that is the focus of a mix of residential, shopping, service, and civic and mixed-use buildings.*

The proposed PDP 1C modification of Lot 12 plan meets this Land Use Plan Policy with the addition of linear green areas. Proposed buildings are oriented toward street frontages and include semi private outdoor spaces in the form of covered entries and fenced front yards. As described above, PDP 1C modification of Lot 12 contributes to the mix of residential options in the Village Center by providing additional ownership options for single-family homes.

- **Villebois Village Master Plan, Village Center Policy 2** - *The Village Center shall encourage multi-modal transportation system opportunities with good access by vehicular, pedestrian, bicycle and transit traffic.*

The proposed PDP 1C modification of Lot 12 plan encourages multi-modal transportation system opportunities by providing convenient vehicular access through alleys, encouraging pedestrian oriented street frontages by providing for garage access from alleys.

- **Villebois Village Master Plan, Village Center Implementation Measure 2** - *Specify a mixture of uses (residential, commercial, retail, civic, and office development) with the implementing Village zone that will support the long-term vitality of the Village Center and enhance the creation of a true urban village at its core. Employment may include uses related to high-tech businesses. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.*

- *Consumer Goods: bookstore, clothing, florist, jeweler, pet shop, bicycle shop.*
- *Food & Sundries: bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.*
- *General Office: professional offices, non-profit, health services, governmental services, real estate, insurance, travel.*
- *Service Commercial: bank, day care center, photo processing, telecommunications, upholstery shop.*
- *Lifestyle & Recreation: hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.*
- *Hospitality: hotel, bed and breakfast, conference center.*
- *Light Manufacturing/Research and Development.*
- *Civic/Institutional: meeting hall, library, museum, churches, farmer's market, community center.*
- *Residential: condominiums, apartments, and townhouses*

The proposed PDP 1C modification of Lot 12 plan is consistent with the Village Center Implementation Measure 2 by providing single family residential detached row houses. This use is included in the above list of intended Village Center uses. As described above, Lot 12 of PDP 1C contributes to the mix of residential options in the Village Center by providing additional single-family home ownership options. Additionally, the proposed PDP 1C modification of Lot 12 provides convenient vehicular access through alleys and provides street

frontages that are pedestrian oriented with covered entries and fenced front yards.

- **Parks and Open Space/Off-Street Trails and Pathways Goal** - *The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site's natural resources and connect Villebois to the larger regional park/open space system.*

The Villebois Village Master Plan and SAP Central do not show any parks, linear greens, open space or pathways within the proposed PDP modification area. A linear green area is proposed to provide a public open space.

- **Parks and Open Space/Off-Street Trails and Pathways Implementation Measure 3**- *Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.*

The proposed PDP 1C modification of Lot 12 plan incorporates native vegetation, landforms and hydrology to the fullest extent possible, given the planned level of urban uses on this site.

- **Parks and Open Space/Off-Street Trails and Pathways Implementation Measure 9**- *The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the "Important" and "Good" tree rating categories, which are defined in the Community Elements Books. Trees rated "Moderate" shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.*

As described in the Tree Report attached in Section IIE of the Notebook, the tree on the site that is rated as "Important" is proposed to be protected and preserved. There is one tree on site that is proposed to be removed and is rated as "Good." All trees are evaluated on an individual basis in regards to retention.

## **PARKS & OPEN SPACE**

A comparison of the proposed PDP 1C modification of Lot 12 and the original SAP Central plan for this area shows the addition of linear greens. A detailed description and analysis of the open space refinements can be found in the PDP Supporting Compliance Report in Exhibit IIA of the Notebook.

## **UTILITIES**

A comparison of the *Composite Utility Plan* of the proposed PDP modification (see Section IIB of this Notebook) with the *Utility Plan* in SAP Central (Volume II) shows the proposed rainwater treatment facilities. No refinements are proposed.

## **CIRCULATION**

A comparison of the *Circulation Plan* from the proposed PDP 1C modification (see Exhibit IIB) and the *Circulation Plan* from SAP Central (Volume II) shows that the proposed circulation system is consistent. No refinements are proposed.

## **VI. TYPE A TREE REMOVAL**

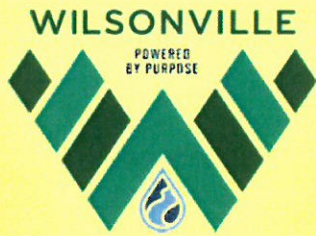
The fees submitted with this application include a Type A Tree Removal, which is being submitted separately but concurrently since it is a staff decision. The tree preservation plan is detailed on sheet 9 of the attached plan set. Tree number 326 is proposed to be removed to make a path for the necessary alley connection behind the three units. Two other trees, number 333 and 323, are proposed to be retained with this application. Greater detail on these trees can be found in the Tree Maintenance and Protection Plan.

## **VI. PROPOSAL SUMMARY & CONCLUSION**

This 'Introductory Narrative,' in conjunction with the referenced sections, describes the proposed Preliminary Development Plan, Tentative Plat - Subdivision, and Final Development Plan. The Supporting Compliance Reports located in Sections II through IV, respectively, support these requests for approval of the subject applications and demonstrate compliance with the applicable standards of the Wilsonville Planning and Land Development Ordinance.



## IB) Form/Ownership Documentation



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)

**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

Pre-Application Meeting Date: \_\_\_\_\_

**Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.**

**Applicant / Property Owner**

Name: contact Rudy Kadlub  
Company: RCS - Villebois Development, LLC  
Mailing Address: 371 Centennial Pkwy Suite 200  
City, State, Zip: Louisville, CO 80027  
Phone: 503-314-8014 Fax: 503-345-9634  
E-mail: rudy@costapacific.com

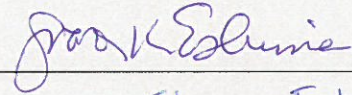
**Property Owner:**

Name: \_\_\_\_\_  
Company: RCS - Villebois Development, LLC  
Mailing Address: 371 Centennial Pkwy Suite 200  
City, State, Zip: Louisville, CO 80027  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Authorized Representative:**

Name: Stacy Connery  
Company: Pacific Community Design, Inc.  
Mailing Address: 12564 SW Main Street  
City, State, Zip: Tigard, OR 97223  
Phone: 503-941-9484 Fax: 503-941-9485  
E-mail: stacy@pacific-community.com

**Property Owner's Signature:**

  
Printed Name: Sharon Eshing Date: 5/8/18

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

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Site Location and Description:**

Project Address if Available: N/A Suite/Unit \_\_\_\_\_  
Project Location: South corner of SW Villebois Drive & SW Barber Street  
Tax Map #(s): 31W15DB Tax Lot #(s): 8600 County:  Washington  Clackamas

**Request:**

Preliminary Development Plan 1 Central, Tentative Plat, Final Development Plan, & Type "A" Tree Removal

**Project Type:** Class I  Class II  Class III

Residential  Commercial  Industrial  Other: \_\_\_\_\_

**Application Type(s):**

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



**STATUS OF  
RECORD TITLE REPORT**

Frank Lambert  
Lawyers Title  
121 SW Morrison St, Ste 500  
Portland, OR 97204

**Date:** October 14, 2016  
**Title No.:** 141600172  
**County:** Clackamas  
**Dated As Of:** September 27, 2016

**PROPERTY**

We have searched our Tract Indices as to the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**VESTING**

RCS-VILLEBOIS DEVELOPMENT, LLC, a Colorado limited liability company

**RECORDED INFORMATION**

Said property is subject to the following on record matter(s):

1. Subject to any and all unpaid taxes, including exemptions or deferrals. The tax information is not presently available, and we will supplement this report at a later date. Said supplement will also disclose further information generally obtained by use of the County Assessor's Rolls.

Tax Year: 2016-17  
Tax Account Number: 05019408

2. City Liens, if any, in favor of the City of Wilsonville.
3. An unrecorded Development Agreement, with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Assignment of Development Agreement  
By & Between: Villebois, LLC and City of Wilsonville  
Recording Date: October 17, 2005  
Recording No: 2005 102816

4. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: PARTITION PLAT 2003-90

5. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: PARTITION PLAT NO. 2005-63

**STATUS OF  
RECORD TITLE REPORT**  
(continued)

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 2, 2004  
Recording No: 2004 070933  
(Also delineated on the recorded plat of Villebois)

7. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: VILLEBOIS

8. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: PARTITION PLAT NO. 2007-128

9. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: VILLEBOIS VILLAGE CENTER

10. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by Declaration of Protective Covenants, Conditions, Restrictions and Easements for Villebois Village Center and Bylaws of Villeboise Village Center Master Association, including the terms and provisions thereof,  
Recorded : June 29, 2007  
As : 2007 057605

**NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.**

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: May 9, 2008  
Recording No: 2008 034239

Recording Date: January 13, 2010  
Recording No: 2010 002715



**STATUS OF  
RECORD TITLE REPORT**  
(continued)

11. Declaration of Annexation of Villebois Village Center to Annex Lot 79,

Recording Date: September 15, 2015  
Recording No.: 2015 062019

12. Liens and assessments, if any, by the Villebois Village Center Master Association Homeowner's Association.

The homeowners' or unit owners' association has recorded a request that it be notified regarding any transfer of title of the property for information concerning dues, maintenance fees, transfer fees or special assessments.

Recording Date: April 7, 2009  
Recording No.: 2009 022975

13. Agreement Ownership and Maintenance, including the terms and provisions thereof,

By & Between: City of Wilsonville, Villebois Village Center, LLC & Villebois Apartments LLC  
Recording Date: June 29, 2007  
Recording No.: 2007 057606

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Wilsonville  
Purpose: Public utility, 6 feet along street  
Recording Date: March 1, 2013  
Recording No: 2013 014660

(Also delineated on the recorded plats of Partition Plat NO. 2013-51 and Villebois Village Center No. 3)

15. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: VILLEBOIS VILLAGE CENTER NO. 3

16. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Public utility  
Affects: A 6.00 foot strip along SW Villebois Drive North  
Reference is hereby made to said document for full particulars

17. Villebois Ownership and Maintenance Agreement, including the terms and provisions thereof,

Recording Date: September 15, 2005  
Recording No.: 2015 062053

**STATUS OF  
RECORD TITLE REPORT**  
(continued)

18. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$3,714,000.00  
Dated: April 20, 2016  
Trustor/Grantor: RCS-Villebois Development, LLC  
Trustee: Lawyers Title of Oregon, LLC  
Beneficiary: Manufacturers and Traders Trust Company d/b/a M&T Bank  
Loan No.: Not disclosed  
Recording Date: April 20, 2016  
Recording No.: 2016 025516  
(Affects additional property)

19. The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

20. Second deed of trust to secure an indebtedness in the amount shown below,

Amount: \$765,000.00  
Dated: April 20, 2016  
Trustor/Grantor: RCS-Villebois Development, LLC  
Trustee: Lawyers Title of Oregon, LLC  
Beneficiary: Manufacturers and Traders Trust Company d/b/a/ M&T Bank  
Loan No.: Not disclosed  
Recording Date: April 20, 2016  
Recording No.: 2016 025515  
(Affects additional property)

21. We find no Notice of Completion recorded on said Land.

22. The herein described property is within, and subject to the regulations and restrictions of, the West Side Urban Renewal Area, as imposed by the City of Wilsonville and any amendments thereto.

**THIS REPORT IS TO BE UTILIZED FOR INFORMATION ONLY.**

Any use of this report as a basis for transferring, encumbering or foreclosing the real property described will require payment in an amount equivalent to applicable title insurance premium as required by the rating schedule on file with the Oregon Insurance Division.

The liability for Lawyers Title of Oregon, LLC is limited to the addressee and shall not exceed the Four Hundred And No/100 Dollars (\$400.00) paid hereunder.

LAWYERS TITLE OF OREGON, LLC

Sincerely,

Frank Lambert  
Builder Services Manager  
flambert@ltic.com

**EXHIBIT "A"**  
Legal Description

Lot 12, VILLEBOIS VILLAGE CENTER, in the City of Wilsonville, County of Clackamas and State of Oregon.

## EXHIBIT "B"

### LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT **THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.**

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR



## **EXHIBIT "B"**

(continued)

ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.

## IC) Fee Calculation

## Fee Calculation for Lot 12 Rowhomes (PDP 1C Modification) Planning Application

Application	Calculations	Fee
Villebois PDP	Base Fee \$2280	\$2,280.00
	Plus \$20/lot x 3 lots	\$60.00
Tentative Plat Review		
Residential Subdivision	Base fee \$3050	\$3,050.00
	Plus \$35/lot x 3 lots	\$105.00
Tree Removal (Type A)	Base fee \$20	\$20.00
Villebois FDP	n/a	\$1,520.00
<b>TOTAL FEES DUE</b>		<b>\$7,035.00</b>

## ID) Mailing List

*(This section has been removed)*

## IE) SAP Central Units Counts

SAP Central (updated 05/19/18)

LAND USE	Existing Count		Proposed***									Total
	SAP CENTRAL	PDP 1C*	PDP 2C**	PDP 4C	PDP 6C	7C	8C	9C	10C	11C	12C	
Estate	0	0	0	0	0	0	0	0	0	0	0	0
Large	0	0	0	0	0	0	0	0	0	0	0	0
Standard	0	0	0	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	0	0
<b>subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Small Detached	8	0	0	8	0	0	0	0	0	0	0	8
Small Attached/Cottage	9	0	0	9	0	0	0	0	0	0	0	9
Rowhouse	376	56	23	40	31	68	50	82	10	16	0	376
Village Apartments	307	304	3	0	0	0	0	0	0	0	0	356
Condos	85	3	0	0	0	0	0	0	82	0	0	85
Urban Apartments	58	0	58	0	0	0	0	0	0	0	0	58
Mixed Use Condos	97	3	(24-30)	0	0	0	0	0	0	0	(24-96)	3+(48-126)
Specialty Condos	0	0	0	0	0	0	0	0	0	0	0	0
<b>subtotal</b>	<b>940</b>	<b>366</b>	<b>84 + (24-30)</b>	<b>57</b>	<b>31</b>	<b>68</b>	<b>50</b>	<b>82</b>	<b>92</b>	<b>16</b>	<b>(24-96)</b>	<b>895+ (48-126)</b>
<b>TOTAL UNITS</b>	<b>940</b>											<b>943 - 1021</b>

(#-#) indicates range approved with either PDP or SAP, but no building or refined unit count yet defined

\* PDP 1C Approved & Built; FDP's Approved for The Alexan - 274 Apts (built), 39 RH w/ Polygon 2013 MOD (31 built), 3 Carvalho Condos (built), and 30 Rainwater Garden Apts (built) + 2014 PDP Mod to change 30 condos to 18 RH & 8 RH to 7 RH; 2016 Proposed PDP 2C Modification removes 49 Village Apartments and replaces them with 9 Row Homes

\*\*PDP 2C Approved & Built; FDP's Approved for The Charlston - 52 Apts (built), 13 RH w/ Polygon MOD (built), Carvalho Carriage Homes - 6 Apts approved 2014 (0 built) + 2014 PDP Mod to change 39 Condo's (Trafalgar Flats) to 49 Urban Apts + 3 Condo's (Carriage Homes) to 3 Urban Apts, Berkshire - 10 Row Houses Approved 2016

\*\*\*PDP 3C = Piazza & PDP 5C = Montague Park; no residential density (not included in table); PDP 6C & PDP 7C received planning approval in July 2015; PDP 8C & PDP 9C received planning approval; PDP 10 C is pending

Proposed Count

LAND USE	SAP CENTRAL
Estate	0
Large	0
Standard	0
Medium	0
<b>subtotal</b>	<b>0</b>
Small Detached	8
Small Attached/Cottage	9
Rowhouse	376
Nbhd Apartments	0
Village Apartments	307
Condos	85
Urban Apartments	58
Mixed Use Condos	90
Specialty Condos	0
<b>subtotal</b>	<b>933</b>
<b>TOTAL UNITS</b>	<b>933</b>

# Villebois (updated 05/19/18)

## Land Use Table

LAND USE	SAP NORTH	SAP SOUTH	SAP EAST	SAP CENTRAL	TOTAL
Estate	17	0	0	0	17
Large	47	104	0	0	151
Standard	26	68	49	0	143
Medium	89	127	112	0	328
<b>subtotal</b>	<b>179</b>	<b>299</b>	<b>161</b>	<b>0</b>	<b>639</b>
Small Detached	197	158	226	8	589
Small Attached / Cottage	49	0	147	9	205
Rowhouse	0	103	42	376	521
Nbhd Apartments	0	21	0	0	21
Village Apartments	0	0	0	307	307
Condos	0	0	0	85	85
Urban Apartments	0	0	0	58	58
Mixed Use Condos	0	0	0	90	90
Specialty Condos	0	0	0	0	0
<b>subtotal</b>	<b>246</b>	<b>282</b>	<b>415</b>	<b>933</b>	<b>1,876</b>
<b>TOTAL UNITS</b>	<b>425</b>	<b>581</b>	<b>576</b>	<b>933</b>	<b>2,515</b>

Section II) Preliminary  
Development Plan  
(Includes Refinements)



## IIA) Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT  
PRELIMINARY DEVELOPMENT PLAN 1 - CENTRAL MODIFICATION**

**SECTION IIA**

**TABLE OF CONTENTS**

<b>I.</b>	<b>WILSONVILLE PLANNING &amp; LAND DEVELOPMENT ORDINANCE.....</b>	<b>2</b>
	SECTION 4.125 VILLAGE (V) ZONE .....	2
	(.02) PERMITTED USES .....	2
	(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE	
	3	
	(.06) STANDARDS APPLYING TO COMMERCIAL USES .....	7
	(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING....	7
	(.08) OPEN SPACE .....	9
	(.09) STREET & ACCESS IMPROVEMENT STANDARDS .....	9
	(.10) SIDEWALK AND PATHWAY IMPROVEMENT STANDARDS .....	12
	(.11) LANDSCAPING, SCREENING AND BUFFERING .....	12
	(.12) MASTER SIGNAGE AND WAYFINDING .....	13
	(.14) DESIGN STANDARDS APPLYING TO THE VILLAGE ZONE .....	13
	(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS .....	15
	COMMUNITY ELEMENTS BOOK .....	27
	LINEAR GREEN ADDRESS .....	28
	PLAZA ADDRESS .....	29
	MASTER SIGNAGE AND WAYFINDING PLAN .....	29
	RAINWATER PROGRAM .....	29
	SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) ORDINANCE .....	30
	SECTION 4.140 PLANNED DEVELOPMENT REGULATIONS .....	30
	SECTION 4.154. ON-SITE PEDESTRIAN ACCESS AND CIRCULATION.....	32
	SECTION 4.171 GENERAL REGULATIONS - PROTECTION OF NATURAL FEATURES & OTHER	
	RESOURCES.....	34
	SECTION 4.172 FLOOD PLAIN REGULATIONS .....	37
	SECTION 4.176 LANDSCAPING, SCREENING & BUFFERING .....	37
	SECTION 4.177 STREET IMPROVEMENT STANDARDS.....	37
<b>II.</b>	<b>PROPOSAL SUMMARY &amp; CONCLUSION.....</b>	<b>38</b>

# **I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE**

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

### **(.02) PERMITTED USES**

Examples of principle uses that are typically permitted:

- D. Row Houses**
- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.**
- I. Commercial uses within the Village Center, subject to the standards of (.06) Standards Applying to Commercial Uses and similar to the following:**
  - 1. Sales and servicing of consumer goods:**
    - Bicycle shop**
    - Bookstore**
    - Clothing Store**
    - Electronics and appliances store**
    - Florist**
    - Furniture store**
    - Jeweler Pet shop**
  - 2. Food and sundries:**
    - Bakery Butcher shop**
    - Convenience store**
    - Delicatessen**
    - Drugstore**
    - Gifts Store**
    - Hardware store**
  - 3. Lifestyle and recreation:**
    - Art gallery**
    - Barbershop or hair salon**
    - Boutique shops and other specialty retail**
    - Coffee shops including outdoor eating areas**
    - Health club or gymnasium**
    - Restaurants and pubs including outdoor eating areas**
    - Dance or martial arts studio**
  - 4. Service Commercial:**

Banking and investment services  
Child day care  
Custom tailoring  
Dry cleaners  
Photo processing  
Postal service  
Reproduction services  
Laundromat  
Locksmith  
Telecommunications services  
Upholstery shop

**5. General Office:**

Computer and technology companies  
Governmental services  
Health services  
Insurance agencies  
Nonprofit organizations  
Professional-type services  
Real estate offices  
Secretarial services  
Travel agencies

**Response:** This Preliminary Development Plan (PDP) modification application proposes to develop a mixed use project on Lot 12 in Villebois. The proposal will create 3 lots consisting of row houses and mixed use. The Row Home on Lot 3 will have flex-commercial space on the ground floor– the commercial space will be similar to the above-reference list and comply with the standards applying to commercial uses. All proposed uses within the subject PDP are permitted pursuant to this section.

**(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE**

All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:

**A. Block, Alley, Pedestrian and Bicycle Standards:**

1. **Maximum Block Perimeter:** 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.

**Response:** Blocks within the proposed PDP modification plan meet the maximum 1,800-foot block perimeter.

2. **Maximum spacing between streets for local access: 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard.**

**Response:** Blocks within the proposed PDP modification plan meet the maximum 530-foot spacing for local street access.

- 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:** All of the lots within the proposed PDP that have frontage on a public street and access to an alley will take vehicular access from an alley to a garage or parking area.

- C. **Trailers, travel trailers, mobile coaches, or any altered variation thereof shall not be used for the purpose of conducting a trade or calling, or for storage of material, unless approved for such purpose as a temporary use.**

**Response:** No trailers, travel trailers, mobile coaches, or such vehicles will be used for the purpose of conducting a trade or calling or for the storage of material unless approved as a temporary use.

**D. Fences:**

**1. General Provisions:**

- a. **Fencing within 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 above.**
- 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.**

**2. Residential:**

- a. The maximum height of any fence located in the required front yard of a residential development shall not exceed three (3) feet.
- 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 SAP Central Master Fencing Plan does not indicate any required community fencing within the subject PDP modification. The Village Center Architectural Standards (VCAS) indicate that fencing is optional in the Plaza Address and when provided should be consistent with the architecture. Fencing is required in the Linear Green Address. However, the Linear Green Row Homes do not propose a yard fence because no fencing allows for better integration with the existing building to the south and the Plaza building to the north. The adjacent existing building to the south is sited at the minimum setback and does not include yard fencing— the proposed Row Homes on Lots 1 and 2 are also sited at the minimum setback. The proposed building on Lot 3 does not include yard fencing because it is within the Plaza Address, which does not require fencing. So to best match the architecture and style of the adjacent buildings, the applicant requests that no fencing be required for the two Row Homes in the Linear Green Address.

**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, community gardens, play lots, plazas, court yard, interior and exterior swimming pools, ball courts, tennis courts, exercise rooms, health and exercise 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, or commercial or retail recreation facilities serving the general public, 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 the following ratios:
  - a. At the SAP Level - 195 square feet per residential unit.

b. At the PDP level - an additional 30 square feet per residential unit.

5. Outdoor Living Area shall be considered to be part of the Open Space requirement in Section 4.125(.08). [Section 4.125(.05)(E.) amended by Ord. 606, 4/3/06.]

**Response:** The 195 square feet Recreation Area per residential unit was addressed at the SAP level, while the additional 30 square feet recreation area per residential unit was addressed at the PDP level. The applicant is requesting a modification of Lot 12 from Mixed Use Condos to 3 Row Houses, one with commercial flex-space. This modification is a reduction in density. The proposed modification does not alter the compliance established with the original PDP 1C approval.

**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 homes within the proposed PDP area will include appropriate fire suppression systems. This will be verified with review of future building permit applications.

**Table V-1 Development Standards**

Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width <sup>16,17</sup> (%age)	Max. Bldg. Height (ft.)	Front Min. (ft.)	Setbacks <sup>10,13,20</sup>			Alley-Loaded Garage (note)	Street-Loaded Garage (note)
								Front Max. (ft.)	Rear Min. (ft.)	Side Min. (ft.)		
Commercial Buildings - Village Center <sup>14</sup>	NR	NR	NR	1	90	60	NR <sup>3</sup>	5	NR	NR	NR	NA
Hotels - Village Center <sup>14</sup>	NR	NR	NR	1	80	60	NR <sup>3</sup>	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center <sup>14</sup>	NR	NR	NR	1	90	60	NR <sup>3</sup>	8	NR	NR	NR	NA
Multi-Family Dwellings - Village Center <sup>14</sup>	NR	NR	NR	1	80	45	5 <sup>4</sup>	15	NR	NR	NR	NA
Row Houses <sup>11</sup> - Village Center <sup>14</sup>	NR	NR	NR	1	80	45	5 <sup>4</sup>	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	1	60	45	8 <sup>4</sup>	15	NR	NR	NR	NA
Row Houses <sup>11</sup>	NR	15	50	1	80	45	8 <sup>5</sup>	15	NR	NR	NR	NA
Duplexes	4,000	45	70	2	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>15</sup>	7	8,17,18
Single-Family Dwellings	2,250	35	50	2	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>15</sup>	7	8,17

Notes: NR No Requirement  
 NA Not Allowed  
 1 Lot < 8000sf: NR; Lot > 8000sf: 80% (Max. Lot Coverage)  
 2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage  
 On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.  
 3 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 8 ft. into the Public Way.  
 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.  
 5 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.  
 6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.  
 7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.  
 8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.  
 9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.  
 10 For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.  
 11 Row Houses are typically attached, but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. 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.  
 12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.  
 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.  
 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.  
 15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.  
 16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.  
 17 Dwellings on lots without alley access shall be at least 36 feet wide.  
 18 Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.  
 19 Maximum setbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.  
 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book.

**Response:** The Tentative Plat (see Section IIIB in this Notebook) depicts proposed lot sizes and dimensions. All of the lots meet applicable requirements, as addressed below. The proposed lots will be developed as a mixed use site with single family

detached row houses and flex-commercial space. The corner lot in the Plaza Address is a Row Home mixed use building that has flex space for commercial use on the ground floor, therefore it is categorized as a Mixed Use Building in the Development Standards. This Mixed Use Row Home is a creative solution to develop this small site and provide a mixed use building compatible with the Plaza development. The design incorporates unique, attractive architecture and flexible use that will activate the corner and bring variety to Central Villebois. Table V-1 does not indicate a minimum lot size, width or depth for Row Houses and Mixed Use Buildings in the Village Center. The proposed units comply with the minimum frontage width standard and the applicable setback and height requirements. Because of its unique characterization as “Mixed Use,” and “Row Home,” the building on Lot 3 is reviewed against both categories outlined in Table V-1– such as Minimum Frontage Width (discussed later on in this report under Section (14).d.

**(.06) STANDARDS APPLYING TO COMMERCIAL USES**

**A. All commercial uses shall be subject to the following:**

- 1. A Neighborhood Center shall only be located at a Neighborhood Commons**

**Response:** This proposal does not include a Neighborhood Center.

- 2. The total area of all commercial uses in a Neighborhood Center shall not exceed 3,500 sq. ft. (excluding residential uses, home occupations, or home businesses).**

**Response:** This criteria is not applicable as it is not a Neighborhood Center.

- 3. Commercial use shall not include “drive-through” facilities.**

**Response:** This proposal does not include a request for a “drive-through” facility.

- 4. A commercial use shall be adjacent to a street.**

**Response:** As shown on the site plan, Lot 3 is proposed as a flex-space commercial building. Lot 3 is the corner unit on the block that is adjacent both Villebois Drive and Barber Street.

- 5. All businesses, service or processing, shall be conducted wholly within a completely enclosed building; except for off-street parking and off-street loading. Except, however, that exterior displays, outdoor dining areas, or exterior sales may be specifically authorized through temporary use permit or development permit approval, subject to conditions of approval. Exterior sales that may be permitted are those that are limited in time duration, such as sidewalk sales, grand openings, or farmers’ markets. Said areas must maintain the minimum required clear space accessible to pedestrian movement on pathways and/or sidewalks. See the following figure:**

**Response:** The proposed flex-space is entirely enclosed within the building.

**(.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 applicant acknowledges that the provision and maintenance of off-street parking is the continuing obligation of the property owner. There are no variances or refinements to the standards of this section proposed with this application.

**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 number of required parking spaces shown in Table V-2 shall be determined by rounding to the nearest whole parking space.

**Table V-2: Off-Street Parking Requirements**

Category	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term	Bicycle Long-term
Row Houses	1.0 / DU	NR	NR	NR
Mixed Use	1.0 / DU	NR	NR	NR
Commercial	2 / 1000 SF	4 / 1000 SF	1 per 10,000 SF Min. of 2	1 per 40,000 SF Min. of 2

**Response:** Three (3) spaces for off-street parking are required for the rowhomes and mixed-use units, plus two (2) for the ground floor flex space. A total of six (6) spaces are provided in units with attached two-car garages, which exceeds the required 5 spaces.

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

**Response:** The proposed PDP modification of Lot 12 includes lots for development of single family row homes and a proposed ground floor flex-commercial space. Loading space will be addressed at the time a use is proposed.

**D. Bicycle Parking Requirements:**

**Response:** The proposed PDP modification of Lot 12 includes lots for development of single family detached row homes and a proposed ground floor flex-commercial space. Bicycle parking will be addressed at the time a use is proposed.

**(.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 Parks *Master Plan* for Villebois states that there are 58.42 acres of parks and 101.31 acres of open space for a total of 159.73 acres within Villebois, approximately 33%. SAP Central includes parks and open space areas consistent with the *Master Plan*. Linear greens are added with PDP 1C modification of Lot 12.

**(.09) STREET & ACCESS IMPROVEMENT STANDARDS**

- A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:

- 1. General Provisions:

- a) All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as

refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan and the following standards:

**Response:** The street alignments and access improvements within this PDP modification are consistent with those approved in the *Villebois Village Master Plan* and SAP Central.

- i. All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.

**Response:** All street improvements within this PDP modification will comply with the applicable Public Works Standards. The street system within this PDP modification is designed to provide for the continuation of streets within Villebois and to adjoining properties or subdivisions according to the *Master Plan*. The street system is illustrated on the *Circulation Plan* (see Section IIB of this Notebook).

- ii. All streets shall be developed with curbs, landscape strips, bikeways or pedestrian pathways, according to the Master Plan.

**Response:** All streets within this PDP modification will be developed with curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways as depicted on the *Circulation Plan* (Section IIB of this Notebook) and in accordance with the *Master Plan*.

## 2. Intersections of streets

- a) **Angles:** Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- b) **Intersections:** If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.

**Response:** The plan sheets located in Section IIB of this Notebook demonstrate that all proposed streets will intersect at angles consistent with the above standards (see the *Tentative Plat - Subdivision* in Section IIIB).

- c) **Offsets:** Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
  - i. 1000 ft. for major arterials
  - ii. 600 ft. for minor arterials
  - iii. 100 ft. for major collector
  - iv. 50 ft. for minor collector

**Response:** The plan sheets located in Section IIIB of this Notebook demonstrate that opposing intersections on public streets are offset, as appropriate, so that no danger to the traveling public is created (see the *Tentative Plat - Subdivision* in Section IIIB).

d) **Curb Extensions:**

- i. Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F) below, and shall:
- Not obstruct bicycle lanes on collector streets.
  - Provide a minimum 20 foot wide clear distance between curb extensions all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.

**Response:** Curb extensions are shown on the *Circulation Plan* (see Section IIB). Curb extensions will not obstruct bicycle lanes on collector streets, as the subject property is not adjacent to collector streets. The attached drawings illustrate that all street intersections will have a minimum 20 foot wide clear distance between curb extensions on all local residential street intersections.

3. Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.

**Response:** The *Grading & Erosion Control Plan* located in Section IIB, demonstrates that proposed streets can comply with this standard.

4. **Centerline Radius Street Curves:**

The minimum centerline radius street curves shall be as follows:

- a) Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
- b) Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- c) Local streets: 75 feet

**Response:** The *Tentative Plat* (see Section IIIB) demonstrates that all streets will comply with the above standards.

5. **Rights-of-way:**
  - a) See (.09) (A), above.

**Response:** Rights-of-way for adjacent streets have already been dedicated as shown on the plan sheets located in Section IIB of this Notebook.

6. **Access drives.**
  - a) See (.09) (A), above.
  - b) 16 feet for two-way traffic.

**Response:** Access drives (alleys) will be paved at least 16-feet in width within a 20-foot tract, as shown on the *Circulation Plan*. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.

7. **Clear Vision Areas**
  - a) See (.09) (A), above.

**Response:** Clear vision areas will be provided and maintained in compliance with the Section 4.177.

8. **Vertical clearance:**
  - a) See (.09) (A), above.

**Response:** Vertical clearance will be provided and maintained in compliance with the Section 4.177.

9. **Interim Improvement Standard:**
  - a) See (.09) (A), above.

**Response:** No interim improvements are proposed.

#### **(.10) SIDEWALK AND PATHWAY IMPROVEMENT STANDARDS**

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

**Response:** All sidewalks and pathways within SAP Central will be constructed in accordance with the standards of Section 4.154 (updated replacement of Section 4.178) and the *Villebois Village Master Plan*. Sidewalks and pathways are shown in the street cross-sections on the *Circulation Plan* (see Section IIB of this notebook).

#### **(.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 *Street Tree/Lighting Plan* shows the street trees proposed within this PDP. The trees are in conformance with the Community Elements Book.

**(.12) MASTER SIGNAGE AND WAYFINDING**

**Response:** The SAP Central *Signage & Wayfinding Plan* does not indicate an identifier within the subject property.

**(.14) DESIGN STANDARDS APPLYING TO THE VILLAGE ZONE**

- A. The following design standards implement the Design Principles found in (.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. Generally:
  - a. Flag lots are not permitted.

**Response:** No flag lots are proposed (see the *Tentative Plat - Subdivision* in Section IIIB of this Notebook).

- b. Dwellings on lots without alley access shall be at least 36 feet wide.

**Response:** No lots without alley access are proposed in this PDP modification.

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

**Response:** None of the lots include accessory dwellings; therefore this standard does not apply.

- 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.

**Response:** All lots in this PDP modification propose detached Row Homes in the Village Center. For lot 3, which faces two or more streets, the two street-facing facades nearly meet the Minimum Building Frontage Width requirement delineated in Development Standards. Lot 3 is the Mixed Use Row Home with ground floor flexible commercial space. Due to this distinction, it is reviewed against both the Mixed Use and Row Home standard for 90% and 80% minimum building frontage width (Table V-1). Footnote 11 also states that “Row Houses are typically attached, but may be

detached within the Village Center Boundary... 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.” The proposed building on the corner lot 3 has 88% building frontage on Barber Street, however the building exceeds the 80% Row Home standard (as well as the 65% standard for detached Row Homes). The frontage for buildings along Villebois Drive are 60% for lot 1, 66% for lot 2, and 65% for lot 3. Only lot 1 does not meet the 65% minimum building frontage for detached Row Home, however this was by design to accommodate Tree 333, which the Arborist defined as an important tree recommended for retention.

**2. Building and site design shall include:**

- a. Proportions and massing of architectural elements consistent with those established in an approved Pattern Book or Village Center Design.
- b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Pattern Book, Community Elements Book or approved Village Center Architectural Standards.

**Response:** Compliance with the *Village Center Architectural Standards* is demonstrated with the FDP in Section IV of this Notebook. Compliance with the Community Elements Book is demonstrated later in 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.

**Response:** As shown in the architectural drawings in the FDP (see Section IV of this Notebook), the buildings proposed in the FDP will include protective overhangs and recesses at windows and doors and exposed gutters and downspouts. The row homes each include a covered front entrance.

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

**Response:** There is one “Important” tree and one “Good” tree that will be protected within the proposed development as shown on the attached Tree Preservation Plan (See Section IIB).

- g. A landscape plan in compliance with Section (.11), above.

**Response:** The FDP plans (see Section IVB) 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:** A block complex is defined as “an assemblage of buildings bounded entirely by intersecting streets so as to form a single, comprehensive group.” In adjacent block complexes and lots, elevations are not repeated. A variety of elevations in the rowhomes will be provided as shown within the elevations included in the FDP (see Section IVC).

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

**Response:** As shown on the architectural drawings in Section IVC of this Notebook, the Row Houses will have covered patios on one side and covered front entries.

- k. **A garage shall provide enclosure for the storage of no more than three vehicles.**

**Response:** As shown on the architectural drawings in Section IVC each garage will provide storage of two vehicles.

3. **Lighting and site furnishings shall be in compliance with the approved Community Elements Book.**

**Response:** The FDP application in Section IV of the Notebook does not show any site furnishings. The *Street Tree/Lighting Plan* (see Section IIB) shows proposed street trees and lighting for this Preliminary Development Plan. These plans illustrate that lighting and site furnishings will be provided in compliance with the Community Elements Book.

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.**

**Response:** The PDP modification does not propose any buildings. A concurrent FDP application for the proposed architecture is included in Section IV of this Notebook.

#### **(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS**

- 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 Section 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 (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:** The Applicant is requesting approval of a Preliminary Development Plan (PDP). Compliance with Sections 4.125(.18)(G) through (K) is demonstrated in the following sections of this report. This PDP modification addresses Lot 12 of Phase 1 on the SAP Central Phasing Plan.

A request for preliminary approval of a tentative subdivision plat is submitted concurrent with this PDP application (see Section III of this Notebook). A Final Development Plan is also submitted concurrent with this PDP (see Section IV of this Notebook).

**G. Preliminary Development Plan Approval Process:**

1. An application for approval of a Preliminary Development Plan for a development in an approved SAP shall:
  - a) Be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.

**Response:** This PDP modification addresses Lot 12 of Phase 1 on the SAP Central Phasing Plan.

- b) Be made by the owner of all affected property or the owner's authorized agent; and.

**Response:** This application is made by RCS - Villebois Development, LLC, who is authorized by the Property Owner to submit the application. The application form can be found in Exhibit IB along with a copy of the Title Report.

- 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; and.

**Response:** The appropriate application form and fee have been filed with this submittal. A copy of the form and fee are included in Sections IB and IC, respectively.

- d) Set forth the professional coordinator and professional design team for the project; and.

**Response:** The professional coordinator and professional design team are set forth in the Introductory Narrative, located in Section IA of this Notebook.

- e) State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.

**Response:** This PDP modification includes mixed land uses. Lot three includes a 575 square feet of flex commercial space on the ground floor. The proposed land uses are shown on the *Site/Land Use Plan*, in Section IIB of this Notebook.

- f) Include a preliminary land division (concurrently) per Section 4.400, as applicable.

**Response:** This application includes a request for preliminary land division approval for a subdivision final plat. This request for approval of Tentative Plat for the subdivision can be seen in Section III of this Notebook. This section includes a Supporting Compliance Report, the proposed Tentative Plat for subdivision, a copy of the certification of liens & assessments form, and the subdivision name approval from the County Surveyor's Office.

- g) Include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase.

**Response:** This application does not include a request for a zone map amendment. The proposed development is in compliance with the site's Village (V) zone.

- 2. The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:

- a) A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
- b) Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
  - i) One (1) foot contours for slopes of up to five percent (5%);
  - ii) Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
  - iii) Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
  - iv) Ten (10) foot contours for slopes exceeding twenty percent (20%).

- c) The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.

**Response:** The subject property is legally defined as Lot 12 of Villebois Village Center.

- d) A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.

**Response:** Following is a tabulation of land area devoted to the various uses and a calculation of net residential density:

Gross Acreage	0.33 Acres
Parks & Open Space	0.05 Acres
Lots and Alleys	0.27 Acres

Net Residential Density: 3 Lots / 0.27 Acres = 11.11 units per net acre

- e) The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.

**Response:** The above information is shown on the *Existing Conditions*, the *Tentative Plat*, and the *Circulation Plan*. The *Tree Preservation Plan* identifies all trees 6 inches and greater diameter at breast height (d.b.h.) on the project site. Tree numbers are identified on the Tree Preservation Plan Sheets which correspond with the Tree Inventory in the Tree Report (see Section IIE). The plan sheets mentioned above can be found in Section IIB of this Notebook.

- f) Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design.

**Response:** The proposed PDP modification includes 3 Row Houses, which are detached single-family rowhomes— one of which includes flex space on the ground floor. A concurrent application for the FDP for architecture is included in Section IV. The proposed elevations can be found in Exhibit IVC.

- g) A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.

**Response:** Proposed storm drainage facilities, and water and sanitary lines are shown on the *Composite Utility Plan* (see Section IIB in this Notebook).

- h) If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided.

**Response:** The PDP modification is proposed to be executed in one phase.

- i) A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project.

**Response:** The applicant will provide a performance bond or other acceptable security for the capital improvements required by the project.

- j) At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).

**Response:** A copy of the Traffic Impact Analysis is provided in Section IID.

#### H. PDP Application Submittal Requirements:

1. The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:
  - a) The location of water, sewerage and drainage facilities;
  - b) Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
  - c) The general type and location of signs;
  - d) Topographic information as set forth in Section 4.035;
  - e) A map indicating the types and locations of all proposed uses; and
  - f) A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.

**Response:** The proposed PDP modification of Lot 12 generally conforms to the approved SAP Central, with the proposed refinements described in the following

sections of this report. As demonstrated above, the PDP application includes all information required by 4.125(.18)(D)(1) and (2), as applicable to a PDP. The *Existing Conditions* shows the existing site features, including topographic features. Proposed lots to be created for development are shown on the *Tentative Plat*. The *Grading and Erosion Control Plan* shows the location of drainage facilities, topographic information, and grading and erosion control facilities. The *Composite Utility Plan* indicates the proposed location of water and sanitary sewer lines and drainage facilities. The *Site/Land Use Plan* indicates the types and locations of all proposed uses in the Preliminary Development Plan. The plan sheets mentioned above can be found in Section IIB of this Notebook.

No signs are proposed at this time, as the SAP Central *Signage & Wayfinding Plan* does not indicate an identifier within the subject property.

The proposed PDP modification of Lot 12 includes mixed use development of Row Homes and flex-commercial space. Elevations for the rowhomes within the PDP modification are included in Exhibit IVC along with a concurrent request for FDP approval of the architecture.

2. In addition to this information, and unless waived by the City's Community Development Director as enabled by Section 4.008(.02))B), at the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.

**Response:** A copy of the Traffic Impact Analysis is provided in Section IID.

3. The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.

**Response:** The plan sheets for the proposed Preliminary Development Plan provide sufficient detail to show the ultimate operation and appearance of the subject phase of development. The FDP application is submitted concurrent with this PDP modification application (see Section IV of this Notebook).

4. Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.

**Response:** Copies of legal documents will be provided as appropriate and required by the Development Review Board.

**I. PDP Approval Procedures**

1. An application for PDP approval shall be reviewed using the following procedures:
  - a) Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
  - b) A public hearing shall be held on each such application as provided in Section 4.013.
  - c) After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.

**Response:** In accordance with the procedures contained in Section 4.012, the City shall provide notice of a public hearing before the Development Review Board on the proposed Preliminary Development Plan. This report, in conjunction with all submitted information, demonstrates that the proposal conforms to the applicable permit criteria set forth in the City's Code.

**J. PDP Refinements to Approved Specific Area Plan**

1. In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the Development Review Board may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board as set forth in Section (.18)(J)(2), below.
  - a) Refinements to the SAP 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.

**Response:** The PDP modification of Lot 12 design does not propose any refinements to the street network or functional classification of streets.

- ii. Changes to the nature or location of parks types, trails or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Preliminary Development Plan.

**Response:** The *Villebois Village Master Plan* and SAP Central do not show any parks, linear greens, open space or pathways within the proposed PDP area, except the addition of 2,398 square feet of linear greens with Tract A.

- 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.

**Response:** No refinements are proposed with this application.

- iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the Preliminary Development Plan. For the 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. A change in density that does not exceed ten percent, provided such density change has not already been approved as a refinement to the underlying SAP or PDP, and does not result in fewer than 2,300 dwelling units in the Village.

**Response:** SAP Central was approved in 2006. Since the approval of SAP Central, ten (10) separate PDP’s have been approved or submitted for approval and some modifications of original approvals have also occurred. The following analysis reflects the final and current approved unit counts in PDP 1C, PDP 2C, PDP 3C, and PDP 4C, PDP 5C or Montague Park, PDP 6C, PDP 7C, PDP 8C, PDP 9C, and the pending applications for PDP 10C and PDP 11C.

For purposes of this analysis, it is important to keep in mind that changes to the mix/location of “land uses” are to be evaluated as described by the code - in the aggregate. The code defines one land use group as condos, apartments, row houses, and small detached uses - which will be referred to as the ‘smaller land use group’ in the following analysis. The recent Planning Director’s Interpretation approved under Case File AR12-0021 found small attached uses to be included in this smaller land use group. The code defines the second land use group as mediums, standards, large and estate uses - which will be referred to as the ‘larger land use group’ in the following analysis.

PDP 1C modification of Lot 12 refines the subject area beyond what was described in SAP Central. The total density shown for the subject area in SAP Central is 8-12 Mixed Use Condos. PDP 1C modification of Lot 12 proposes mixed use development for 3 Row Houses, one of which proposes flex commercial space on the ground floor with residential above.

Table A below shows the number of units in each land use category currently within SAP Central and the number of units in the SAP with the proposed refinement as well as the percent change in each aggregate land use category. Table B shows the number of units originally shown in SAP Central and the number of units with the proposed refinement, as well as the percent change in each aggregate land use category.

*Table A. Comparison of Current and Proposed Unit Counts*

	Current Unit Count in SAP C	Proposed Unit Count in SAP C	% Change
Medium/Standard/ Large/Estate	0	0	0%
Small Detached/ Small Cottage/ Row Homes/ Neighborhood Apt.	940	933	-0.7%
<b>Total</b>	<b>940</b>	<b>933</b>	<b>-0.7%</b>

*Table B. Comparison of Original SAP Central and Proposed Unit Counts*

	Original Unit Count in SAP C	Proposed Unit Count in SAP C	% Change
Medium/Standard/ Large/Estate	0	0	0%
Small Detached/ Small Cottage/ Row Homes/ Neighborhood Apt.	1,010	933	-7.6%
<b>Total</b>	<b>1,010</b>	<b>933</b>	<b>-7.6%</b>

**NOTE:** The Current Unit Count for SAP Central reflects the final approved unit counts for PDP 1C, PDP 2C, PDP 3C, PDP 4C, PDP 5C (Montague Park), PDP 6C, PDP 7C, PDP 8C, PDP 9C, and the proposed PDP 10C. This number includes PDP 2C modification of Lot 71 and PDP 11C, which were submitted concurrently.

Both tables show that the proposed refinements do not exceed the 10% standard. This proposal results in a total of 2,515 units within Villebois. This is above the density of 2,300 units required to be obtained across Villebois, meeting the refinement criteria.

- vi. Changes that are significant under the above definitions, but necessary to protect an important community resource or improve the function of collector or minor arterial roadways.
  - a. As used herein, “significant” means:
    - i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(J)(1)(a), above, or,



- ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(J)(1)(a), above.

**Response:** The PDP modification does not include changes that are significant under the above definitions. As the above findings demonstrate, the proposed refinements of providing row homes in place of apartments does not cause a quantifiable change greater than 10%. Additionally, the proposed refinements do not negatively affect an important, qualitative feature of Villebois as demonstrated in the following responses. The proposed refinements contribute to the range of single-family home ownership options within the Village Center and within Villebois.

2. Refinements meeting the above definition may be approved by the DRB upon the demonstration and finding that:
  - a) The refinements will equally or better meet the conditions of the approved SAP, and the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.

**Response:** None of the conditions of approval for SAP Central are specific to the proposed refinements. As the proposed refinements will not compromise the project's ability to comply with SAP conditions of approval, they will equally meet the conditions of approval of SAP Central.

The proposed refinements will equally or better meet the following Goals, Policies and Implementation Measures of the *Villebois Village Master Plan* than the SAP Central plan.

- **Land Use, General Land Use Plan Goal** - *Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.*

The proposed PDP 1C modification of Lot 12 plan better integrates natural resource elements with land uses and transportation through a linear green area.

- **Land Use, General Land Use Plan Policy 1** - *The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois Village Master Plan area.*

The proposed PDP 1C modification of Lot 12 plan meets this Land Use Plan Policy by contributing to the range of living choices for detached single-family home ownership. The SAP showed 8-12 Mixed Use Condos. Now, 3 Row Houses are proposed. The Row Home on Lot 3 proposes optional flexible commercial space on the ground floor. The proposal of Row House units meets current market demand and city-wide goals while complying with the urban design goals and density targets in the Village Center. This project continues to comply with the minimum density of 2,300 units across Villebois.

- **Villebois Village Master Plan, Village Center Policy 1** - *The Village Center shall be a highly pedestrian-oriented place that is the focus of a mix of residential, shopping, service, and civic and mixed-use buildings.*

The proposed PDP 1C modification of Lot 12 plan meets this Land Use Plan Policy with the addition of linear green areas. Proposed buildings are oriented toward street frontages and include semi private outdoor spaces in the form of covered entries and fenced front yards. As described above, Lot 12 of PDP 1C contributes to the mix of residential options in the Village Center by providing additional ownership options for single-family homes.

- **Villebois Village Master Plan, Village Center Policy 2** - *The Village Center shall encourage multi-modal transportation system opportunities with good access by vehicular, pedestrian, bicycle and transit traffic.*

The proposed PDP 1C modification of Lot 12 plan encourages multi-modal transportation system opportunities by providing convenient vehicular access through alleys, encouraging pedestrian oriented street frontages by providing for garage access from alleys.

- **Villebois Village Master Plan, Village Center Implementation Measure 2** - *Specify a mixture of uses (residential, commercial, retail, civic, and office development) with the implementing Village zone that will support the long-term vitality of the Village Center and enhance the creation of a true urban village at its core. Employment may include uses related to high-tech businesses. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.*

- *Consumer Goods: bookstore, clothing, florist, jeweler, pet shop, bicycle shop.*
- *Food & Sundries: bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.*
- *General Office: professional offices, non-profit, health services, governmental services, real estate, insurance, travel.*
- *Service Commercial: bank, day care center, photo processing, telecommunications, upholstery shop.*
- *Lifestyle & Recreation: hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.*
- *Hospitality: hotel, bed and breakfast, conference center.*
- *Light Manufacturing/Research and Development.*
- *Civic/Institutional: meeting hall, library, museum, churches, farmer's market, community center.*
- *Residential: condominiums, apartments, and townhouses*

The proposed PDP 1C modification of Lot 12 plan is consistent with the Village Center Implementation Measure 2 by providing single family residential detached row houses and a ground floor unit with flexible commercial space. This use is included in the above list of intended Village Center uses. As described above, Lot 12 of PDP 1C contributes to the mix of residential options in the Village Center by providing additional single-family home ownership options. Additionally, the proposed PDP 1C modification of Lot 12 provides convenient vehicular access through alleys and provides street frontages that are pedestrian oriented with covered entries and fenced front yards.

- **Parks and Open Space/Off-Street Trails and Pathways Goal** - *The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site's natural resources and connect Villebois to the larger regional park/open space system.*

The Villebois Village Master Plan and SAP Central do not show any parks, linear greens, open space or pathways within the proposed PDP modification area. Linear green areas are proposed to provide public open spaces.

- **Parks and Open Space/Off-Street Trails and Pathways Implementation Measure 3**- *Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.*

The proposed PDP 1C modification of Lot 12 plan incorporates native vegetation, landforms and hydrology to the fullest extent possible, given the planned level of urban uses on this site.

- **Parks and Open Space/Off-Street Trails and Pathways Implementation Measure 9**- *The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the "Important" and "Good" tree rating categories, which are defined in the Community Elements Books. Trees rated "Moderate" shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.*

As described in the Tree Report attached in Section IIE of the Notebook, one tree is rated as "Important" and another rated as "Good" will both be protected and preserved. Additionally, a tree rated as "Good" is proposed to be removed. All trees were evaluated on an individual basis in regards to retention.

- b) **The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area, and**

**Response:** As described above, the proposed refinements will better meet the goals, policies, and implementation measures of the VVMP and the framework of SAP Central and do not impact environmental or natural or scenic resources within the PDP or the Village area.

- c) **The refinement will not preclude an adjoining or subsequent PDP or SAP from development consistent with the approved SAP or Master Plan.**

**Response:** These refinements in and of themselves have no effect on the development potential of an adjoining or subsequent PDP. Therefore, these refinements will not preclude an adjoining or subsequent PDP or SAP from developing consistent with the approved SAP or *Master Plan*.

- 3. **Amendments to the SAP, not including SAP amendments for phasing, must follow the same procedures applicable to adoption**

of the SAP itself. Amendments are defined as changes to elements of the SAP not constituting a refinement.

4. Amendments to the SAP for phasing will be processed as a Class II administrative review proposal.

**Response:** This application does not include an amendment of SAP Central to modify the SAP phasing plan.

**K. PDP Approval Criteria**

The Development Review Board may approve an application for a PDP only upon finding that the following approval criteria are met:

1. That the proposed PDP:
  - a. Is consistent with the standards identified in this section.

**Response:** This Supporting Compliance Report provides an explanation of how the proposed development is consistent with the standards of the Village zone.

- b. Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).

**Response:** This Supporting Compliance Report provides an explanation of how the proposed development is consistent with the applicable standards of the Planning and Land Development Ordinance. A description of how the proposed development complies with Section 4.140(.09)J.1-3 is included in the subsequent pages of this report.

- c. Is consistent with the approved Specific Area Plan in which it is located.

**Response:** The proposed Preliminary Development Plan modification is consistent with Specific Area Plan - Central, as demonstrated by the plan sheets located in Section IIB and this report, and as refined and described earlier in this report.

- d. Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards

**Response:** The proposed Row Homes are consistent with the Village Center Architectural Standards (VCAS), as demonstrated with the concurrent FDP application in Section IV. Proposed lots are sized to accommodate the proposed Row Homes consistent with *Table V-1*.

**COMMUNITY ELEMENTS BOOK**

**Lighting Master Plan**

**Response:** This PDP modification of Lot 12 application includes plans for street lighting within Lot 12 of PDP 1C as illustrated on the *Street Tree/Lighting Plan*. The proposed lighting is consistent with the Community Elements Book.

## **Curb Extensions**

**Response:** As shown on the *Circulation Plan*, pedestrian calming curb extensions exist along Villebois Drive and Barber Street to facilitate crossing of those streets. The location of these curb extensions is consistent with the Curb Extension Concept Plan Diagram in the Community Elements Book.

## **Street Tree Master Plan**

**Response:** As shown on the *Street Tree/Lighting Plan*, street trees proposed along the streets in the PDP modification area are consistent with the respective designated street tree lists.

## **Site Furnishings**

**Response:** No site furnishings are proposed with this PDP/FDP application.

## **Play Structures**

**Response:** No play structures are proposed with this PDP/FDP application.

## **Tree Protection**

**Response:** The Tree Protection component of the Community Elements Book for SAP - Central (page 15) describes the goal, policies, and implementation measures that were used to promote the protection of existing trees in the design of the PDP modification area. The *Tree Preservation Plan* shows that two trees are proposed for preservation. A *Tree Protection Plan* has been prepared for this PDP modification, consistent with Implementation Measures 1 and 2 of the Tree Protection component of the *Community Elements Book*. The *Tree Protection Plans* were based on a Tree Report prepared by Morgan E. Holen, a certified arborist (see Section IIE of this notebook).

## **Plant List**

**Response:** The *Community Elements Book* approved with SAP - Central contains a Plant List (pages 16-18) of non-native and native trees, shrubs, and groundcovers, ferns, herbs, vines, perennials, grasses, and bulbs for species to plant throughout Villebois. Within the rights-of-way in this PDP modification, only street trees and rainwater components are proposed. Additional landscaping details are provided with the FDP application which is submitted concurrent with this PDP modification (see Section IV of this Notebook).

## **LINEAR GREEN ADDRESS**

**Response:** The *Community Elements Book* approved with SAP - Central contains standards for site furnishings, plant material, and surfaces (pages 22-23). These frontage standards were addressed and the amenities provided with the PDP 1C and 2C. This proposal does not alter compliance with the Linear Green Address.

### PLAZA ADDRESS

**Response:** The *Community Elements Book* approved with SAP - Central contains standards for site furnishings, plant material, and surfaces (pages 27-29). The Plaza and surrounding frontages have been constructed in accordance with these standards. This PDP Modification is on the southeast corner lot adjacent to the Plaza, and will not alter compliance of the existing improvements with the Plaza standards.

### MASTER SIGNAGE AND WAYFINDING PLAN

**Response:** No signs are proposed, as the SAP Central *Signage & Wayfinding Plan* does not indicate any identifiers within the subject property.

### RAINWATER PROGRAM

**Response:** A rainwater management plan is included with the supporting utility reports located in Section IIC of this Notebook. The rainwater management plan included in this application includes refinements to the rainwater program for SAP Central. The Rainwater Analysis states the bio-retention cell (Facility 133) has already been constructed and that facility 132 was sized to treat a total of 6,300 sf of building runoff. Due to site constraints, individual planter boxes are proposed for each building, sized to serve 817 sf, which then discharge into facility 133. The Rainwater Analysis, prepared by Jaki Hunt, PE, indicates there is adequate rainwater treatment provided.

3. If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.

**Response:** The PDP modification is proposed to be executed in one phase.

4. Parks within each PDP or PDP phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.

**Response:** Tract A includes 0.05 AC of parks and open space, which will be constructed prior to occupancy of 50% of the dwelling units in the PDP (save for weather or special prohibitive circumstances).

5. In the Central SAP, parks shall be constructed within each PDP as provided above, and that pro-rata portion of the estimated cost of Central SAP parks not within the PDP, calculated on a dwelling unit basis, shall be bonded or otherwise secured to the satisfaction of the city.

**Response:** Tract A includes 0.05 AC of parks and open space. The pro-rata portion of the estimated cost of Central SAP parks not within the PDP, calculated on a dwelling unit basis, will be bonded or otherwise secured to the satisfaction of the city.

6. The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.

**Response:** This report demonstrates that the proposed Preliminary Development Plan is in conformance with Specific Area Plan - Central, and thus, the *Villebois Village Master Plan* as well as the applicable requirements and standards of the Planning and Land Development Ordinance.

#### SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) ORDINANCE

**Response:** The PDP 1C modification of Lot 12 application does not include any areas within the SROZ. Therefore, Section 4.139 does not apply.

#### SECTION 4.140 PLANNED DEVELOPMENT REGULATIONS

##### (.09) FINAL APPROVAL (STAGE TWO)

J. A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:

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

**Response:** This Supporting Compliance Report demonstrates that the location, design, size, and uses proposed with the PDP are both separately and as a whole consistent with SAP Central, and thus the *Villebois Village Master Plan*, the City's Comprehensive Plan designation of Residential - Village for the area, and the City's Planning and Land Development Ordinance.

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

**Response:** The location, design, size and uses are such that traffic generated within the PDP modification at the most heavily used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D. The proposed uses and the circulation system are consistent with the SAP - Central application, which included an Internal Circulation Evaluation including an assessment of intersection performance by DKS Associates. A copy of the Traffic Impact Analysis is attached in Section IID of this Notebook.

- a. In determining levels of Service D, the City shall hire a traffic engineer at the applicant's expense who shall prepare a written report containing the following minimum information for consideration by the Development Review Board:
  - i. An estimate of the amount of traffic generated by the proposed development, the likely routes of travel of the estimated generated traffic, and the source(s) of information of the estimate of the traffic generated and the likely routes of travel; (Amended by Ord 561, adopted 12/15/03.)
  - ii. What impact the estimate generated traffic will have on existing level of service including traffic generated by (1) the development itself, (2) all existing developments, (3) Stage II developments approved but not yet built, and (4) all developments that have vested traffic generation rights under section 4.140(.10), through the most probable used intersection(s), including state and county intersections, at the time of peak level of traffic. This analysis shall be conducted for each direction of travel if backup from other intersections will interfere with intersection operations. (Amended by Ord 561, adopted 12/15/03.).

**Response:** The traffic generated by the PDP modification and its impact on the existing LOS will be consistent with the SAP - Central application. A copy of the Traffic Impact Analysis is attached in Section IID of this Notebook.

- b. The following are exempt from meeting the Level of Service D criteria standard:
  - i. A planned development or expansion thereof which generates three (3) new p.m. peak hour traffic trips or less;
  - ii. A planned development or expansion thereof which provides an essential governmental service.



**Response:** This PDP modification does not request an exemption from meeting the Level of Service D; therefore this criterion does not apply to this project.

- c. Traffic generated by development exempted under this subsection on or after Ordinance No. 463 was enacted shall not be counted in determining levels of service for any future applicant. (Added by Ord 561, adopted 12/15/03.)

**Response:** The traffic generated by the PDP modification will be consistent with the SAP - Central application. A copy of the Traffic Impact Analysis is attached in Section IID of this Notebook.

- d. Exemptions under 'b' of this subsection shall not exempt the development or expansion from payment of system development charges or other applicable regulations. (Added by Ord 561, adopted 12/15/03.)

**Response:** The subject PDP modification is not exempt from subsection 'b' and the system development charges will be provided as required.

- e. In no case will development be permitted that creates an aggregate level of traffic at LOS "F". (Added by Ord 561, adopted 12/15/03.)

**Response:** The traffic generated by the PDP modification will be consistent with the SAP - Central application. The DKS evaluation for SAP Central showed that the development will not create an aggregate level of traffic at LOS "F". A copy of the Traffic Impact Analysis is attached in Section IID of this Notebook.

- 3. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.

**Response:** This Supporting Compliance Report, the Utility and Drainage Reports (see Section IIC of this notebook) and the plan sheets (see *Composite Utility Plan* in Section IIB) show that the future residents of PDP-1 Central modification of Lot 12 will be adequately served by the planned facilities and services.

#### SECTION 4.154. ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

##### (.02) On-site Pedestrian Access and Circulation

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

**Response:** PDP 1C modification of Lot 12 will be in compliance with Section 4.154 and provide for safe, reasonably direct, and convenient pedestrian access and circulation, as described below.

- B. **Standards. Development shall conform to all the following standards:**

1. **Continuous Pathway System.** A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

**Response:** Pedestrian pathway systems (sidewalks) in PDP 1C modification of Lot 12 extend throughout the development site and connect to adjacent sidewalks.

2. **Safe, Direct, and Convenient.** Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

**Response:** The Rowhomes' entryways will connect with public sidewalks through private pathways.

- a. **Pedestrian pathways area designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.**

**Response:** Pedestrian pathways will be free from hazards and will provide a reasonably smooth and consistent surface.

- b. **The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.**

**Response:** The pathways will be reasonably direct and will not involve a significant amount of unnecessary out-of-direction travel.

- c. **The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.**

**Response:** Pathways connect to the primary building entrances in compliance with the Americans with Disabilities Act (ADA) requirements.

- d. **All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).**

**Response:** There are no proposed parking lots; therefore, this criteria is not applicable.

3. **Vehicle/Pathway Separation.** Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway

may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

**Response:** Sidewalks adjacent to streets are separated from vehicle travel areas by planter strips and curbs. Pedestrian crossings of streets or access aisles are facilitated with either curb extensions or painted crosswalks.

4. **Crosswalks.** Where a pathway crosses a parking area or driveway, it shall be clearly marking with a contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).

**Response:** Where pathways cross parking or driving areas, they will be clearly marked with contrasting paint.

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

**Response:** Primary pathways will be constructed of concrete, not less than five (5) feet in width.

6. **All pathways shall be clearly marked with appropriate standard signs.**

**Response:** Pathways will be clearly marked with appropriate standard signs.

**SECTION 4.171 GENERAL REGULATIONS - PROTECTION OF NATURAL FEATURES & OTHER RESOURCES**

**(.02) General Terrain Preparation**

- A. All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.
- B. All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code, all development shall be planned, designed, constructed and maintained so as to:
  1. Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
  2. Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
  3. Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion,

siltation and nutrient runoff, and preserve the natural scenic character.

**Response:** The plan sheets located in Section IIB demonstrate that the subject Preliminary Development Plan is designed with maximum regard to natural terrain features and topography. The subject PDP modification does not contain hillside areas or flood plains. The *Grading and Erosion Control Plan* shows proposed grading within the subject area and the *Tree Preservation Plan* shows proposed tree preservation.

All subsequent grading, filling and excavating will be done in accordance with the Uniform Building Code. Disturbance of soils and removal of trees and other native vegetation will be limited to the extent necessary to construct the proposed development. Construction will occur in a manner that avoids substantial probabilities of accelerated erosion; pollution, contamination or siltation of lakes, rivers, streams and wetlands; damage to vegetation; and injury to wildlife and fish habitats.

**(.03) Hillides:** All developments proposed on slopes greater than 25% shall be limited to the extent that:

**Response:** The subject Preliminary Development Plan modification does not include any areas of slopes in excess of 25%. Therefore, this standard does not apply to this application.

**(.04) Trees and Wooded Areas.**

- A. All developments shall be planned, designed, constructed and maintained so that:
  - 1. Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
  - 2. Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.
  - 3. Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- B. Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
  - 1. Avoiding disturbance of the roots by grading and/or compacting activity.
  - 2. Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
  - 3. Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.

4. Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

**Response:** The *Tree Preservation Plan*, located in Section IIB, depicts existing trees within the subject area and identifies two (2) trees to be retained and one (1) tree to be removed. This application includes a request for a Type “A” Tree Removal Plan, which will be applied for at the time of construction documents.

Section IIE includes the Tree Report prepared by Morgan Holen addressing existing trees and development impacts within the subject area, a tree inventory and tree mitigation details. All trees were evaluated on an individual basis in regards to retention and tree 333, a scarlet oak, was rated as “Important,” while tree 323 was rated as “Good.” Based on the Tree Report and the proposed PDP, tree 323 and 333 are proposed to be retained.

**(.05) High Voltage Power line Easements and Rights of Way and Petroleum Pipeline Easements:**

- A. Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage powerline easements and rights of way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage powerline easements and rights of way and petroleum pipeline easement shall be carefully reviewed.
- B. Any proposed non-residential development within high voltage powerline easements and rights of way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right of way ownership.

**Response:** This Preliminary Development Plan modification does not contain any high voltage powerline or petroleum pipeline easements or rights of way.

**(.06) Hazards to Safety: Purpose:**

- A. To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- B. To protect lives and property from damage due to soil hazards.
- C. To protect lives and property from forest and brush fires.
- D. To avoid financial loss resulting from development in hazard areas.

**Response:** Development of the subject area will occur in a manner that minimizes potential hazards to safety.

**(.07) Standards for Earth Movement Hazard Areas:**

- A. No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions.

**Response:** Development of the subject area will occur in a manner that minimizes potential hazards to safety. No earth movement hazard areas have been identified within the subject PDP modification area.

**(.08) Standards for Soil Hazard Areas:**

- A. Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.
- B. The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

**Response:** Development of the subject area will occur in a manner that minimizes potential hazards to safety. No soil hazard areas have been identified within the subject area.

**(.09) Historic Protection: Purpose:**

- A. To preserve structures, sites, objects, and areas within the City of Wilsonville having historic, cultural, or archaeological significance.

**Response:** A Historic/ Cultural Resource Inventory was previously conducted for the property identified as SAP - Central. The inventory shows that the subject PDP modification does not include any sites, objects, or areas having historic, cultural, or archaeological significance. Therefore, the standards of this section are not applicable.

**SECTION 4.172 FLOOD PLAIN REGULATIONS**

**Response:** The site does not include any areas identified as flood plain.

**SECTION 4.176 LANDSCAPING, SCREENING & BUFFERING**

**Response:** Landscaping will be provided in accordance with the standards in Section 4.176. The *Street Tree/Lighting Plan* depicts street trees along rights-of-way within the subject Preliminary Development Plan modification area. The plan has been developed in conformance with the Community Elements Book and the applicable standards of Section 4.176. Landscaping details will be reviewed with the concurrent FDP application in Section IV of this Notebook.

**SECTION 4.177 STREET IMPROVEMENT STANDARDS**

**Response:** Adjacent street rights-of-way will be dedicated in conformance with required widths. The plan sheets located in Section IIB demonstrate that all proposed access drives (alleys) within the PDP modification area will have a minimum improvement width of 16 feet and will provide two-way travel. All access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for

fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.

Clear vision areas will be maintained in accordance with the standards of Subsection 4.177(.01)(I). Vertical clearance will be maintained over all streets and access drives in accordance with Subsection 4.177(.01)(J).

## **II. PROPOSAL SUMMARY & CONCLUSION**

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the Village Zone and other applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Preliminary Development Plan. Therefore, the applicant requests approval of this application. Concurrent applications for a Tentative Plat - Subdivision and Final Development Plan are included in this notebook as Sections III and IV, respectively, pursuant to City requirements.

## IIB) Reduced Drawings



# YORKSHIRE

## VILLEBOIS MIXED USE & ROW HOMES

### PRELIMINARY DEVELOPMENT PLAN 1C MODIFICATION

TL 8600, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.  
CITY OF WILSONVILLE, OREGON

**APPLICANT:**

RCS - VILLEBOIS DEVELOPMENT, LLC  
371 CENTENNIAL PKWY  
LOUISVILLE, CO 80027  
[P] 503-535-1615  
CONTACT: RUDY KADLUB

**PLANNER:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: STACY CONNERY, AICP

**CIVIL ENGINEER:**

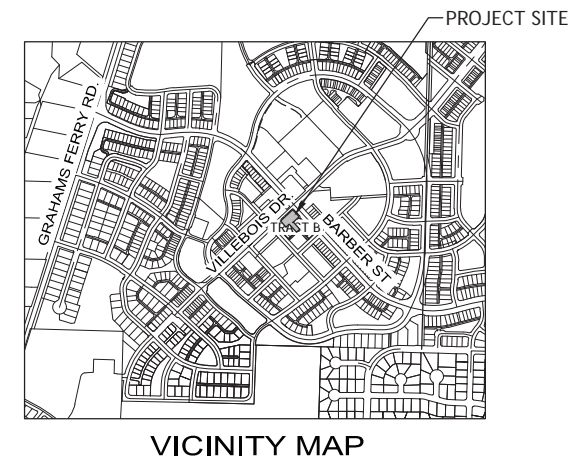
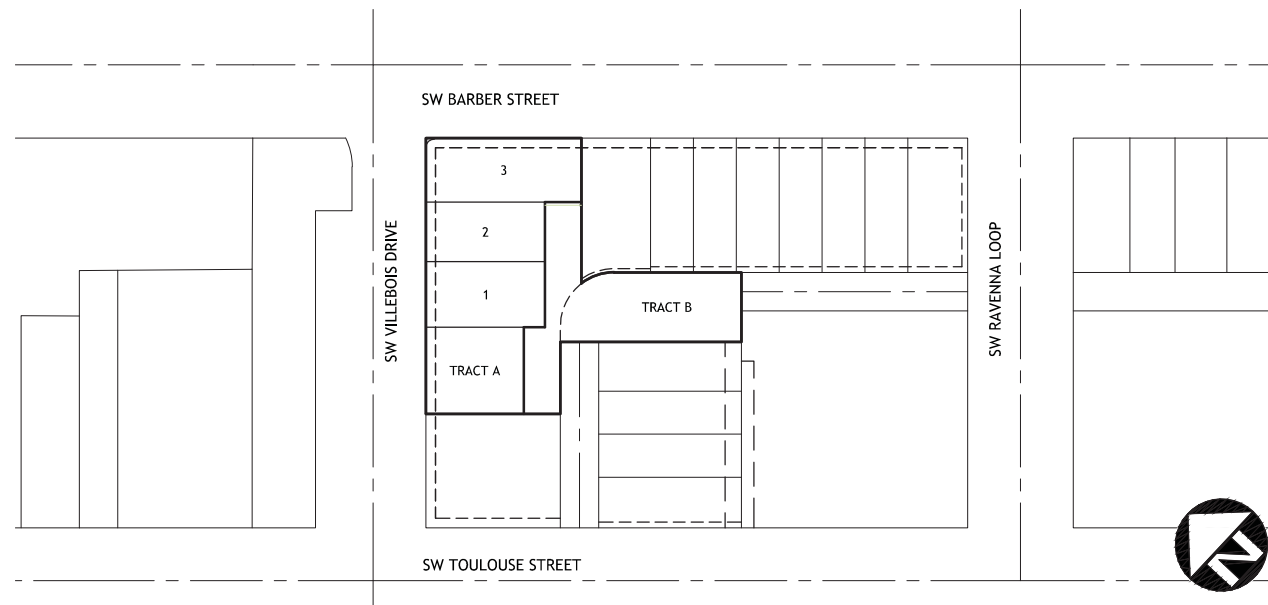
PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: JAKLIN M. HUNT, PE

**SURVEYOR:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: TRAVIS JANSEN, PLS, PE

**LANDSCAPE ARCHITECT:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KERRY LANKFORD, RLA, CLARB



**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:	FRONTIER
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

**SHEET INDEX:**

- 1 COVER SHEET
- 2 EXISTING CONDITIONS & DEMOLITION PLAN
- 3 SITE / LAND USE PLAN
- 4 PRELIMINARY PLAT
- 5 PRELIMINARY GRADING & EROSION CONTROL PLAN
- 6 COMPOSITE UTILITY PLAN
- 7 CIRCULATION PLAN & STREET SECTIONS
- 8 PARKING PLAN
- 9 TREE PRESERVATION PLAN
- 10 MASTER FENCING PLAN
- L1 PLANTING PLAN NOTES & PLANTING DETAILS

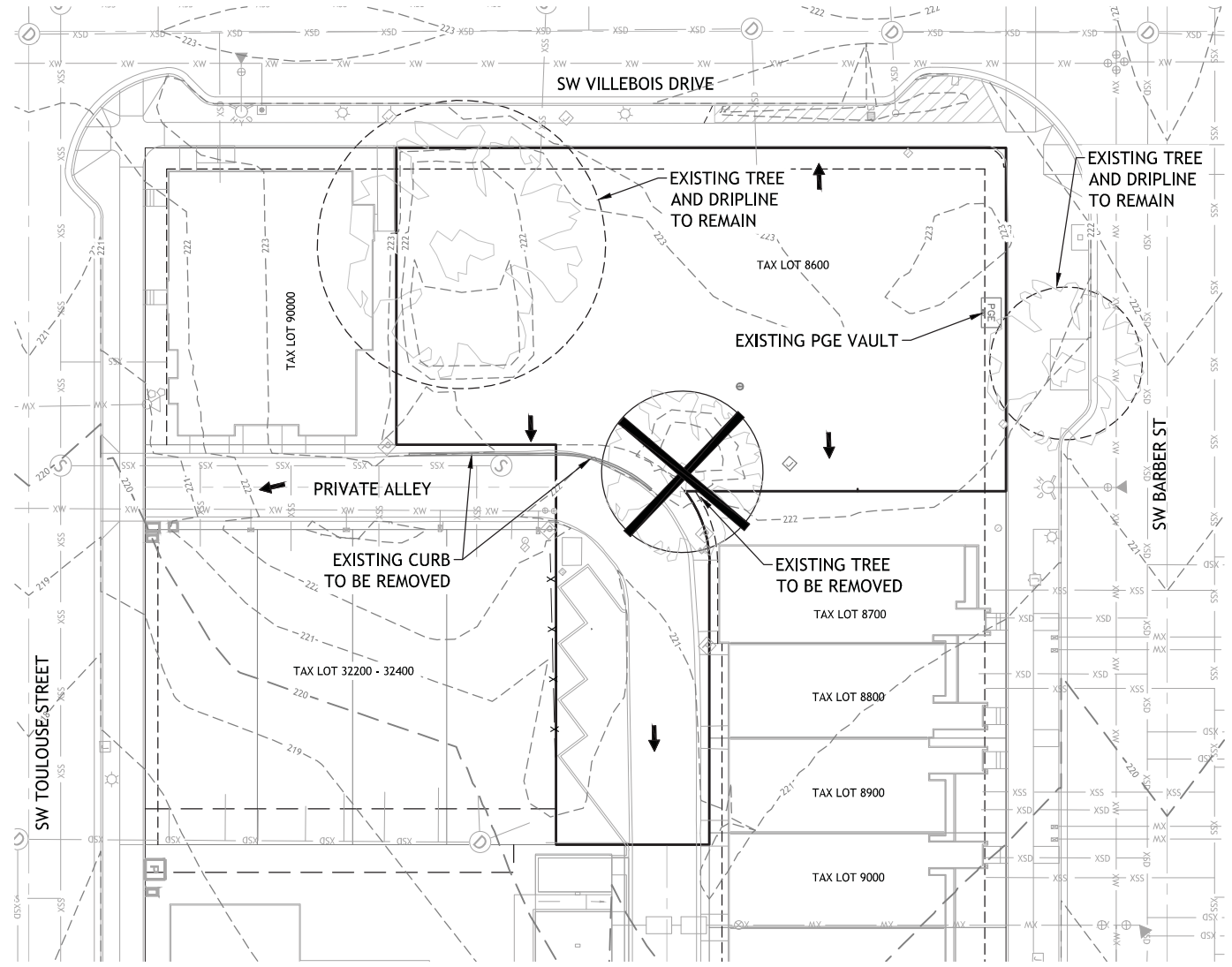
YORKSIRE

PDP 1C

MOD

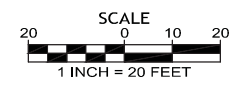
COVER SHEET

REVISIONS		
NO.	DATE	DESCRIPTION



**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
- XW EX WATER LINE
- XG EX GAS LINE
- XE EX BURIED POWER LINE
- EX OVERHEAD POWER LINE
- EX CABLE TV 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 VALVE
- EX CABLE RISER
- EX TELEPHONE RISER
- ☆ EX LIGHT POLE
- EXISTING FENCE
- EXISTING ELECTRIC VAULT
- EXISTING RETAINING WALL
- ☀ EX TREES TO REMAIN
- ➔ DRAINAGE SLOPE DIRECTION



YORKSIRE  
PDP 1C  
MOD

EXISTING  
CONDITIONS &  
DEMOLITION  
PLAN

PROJECT NO.: 398-062  
TYPE: PLANNING  
REVIEWED BY: JMH

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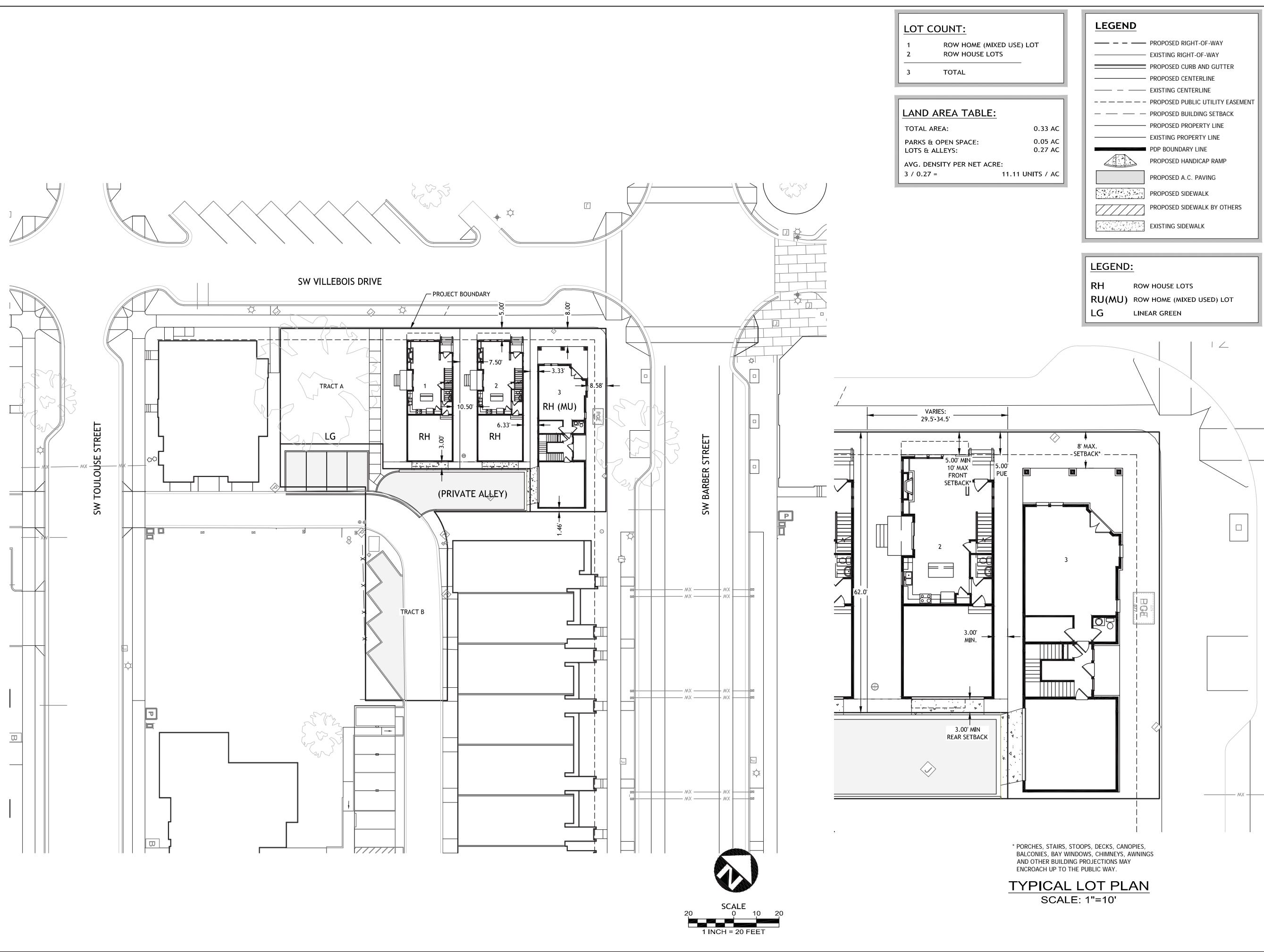
REVISIONS		
NO.	DATE	DESCRIPTION

LOT COUNT:	
1	ROW HOME (MIXED USE) LOT
2	ROW HOUSE LOTS
3	TOTAL

LAND AREA TABLE:	
TOTAL AREA:	0.33 AC
PARKS & OPEN SPACE:	0.05 AC
LOTS & ALLEYS:	0.27 AC
AVG. DENSITY PER NET ACRE:	
$3 / 0.27 =$	11.11 UNITS / AC

LEGEND	
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED CURB AND GUTTER
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PDP BOUNDARY LINE
	PROPOSED HANDICAP RAMP
	PROPOSED A.C. PAVING
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	EXISTING SIDEWALK

LEGEND:	
RH	ROW HOUSE LOTS
RU(MU)	ROW HOME (MIXED USED) LOT
LG	LINEAR GREEN



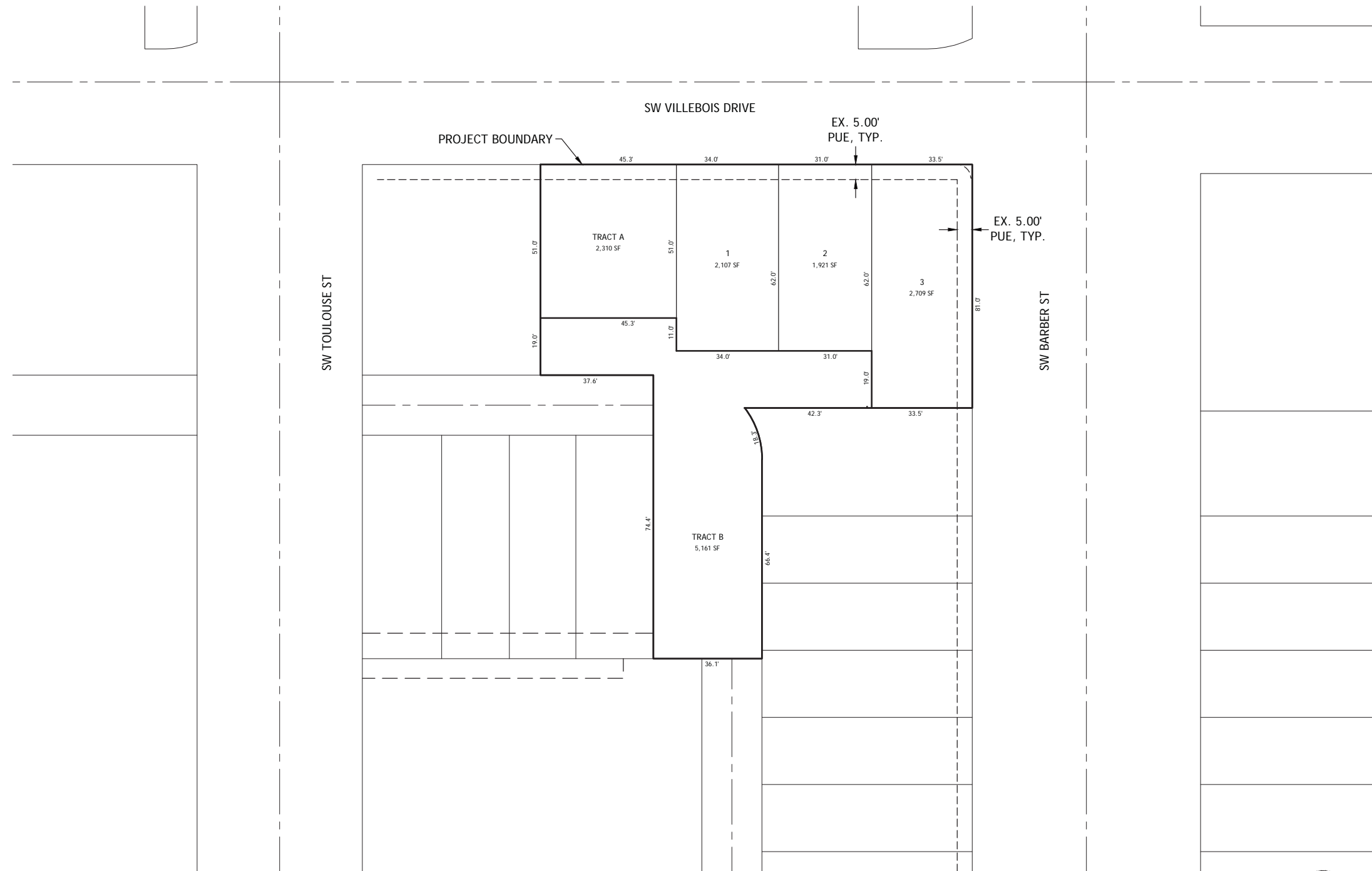
YORKSIRE  
PDP 1C  
MOD

SITE &  
LAND USE  
PLAN

PROJECT NO.: 398-062  
TYPE: PLANNING  
REVIEWED BY: JMH

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REVISIONS		
NO.	DATE	DESCRIPTION



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MOD

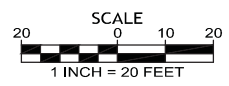
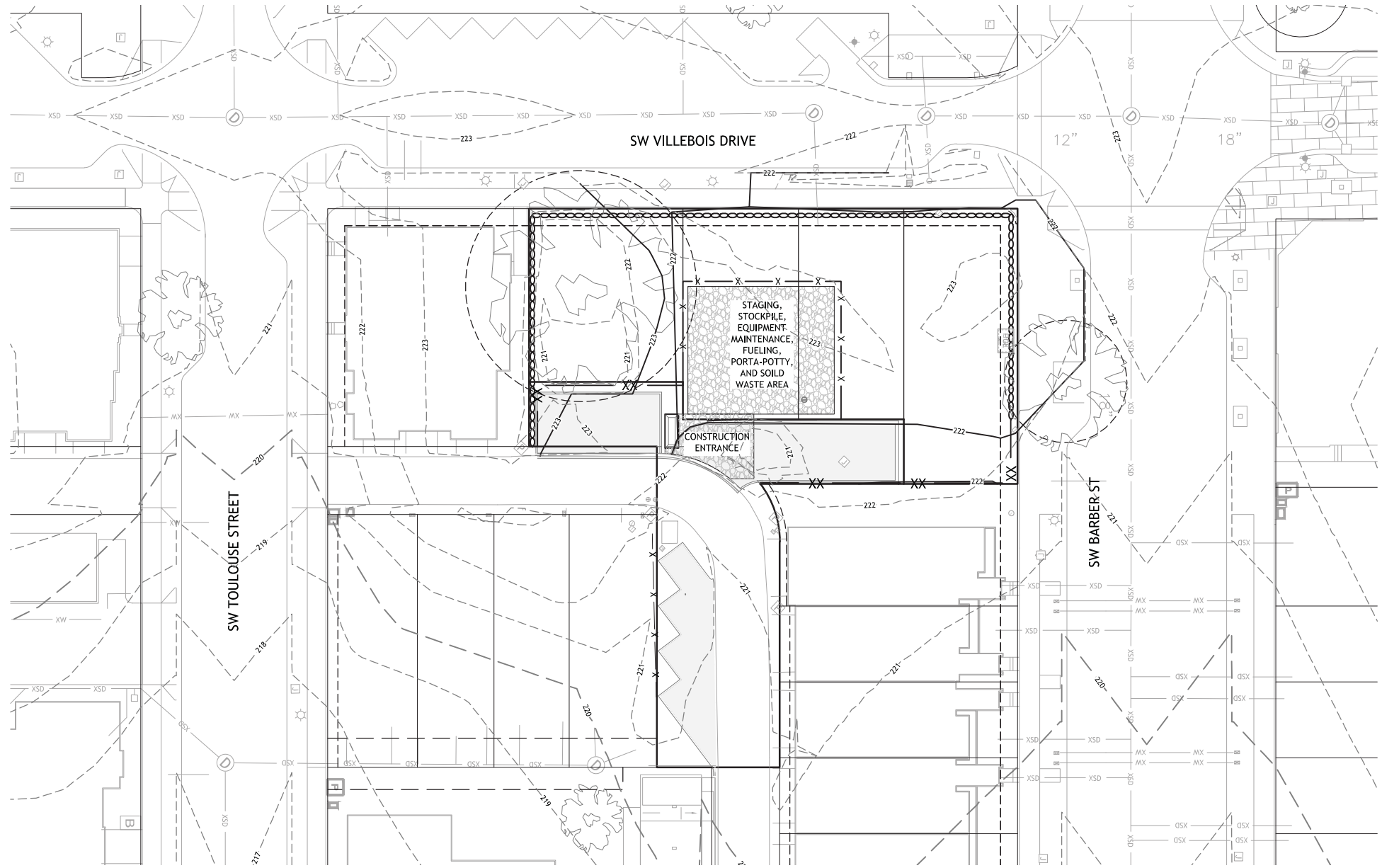
PRELIMINARY  
PLAT

PROJECT NO.: 398-062  
TYPE: PLANNING  
REVIEWED BY: JMH

REVISIONS		
NO.	DATE	DESCRIPTION

**LEGEND:**

--- 324 ---	EX 1-FT CONTOUR
--- 320 ---	EX 5-FT CONTOUR
--- 324 ---	FG 1-FT CONTOUR
--- 320 ---	FG 5-FT CONTOUR
□□□□□□	PROPOSED RETAINING WALL
—	GRADING LIMITS
□	EXISTING FENCE
— XX —	SEDIMENT FENCE
—●—●—●—●—●—	WATTLES
☀	EX TREES TO REMAIN

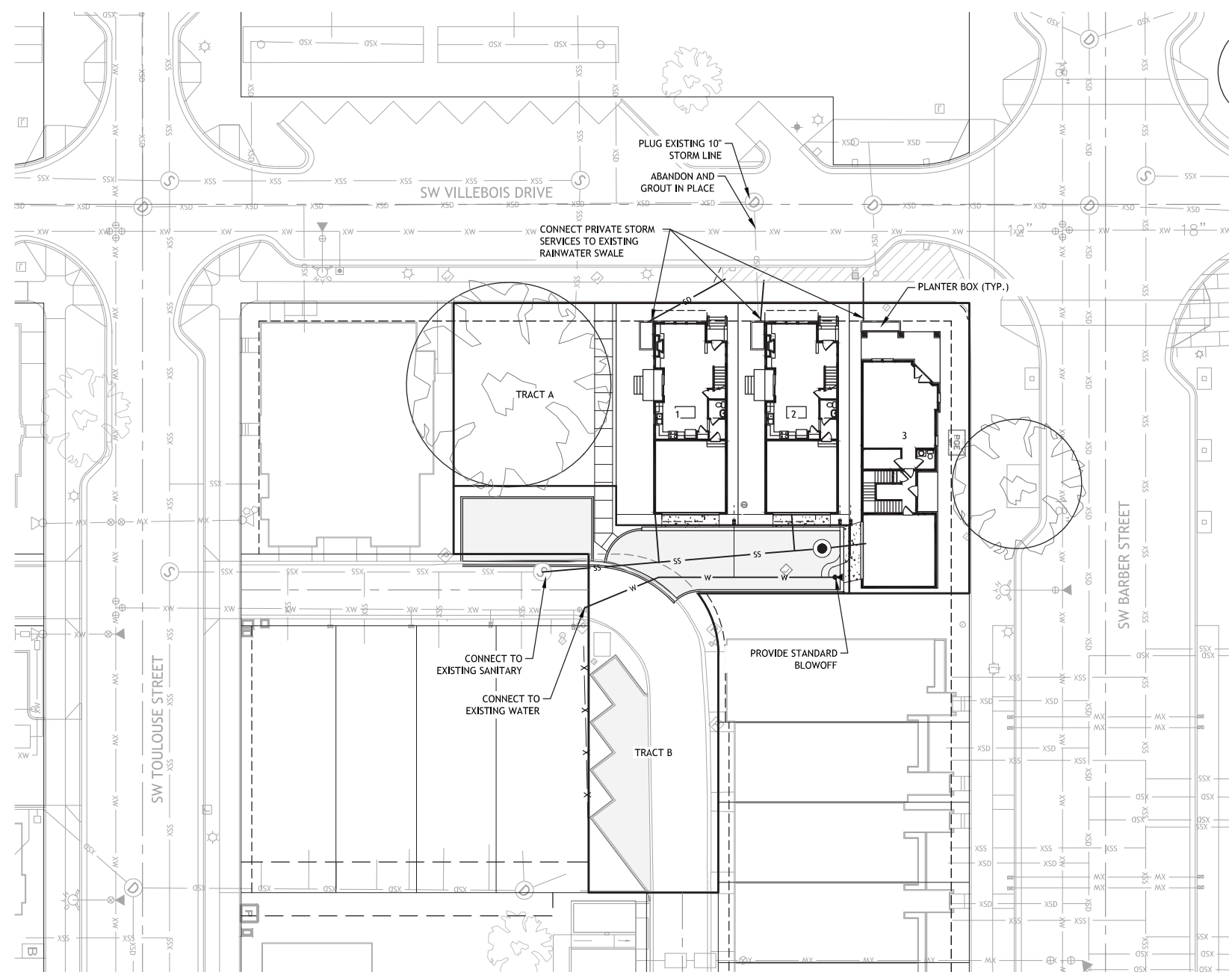


**YORKSIRE  
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**PRELIMINARY  
GRADING  
PLAN**

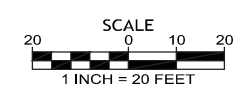
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TYPE: PLANNING  
REVIEWED BY: JMH

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**LEGEND**

---	EASEMENT LINES
SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
SD	PROPOSED STORM DRAIN
XSD	EX STORM DRAIN
W	PROPOSED WATER LINE
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
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
⊙	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
■	EX CATCH BASIN
⊙	PROPOSED STORM CLEANOUT
⊙	EX STORM CLEANOUT
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
⊙	PROPOSED BLOW-OFF
⊙	EX BLOW-OFF
⊙	PROPOSED AIR RELEASE VALVE
⊙	EX AIR RELEASE VALVE
⊙	PROPOSED THRUST BLOCK
⊙	EX THRUST BLOCK
⊙	EX GAS VALVE
⊙	EX CABLE RISER
⊙	EX TELEPHONE RISER



12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

DATE: 6/25/2018

**REVISIONS**

NO.	DATE	DESCRIPTION
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COMPOSITE  
UTILITY  
PLAN

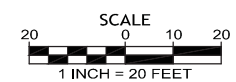
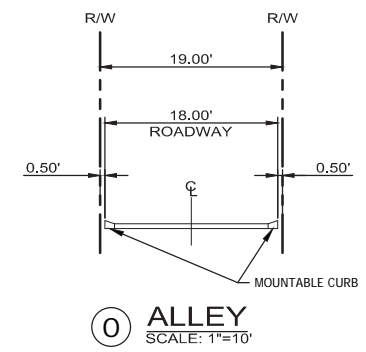
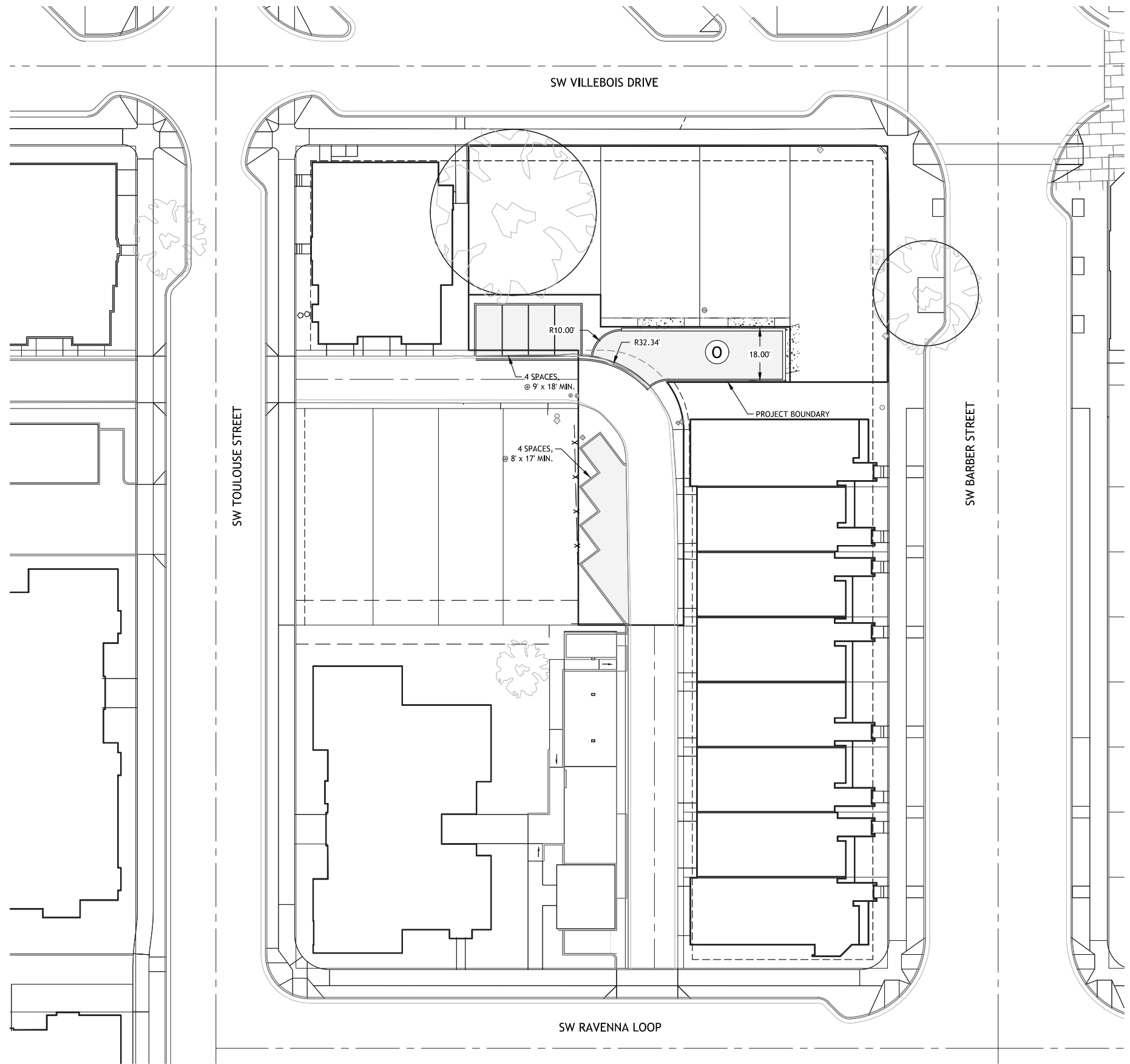
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TYPE: PLANNING  
REVIEWED BY: JMH



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NO.	DATE	DESCRIPTION

**LEGEND**

○ STREET SECTION

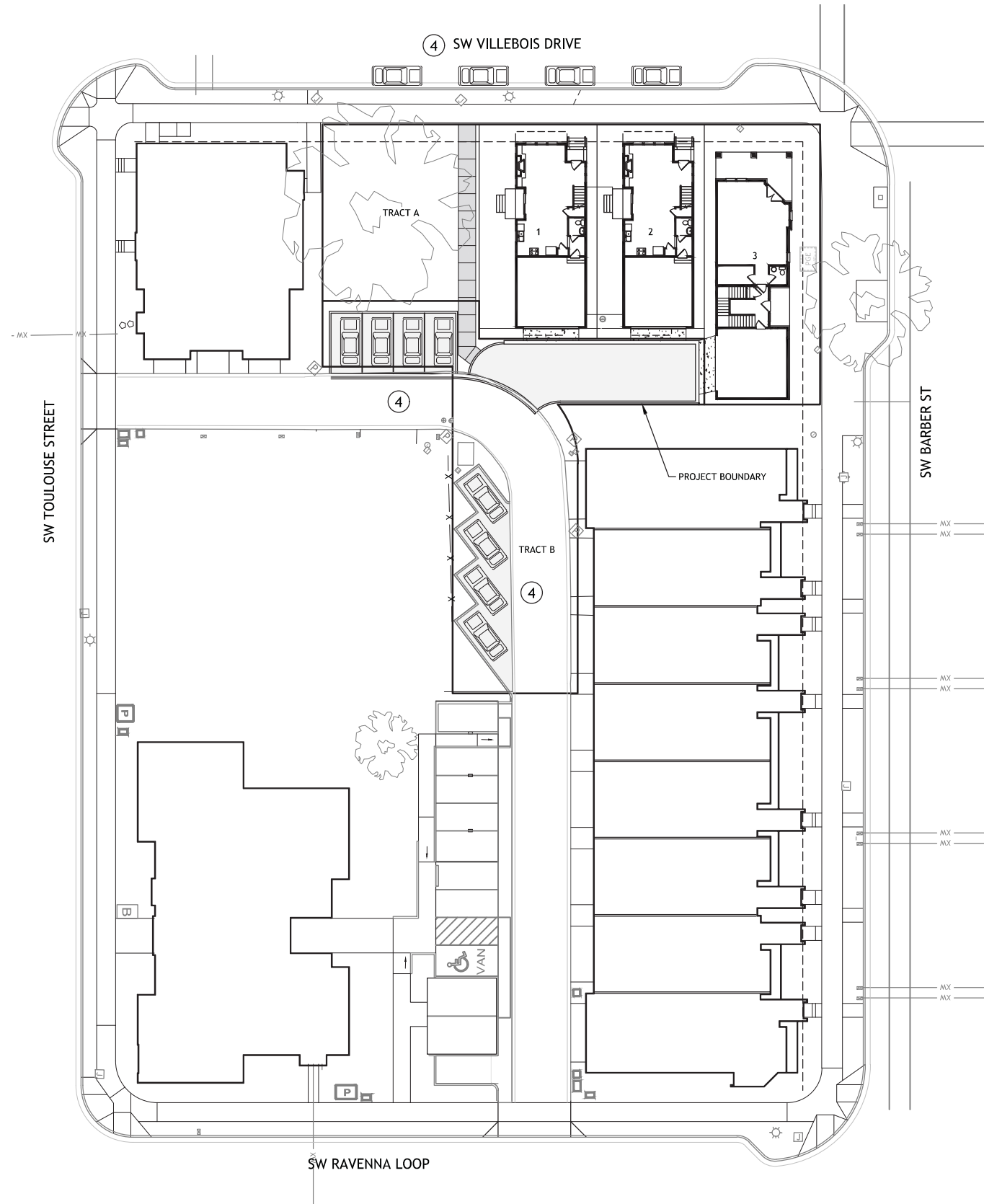


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PDP 1C  
MOD

CIRCULATION  
PLAN &  
STREET  
SECTIONS

PROJECT NO.: 398-062  
TYPE: PLANNING  
REVIEWED BY: JMH

REVISIONS		
NO.	DATE	DESCRIPTION



**LEGEND**

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- ==== PROPOSED CURB AND GUTTER
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- ▤ PROPOSED HANDICAP RAMP
- ▨ PROPOSED SIDEWALK
- ▩ EXISTING SIDEWALK
- PARKING SPACE (25)

**OFF STREET PARKING**

**REQUIRED**

- ROW HOUSES:  
2 UNITS AT 1 SPACE/UNIT = 2 SPACES
- MIXED USE:  
1 UNIT AT 1 SPACE/UNIT = 1 SPACES  
COMM. FLEX SPACE = 2/1,000 SF = 2 SPACES  
5 SPACES

**PROVIDED**

- ROW HOUSES:  
2 - UNITS W/2 CAR GARAGE = 4 SPACES
- MIXED USE:  
1 - UNIT W/2 CAR GARAGE = 2 SPACES  
6 SPACES

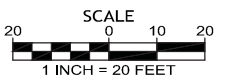
**ON STREET PARKING**

**PROVIDED**

- ROW HOUSES:  
• VILLEBOIS DR: 4 SPACES  
• ALLEY PARKING: 4 SPACES  
• ANGLED PARKING: 4 SPACES  
12 SPACES

TOTAL PARKING REQUIRED: 5 SPACES

TOTAL PARKING PROVIDED: 18 SPACES



YORKSIRE  
PDP 1C  
MOD

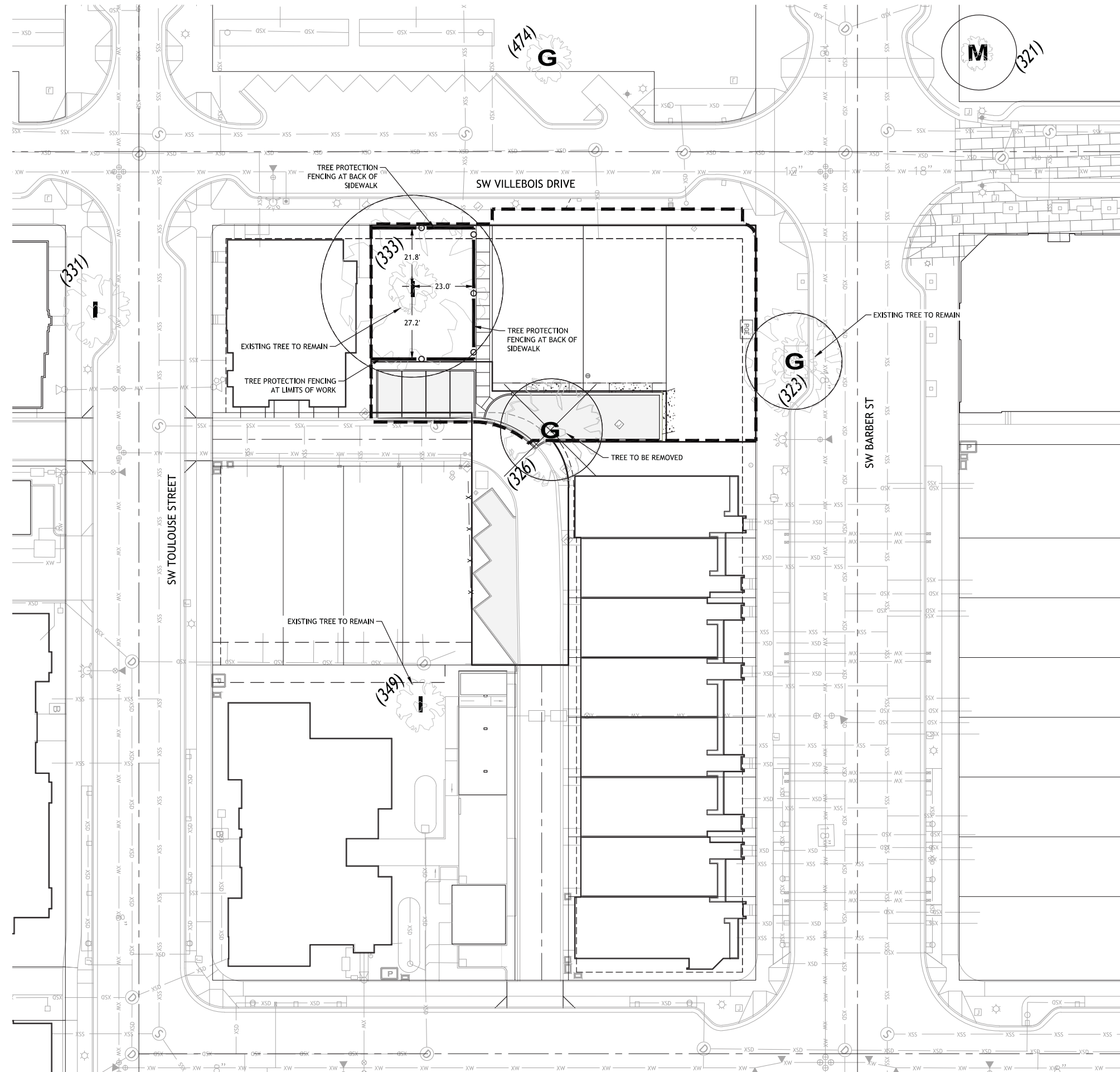
**PARKING PLAN**

PROJECT NO.: 398-062  
TYPE: PLANNING  
REVIEWED BY: JMH

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**LEGEND:**

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (Circle with tree symbol) EXISTING TREES TO REMAIN
- (Circle with diagonal lines) EXISTING TREES LIKELY TO BE REMOVED
- (Circle with X) EXISTING TREES TO BE REMOVED
- (Dashed line) TREE PROTECTION FENCING
- (Dashed line) GRADING LIMITS

**NOTES**

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLAN. PHONE: 503-646-4349

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

CLASSIFICATION METHOD:  
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:

- HEALTH
- SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
- COMPATIBILITY WITH DEVELOPMENT
- FORM / VISUAL INTEREST / MATURE SIZE

TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

**NOTES:**

- THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE APPLICATION MATERIALS.



12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

DATE: 6/25/2018

**REVISIONS**

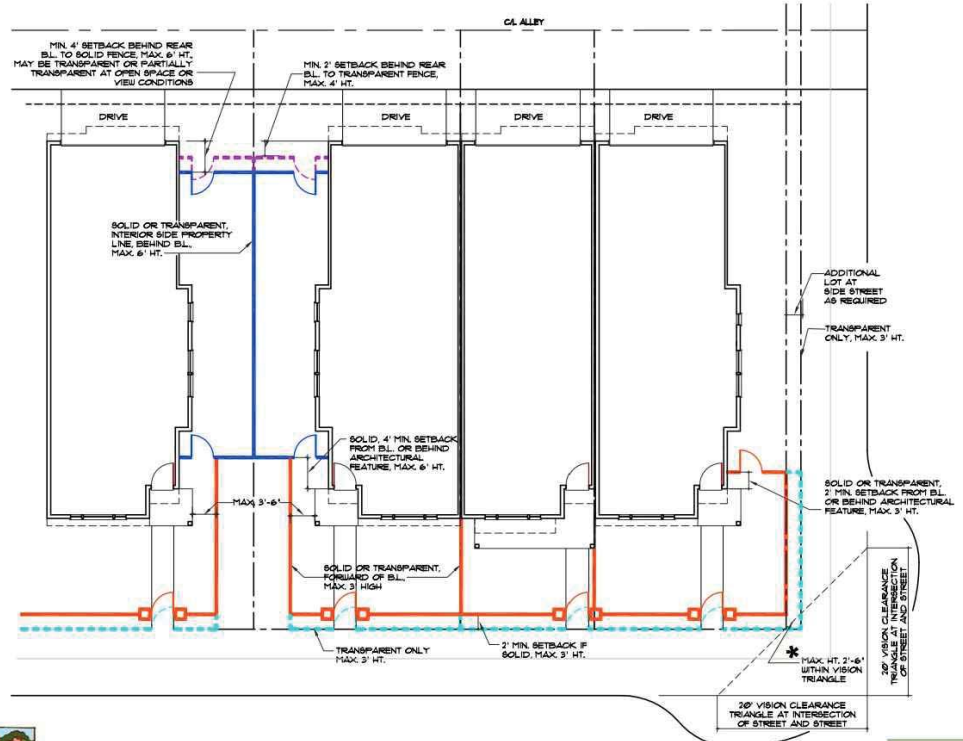
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YORKSIRE  
PDP 1C  
MOD

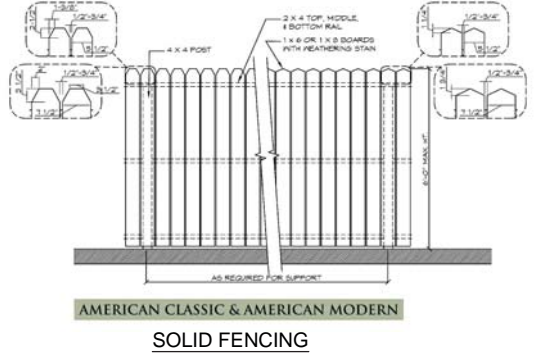
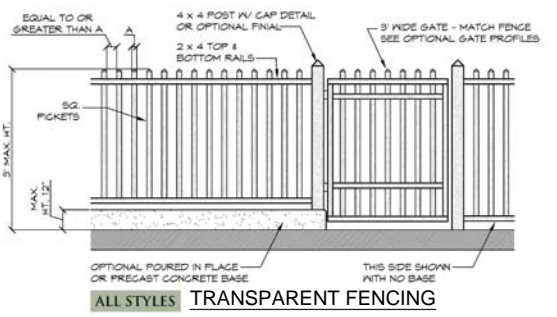
**TREE PRESERVATION PLAN**

PROJECT NO.: 398-062  
TYPE: PLANNING  
REVIEWED BY: JMH

REVISIONS		
NO.	DATE	DESCRIPTION



- LEGEND**
- SOLID - MAX. HT. 3'-0"
  - SOLID - MAX. HT. 6'-0"
  - TRANSPARENT - MAX. HT. 3'-0"
  - ALLEY - SOLID OR TRANSPARENT - MAX. HT. 6'-0"



- LEGEND:**
- PROPOSED RIGHT-OF-WAY
  - EXISTING RIGHT-OF-WAY
  - PROPOSED CURB AND GUTTER
  - PROPOSED CENTERLINE
  - EXISTING CENTERLINE
  - PROPOSED PUBLIC UTILITY EASEMENT
  - PROPOSED BUILDING SETBACK
  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - PDP BOUNDARY LINE
  - PROPOSED HANDICAP RAMP
  - PROPOSED A.C. PAVING
  - PROPOSED SIDEWALK
  - PROPOSED SIDEWALK BY OTHERS
  - EXISTING SIDEWALK

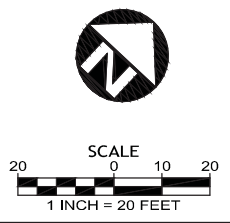
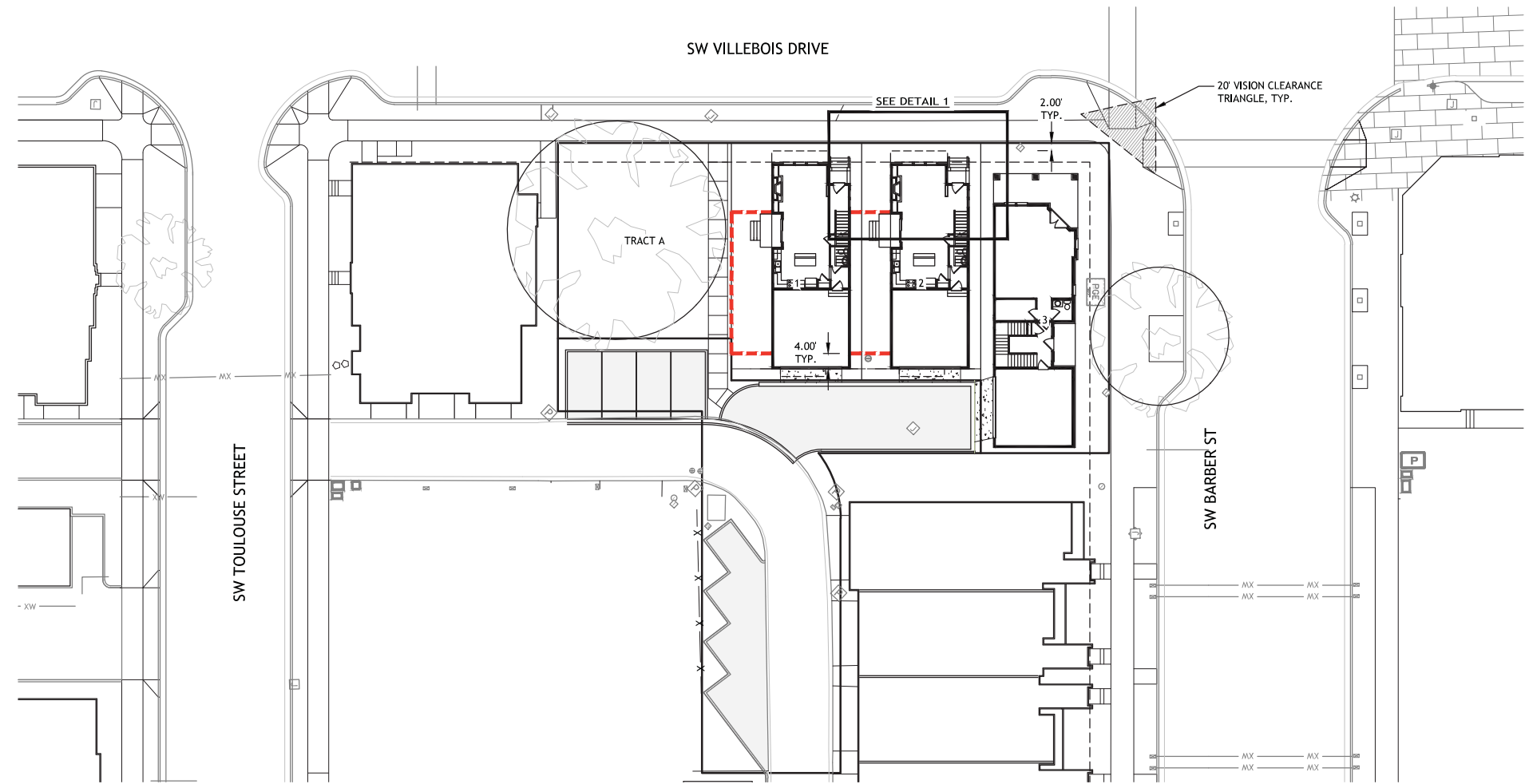
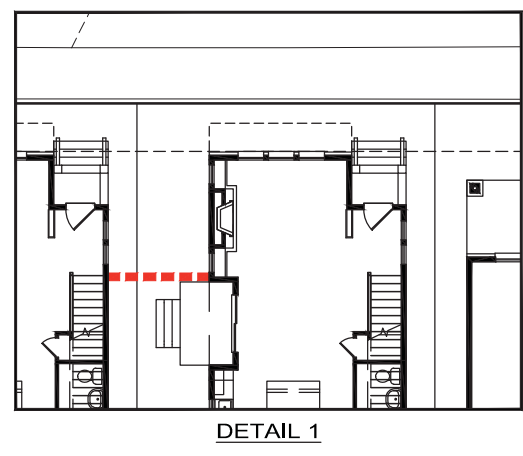
- LEGEND:**
- PROPOSED 6-FT SOLID FENCE
  - PROPOSED 6-FT PARTIALLY TRANSPARENT FENCE

- FENCE NOTES:**
- REFER TO THE SAP CENTRAL PATTERN BOOK AND THE VILLEBOIS VILLAGE CENTER ARCHITECTURAL STANDARDS FOR APPROVED FENCE MATERIALS AND STYLES.
  - FOR MINIMUM AND MAXIMUM FENCE SETBACKS REFER TO FENCING LOT DIAGRAM, THIS SHEET.



**FENCING LOT DIAGRAMS**

Fencing E11

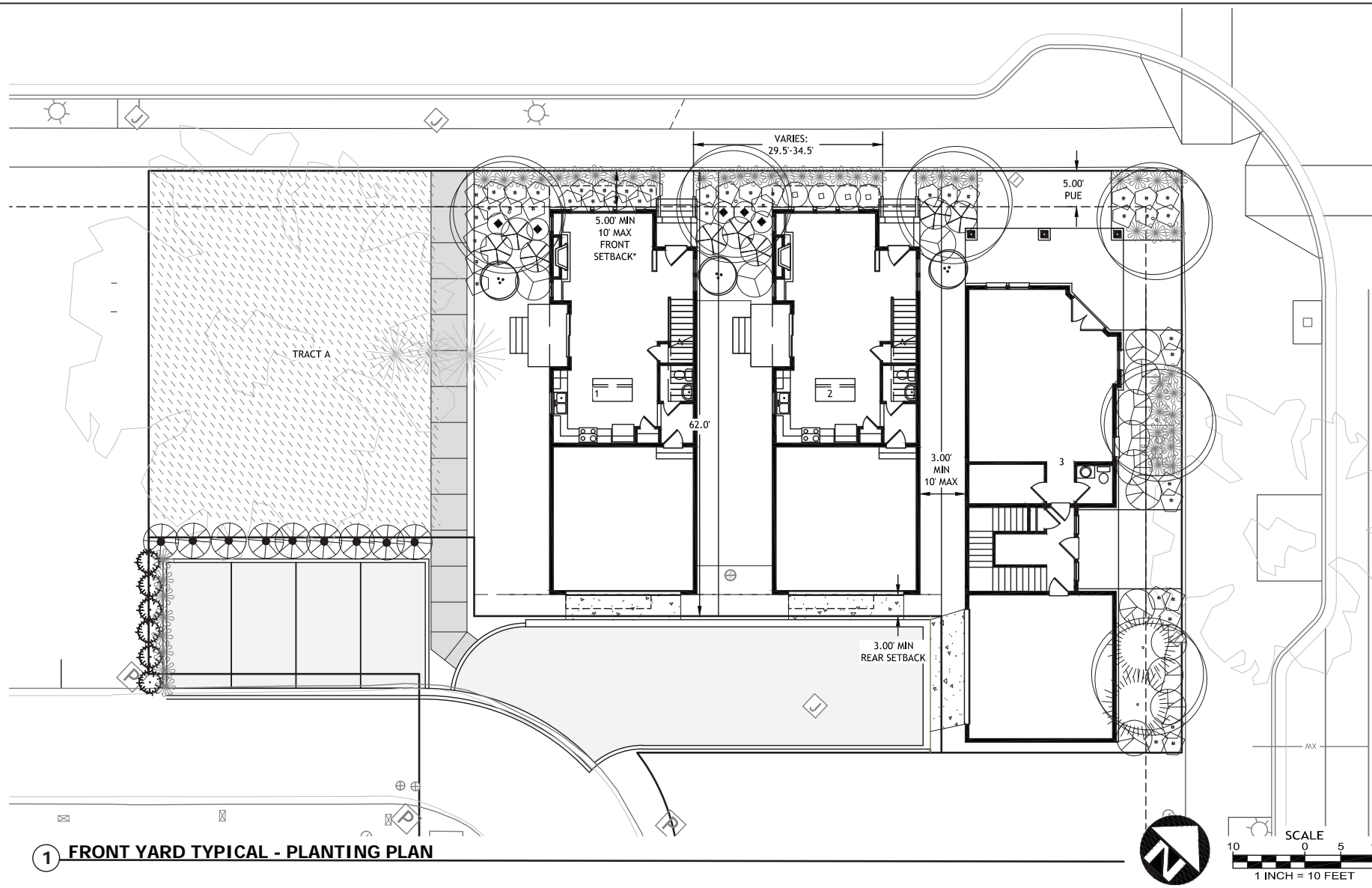


YORKSIRE  
PDP 1C  
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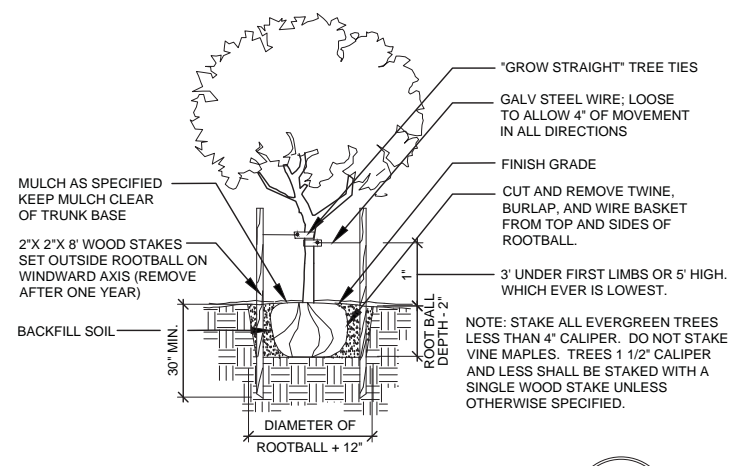
MASTER FENCING PLAN

PROJECT NO.: 398-062  
TYPE: PLANNING  
REVIEWED BY: JMH

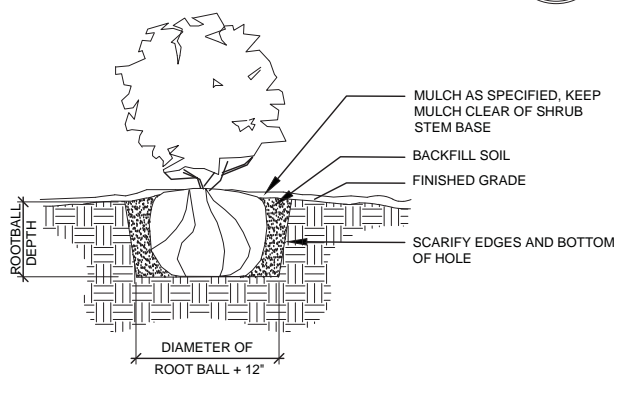
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1 FRONT YARD TYPICAL - PLANTING PLAN



TREE STAKING DETAIL  
SCALE: N.T.S.



SHRUB PLANTING DETAIL  
SCALE: N.T.S.

PLANTING LEGEND

TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	JAPANESE MAPLE / ACER PALMATUM: 2" CAL., B&B
	INCENSE CEDAR / CALOCEDRUS DECURRENS: 8"-10" HT., B&B

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD': 6' HT., B&B
	KELSEY REDOSIER DOGWOOD / CORNUS V. SERICEA 'KELSEY': 3 GAL.
	THUNBERG SPIREA / SPIREA THUNBERGII : 3 GAL.
	DOUBLEFILE VIBURNUM / VIBURNUM PLICATUM 'TOMENTOSUM' : 3 GAL.
	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA' : 3 GAL.
	CAROL MACKIE DAPHNE / DAPHNE BURKWOODII 'CAROL' : 3 GAL.

ORNAMENTAL GRASS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN': 2 GAL.
	CABARET JAPANESE SILVER GRASS / MISCANTHUS SINENSIS 'CABARET': 2 GAL.

MULCH MULCH 3" MIN. DEPTH, MEDIUM TO FINE GROUND DOUGLAS FIR  
NO IRRIGATION WITHIN THE MULCHED AREAS OR UNDER THE EXISTING TREES TO REMAIN DRIPLINE.  
DIRECT ANY SURROUNDING IRRIGATION HEAD SPRAY AWAY FROM THE TREE DRIPLINE.

NOTE:  
1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.  
2. DO NOT PROVIDE IRRIGATION WITHIN THE EXISTING TREES TO REMAIN DRIPLINE.

PLANTING LEGEND

TYPICAL FRONT YARD PLANT LIST

SMALL ORNAMENTAL TREES 2" CAL.	CHINESE REDBUD / Cercis chinensis: 2" Cal., B&B CAPITAL SELECT FLOWERING PEAR / Pyrus calleryana 'Capital': 2" Cal., B&B BLUREIANA PLUM / Prunus x blureiana: 2" Cal., B&B CHINESE KOUSA DOGWOOD / Cornus kousa 'Chinensis': 2" Cal., B&B JAPANESE MAPLE / ACER PALMATUM : 8" HT. YOSHINO FLOWERING CHERRY / PRUNUS X YEDOENSIS: 2" CAL., B&B
PEDESTRAIN ZONE LOW ORNAMENTAL PLANTINGS 1-2 GAL.	BLUE OAT GRASS / Helictotrichon sempervirens DWARF FOUNTAIN GRASS /PENNISETUM ALOPECUROIDES 'HAMELN' SCARLET MEIDLAND ROSE / ROSA MEIDLAND 'MEIKROTAL' DAYLILIES / HEMEROCALLIS 'STELLA DORO', 'LA PECHE' AND HEATH / ERICA CARNEA 'KING GEORGE', ERICXDARLYENSIS 'CD EASON' ENGLISH LAVENDAR VARITES / LAVANDULA ANGUSTIFOLIA VAR.
ORNAMENTAL GRASSES AND GROUNDCOVERS 1-2 GAL.	DWARF FOUNTAIN GRASS /Pennisetum alopecuroides 'Hamlen' BLUE OAT GRASS / Helictotrichon sempervirens PURPLE FOUNTAIN GRASS /PENNISETUM SETACEUM 'RUBRUM' 'MASSACHUSETTS KINNIKINICK' / ARCTOSTAPHYLOS UVA-URSI 'MASS.' BEARBERRY / COTONEASTER / COTONEASTER DAMMERI SCARLET MEIDLAND ROSE / ROSA MEIDLAND 'MEIKROTAL'
MEDIUM TO LARGE ORNAMENTAL SHRUBS 3 GAL.	SHOWA-NO-SAKAE CAMELLIA / CAMELLIA SASANQUA 'SHOWA-NO-SAKAE' FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME' RHODODENDRON 'JEAN MARIE DE MONTEGUE' 'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE' RENAISSANCE SPIREA / SPIREA VANHOUTTEI 'RENAISSANCE' DOUBLEFILE VIBURNUM / VIBURNUM P. TOMENTOSUM: 24"-30" HT. THUNBERG SPIREA / SPIREA THUNBERGII DAVID VIBURNUM / VIBURNUM DAVIDII
SMALL ORNAMENTAL SHRUBS 3 GAL.	ISANTI REDOSIER DOGWOOD / CORNUS SERICEA 'ISANTI' COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA' 'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY' AZALEA / VARIES ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER'

YORKSIRE  
PDP 1C  
MOD

PLANTING PLAN  
NOTES AND  
PLANTING DETAILS

PROJECT NO.: 398-062  
TYPE: PLANNING  
REVIEWED BY: JMH

\* PORCHES, STAIRS, STOOPS, DECKS, CANOPIES,  
BALCONIES, BAY WINDOWS, CHIMNEYS, AWNINGS  
AND OTHER BUILDING PROJECTIONS MAY  
ENCROACH UP TO THE PUBLIC WAY.

TYPICAL LOT PLAN  
SCALE: 1"=10'

L1

## II C) Utility and Drainage Reports






## MEMORANDUM

DATE: June 20, 2018

TO: City of Wilsonville

FROM: Peter Arellano, PE  
Pacific Community Design 

RE: Yorkshire (PDP 1C) Water Analysis  
Job No. 398-062

This memorandum report is to address the water connection for the Yorkshire (PDP 1C) development portion of Villebois SAP Central. This phase is located within the Villebois Village Center, south and east of the Villebois Drive and Barber Street intersection.

### Water

SAP Central defined the land use for this area to be mixed-use condos with a total unit count of 12. The proposed development will contain detached row homes and mixed-use with a total unit count of 3.

The following tables summarizes the Average Daily Demand (ADD) and Maximum Daily Demand (MDD) based on the city's Water System Master Plan dated September 6, 2012, for both the SAP Central Plan and the proposed development application. Based on this analysis, the city's water supply and distribution system has adequate capacity to support the proposed development.

**Table 1**

	Single Family (gal/day-unit)	Multi-Family (gal/day-unit)	Commercial (gal/min-acre)
ADD	247	162	1.93
MDD	606	283	3.3

**Table 2**

	Single Family (units)	Multi-Family Units	Commercial (Ac)	ADD (gal/day)	MDD (gal/day)
SAP Central Plan	0	12	0.33	2,861	4,964
Yorkshire (PDP 1C)	4	0	0.1	1,266	2,899



## M E M O R A N D U M

DATE: June 21, 2018  
TO: City of Wilsonville  
FROM: Jaki Hunt, PE  
Pacific Community Design  
RE: Yorkshire (PDP 1C) Rainwater Analysis  
Job No. 398-062

This memorandum report is to demonstrate that the rainwater management program proposed for the Yorkshire (PDP 1C) development portion of Villebois SAP Central is in compliance with the rainwater master plan submitted with SAP Central.

This portion of Villebois drains to the Arrowhead Creek Basin, see the developed drainage map Figure A2. The SAP Central rainwater management plan showed rainwater management provided by a planter box on the lots for condo building runoff and a bio-retention cell for street runoff (see Figure A). Per SAP Central Plan, facility 133 (bio-retention cell) was sized to treat a total of 10,933 sf of street runoff. Facility 133 has already been constructed, but the current area draining to it is 4,320 sf, resulting in additional capacity in the facility. Per SAP Central Plan, facility 132 (planter box) was sized to treat a total of 6,300 sf of building runoff. Due to site constraints, individual planter boxes are proposed for each building, each sized to serve 817 sf, which then discharge into facility 133. Based on this information, there is adequate rainwater treatment provided.

Thank you.

Attachments:

1. Figure A2 - Developed Drainage Map
2. Figure A - SAP Central Rainwater Management Plan
3. Figure A3 - Rainwater Management Map



# Villebois

## MATRIX DEVELOPMENT

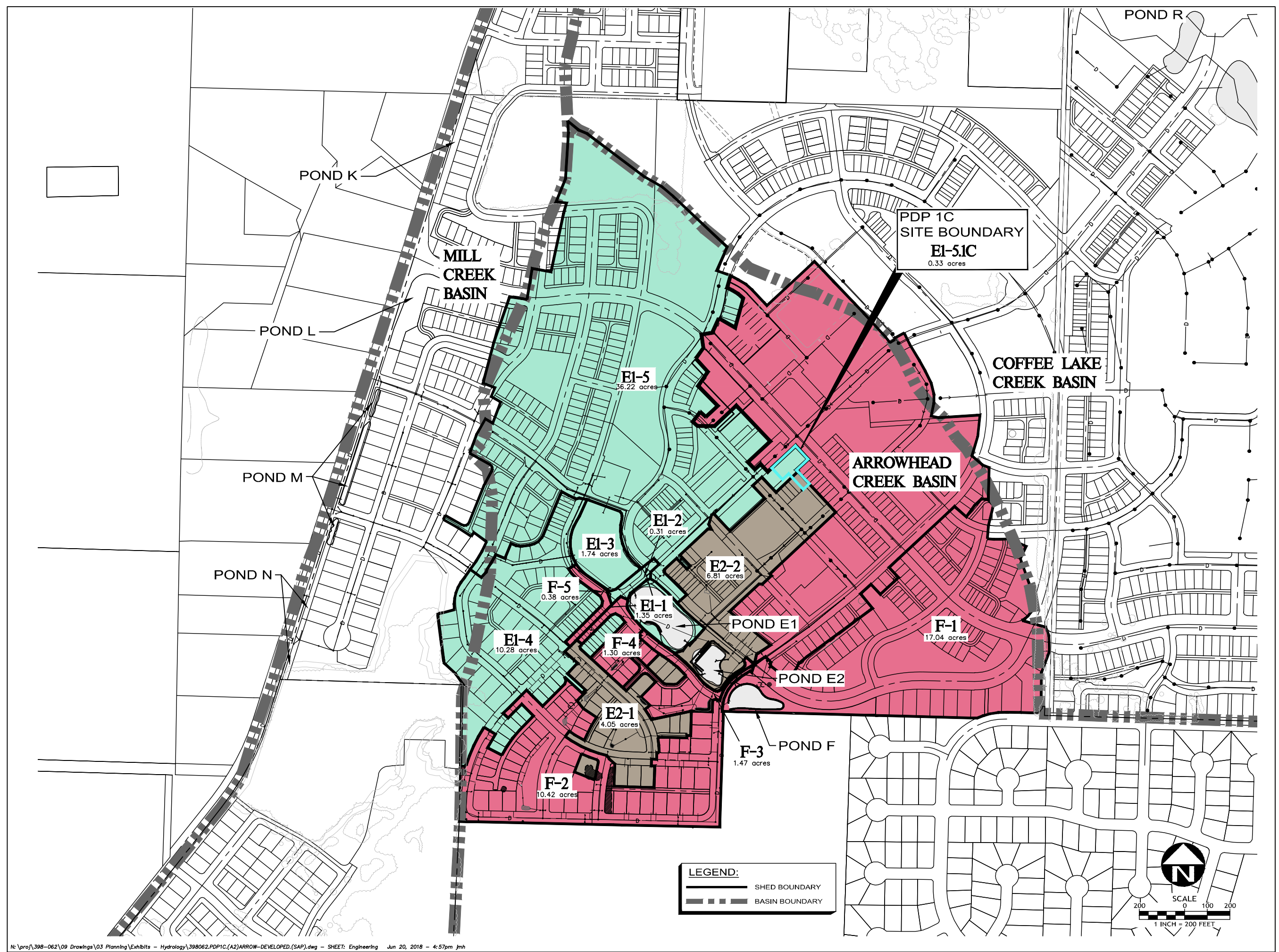
- ALPHA COMMUNITY DEVELOPMENT
- WESTERN PLANNING
- IVERSON ASSOCIATES
- PACIFIC HABITAT SERVICES
- WALT KNAPP
- KITTELSON & ASSOCIATES

## LEGEND AT VILLEBOIS ARROWHEAD CREEK BASIN

Master Plan  
Developed Shed Map

DATE: December 7, 2005

# A2







COSTA PACIFIC COMMUNITIES

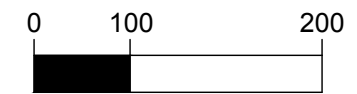
ALPHA COMMUNITY DEVELOPMENT  
FLETCHER FARR AYOTTE  
IVERSON ASSOCIATES  
PACIFIC HABITAT SERVICES  
WALT KNAPP  
KITTELSON & ASSOCIATES  
MAYER/REED

**LEGEND:**

- SAP BOUNDARY
- RAINWATER COMPONENT
- PERVIOUS STREET PAVERS
- ROOF GARDEN
- 6** RAINWATER COMP. NUMBER



SCALE



1 IN = 200 FT

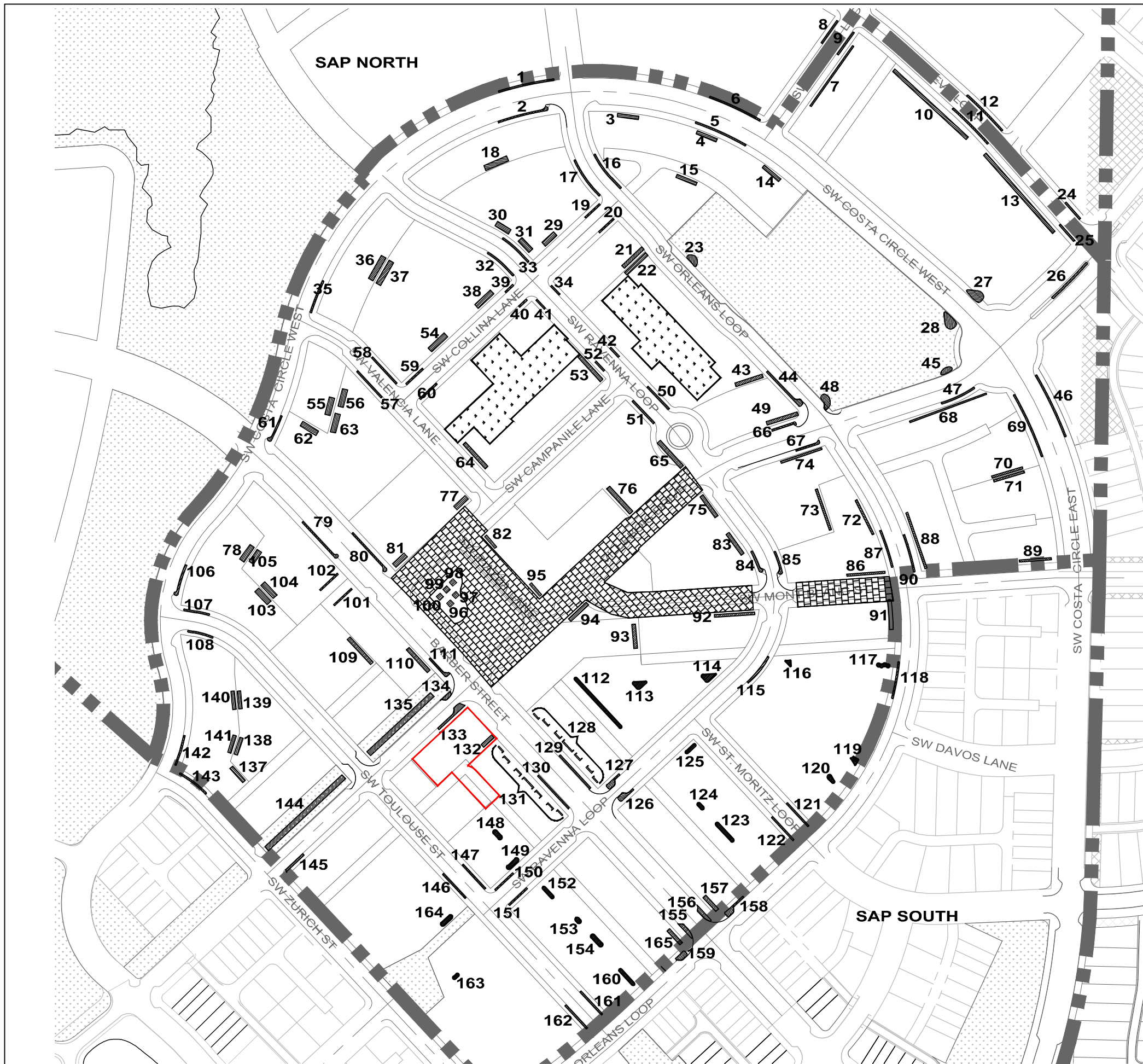
VILLEBOIS

SAP CENTRAL

Rainwater Management Plan

DATE February 24, 2006

FIGURE A







## MEMORANDUM

**DATE:** June 21, 2018  
**TO:** City of Wilsonville  
**FROM:** Jaki Hunt, PE  
Pacific Community Design  
**RE:** Yorkshire (PDP 1C) Sanitary Sewer Analysis  
Job No. 398-062

This memorandum report is to address the Sanitary Sewer connection for the Yorkshire (PDP 1C) development portion of Villebois SAP Central. This phase is located within the Villebois Village Center, south and east of the Villebois Drive and Barber Street intersection.

### Sanitary Sewer

This site is located within service area 3A, see attached exhibit. SAP Central defined the land use for this area to be mixed-use condos with a total unit count of 12, with a peak flow demand of 5.51 gal/min (see attached exhibit). The proposed development includes detached row homes and mixed-use with a total unit count of 3 plus commercial space, which generates a peak flow demand of 1.58 gal/min. Based on this, there is adequate capacity for this development.

Thank you.

#### Attachments:

1. Figure SS - Sanitary Sewer Service Area Exhibit
2. Lot 12 - Sanitary Peak Flow Calculations







JOB: 398-062  
 PROJECT: Villebois Village Center - Lot 12  
 FILE: N:/PROJ/398-062/05 Reports/Sewer Analysis/398-062.Sanitary Conveyance.2018-06-21.xls

## VILLEBOIS VILLAGE CENTER - LOT 12 SANITARY PEAK FLOW CALCULATIONS

### SAP CENTRAL LAYOUT

#### UNIT FLOW FACTORS

Residential: 213 gal/day/unit  
 Commercial: 1500 gal/day/acre  
 Infiltration (I/I): 800 gal/day/acre  
 Peaking Factor: 3, or Fig. 3-11

**Residential (R):** 12 units

$Q_r = R \times 213 \text{ gal/day/unit} = 2,556 \text{ gal/day}$

$Q_r = 1.78 \text{ gal/min}$

**Commercial (C):** 0 acres

$Q_c = C \times 1500 \text{ gal/day/acre} = 0.00 \text{ gal/day}$

$Q_c = 0.00 \text{ gal/min}$

Developed Flow ( $Q_f$ ):

$Q_f = Q_r + Q_c = 1.78 \text{ gal/min} \quad 2556 \text{ gal/day}$   
 $0.00256 \text{ MGD}$

Peak Flow ( $Q_p$ ):

Peaking Factor =  $-0.284 \ln(Q) + 2.33$   
 3.00

$Q_p = Q_f \times \text{Peak F} = 5.33 \text{ gal/min}$

**Total Area (A):** 0.33 acres

$Q_j = A \times 800 \text{ gal/day/acre} = 264 \text{ gal/day}$

$Q_j = 0.18 \text{ gal/min}$

$Q_t = Q_p + Q_j = 5.51 \text{ gal/min}$

## PDP LAYOUT

### UNIT FLOW FACTORS

Residential: 213 gal/day/unit  
Commercial: 1500 gal/day/acre  
Infiltration (I/I): 800 gal/day/acre  
Peaking Factor: 3, or Fig. 3-11

**Residential (R):** 3 units

$$Q_r = R \times 213 \text{ gal/day/unit} = 639 \text{ gal/day}$$

$$Q_r = 0.44 \text{ gal/min}$$

**Commercial (C):** 0.02 acres

$$Q_c = C \times 1500 \text{ gal/day/acre} = 30.00 \text{ gal/day}$$

$$Q_c = 0.02 \text{ gal/min}$$

Developed Flow ( $Q_f$ ):

$$Q_f = Q_r + Q_c = 0.46 \text{ gal/min} \quad 669 \text{ gal/day}$$
$$0.00067 \text{ MGD}$$

Peak Flow ( $Q_p$ ):

$$\text{Peaking Factor} = \frac{-0.284 \ln(Q) + 2.33}{3.00}$$

$$Q_p = Q_f \times \text{Peak F} = 1.39 \text{ gal/min}$$

**Total Area (A):** 0.33 acres

$$Q_i = A \times 800 \text{ gal/day/acre} = 264 \text{ gal/day}$$

$$Q_i = 0.18 \text{ gal/min}$$

$$Q_t = Q_p + Q_i = 1.58 \text{ gal/min}$$





## MEMORANDUM

DATE: June 20, 2018  
TO: City of Wilsonville  
FROM: Jaki Hunt, PE  
Pacific Community Design  
RE: Yorkshire (PDP 1C) Stormwater Analysis  
Job No. 398-062

This memorandum report is to address the stormwater connection for the Yorkshire (PDP 1C) development portion of Villebois SAP Central. This phase is located within the Villebois Village Center, south and west of the Villebois Drive and Barber St intersection.

### Storm Sewer

PDP 1 Central previously defined the land use for this area to be mixed-use condos, which was previously modeled as commercial area for the stormwater analysis. The proposed plan for detached row homes has less density and less impervious area. The water quality and detention facilities were designed to provide treatment for the previous higher density land use. See the report titled "Villebois Water Quality and Detention Analysis Arrowhead Creek Basin" by Alpha Community Development dated 12/05/05. The proposed layout has an impervious area of 69%, compared to the previously planned 90%. This results in a net decrease in impervious area. See the attached impervious area calculations.

PDP 1 Central previously routed the stormwater for this site through Shed E1-5 to Pond E1. The proposed plan routes the stormwater through Shed F-6 and into Pond F. Per the "Villebois Village Arrowhead Creek Basin Storm Drainage Report" by OTAK dated 10/18/06, stormwater enters Pond E1 and is discharged into Pond F and treated by four water quality swales. Per the report, the discharge from both Pond E1 and Shed F-6 are treated by Swales 2 and 3, so there is no change with water quality treatment. Additionally, the volume of water diverted from Shed E1-5 to Shed F-6 is negligible when compared to the total volume. Based on this information the current facilities are adequately sized to provide treatment per the City of Wilsonville Public Works Standards.

Thank you.

### Attachments:

1. Figure A2 - Master Plan Developed Drainage Map
2. Figure A3 - Developed Drainage Map

3. Figure A4 - Developed Shed Map
4. Figure A5 - Proposed Stormwater Drainage Map
5. Figure B1 - Composite Curve Number - SAP Central
6. Figure B2 - Percent Impervious - SAP Central
7. Figure B3 - Composite Curve Number - PDP 1C
8. Figure B4 - Percent Impervious - PDP 1C





# Villebois

## MATRIX DEVELOPMENT

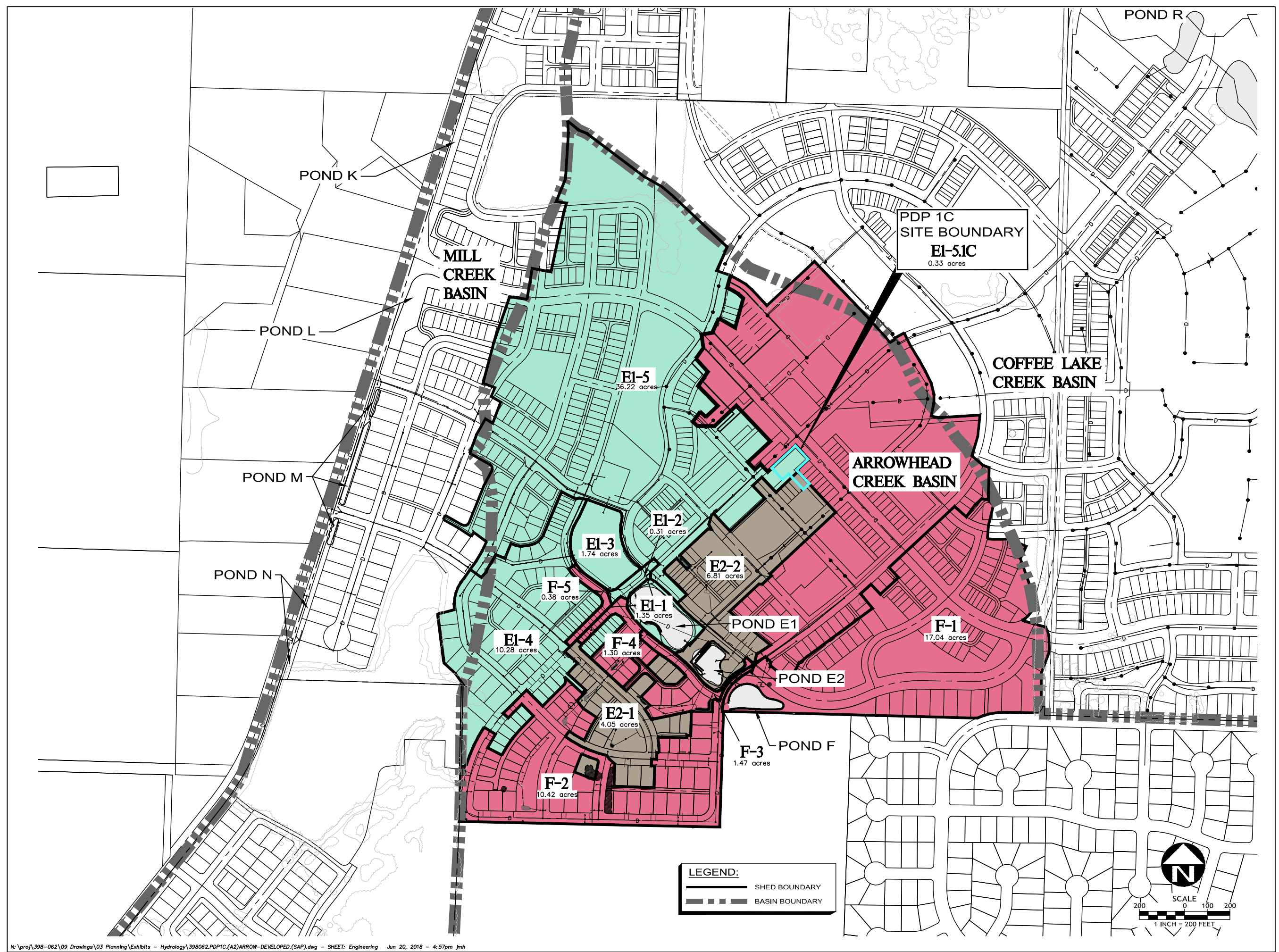
- ALPHA COMMUNITY DEVELOPMENT
- WESTERN PLANNING
- IVERSON ASSOCIATES
- PACIFIC HABITAT SERVICES
- WALT KNAPP
- KITTELSON & ASSOCIATES

## LEGEND AT VILLEBOIS ARROWHEAD CREEK BASIN

Master Plan  
Developed Shed Map

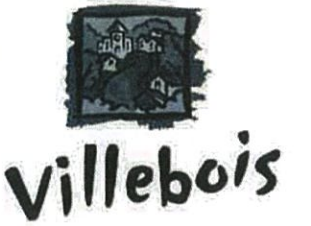
DATE: December 7, 2005

# A2









COSTA PACIFIC COMMUNITIES

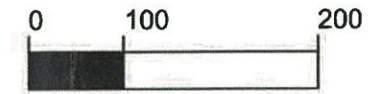
- TRAMMELL CROW RESIDENTIAL
- ALPHA COMMUNITY DEVELOPMENT
- FLETCHER FARR AYOTTE
- IVERSON ASSOCIATES
- LEEB ARCHITECTS, LLC
- SHAPIRO LANDSCAPE ARCHITECTS
- WALT KNAPP
- KITTELSON & ASSOCIATES

**LEGEND:**

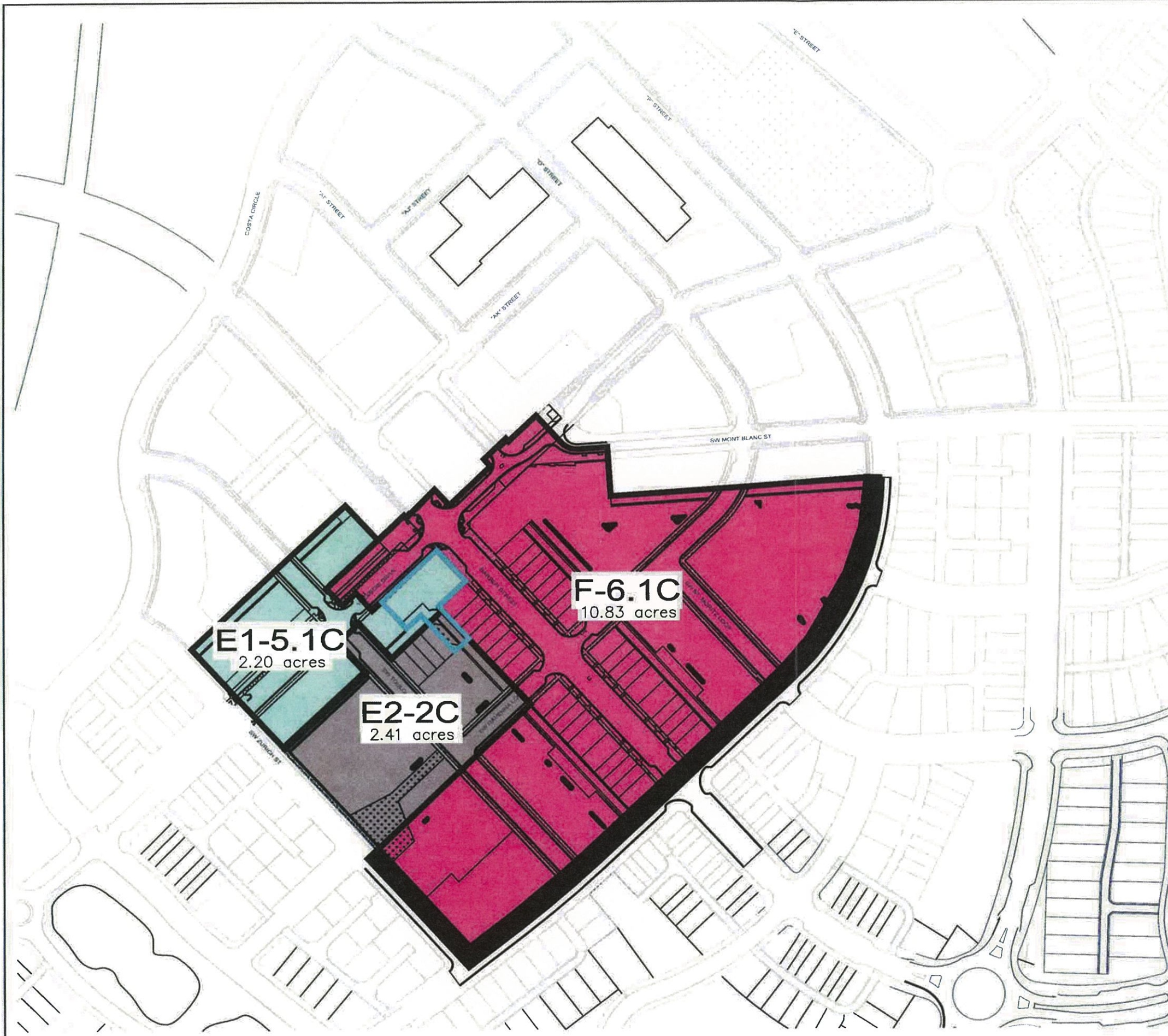
— SHED BOUNDARY



SCALE



1 IN = 200 FT



VILLEBOIS

PDP 1C

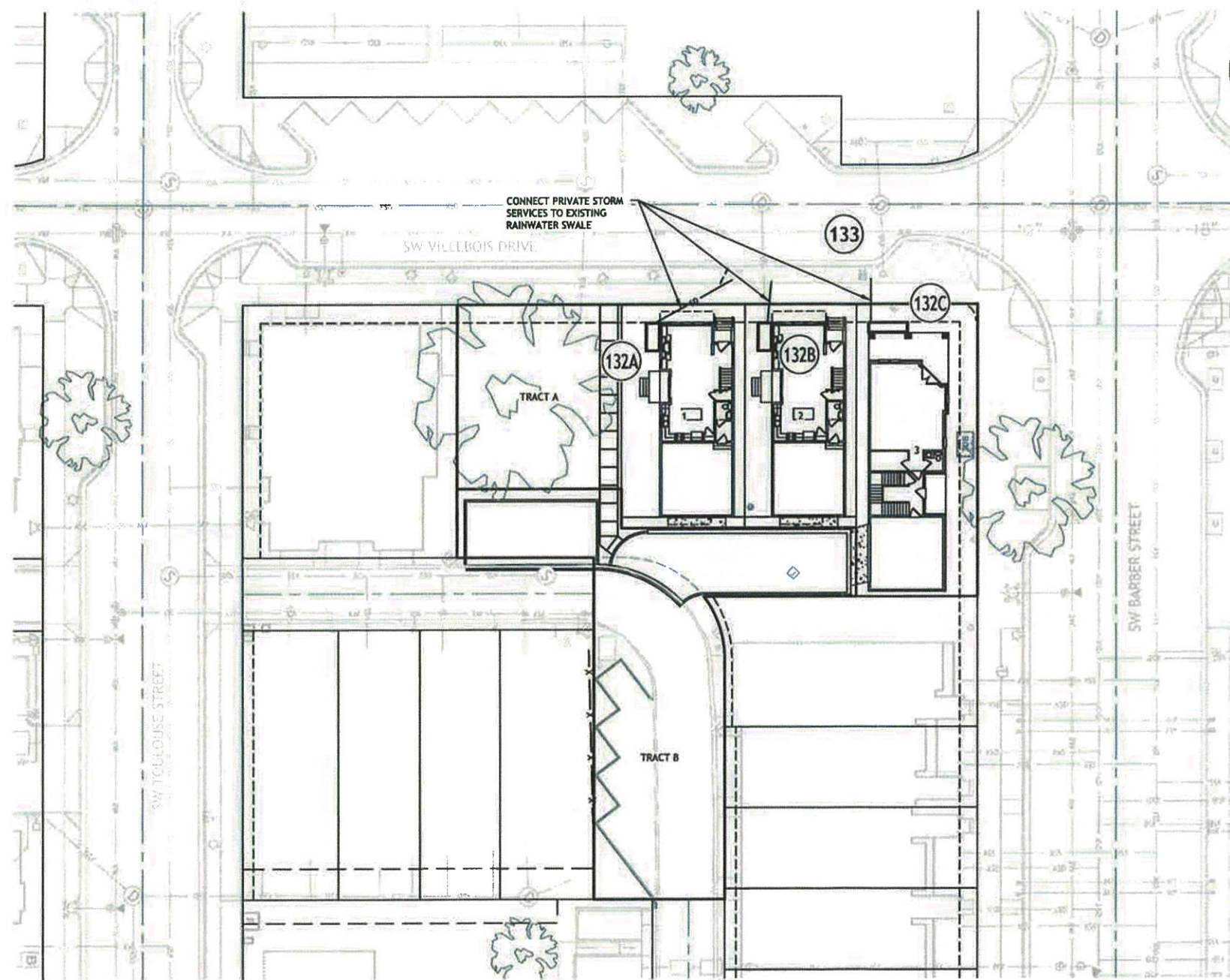
Developed Shed Map

DATE: February 24, 2006

FIGURE A4



M:\proj\398-062\07 Drawings\03 Planning\Exhibits - Hydrology\398062.PDF\1 C (A5 A5) Rainwater Management.dwg - SHEET: A5 Jun 21, 2018 - 2:35pm jmh



**LEGEND**

---	EASEMENT LINES
SS	PROPOSED SANITARY SEWER
ES	EX SANITARY SEWER
SD	PROPOSED STORM DRAIN
ESD	EX STORM DRAIN
W	PROPOSED WATER LINE
EW	EX WATER LINE
G	EX GAS LINE
AP	EX BURIED POWER LINE
OP	EX OVERHEAD POWER LINE
CTV	EX CABLE TV LINE
TEL	EX TELEPHONE LINE
●	PROPOSED SANITARY MANHOLE
○	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
○	EX SANITARY CLEANOUT
●	PROPOSED STORM MANHOLE
○	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
○	PROPOSED STORM CLEANOUT
○	EX STORM CLEANOUT
⊕	PROPOSED FIRE HYDRANT
⊕	EX FIRE HYDRANT
⊕	PROPOSED WATER METER
⊕	EX WATER METER
⊕	PROPOSED WATER VALVE
⊕	EX WATER VALVE
⊕	PROPOSED BLOW-OFF
⊕	EX BLOW-OFF
⊕	PROPOSED AIR RELEASE VALVE
⊕	EX AIR RELEASE VALVE
⊕	PROPOSED THRUST BLOCK
⊕	EX THRUST BLOCK
⊕	EX GAS VALVE
⊕	EX CABLE RISER
⊕	EX TELEPHONE RISER



12564 SW Main Street  
 Tigard, OR 97223  
 ☎ 503-941-9484

DATE: 6/20/2018

**REVISIONS**

NO.	DATE	DESCRIPTION
-----	------	-------------

YORKSIRE  
 PDP 1C

PROPOSED  
 STORMWATER  
 DRAINAGE  
 MAP

PROJECT NO.: 398-062  
 TYPE: PLANNING  
 REVIEWED BY: JMH

**A5**



## COMPOSITE CURVE NUMBER SAP CENTRAL

JOB NUMBER: 398-061  
 PROJECT: BERKSHIRE NO. 2 (SAP)  
 FILE: N:\proj\398-061\05 Reports\Hydrology Analysis\398061.PDP11C.IMP AREAS.xlsx

### CURVE NUMBERS PER SAP CENTRAL C.O.A. PF10

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

\* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/4 acre)	0.00	83	0.0%
Commercial/Multi-Family areas	1.04	94	100.0%
Street and Alley ROW's	0.00	94.4	0.0%
Open Space Area		80	0.0%
TOTAL	1.04		

Composite Curve Number per COA = 94.0

**FIGURE B1**



## PERCENT IMPERVIOUS SAP CENTRAL

JOB NUMBER: 398-061  
PROJECT: BERKSHIRE NO. 2 (SAP)  
FILE: N:\proj\398-061\05 Reports\Hydrology  
Analysis\398061.PDP11C.IMP AREAS.xlsx

Total Site Area 1.04 acres 45,436 sf

	Imp. Area (sf)
<b>ON-SITE</b>	
Row House Lot Impervious Area (85%)	0
Single Family Lot Impervious Area (60%)	0
Commercial Lot Impervious Area (90%)	40,892
ROW/Alley Impervious Area (80%)	0
Total	40,892
% Impervious =	90%

FIGURE B2





## COMPOSITE CURVE NUMBER PDP 11C

JOB NUMBER: 398-061  
PROJECT: BERKSHIRE NO. 2 (SAP)  
FILE: N:\proj\398-061\05 Reports\Hydrology  
Analysis\398061.PDP11C.IMP AREAS.xlsx

### CURVE NUMBERS PER SAP CENTRAL C.O.A. PF10

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

\* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.92	90	71.3%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/4 acre)	0.00	83	0.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.34	94.4	26.7%
Open Space Area	0.02	80	1.9%
TOTAL	1.29		

Composite Curve Number per COA = 91.0

FIGURE B3



## PERCENT IMPERVIOUS PDP 11C

JOB NUMBER: 398-061  
PROJECT: BERKSHIRE NO. 2 (SAP)  
FILE: N:\proj\398-061\05 Reports\Hydrology Analysis\398061.PDP11C.IMP AREAS.xlsx

Total Site Area 1.29 acres 56,157 sf

	Imp. Area (sf)
<b>ON-SITE</b>	
Row House Lot Impervious Area (85%)	34,046
Single Family Lot Impervious Area (60%)	0
Commercial Lot Impervious Area (90%)	0
ROW/Alley Impervious Area (80%)	12,012
Total	46,059
% Impervious =	82%

FIGURE B4



## IID) Traffic Analysis

To Be Submitted Later

## III) Tree Report



**Yorkshire – Wilsonville, Oregon  
Tree Maintenance and Protection Plan  
June 5, 2018**

MHA18002

**Purpose**

This Tree Maintenance and Protection Plan for the Yorkshire (Villebois Lot 12) project located in Wilsonville, Oregon, is provided pursuant to City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on the project site, as well as recommendations for tree removal, retention, mitigation, and protection. This report is based on observations made by International Society of Arboriculture Board Certified Master Arborist (PN-6145B) and Qualified Tree Risk Assessor Morgan Holen during a site visit conducted on April 18, 2018, and subsequent coordination with Pacific Community Design.

**Scope of Work and Limitations**

Morgan Holen & Associates, LLC, was contracted by Costa Pacific Communities to visually assess existing trees measuring six inches in diameter and larger in terms of general condition and suitability for preservation with development, and to develop a tree maintenance and protection plan for the project. The site is planned for residential development. A site plan was provided by Pacific Community Design illustrating the location of trees and tree survey point numbers, and potential construction impacts.

Visual Tree Assessment (VTA<sup>1</sup>) was performed on individual trees located across the site. Trees were evaluated in terms species, size, general condition, and potential construction impacts, and treatment recommendations include retain or remove. Following the inventory fieldwork, we coordinated with Pacific Community Design to discuss and finalize treatment recommendations based on the proposed site plan and grading.

The client may choose to accept or disregard the recommendations contained herein or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

**Tree Plan**

The Yorkshire project is located on an undeveloped lot south of the intersection between SW Barber Street and SW Villebois Drive. There are three existing trees located on and directly adjacent to the proposed development. A complete description of the individual trees is provided in Table 1 below.

Tree 323 is located in the right-of-way adjacent to the project and was well protected during street construction which we monitored years ago. It is within a tree well and an existing sidewalk separates this tree from the proposed development. This tree is planned for protection and protection fencing is recommended around three sides of the tree well to provide a physical barrier to the trunk during construction. Pruning may be needed to provide sufficient clearance to avoid crown damage during construction. The project arborist can help identify where pruning is necessary once trees recommended for removal have been removed and the site is staked and prepared for construction.

---

<sup>1</sup> Visual Tree Assessment (VTA): The standard process of visual tree inspection whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality.

Tree 326 was previously protected during adjacent sidewalk construction and during the time the sales office was located on the lot. This tree is now planned for removal because it is located in the proposed driveway alignment and there are no reasonable alternatives to provide for its protection.

Tree 333 was also well protected during previous site development on the adjacent lot. This tree is planned for protection with the proposed new construction and will be located in open space Tract A. Protection fencing is recommended at the limits of the existing sidewalk approximately 22-feet to the northwest, at approximately 27-feet southeast to the limits of proposed guest parking, and approximately 23-feet to the northeast at the limits of proposed path construction. No protection fencing is needed in the southwest quadrant of the tree adjacent to the existing developed site. The recommended location of protection fencing slightly encroaches beneath the 34-foot crown radius. However, the proposed disturbance within the encroachment area is very minimal and will not result in impacts to the tree. Note that fill was previously placed approximately 14-feet from the tree to the northeast and the 23-foot protection area will limit path construction to the existing disturbed area. In addition, the actual dripline measured in the southeast quadrant is a 30-foot radius, so the encroachment required for guest parking is just 3-feet.

**Table 1. Tree Inventory 04/18/2018 – Yorkshire (Villebois Lot 12), Wilsonville, OR.**

Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment
323	pin oak	<i>Quercus palustris</i>	20	18	G	Good structure; pruning may be needed for building clearance	Retain
326	red maple	<i>Acer rubrum</i>	19	20	G	Moderate structure, codominant leaders, hollow with trunk decay at old branch wound on east face at ~6' with poor woundwood development	Remove
333	scarlet oak	<i>Quercus coccinea</i>	28.5	34	I	Moderate structure, multiple leaders, excellent vigor	Retain

\*DBH: Diameter at Breast Height (measured 4.5-feet above ground level in inches).

^C-Rad: Crown Radius, the distance from the center of the tree to the edge of the dripline (measured in feet).

#Condition Rating: I-Important; G-Good; M-Moderate; P-Poor.

**Mitigation Requirements**

All 3 inventoried trees are 6-inches or larger in diameter, including two trees planned for retention with protection during construction and one tree planned for removal. Tree removal requires mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, one tree measuring at least 2-inch in diameter shall be planted as mitigation for tree removal.

**Tree Protection Standards**

Trees designated for retention will need special consideration to assure their protection during construction. We recommend a preconstruction meeting with the owner, contractors, and project arborist to review tree protection measures and address questions or concerns on site. Tree protection measures include:

1. **Protection Fencing.** Trees to remain on site shall be protected by installation of tree protection fencing to prevent injury to tree trunks or roots, or soil compaction within the root protection area, which generally coincides with tree driplines. Fences shall be 6-foot high steel on concrete blocks and installed as illustrated on the tree plan drawing.

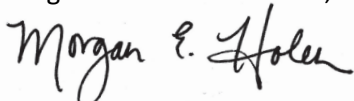
2. **Tree Protection Zone.** Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
  - a. Grade change or cut and fill;
  - b. New impervious surfaces;
  - c. Utility or drainage field placement;
  - d. Staging or storage of materials and equipment; or
  - e. Vehicle maneuvering.

Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

3. **Pruning.** Pruning may be needed to provide for overhead clearance, improve crown structure, and to remove dead and defective branches for safety. The project arborist can help identify where pruning is necessary once trees recommended for removal have been removed and the site is staked and prepared for construction. Tree removal and pruning shall be performed by a Qualified Tree Service.
4. **Excavation.** Excavation beneath the dripline of protected trees shall be avoided if alternatives are feasible. Otherwise, the project arborist shall provide on-site consultation during all excavation activities beneath the dripline of protected trees. Excavation immediately adjacent to roots larger than 2-inches in diameter within the root protection zone of retained trees shall be by hand or other non-invasive techniques to ensure that roots are not damaged. Where feasible, major roots shall be protected by tunneling or other means to avoid destruction or damage. Exceptions can be made if, in the opinion of the project arborist, unacceptable damage will not occur to the tree. Where soil grade changes affect the root protection area, the grade line should be meandered wherever practicable. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.
5. **Landscaping.** Following construction and where landscaping is desired, apply approximately 3-inches of mulch beneath the dripline of protected trees, but not directly against tree trunks. Shrubs and ground covers may be planted within tree protection areas by hand and with hand tools only. If irrigation is needed beneath the driplines of protected trees, use drip irrigation installed above ground only.
6. **Quality Assurance.** The project arborist should supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports should be provided to the Client and City on a regular basis throughout construction.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Yorkshire project. Please contact us if you have questions or need any additional information.

Thank you,  
Morgan Holen & Associates, LLC



Morgan E. Holen, Member  
ISA Board Certified Master Arborist, PN-6145B  
ISA Tree Risk Assessment Qualified  
Forest Biologist

IIF) Republic Services Approval of Trash  
Collection Plan



**REPUBLIC**  
SERVICES

10,295 SW Rimmer Road, Wilsonville, OR 97070  
O: 503.982.9307 F: 503.982.9307 republicservices.com

May 2, 2018,

Eric Hawkinson  
Pacific Community Design  
12564 SW Main Street  
Tigard OR 97223

Re: Yorkshire (Lot 12) Development

Dear Eric;

Thank you for sending me your site plans for these three (3) row houses in Wilsonville. It looks fairly simple for service.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Wilsonville, and Clackamas County. We will provide complete residential waste removal and recycling services as needed on a weekly basis for these sites.

We will come in off Raveena and service the three homes along the edge of the alley and exit onto Toulouse. The three homes you are building will have to pull their carts up to the edge of the alley for us to service as you have marked on your site plan.

Thanks Eric for your help and concerns for our services prior to this project being developed.

Sincerely,

Frank J. Lonergan  
Operations Manager  
Republic Services Inc.



# Section III) Tentative Plat – Subdivision

## IIIA) Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT**  
**“YORKSHIRE” TENTATIVE PLAT - SUBDIVISION**  
**PDP 1 - CENTRAL, LOT 12**

**SECTION IIIA**

**TABLE OF CONTENTS**

<b>I.</b>	<b>WILSONVILLE PLANNING &amp; LAND DEVELOPMENT ORDINANCE.....</b>	<b>2</b>
	SECTION 4.125. VILLAGE (V) ZONE.....	2
	(.02) PERMITTED USES.....	2
	(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE .....	2
	(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING ..	4
	(.08) OPEN SPACE.....	4
	(.09) STREET & ACCESS IMPROVEMENT STANDARDS .....	5
	(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS .....	8
	SECTION 4.177. STREET IMPROVEMENT STANDARDS .....	8
	SECTION 4.210. APPLICATION PROCEDURE.....	8
	SECTION 4.236. GENERAL REQUIREMENTS - STREETS. ....	13
	SECTION 4.237. GENERAL REQUIREMENTS - OTHER.....	16
	SECTION 4.262. IMPROVEMENTS - REQUIREMENTS. ....	19
<b>II.</b>	<b>CONCLUSION.....</b>	<b>20</b>

# I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

## SECTION 4.125. VILLAGE (V) ZONE

### (.02) PERMITTED USES

Examples of principle uses that are typically permitted:

- D. Row Houses
- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

**Response:** The proposed Tentative Plat for subdivision will create 3 lots for development of row houses. All proposed uses within the subject PDP modification are permitted pursuant to this section.

### (.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE

All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:

- A. Block, Alley, Pedestrian and Bicycle Standards:
  - 1. Maximums Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.

**Response:** These standards are addressed within the PDP modification Compliance Report (see Section IIA).

- 2. Maximum spacing between streets for local access: 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard.

**Response:** These standards are addressed within the PDP modification Compliance Report (see Section IIA).

3. If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.

**Response:** These standards are addressed within the PDP modification Compliance Report (see Section IIA).

- 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:** All of the lots within the proposed PDP that have frontage on a public street and an alley will take vehicular access from an alley to a garage or parking area.

**Table V-1 Development Standards**

Table V-1: Development Standards												
Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width (10, 12 (%age)	Max. Bldg. Height (ft.)	Front Min. (ft.)	Front Max. (ft.)	Rear Min. (ft.)	Side Min. (ft.)	Alley-Loaded Garage (note)	Street-Loaded Garage (note)
Commercial Buildings - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	90	60	NR <sup>3</sup>	5	NR	NR	NR	NA
Hotels - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	80	60	NR <sup>3</sup>	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	90	60	NR <sup>3</sup>	8	NR	NR	NR	NA
Multi-Family Dwellings - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	80	45	5 <sup>4</sup>	15	NR	NR	NR	NA
Row Houses <sup>11</sup> - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	80	45	5 <sup>4</sup>	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	<sup>1</sup>	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	<sup>1</sup>	60	45	NR	15	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	<sup>1</sup>	60	45	8 <sup>4</sup>	15	NR	NR	NR	NA
Row Houses <sup>11</sup>	NR	15	50	<sup>1</sup>	80	45	8 <sup>5</sup>	15	NR	NR	NR	NA
Duplexes	4,000	45	70	<sup>2</sup>	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>15</sup>	7	8,17,18
Single-Family Dwellings	2,250	35	50	<sup>2</sup>	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>15</sup>	7	8,17

Notes: NR - No Requirement  
 NA - Not Allowed  
 1 Lot < 8000sf. NR; Lot > 8000sf: 80% (Max. Lot Coverage)  
 2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage  
 On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.  
 3 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 6 ft. into the Public Way.  
 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.  
 5 Porches, stoops, decks, canopies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.  
 6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.  
 7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.  
 8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main facade of the associated dwelling unit.  
 9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.  
 10 For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.  
 11 Row Houses are typically attached, but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. 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.  
 12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.  
 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.  
 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.  
 15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.  
 16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.  
 17 Dwellings on lots without alley access shall be at least 36 feet wide.  
 18 Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.  
 19 Maximum setbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.  
 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book. [Table V-1 amended by Ord. 667 on 8/17/09; Ord. 682, 9/9/10]

**Response:** The *Tentative Plat* (see Section IIIB in this Notebook) depicts proposed lot sizes and dimensions. All of the lots meet applicable requirements, as addressed below. The proposed lots will be developed as a mixed use site with single family detached row houses and flex-commercial space. The corner lot in the Plaza Address is a Row Home mixed use building that has flex space for commercial use on the ground floor, therefore it is categorized as a Mixed Use Building in the Development

Standards. This Mixed Use Row Home is a creative solution to develop this small site and provide a mixed use building compatible with the Plaza development. The design incorporates unique, attractive architecture and flexible use that will activate the corner and bring variety to Central Villebois. Table V-1 does not indicate a minimum lot size, width or depth for Row Houses and Mixed Use Buildings in the Village Center. The proposed units comply with the minimum frontage width standard and the applicable setback and height requirements. Because of its unique characterization as “Mixed Use,” and “Row Home,” the building on Lot 3 does not neatly fit both categories outlined in Table V-1— such as Minimum Frontage Width (discussed later on in this report under Section (14).d.

**(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING**

**Table V-2: Off-Street Parking Requirements**

Category	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term	Bicycle Long-term
Row Houses	1.0 / DU	NR	NR	NR
Mixed Use	1.0 / DU	NR	NR	NR
Commercial	2 / 1000 SF	4 / 1000 SF	1 per 10,000 SF Min. of 2	1 per 40,000 SF Min. of 2

**Response:** Three (3) spaces for off-street parking are required for the rowhomes and mixed-use units, plus two (2) for the ground floor flex space. A total of six (6) spaces are provided in units with attached two-car garages, which exceeds the required 5 spaces.

**(.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 Parks *Master Plan* for Villebois states that there are 58.42 acres of parks and 101.31 acres of open space for a total of 159.73 acres within Villebois, approximately 33%. SAP Central includes parks and open space areas consistent with the *Master Plan*. Linear green spaces are added with PDP 1C modification of Lot 12.

#### (.09) STREET & ACCESS IMPROVEMENT STANDARDS

- A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:
  - 1. General Provisions:
    - a. All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan and the following standards:

**Response:** The street alignments and access improvements within this PDP modification are generally consistent with those approved in the *Villebois Village Master Plan* and SAP Central.

- i. All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.

**Response:** All street improvements within this Preliminary Development Plan modification will comply with the applicable Public Works Standards. The street system within this Preliminary Development Plan is designed to provide for the continuation of streets within Villebois and to adjoining properties or subdivisions according to the *Master Plan*. The street system is illustrated on the *Circulation Plan* located in Section IIB of this Notebook.

- ii. All streets shall be developed with curbs, landscape strips, bikeways or pedestrian pathways, according to the Master Plan.

**Response:** All streets within this Preliminary Development Plan modification will be developed with curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways as depicted on the *Circulation Plan* (Section IIB of this Notebook) and in accordance with the *Master Plan*.

2. Intersections of streets

- a. **Angles:** Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- b. **Intersections:** If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.

**Response:** The plan sheets located in Section IIB of this Notebook demonstrate that all proposed streets will intersect at angles consistent with the above standards (see the *Tentative Plat*).

- c. **Offsets:** Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
  - i. 1000 ft. for major arterials
  - ii. 600 ft. for minor arterials
  - iii. 100 ft. for major collector
  - iv. 50 ft. for minor collector

**Response:** The plan sheets located in Section IIB of this Notebook demonstrate that opposing intersections on public streets are offset, as appropriate, so that no danger to the traveling public is created (see the *Tentative Plat* in Section IIIB).

- d. **Curb Extensions:**
  - i. Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F), below, and shall:
  - ii. Not obstruct bicycle lanes on collector streets.
  - iii. Provide a minimum 20 foot wide clear distance between curb extensions all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.

**Response:** Curb extensions are shown on the *Circulation Plan* (see Section IIB). Curb extensions will not obstruct bicycle lanes on collector streets as the subject site is not adjacent to collector streets. The attached drawings illustrate that all street



intersections will have a minimum 20 foot wide clear distance between curb extensions on all local residential street intersections.

3. Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.

**Response:** The *Grading & Erosion Control Plan* located in Section IIB, demonstrates that proposed streets can comply with this standard.

4. Centerline Radius Street Curves:

The minimum centerline radius street curves shall be as follows:

- a. Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
- b. Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- c. Local streets: 75 feet

**Response:** The *Tentative Plat* (see Section IIIB) demonstrates that all streets will comply with the above standards.

5. Rights-of-way:

- a. See (.09) (A), above.

**Response:** Rights-of-way for adjacent streets have already been dedicated as shown on the plan sheets located in Section IIB of this Notebook.

6. Access drives.

- a. See (.09) (A), above.
- b. 16 feet for two-way traffic.

**Response:** Access drives (alleys) will be paved at least 16-feet within a 20-foot tract, as shown on the *Circulation Plan* in Section IIB of this Notebook. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.

7. Clear Vision Areas

- a. See (.09) (A), above.

**Response:** Clear vision areas will be provided and maintained in compliance with the Section 4.177.

8. Vertical clearance:
  - a. See (.09) (A), above.

**Response:** Vertical clearance will be provided and maintained in compliance with the Section 4.177.

9. Interim Improvement Standard:
  - a. See (.09) (A), above.

**Response:** No interim improvements are proposed.

#### **(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS**

##### **G. Preliminary Development Plan Approval Process:**

1. An application for approval of a Preliminary Development Plan for a development in an approved SAP shall:
  - f) Include a preliminary land division (concurrently) per Section 4.400, as applicable.

**Response:** This application includes a request for preliminary land division approval. This section includes a Supporting Compliance Report, the proposed Tentative Plat, a copy of the certification of liens & assessments form, and the subdivision name approval from the County Surveyor's Office.

#### **SECTION 4.177. STREET IMPROVEMENT STANDARDS**

**Response:** Adjacent street rights-of-way will be dedicated as required.

The drawings located in Section IIB demonstrate that all proposed access drives (alleys) within the Preliminary Development Plan modification area will have a minimum improvement width of 16 feet and will provide two-way travel. All access drives (alleys) will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.

Clear vision areas will be maintained in accordance with the standards of Subsection 4.177(.01)(I). Vertical clearance will be maintained over all streets and access drives in accordance with Subsection 4.177(.01)(J).

#### **LAND DIVISIONS**

##### **SECTION 4.210. APPLICATION PROCEDURE**

- A. Preparation of Tentative Plat. The Planning Staff shall provide information regarding procedures and general information having a direct influence on the proposed development, such as elements of the Comprehensive Plan, existing and proposed streets, road and public utilities. The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary

material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of each surveyor or engineer shall be furnished as part of the submittal.

**Response:** A tentative plat for subdivision has been prepared by an Oregon licensed professional engineer as required. The Tentative Plat can be seen in Section IIIB of this Notebook. Improvement plans can be seen in Section IIB of this application Notebook. The Introductory Narrative located in Section IA includes a listing of the services provided by each design team member.

**B. Tentative Plat Submission.** The purpose of the Tentative Plat is to present a study of the proposed subdivision to the Planning Department and Development Review Board and to receive approval recommendations for revisions before preparation of a final Plat. The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:

1. Site development application form completed and signed by the owner of the land or a letter of authorization signed by the owner. A preliminary title report or other proof of ownership is to be included with the application form.
2. Application fees as established by resolution of the City Council.

**Response:** Copies of the application form and the application fee are included in Sections IB and IC, respectively, of this Notebook.

3. Ten (10) copies and one (1) sepia or suitable reproducible tracing of the Tentative Plat shall be submitted with the application. Paper size shall be eighteen inch (18") by twenty-four inch (24"), or such other size as may be specified by the City Engineer.

**Response:** The balance of the 10 copies of the Tentative Plat (see Section IIIB) will be provided when the application is determined complete; three (3) of which have been provided with initial submittal.

4. Name of the subdivision. No subdivision shall duplicate or resemble the name of any other subdivision in Clackamas or Washington County. Names may be checked through the county offices.

**Response:** The proposed name is "Yorkshire" (see Section IIID for documentation of subdivision name approval from the Clackamas County Surveyor's Office).

5. Names, address, and telephone numbers of the owners and applicants, and engineer or surveyor.

**Response:** The names, addresses and telephone numbers of the owner, applicant, engineer and surveyor are listed in the Introductory Narrative, which can be seen in

Section IA of this Notebook, and are listed on the *Cover Sheet* (see Section IIB of Notebook).

6. Date, north point and scale drawing.
7. Location of the subject property by Section, Township, and Range.
8. Legal road access to subject property shall be indicated as City, County, or other public roads.
9. Vicinity map showing the relationship to the nearest major highway or street.
10. Lots: Dimensions of all lots, minimum lot size, average lot size, and proposed lot and block numbers.
11. Gross acreage in proposed plat.

**Response:** The above information is provided on the plan sheets located in Section IIB of this Notebook. The location of the subject property by Section, Township and Range and the gross acreage of the proposed plat is also listed in the Introductory Narrative, located in Section IA of this Notebook, and are listed on the *Cover Sheet* (see Section IIB of Notebook).

12. Proposed uses of the property, including sits, if any, for multi-family dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses.

**Response:** The proposed plat does not include any multi-family dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses. Therefore, this section is not applicable.

13. Improvements: Statement of the improvements to be made or installed including streets, sidewalks, lighting, tree planting, and times such improvements are to be made or completed.

**Response:** Proposed improvements are shown on the plan sheets in Section IIB. The *Circulation Plan* shows proposed streets and sidewalks. The *Street Tree/Lighting Plan* shows proposed street trees and proposed street lights.

14. Trees. Locations, types, sizes, and general conditions of all existing trees, as required in Section 4.600.

**Response:** The requirements of Section 4.600 can be seen in Section II of this Notebook. The *Tree Preservation Plan* (see Section IIB) shows existing tree locations, types, sizes and general conditions, pursuant to the requirements of Section 4.600.

15. Utilities such as electrical, gas, telephone, on and abutting the tract.

**Response:** The *Composite Utility Plan* shows existing and proposed utilities. These sheets can be seen in Section IIB of this Notebook.

16. **Easements:** Approximate width, location, and purpose of all existing and proposed easements on, and known easements abutting the tract.
17. **Deed Restrictions:** Outline of proposed deed restrictions, if any.
18. **Written Statement:** Information which is not practical to be shown on the maps may be shown in separate statements accompanying the Tentative Plat.
19. If the subdivision is to be a “Planned Development,” a copy of the proposed Home Owners Association By-Laws must be submitted at the time of submission of the application. The Tentative Plat shall be considered as the Stage I Preliminary Plan. The proposed By-Laws must address the maintenance of any parks, common areas, or facilities.

**Response:** The *Existing Conditions* plan, located in Section IIB, shows the approximate width, location, and purpose of all existing easements. The *Tentative Plat - Subdivision*, located in Section IIIB, shows proposed easements. No deed restrictions are proposed at this time.

20. Any plat bordering a stream or river shall indicate areas subject to flooding and shall comply with the provisions of Section 4.172.

**Response:** The proposed plat areas do not border a stream or river.

21. Proposed use or treatment of any property designated as open space by the City of Wilsonville.

**Response:** The proposed plat does not include any areas designated as open space by the City of Wilsonville.

22. A list of the names and addresses of the owners of all properties within 250 feet of the subject property, printed on self-adhesive mailing labels. The list shall be taken from the latest available property ownership records of the Assessor’s Office of the affected county.

**Response:** The required mailing list has been submitted with this application. A copy is provided in Section ID.

23. A completed “liens and assessments” form, provided by the City Finance Department.

**Response:** A copy of this form is provided in Exhibit IIIC.

24. Locations of all areas designated as a Significant Resource Overlay Zone by the City, as well as any wetlands shall be shown on the tentative plat.

**Response:** The proposed plat does not include any areas designated as SROZ by the City or any wetlands.

25. Locations of all existing and proposed utilities, including but not limited to domestic water, sanitary sewer, storm drainage, streets, and any private utilities crossing or intended to serve the site. Any plans to phase the construction or use of utilities shall be indicated.

**Response:** The *Existing Conditions* plan shows all existing utilities. The *Composite Utility Plan* shows all proposed utilities. The *Grading and Erosion Control Plan* shows proposed streets and storm drainage facilities. These plan sheets can be seen in Section IIB of this Notebook.

26. A traffic study, prepared under contract with the City, shall be submitted as part of the tentative plat application process, unless specifically waived by the Community Development Director.

**Response:** A copy of the Traffic Impact Analysis is attached in Section IID of this Notebook.

**C. Action on proposed tentative plat:**

1. Consideration of tentative subdivision plat. The Development Review Board shall consider the tentative plat and the reports of City staff and other agencies at a regular Board meeting no more than ninety (90) days after tentative plat application has been accepted as complete by the City. Final action on the proposed tentative plat shall occur within the time limits specified in Section 4.013. The tentative plat shall be approved if the Development Review Board determines that the tentative plat conforms in all respects to the requirements of this Code.

**Response:** The proposed Tentative Plat for subdivision is located in Section IIIB, is included with this application for review by the Development Review Board.

2. Consideration of tentative partition plat. The Planning Director shall review and consider any proposed land partition plat through the procedures for Administrative Reviews specified in Section 4.030 and 4.035.

**Response:** This request is for a Tentative Subdivision Plat. This code section does not apply.

3. The Board shall, by resolution, adopt its decision, together with findings and a list of all Conditions of Approval or required changes to be reflected on the Final Plat

**Response:** Any Conditions of Approval adopted by the Board shall be reflected on the Final Plat.

4. Board may limit content of deed restrictions. In order to promote local, regional and state interests in affordable

housing, the Board may limit the content that will be accepted within proposed deed restrictions or covenants. In adopting conditions of approval for a residential subdivision or condominium development, the Board may prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions or manufactures housing, etc.

**Response:** The applicant recognizes the authority of the Board to limit the content of the deed restrictions or covenants.

5. **Effect of Approval.** After approval of a tentative plat, the applicant may proceed with final surveying, improvement construction and preparation of the final plat. Approval shall be effective for a period of two (2) years, and if the final plat is not submitted to the Planning Department within such time, the tentative plat shall be submitted again and the entire procedure shall be repeated for consideration of any changes conditions which may exist. Except, however, that the Development Review Board may grant a time extension as provided in Section 4.023.

**Response:** After approval of the Tentative Plat, a final plat will be prepared and submitted to the Planning Department within two years if an extension is not provided.

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

**Response:** The PDP modification is proposed to be executed in one phase.

- E. **Remainder tracts to be shown as lots or parcels.** Tentative plats shall clearly show all effected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division.

**Response:** No remainder tracts are proposed.

#### SECTION 4.236. GENERAL REQUIREMENTS - STREETS.

- (.01) **Conformity to the Master Plan Map:** Land divisions shall conform to and be in harmony with the Transportation Master Plan (Transportation Systems Plan), the bicycle and Pedestrian Master Plan, the Parks and Recreation Master Plan, the Official Plan or Map and especially to the Master Street Plan.

**Response:** The proposed land division complies with Specific Area Plan - Central and the *Villebois Village Master Plan*, and thereby conforms to the applicable Master Plans.

**(.02) Relation to Adjoining Street System.**

- A. A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has adopted a plan or plat of a neighborhood or area of which the proposed land division is a part, the subdivision shall conform to such adopted neighborhood or area plan.
- B. Where the plat submitted covers only a part of the applicant's tract, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the part submitted shall be considered in the light of adjustments and connections with the street system of the part not submitted.
- C. At any time when an applicant proposes a land division and the Comprehensive Plan would allow for the proposed lots to be further divided, the city may require an arrangement of lots and streets such as to permit a later resubdivision in conformity to the street plans and other requirements specified in these regulations.

**Response:** The street system proposed in this land division generally conforms to the street system in SAP Central and the *Villebois Village Master Plan* with refinements described in the PDP modification Supporting Compliance Report (see Section IIA of this Notebook).

**(.03) All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.**

**Response:** Previous sections of this report have demonstrated compliance with the standards of Section 4.177 and the applicable block size requirements.

**(.04) Creation of Easements: The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two (2) parcels may be provided with vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two (2) parcels, a street dedication may be required. Also, within a Planned Development, cluster settlements may have easement driveways for any number of dwelling units when approved by the Planning Director or Development Review Board.**

**Response:** Any necessary easements will be identified on the final plat.



(.05) **Topography:** The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations.

**Response:** The *Grading and Erosion Control Plan* (see Section IIB) demonstrates that the layout of streets has given recognition to surrounding topographic conditions.

(.06) **Reserve Strips:** The Planning Director or Development Review Board may require the applicant to create a reserve strip controlling the access to a street. Said strip is to be placed under the jurisdiction of the City Council, when the Director or Board determine that a strip is necessary:

- A. To prevent access to abutting land at the end of a street in order to assure the proper extension of the street pattern and the orderly development of land lying beyond the street; or
- B. To prevent access to the side of a street on the side where additional width is required to meet the right-of-way standards established by the City; or
- C. To prevent access to land abutting a street of the land division but not within the tract or parcel of land being divided; or
- D. To prevent access to land unsuitable for building development.

**Response:** Reserve strips will be provided as appropriate.

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

**Response:** Streets that will be expanded in the future will occur in compliance with this standard.

(.08) **Existing Streets:** Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code or in the Transportation Systems Plan.

**Response:** Rights-of-way have already been dedicated in accordance with the *Villebois Village Master Plan* and the Transportation System Plan.

(.09) **Street Names:** No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer.

**Response:** No street names will be used that duplicate or could be confused with the names of existing streets. Street names and numbers will conform to the established name system in the City, as approved by the City Engineer.

**SECTION 4.237. GENERAL REQUIREMENTS - OTHER.**

**(.01) Blocks:**

- A. The length, width, and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated, consideration of needs for convenient access, circulation, control, and safety of pedestrian, bicycle, and motor vehicle traffic, and recognition of limitations and opportunities of topography.
- B. **Sizes:** Blocks shall not exceed the sizes and length specified for the zone in which they are located unless topographical conditions or other physical constraints necessitate larger blocks. Larger blocks shall only be approved where specific findings are made justifying the size, shape, and configuration.

**Response:** The PDP modification compliance report demonstrates compliance with the applicable block size requirements (see Section IIA). The street system proposed in this land division conforms to the street system in SAP Central and the *Villebois Village Master Plan* as described in the PDP Supporting Compliance Report (see Section IIA of this Notebook).

**(.02) Easements:**

- A. **Utility lines.** Easements for sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever necessary. Easements shall be provided consistent with the City's Public Works Standards, as specified by the City Engineer or Planning Director. All the utility lines within and adjacent to the site shall be installed with underground services within the street and to any structures. All utilities shall have appropriate easements for construction and maintenance purposes.
- B. **Water Courses.** Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for maintenance of the facility or channel. Streets or parkways parallel to water courses may be required.

**Response:** The final plat will include the appropriate easements. The applicant has discussed easement encroachments with the City Engineer and determined that a minimum 10-foot of clearance is acceptable over public utility easements (PUEs) as a design exception. This application requests said design exception for the row homes on Lot 12 to allow a second story encroachment over the PUE.

**(.03) Pedestrian and bicycle pathways.** An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.

- A. Pathways shall be required to connect to cul-de-sacs to pass through unusually shaped blocks.

- B. Pathways required by this subsection shall have a minimum width of ten (10) feet unless they are found to be unnecessary for bicycle traffic, in which case they are to have a minimum width of six (6) feet.

**Response:** No proposed block size exceeds the length standards of the zone in which it is located.

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

**Response:** The *Street Tree/Lighting Plan* shows proposed street tree planting. This plan sheet can be seen in Section IIB of this Notebook.

- (.05) **Lot Size and shape.** The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located.

- A. In areas that are not served by public sewer, an on-site sewage disposal permit is required from the City. If the soil structure is adverse to on-site sewage disposal, no development shall be permitted until sewer service can be provided.
- B. Where property is zoned or deeded for business or industrial use, other lot widths and areas may be permitted at the discretion of the Development Review Board. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
- C. In approving an application for a Planned Development, the Development Review Board may waive the requirements of this section and lot size, shape, and density shall conform to the Planned Development conditions of approval.

**Response:** Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed development and are in conformance with the Village Zone requirements as demonstrated by this report.

- (.06) **Access.** The division of land shall be such that each lot shall have a minimum frontage on a public street, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:

- A. A lot on the outer radius of a curved street or facing the circular end of a cul-de-sac shall have frontage of not less than twenty-five (25) feet upon a street, measured on the arc.

- B. The Development Review Board may waive lot frontage requirements where in its judgment the waiver of frontage requirements will not have the effect of nullifying the intent and purpose of this regulation or if the Board determines that another standard is appropriate because of the characteristics of the overall development.

**Response:** The proposed lots comply with the applicable access requirements of the Village Zone as demonstrated in previous sections of this report.

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

**Response:** No through lots are proposed by this application.

- (.08) **Lot side lines.** The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street upon which the lots face.

**Response:** All side lines of lots will run at right angles to the street upon which the lots face.

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

**Response:** This request does not include any tracts which may be divided at a future time.

- (.10) **Building line.** The Planning Director or Development Review Board may establish special building setbacks to allow for the future redivision or other development of the property or for other reasons specified in the findings supporting the decision. If special building setbacks lines are established for the land division, they shall be shown on the final plat.

**Response:** No building lines are proposed by this application.

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

**Response:** No build-to lines are proposed by this application.

(.12) **Land for public purposes.** The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time.

**Response:** This land division does not include land to be dedicated for public purposes except for the dedication of street right-of-way.

(.13) **Corner lots.** Lots on street intersections shall have a corner radius of not less than ten (10) feet.

**Response:** All lots on street intersections will have a corner radius of not less than ten (10) feet.

#### SECTION 4.262. IMPROVEMENTS - REQUIREMENTS.

(.01) **Streets.** Streets within or partially within the development shall be graded for the entire right-of-way width, constructed and surfaced in accordance with the Transportation Systems Plan and City Public Works Standards. Existing streets which abut the development shall be graded, constructed, reconstructed, surfaced or repaired as determined by the City Engineer.

**Response:** The *Grading and Erosion Control Plan*, located in Section IIB of this Notebook, shows compliance with this standard.

(.02) **Curbs.** Curbs shall be constructed in accordance with standards adopted by the City.

**Response:** Curbs will be constructed in accordance with City standards.

(.03) **Sidewalks.** Sidewalks shall be constructed in accordance with standards adopted by the City.

**Response:** Sidewalks will be constructed in accordance with City standards.

(.04) **Sanitary sewers.** When the development is within two hundred (200) feet of an existing public sewer main, sanitary sewers shall be installed to serve each lot or parcel in accordance with standards adopted by the City. When the development is more than two hundred (200) feet from an existing public sewer main, the City Engineer may approve an alternate sewage disposal system.

**Response:** The *Composite Utility Plan*, located in Section IIB of this Notebook, illustrate proposed sanitary sewer lines.

(.05) **Drainage.** Storm drainage, including detention or retention systems, shall be provided as determined by the City Engineer.

**Response:** The *Grading and Erosion Control Plan*, located in Section IIB of this Notebook, illustrates the proposed storm drainage facilities. A supporting utility report is provided (see Section IIC) that demonstrates that the proposed storm drainage facilities will meet City standards.

(.06) **Underground utility and service facilities.** All new utilities shall be subject to the standards of Section 4.300 (Underground Utilities). The developer shall make all necessary arrangements with the serving utility to provide the underground services in conformance with the City's Public Works Standards.

**Response:** Proposed utilities will be placed underground pursuant to Section 4.300 and City Public Works Standards.

(.07) **Streetlight standards.** Streetlight standards shall be installed in accordance with regulations adopted by the City.

**Response:** Proposed streetlights are shown on the *Street Tree/Lighting Plan*, located in Section IIB of this Notebook. Streetlights will be installed in accordance with City standards.

(.08) **Street signs.** Street name signs shall be installed at all street intersections and dead-end signs at the entrance to all dead-end streets and cul-de-sacs in accordance with standards adopted by the City. Other signs may be required by the City Engineer.

**Response:** Street name and dead-end signs will be installed in accordance with City standards.

(.09) **Monuments.** Monuments shall be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points and shall be of such material, size, and length as required by State Law. Any monuments that are disturbed before all improvements are completed by the developer and accepted by the City shall be replaced to conform to the requirements of State Law.

**Response:** Monuments will be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points and will be of such material, size, and length as required by State Law.

(.10) **Water.** Water mains and fire hydrants shall be installed to serve each lot in accordance with City standards.

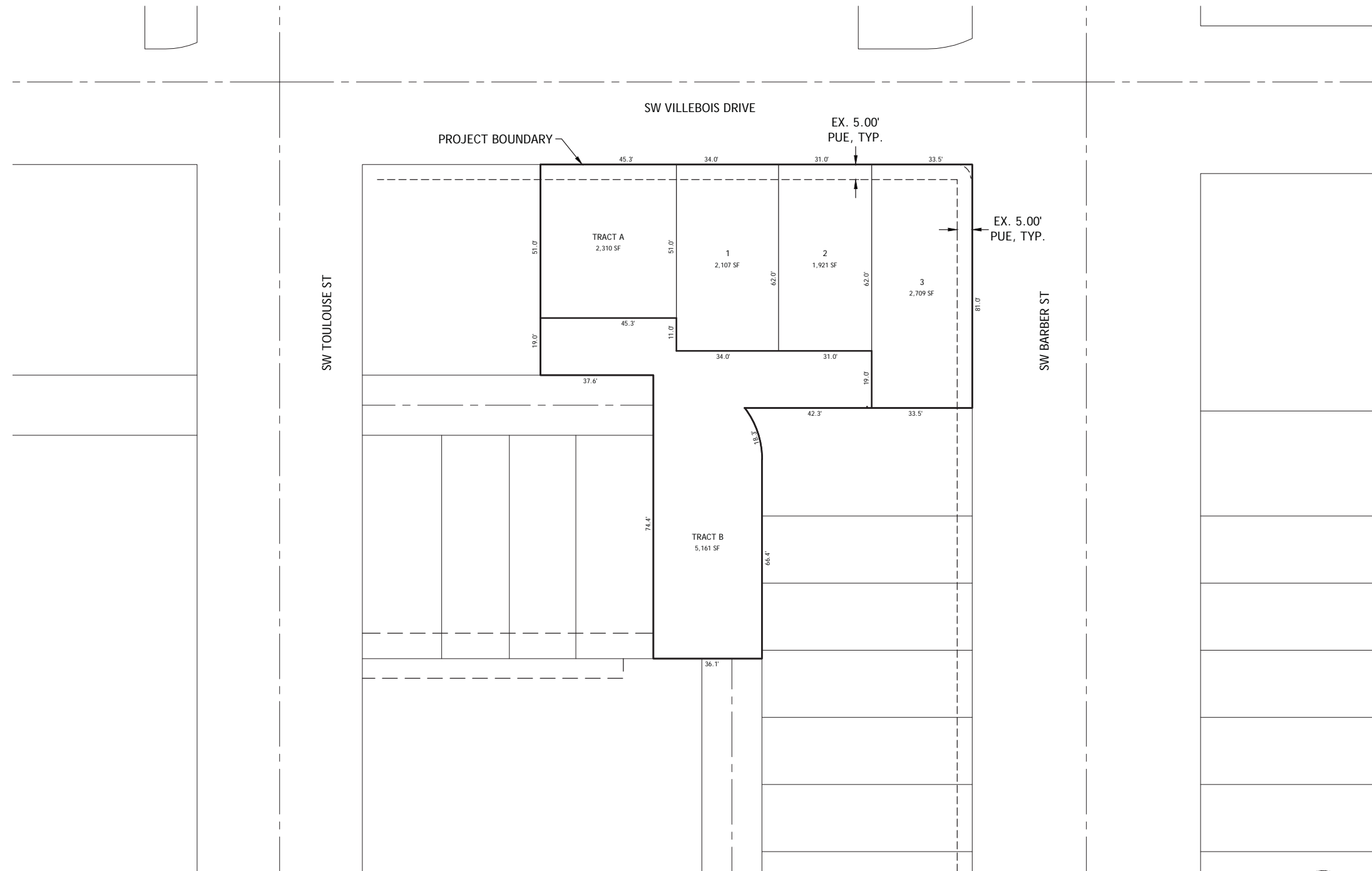
**Response:** Water mains and fire hydrants will be installed to serve each lot in accordance with City standards (see the *Composite Utility Plan*), located in Section IIB of this Notebook).

## II. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Tentative Subdivision Plat. Therefore, the applicant respectfully requests approval of this application.

## IIIB) Tentative Plat

REVISIONS		
NO.	DATE	DESCRIPTION



YORKSIRE  
PDP 1C  
MOD

PRELIMINARY  
PLAT

PROJECT NO.: 398-062  
TYPE: PLANNING  
REVIEWED BY: JMH



IIC) Copy of Certification of Assessments &  
Liens



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

CERTIFICATION OF ASSESSMENTS AND LIENS

"It is the policy of the City of Wilsonville that no permits of any kind shall either be issued or application processed for any applicant who owes or for any property for which there is any payment which is past due owing to the City of Wilsonville until such time as said sums owed are paid." (Resolution #796)

Project/Property Address: Lot 12 of Villebois Village Center  
South corner of SW Villebois Drive & SW Barber Street

Aka Tax Lot(s) 8600 on Map(s) 3 1W 15DB

Applicant: RCS - Villebois Development, LLC

Address: 371 Centennial Parkway Suite 200  
Louisville, CO 80027

Property Owner: RCS - Villebois Development, LLC

Address: 371 Centennial Parkway, Suite 200  
Louisville, CO 80027

In reference to the above, the City of Wilsonville records show that the following amount is due to the City:

Principal Amnt Due \$ \_\_\_\_\_  Current  Non-Current

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated: \_\_\_\_\_

Finance Department: \_\_\_\_\_

(This certification shall be null and void 120 days following the Finance Department date of signature)

## IIID) Subdivision Name Approval

## Eric Hawkinson

---

**From:** Fuller, Debbie <DebbieFul@co.clackamas.or.us>  
**Sent:** Wednesday, January 18, 2017 1:40 PM  
**To:** Eric Hawkinson  
**Subject:** RE: Plat Name Reservation Request - Yorkshire

Hi Eric,

Your request to reserve the plat name of "Yorkshire" is approved.

Thank you.

**Debbie Fuller**

Department of Transportation & Development  
County Surveyor & Engineering

Phone: 503.742.4492 | Email: [debbieful@clackamas.us](mailto:debbieful@clackamas.us)

*My office hours: Monday – Thurs. 7:30 - 4:30 ~ Friday 7:30 - 3:00*

---

**From:** Eric Hawkinson [mailto:[eric@pacific-community.com](mailto:eric@pacific-community.com)]  
**Sent:** Monday, January 16, 2017 12:51 PM  
**To:** Fuller, Debbie <DebbieFul@co.clackamas.or.us>  
**Cc:** Stacy Connery <[stacy@pacific-community.com](mailto:stacy@pacific-community.com)>; Travis Jansen <[travis@pacific-community.com](mailto:travis@pacific-community.com)>  
**Subject:** Plat Name Reservation Request - Yorkshire

Debbie,

Attached is a plat name reservation request for Yorkshire.

Thank you!

**Eric Hawkinson**  
Planner  
847-946-5993



12564 SW Main Street  
Tigard, OR 97223  
[www.pacific-community.com](http://www.pacific-community.com)

# **REQUEST TO RESERVE SUBDIVISION / CONDOMINIUM NAME**

Clackamas County Surveyor's Office  
150 Beaver Creek Rd.  
Oregon City, OR 97045  
(503) 742-4475 / FAX (503) 742-4481  
E-mail address: www.surveyor@clackamas.us

**PLAT NAME REQUESTED:**

Yorkshire

<b>Location of Plat:</b>	<b>TWP/RANGE:</b>	<b>SECTION#:</b>	<b>TAX LOT#(s):</b>
	3S / 1W	15DB	Tax Lot 8600

I understand that if the above name plat is not pending or recorded within two years, the name will be removed from the reserved list.

**RESERVED BY:** Travis Jansen, Pacific Community Design, Inc.

**DATE:**

1/16/2017

**TELEPHONE:**

(503) 941 - 9484

**FAX:**

(503) 941 - 9485

**EMAIL ADDRESS:**

travis@pacific-community.com

**PLAT SURVEYOR: #**

Travis Jansen, PLS #57751

**NAME OF DEVELOPER:**

Polygon Northwest Company

**ADDRESS:**

109 E 13th St. Vancouver, WA 98660

**DATE:**

1/16/2017

**TELEPHONE:**

(503) 314 - 0807

**FAX:**

( ) -

**EMAIL ADDRESS:**

fred.gast@polygonhomes.com

**APPROVED BY:****APPROVAL DATE:**

# Section IV) Final Development Plan

## IVA) Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT  
FINAL DEVELOPMENT PLAN “YORKSHIRE”**

**SECTION VA**

**Table of Contents**

<b>I.</b>	<b>WILSONVILLE PLANNING &amp; LAND DEVELOPMENT ORDINANCE.....</b>	<b>2</b>
	SECTION 4.125. VILLAGE (V) ZONE.....	2
	GENERAL DEVELOPMENT REGULATIONS .....	6
	SECTION 4.154. ON-SITE PEDESTRIAN ACCESS AND CIRCULATION .....	6
	SECTION 4.156. SIGN REGULATIONS.....	8
	SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING .....	8
	SECTION 4.177. STREET IMPROVEMENT STANDARDS.....	14
	SITE DESIGN REVIEW .....	15
	SECTION 4.400. PURPOSE. ....	15
	SECTION 4.421. CRITERIA AND APPLICATION OF DESIGN STANDARDS. ....	18
	SECTION 4.440. PROCEDURE. ....	20
	SECTION 4.450. INSTALLATION OF LANDSCAPING. ....	21
<b>II.</b>	<b>COMMUNITY ELEMENTS BOOK.....</b>	<b>22</b>
<b>III.</b>	<b>VILLAGE CENTER ARCHITECTURAL STANDARDS .....</b>	<b>23</b>
<b>IV.</b>	<b>CONCLUSION.....</b>	<b>31</b>



# I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

## SECTION 4.125. VILLAGE (V) ZONE

### (.02) Permitted Uses

Examples of principle uses that typically permitted:

D. Row Houses

H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

I. Commercial uses within the Village Center, subject to the standards of (.06) Standards Applying to Commercial Uses and similar to the following:

Table V-1 Development Standards

Table V-1: Development Standards												
Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width <sup>10,12</sup> (%)	Max. Bldg. Height <sup>9</sup> (ft.)	Front Min. (ft.)	Setbacks <sup>10,13,20</sup>			Alley-Loaded Garage (note)	Street-Loaded Garage (note)
								Front Max. (ft.)	Rear Min. (ft.)	Side Min. (ft.)		
Commercial Buildings - Village Center <sup>14</sup>	NR	NR	NR	1	90	60	NR <sup>3</sup>	5	NR	NR	NR	NA
Hotels - Village Center <sup>14</sup>	NR	NR	NR	1	80	60	NR <sup>3</sup>	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center <sup>14</sup>	NR	NR	NR	1	90	60	NR <sup>3</sup>	8	NR	NR	NR	NA
Multi-Family Dwellings - Village Center <sup>14</sup>	NR	NR	NR	1	80	45	5 <sup>4</sup>	15	NR	NR	NR	NA
Row Houses <sup>11</sup> - Village Center <sup>14</sup>	NR	NR	NR	1	80	45	5 <sup>4</sup>	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	1	60	45	8 <sup>4</sup>	15	NR	NR	NR	NA
Row Houses <sup>11</sup>	NR	15	50	1	80	45	8 <sup>5</sup>	15	NR	NR	NR	NA
Duplexes	4,000	45	70	2	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>15</sup>	7	8,17,18
Single-Family Dwellings	2,250	35	50	2	60 <sup>10</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>15</sup>	7	8,17

Notes: NR - No Requirement  
 NA - Not Allowed  
 1 Lot < 8000sf: NR; Lot >8000sf: 80% (Max. Lot Coverage)  
 2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 45% Maximum Lot Coverage  
 On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.  
 3 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 8 ft. into the Public Way.  
 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.  
 5 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.  
 6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.  
 7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.  
 8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.  
 9 Vertical encroachments are allowed up to ten additional feet for up to 10% of the building footprint; vertical encroachments shall not be habitable space.  
 10 For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.  
 11 Row Houses are typically attached, but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. 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.  
 12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.  
 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.  
 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.  
 15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.  
 16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.  
 17 Dwellings on lots without alley access shall be at least 36 feet wide.  
 18 Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.  
 19 Maximum setbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.  
 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book. [Table V-1 amended by Ord. 667 on 8/17/09; Ord. 682, 9/9/10]

**Response:** The *Tentative Plat* (see Section IIIB in this Notebook) depicts proposed lot sizes and dimensions. All of the lots meet applicable requirements, as addressed below. The proposed lots will be developed as a mixed use site with single family detached row houses and flex-commercial space. The corner lot in the Plaza Address is a Row Home mixed use building that has flex space for commercial use on the ground floor, therefore it is categorized as a Mixed Use Building in the Development Standards. This Mixed Use Row Home is a creative solution to develop this small site and provide a mixed use building compatible with the Plaza development. The design

incorporates unique, attractive architecture and flexible use that will activate the corner and bring variety to Central Villebois. Table V-1 does not indicate a minimum lot size, width or depth for Row Houses and Mixed Use Buildings in the Village Center. The proposed units comply with the minimum frontage width standard and the applicable setback and height requirements. Because of its unique characterization as “Mixed Use,” and “Row Home,” the building on Lot 3 does not neatly fit both categories outlined in Table V-1— such as Minimum Frontage Width (discussed later on in the PDP Compliance Report).

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

**Response:** The proposed row homes within the PDP 1C modification of Lot 12 include off-street parking in attached 2-car garages. As shown on the parking plan (Section IIB), there are 6 spaces for off-street parking, which is more than the minimum required 3 spaces. The proposed area also includes pathways for pedestrians and bicycle travel. Further parking standards are addressed in the PDP modification Compliance Report of this application (see Section IIA).

#### **(.08) Open Space.**

**Response:** The Parks *Master Plan* for Villebois states that there are 58.42 acres of parks and 101.31 acres of open space for a total of 159.73 acres within Villebois, approximately 33%. SAP Central includes parks and open space areas consistent with *Master Plan*. The PDP modification proposes the addition of linear greens.

#### **(.09) Street and Access Improvement Standards.**

**Response:** The Supporting Compliance Report for the PDP modification demonstrates that streets and access improvement standards are met (See Section IIA). Proposed landscaping is sited to meet vision clearance standards (see Exhibit VIB).

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

**Response:** All sidewalks and pathways within SAP Central will be constructed in accordance with the standards of Section 4.154 (updated replacement of Section 4.178) and the *Villebois Village Master Plan*. Sidewalks and pathways are shown in the street cross-sections on the *Circulation Plan* (see Section IIB of this notebook).

#### **(.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 applicable provisions of Section 4.176 are addressed in the subsequent sections of this report. The PDP modification provides information regarding street trees for the proposed streets (See Section IIB). This FDP application reflects the provision of street trees consistent with that shown in the PDP application.

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

**Response:** The SAP Central Signage & Wayfinding Plan does not indicate an identifier within the subject property.

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

A. The following design standards implement the Design Principles found in (.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:

2. Building and site design shall include:

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 Design.

**Response:** The materials proposed for the buildings, architecture, and streetscapes of the subject PDP are consistent with the approved *Community Elements Book* as shown in the FDP Approval Criteria section of this report. The *Pattern Book* is not applicable to the subject site.

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

**Response:** There is one “Important” tree that will be protected within the proposed development as shown on the attached Tree Preservation Plan (See Section IIE).

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

**Response:** A detailed landscape plan is provided with this FDP application in accordance with the requirements of Section 4.125 (.07) and (.11), 4.176(.09), and 4.440(.01)B (see attached plans in Exhibit VIB).

3. Lighting and site furnishings shall be in compliance with the approved Community Elements Book.

**Response:** Lighting as identified in the approved *Community Elements Book* for SAP - Central is addressed in the FDP Approval Criteria section of this report. No site furnishings are proposed.

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

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, within two (2)

years after the approval of a PDP, an application 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:** This application has been made by the owner and applicant of the affected property and has been filed on the prescribed form and accompanied by the prescribed fee (copies of the application form and fee payment are included in Sections IB and IC, respectively, of this Notebook). The professional coordinator and professional design team for the project are listed in the Introductory Narrative (see Section IA of this Notebook).

**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), states that "Applications for development approvals within the Village zone shall be reviewed in accordance with the standards and procedures set forth in Section 4.125." The proposed FDP is reviewed in accordance with the standards and procedures set forth in Section 4.125, as demonstrated by 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:** The provisions of Section 4.421 are addressed in the following sections of this report.

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

**Response:** This FDP is submitted for review and approval concurrent with the PDP modification. Thus, the FDP is consistent with the PDP modification and does not propose any refinements or amendments to the PDP modification.

**P. FDP Approval Criteria**

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

**Response:** The provisions of Section 4.421 are addressed in the following sections of 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 Design and any other conditions of a previously approved PDP.

**Response:** This FDP addresses proposed architecture within PDP 1C modification of Lot 12. The attached Elevations & Floor Plans (see Exhibits IVC) demonstrate compliance with the *Village Center Architectural Standards* and the Village Center Design as described in Section II of this report. The FDP is within the Village Center. The FDP is submitted for review and approval concurrent with the PDP modification; therefore, there are no conditions of a previously approved PDP that apply to this request. Conformance of the proposed FDP with the *Community Elements Book* for SAP - Central is demonstrated as follows.

#### GENERAL DEVELOPMENT REGULATIONS

##### SECTION 4.154. ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

###### (.02) On-site Pedestrian Access and Circulation

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

**Response:** PDP 1C modification of Lot 12 will be in compliance with Section 4.154 and provide for safe, reasonably direct, and convenient pedestrian access and circulation, as described below.

- B. Standards. Development shall conform to all the following standards:
  1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

**Response:** Pedestrian pathway systems (sidewalks) in PDP 1C modification of Lot 12 extend throughout the development site and connect to adjacent sidewalks.

2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

**Response:** The Rowhomes' entryways will connect with public sidewalks through private pathways.

- a. Pedestrian pathways area designed primarily for pedestrian safety and convenience, meaning they

are free from hazards and provide a reasonably smooth and consistent surface.

**Response:** Pedestrian pathways will be free from hazards and will provide a reasonably smooth and consistent surface.

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

**Response:** The pathways will be reasonably direct and will not involve a significant amount of unnecessary out-of-direction travel.

- c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.

**Response:** Pathways connect to the primary building entrances in compliance with the Americans with Disabilities Act (ADA) requirements.

- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

**Response:** There are no proposed parking lots; therefore, this criteria is not applicable.

- 3. **Vehicle/Pathway Separation.** Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

**Response:** Sidewalks adjacent to streets are separated from vehicle travel areas by planter strips and curbs. Pedestrian crossings of streets or access aisles are facilitated with either curb extensions or painted crosswalks.

- 4. **Crosswalks.** Where a pathway crosses a parking area or driveway, it shall be clearly marking with a contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).

**Response:** Where pathways cross parking or driving areas, they will be clearly marked with contrasting paint.

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

**Response:** Primary pathways will be constructed of concrete, not less than five (5) feet in width.

6. All pathways shall be clearly marked with appropriate standard signs.

**Response:** Pathways will be clearly marked with appropriate standard signs.

#### **SECTION 4.156. SIGN REGULATIONS**

**Response:** The SAP Central Signage & Wayfinding Plan does not indicate an identifier within the subject property.

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

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

**Response:** Streets and public right-of-way improvements, including street trees, are reviewed with the PDP modification (see Section II of this Notebook). This FDP consistently reflects street trees shown in the PDP modification.

##### **(.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:** The attached plans show that more than 15% of the site will be landscaped (see Section IVB).

##### **(.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.
- 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:** None of the above-listed areas or uses exist within the site/proposed development. Therefore, no buffering or screening is required in relation to the FDP.

**(.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 plans (see Exhibit IVB) 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 plans (see Exhibit IVB) all ground covers will be at least 4" pots 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 within 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 plans (see Exhibit IVB) appropriate plant materials will be installed beneath the canopies of trees and large shrubs. Areas that are not appropriate to plant beneath the canopies of existing trees will be mulched with bark.

- 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 plans (see Exhibit IVB), proposed tree species have been selected from the Villebois Plant List in the *Community Elements Book*. All

proposed trees meet the minimum 2” caliper code requirement or the minimum height requirement for conifers as appropriate. 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:

**Response:** This standard does not apply to the subject FDP as no buildings are proposed in the park.

- D. Street Trees.

**Response:** Review of streets and rights-of-way, including street trees, occurs with the PDP modification (see Section II of this Notebook). Street trees were installed with the PDP and there are no changes with this application.

- 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:** The *Tree Preservation Plan* (see Section IIE) shows that two existing trees proposed for preservation. The subject tree will be protected and maintained during the construction phase and is incorporated into the landscape as appropriate.

- 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 plans (see Section IVB) 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 and to assure that plants survive the establishment period. 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 streets and alleys.

**(.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 at corners 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 field grass, 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 plans (see Exhibit IVB) 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.

**(.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:** The PDP/FDP application proposed the removal of one tree rated "Good." A Type A Tree Removal Permit Application is submitted separately, but concurrent with these applications. The subject tree is to be removed for construction of the proposed Row Homes. Mitigation is not required for removal of this tree. Additionally, street trees planted throughout SAP Central have exceeded tree removal numbers.

**SECTION 4.177. STREET IMPROVEMENT STANDARDS**

**(.02) Street Design Standards**

- E. 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:** Landscaping at the corners of the parks will be less than 30 inches in height to assure that visibility is not blocked. Clear vision areas will be maintained in accordance with the standards of Subsection 4.177(.01)(I). Vertical clearance will be maintained over all streets and access drives in accordance with Subsection 4.177(.01)(J).

**(.08) Access Drive and Driveway Approach Development Standards.**

**Response:** Adjacent street rights-of-way have already been dedicated. The plan sheets located in Section IIB demonstrate that all proposed access drives (alleys) within the PDP area will have a minimum improvement width of 16 feet and will provide two-way travel. All access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.

Clear vision areas will be maintained in accordance with the standards of Subsection 4.177(.01)(I). Vertical clearance will be maintained over all streets and access drives in accordance with Subsection 4.177(.01)(J).

**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 therefore.

**Response:** No signage is proposed as the SAP Central Signage & Wayfinding Plan does not indicate an identifier within the subject property. The attached PDP modification plans (see Section IIB of this Notebook) and FDP plans (see Section IVB of this Notebook) are consistent with the SAP Central Signage & Wayfinding Plan.

The proposed landscaping within the park is designed in compliance with the standards for the rest of 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 rowhomes in the FDP area have been designed to assure proper functioning of the site and to maintain an aesthetically pleasing environment. The proposed landscaping 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 FDP includes landscaping as shown on the attached plans (Section IVB), which will enhance the visual environment of the site. Pedestrian connections to sidewalks, trails, and adjacent residences will be provided to enhance the site's connectivity to surrounding uses.

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

**Response:** The FDP area will include landscaping as shown on the attached plans (see Section IVB). 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 the larger Villebois development. The proposed landscaping will contribute to 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 site 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 design of the proposed rowhomes and landscaping along with the pedestrian connections to adjacent residences and streets, will help to 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 Row Houses will be part of a Home Owners Association, which will assure long-term maintenance of common and public areas.

- 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 33% of Villebois will be in parks and open space. This FDP is consistent with the PDP modification, 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 Lot 12 of Phase 1 Central that is enhanced by proximity to park and open space areas. Residents who will surround the parks and open spaces will 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 the Villebois Village has been created to develop a community that is truly unique. The City and Villebois Master Planner, as well as the 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 Portland region. This partnership has generated citizen participation in the project and the unique design shall 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 the Villebois Village revolves around three guiding principles: connectivity, diversity, and sustainability. These principles are intended to sustain the comfort, health, tranquility, 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 plans (see Exhibit IVB), 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, wetlands, SROZ areas, or flood plains. The linear green is proposed in addition to the parks and open space shown in the *Master Plan* and SAP Central. Existing trees within the site are maintained to the extent possible as reviewed in the concurrent PDP application (see Exhibit IIE of this Notebook).

- 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:** Garages and parking areas are proposed on the alley-facing sides of all proposed rowhomes buildings. An alley is proposed for the rowhome units and provides two-way travel. Pedestrians are separated from vehicular traffic through provided sidewalks, curb extensions, and/or crosswalks (See Exhibit IIB).

- 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:** Surface water drainage is addressed in the PDP modification application (see Section II of Notebook). The FDP is consistent with grading and drainage shown in the PDP modification. 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:** The PDP modification application addresses utility installation (see Section II of Notebook). The FDP is consistent with the PDP modification.

- 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.

- 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:** No accessory buildings or structures are proposed.

- (.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 IVB of this notebook includes FDP plans that meet the requirements of Section 4.440 (.01). A copy of the application is included in Exhibit IB of this notebook. Architectural Elevations & Floor Plans are included in Section IVC of this notebook.

The SAP Central *Signage & Wayfinding Plan* does not indicate an identifier within the subject property. A copy of the required application fee is included in Exhibit IC.

#### 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.

## II. COMMUNITY ELEMENTS BOOK

Applicable Requirement	Requirement Met?	Notes
Street Lighting	<input checked="" type="checkbox"/>	Lighting shown on attached plans is consistent with Lighting Master Plan.
Curb Extensions	<input checked="" type="checkbox"/>	Will be developed with curb extensions shown on the Circulation Plan.
Street Trees	<input checked="" type="checkbox"/>	Location and species of street trees shown on the attached plans are consistent with the Master Plan.
Landscape Elements-Site Furnishings	<input checked="" type="checkbox"/>	No furnishings are proposed
Tree Protection	<input checked="" type="checkbox"/>	One “Important” tree exists on the site and will be protected.

Plant List	<input checked="" type="checkbox"/>	All plant materials listed on page L1 of Section IVB are on the Villebois plant list. No prohibited plants are proposed.
Address Overlay Areas	<input checked="" type="checkbox"/>	Subject FDP is located within the Plaza and Linear Green address overlay and meets the standards for site furnishings, plant material, and surfaces— which have been constructed with previous developments. There are no changes to these standards with this application.

### III. VILLAGE CENTER ARCHITECTURAL STANDARDS

#### Standards Applying to All Buildings

Standard	Standard Met?	Notes
<b>1.1 Building Types</b>		
1) Buildings outside Address overlays meet development standards of V-Zone per Building Type	<input checked="" type="checkbox"/>	Row houses are consistent with standards specified for Villebois Central
<b>1.2 Building Height &amp; Roof Form</b>		
<b>Required Standards</b>		
1) Max. Building Height according to Table V-1	<input checked="" type="checkbox"/>	Max height for MU building is 60' and 45' for RHs in Table V-1
2) Addresses have other height limitations	<input checked="" type="checkbox"/>	Lot 3 is within the Plaza overlay, which requires an average 45' height. The proposed building on lot 3 complies with this standard.
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
<b>Optional Standards:</b>		

6) Buildings encouraged to reach max. allowable height	<input checked="" type="checkbox"/>	Rowhomes will be 3-story.
7) Minimize shading of public and private outdoor areas during mid-day	<input checked="" type="checkbox"/>	Private outdoor areas are sited to maximize sun exposure given existing street configurations.
<b>1.3 Horizontal Façade Articulation</b>		
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"/>	Façade planes vertical in proportion and include bays and recesses, and breaks in roof elevation.
2) Incorporate features such as offsets, projections, reveals, and similar elements to preclude large expanses of uninterrupted building surfaces.	<input checked="" type="checkbox"/>	The Elevations and Floor Plans in Section IVC show the use of colors and materials, as well as trim or shutters, to break down the scale of the buildings.
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.
<b>2.1 Vertical Façade Articulation for All Mixed Use Buildings</b>		
Required		
Express a division between base and top	<input checked="" type="checkbox"/>	The architectural elevation show articulation of the Mixed Use Row Home, satisfying the division between base and top.
Use of Arcade to Accomplish 0.1	<input checked="" type="checkbox"/>	The entrance to the proposed flex commercial space is underneath a covered passageway supported by columns. This satisfies the use of an arcade and accomplishes 0.1.
Optional		
Division between base and top occurs at floor level of programmatic division.	<input checked="" type="checkbox"/>	The division occurs at the floor level of programmatic division, as shown in the architectural elevations.

Storefront design different from residential window detailing.	<input checked="" type="checkbox"/>	The ground level flex-space portions of the building have window and door design that is different from the residential unit above.
Differentiation of a building's base at corners.	<input checked="" type="checkbox"/>	The base of the Mixed Use Row Home shows differentiation. The use of an arcade and angled doorway breaks up the mass in a creative way.
Base design incorporates design features.	<input checked="" type="checkbox"/>	The base design incorporated a recessed entry to preclude long expanses of undistinguished ground level use.
<b>3.1 Exterior Building Materials &amp; Color</b>		
<b>Required</b>		
1) Visually heavier and more massive materials at base when multiple materials used.	<input checked="" type="checkbox"/>	Elevations show visually heavier materials at the base.
2) Bright, intense colors reserved for accent trim	<input checked="" type="checkbox"/>	Bright colors are only used as trim.
3) Bright colors not used for commercial purposes	<input checked="" type="checkbox"/>	Bright colors are not 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"/>	Proposed materials are all durable and easy to maintain and allow for detailing.
<b>Optional</b>		
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 checked="" type="checkbox"/>	The builder will participate in the Portland General Electric Earth Advantage program.
<b>3.2 Architectural Character</b>		
<b>Required</b>		
1) A definitive, consistent Architectural Character. All primary facades consistent with Architectural Character	<input checked="" type="checkbox"/>	The row houses have a consistent architectural character that transition from lot 1 to lot 3.
2) No mixing of Architectural Styles	<input checked="" type="checkbox"/>	Buildings are consistently in the same style.
3) Secondary facades incorporate primary façade	<input checked="" type="checkbox"/>	Materials including lap siding as well as windows with trim extend on all facades.



features over 25% of wall length		
4) All visible sides have a similar level of quality and visual interest	<input checked="" type="checkbox"/>	A majority of the detailing and materials wrap around to the street facing 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 designed and integrated into primary building	<input checked="" type="checkbox"/>	No accessory buildings are proposed
6) Applicants encouraged to consult an architect or architectural historian regarding appropriate elements of architectural style	<input checked="" type="checkbox"/>	The rowhome buildings have been designed by an Architect with David Weekly Homes.
7) If not in an address, elevations not repeated on adjacent blocks	<input checked="" type="checkbox"/>	The row homes are within the Plaza and Linear Green Address. The row houses do not repeat an elevation found on an adjacent block.
<b>3.3 Ground Level Building Components</b>		
<b>Required</b>		
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"/>	The ground floor flex-space has doorway that is angled towards the Plaza to activate the area and satisfies this orientation standard.
3) Differentiating entrances for mixed use buildings	<input checked="" type="checkbox"/>	The ground floor entrance on lot 3 utilizes a unique design differentiating the entrance from the adjacent RH buildings.
4) Entries have weatherproof roof covering appropriately sized but at least 4 feet deep and 4 feet wide	<input checked="" type="checkbox"/>	Weatherproof covering of entries provided as shown on attached Architectural Plans.
5) Any building lighting is indirect or shielded	<input checked="" type="checkbox"/>	Any lighting would be shielded as shown on attached Architectural Plans.
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"/>	The entrance to the ground floor space on lot 3 is covered by the second-story, supported by columns. This creates a covered “canopy”-like scenario and satisfies this standard.
8) Reflective, heavily tinted, or other sight obscuring glass discouraged	<input checked="" type="checkbox"/>	Windows are not reflective, heavily tinted, or sight obscuring.
9) Landscaping or other screening provided when parking is between buildings and the street	<input checked="" type="checkbox"/>	Landscaping is provided as shown on the attached L1 sheet in the plan set.
<b>Optional</b>		
10) Create indoor/outdoor relationships	<input checked="" type="checkbox"/>	Large windows and fenced front yards help create an indoor/outdoor relationship.
11) Canopies and Awnings primary function is weather protection	<input checked="" type="checkbox"/>	The canopies and awnings shown on the architectural elevations can function as weather protection.
<b>4.1 Façade Components</b>		
<b>Required</b>		
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"/>	No balconies are proposed.
3) Shutters sized to appear operable at window and door openings	<input checked="" type="checkbox"/>	Shutters are sized to appear operable.
4) Except in the plaza address, balconies shall be at least 5 feet deep	<input checked="" type="checkbox"/>	No balconies are proposed.
<b>Optional</b>		
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 rowhome units have fenced front yards and side patios.

7) Expression of rainwater path	<input type="checkbox"/>	Not applicable.
8) Building fronts uneven angles to accommodate shape of street	<input checked="" type="checkbox"/>	As discussed, the ground floor entrance to lot 3 has an angled entrance oriented toward the Plaza space. This orientation satisfies this standard.
9) Wide opening windows	<input type="checkbox"/>	Not applicable.
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 use of finishing touches and ornamentation is provided.
<b>5.1 Fencing</b>		
<b>Required</b>		
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"/>	Proposed fencing will comply with these standards and be consistent with architecture.
2) The following fencing requirements apply to all fences and walls located between rights-of-way and building lines.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.
3) See Address overlay sections for additional requirements.	<input checked="" type="checkbox"/>	The elevations will comply with the Address overlay requirements.
4) Except where specifically required by Address overlays, fences are optional. Less fencing than the maximum allowable is allowed.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.
5) Fencing shall be consistent with the Architectural Character of adjacent buildings, See Architectural Character, this section.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.
6) Fencing controlling access to a courtyard, outdoor lobby, or other public entries shall be greater than 50% transparent.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.
7) Fencing located within the first 2'0" setback from right-of-ways shall be greater than 50% transparent.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.
8) Fencing located within interior side yards or separating buildings on the same lot shall be offset 4'0"	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.

or greater behind the adjacent front building line.		
9) Posts, pilasters, columns, or bollards may extend an additional 8" above the maximum height of any allowed fencing.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.
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"/>	Proposed fencing will comply with these standards and be consistent with architecture.
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"/>	Not applicable
<b>Optional</b>		
12) Fencing is encouraged to be consistent with building railing at balconies, decks, porches, etc.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.

**Intent Applying to Buildings in the Plaza Address Overlay**

Standard	Standard Met?	Notes
<b>1.1 Narrative</b>		
1) The Plaza is the physical and symbolic hear of Villebois envisioned as a Public Room with building facades as its walls, streets as its doors, and paving and landscape as its floor. This address places special emphasis on roof heights and forms, corner and storefront treatments,	<input checked="" type="checkbox"/>	Corner Lot 3 is within the Plaza Address and proposes a three-story mixed use building that includes flex commercial space on the ground floor. The building is the tallest and most unique of the three proposed in this development. Will maintain original intent of Plaza Address Overlay to reinforce notion of a public room.

expression of the rainwater path, and balconies and decks.		
<b>2.1 Building Types</b>		
1) Building Type shall be Mixed-Use Buildings - Village Center, Multi-Family Dwellings - Village Center, or Row Houses - Village Center. Row Houses - Village Center shall meet the standards of the adjacent Address instead of the Plaza Address	☒	Buildings are Row Houses. The Row Home on Lot 3 has flex commercial space on the ground floor so classifies as a mixed use building in the Development Standards.
<b>2.2 Building Height &amp; Roof Form</b>		
1) Strengthen the perception of the Plaza as a public room by establishing a consistency of façade heights and roof forms.	☒	The Plaza building on Lot 3 is greater than 45 feet in height and includes a low-slope roof with parapets to provide visual interest.
<b>3.1 Horizontal Façade Articulation</b>		
1) Reduce the apparent bulk of long buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the façade.	☒	Only one building on Lot 3 falls within the Plaza Address. This building includes changes in materials, changes of patterns, changes in texture, vertical façade planes, and breaks in roof elevation.
<b>4.1 Corner Massing &amp; Articulation</b>		
1) Standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade	☒	Proposed architecture promotes corner massing and articulation encouraged in the Plaza Address Overlay.
<b>4.2 Exterior Building Materials</b>		
1) 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.	☒	Proposed architecture promotes exterior building materials encouraged in the Plaza Address Overlay. Materials used include brick and stucco.
<b>4.3 Ground Level Building Components</b>		
1) Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and	☒	There are appropriate buffers between private zones and the public right-of-way through the use of landscape and fencing. Courtyards and balconies are provided and streetscape designs encourage

pedestrians. Ensure that ground floors reinforce the streetscape character.		interaction. Ground floors reinforce the streetscape character through the use of covered patios and large windows.
<b>4.4 Façade Components</b>		
1) 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	☒	The proposed architecture promotes façade components encouraged in the Plaza Address.

**Intent Applying to Buildings in the Linear Green Address Overlay**

Standard	Standard Met?	Notes
<b>1.1 Narrative</b>		
1) 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	☒	Lots 1 and 2 fall under the Linear Green Address Overlay. Will maintain intent to be a place people can stroll, sit, and interact under the canopy of a tree-lined allee.
<b>2.1 Building Types</b>		
1) Building Type shall be multi-family dwellings-Village Center.	☒	Buildings are three-story Row Houses with entrance from the outside.
<b>2.2 Building Height &amp; Roof Form</b>		
1) Strengthen the perception of the Parkway as a public room by establishing a consistency of façade heights and roof forms.	☒	The proposed Row Homes establish consistency of façade heights and roof forms. Each building is 3 stories with a portion of the roof visible from the street. These buildings transition in architectural style from the building in the proposed Plaza Address on Lot 3.
<b>3.1 Horizontal Façade Articulation</b>		
1) Reduce the apparent bulk of long buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the façade.	☒	The Row Homes include subtle variation of color, texture, or materials. They also include repetitive windows and façade planes that are repetitive in proportion.
<b>4.1 Exterior Building Materials</b>		

1) Standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade	☒	Proposed architecture promotes exterior building materials encouraged in the Linear Green Address Overlay.
<b>4.2 Ground Level Building Components</b>		
1) Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians. Ensure that ground floors reinforce the streetscape character.	☒	There are appropriate buffers between private zones and the public right-of-way through the use of landscape and fencing. Courtyards and balconies are provided and streetscape designs encourage interaction. Ground floors reinforce the streetscape character through the use of covered patios and large windows. The Row Homes do not include a yard fence because no fencing allows for better integration with the existing building to the south and the Plaza building to the north.
<b>4.3 Façade Components</b>		
1) 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	☒	The proposed architecture promotes façade components encouraged in the Linear Green Address

#### IV. 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.

## IVB) Reduced Drawings



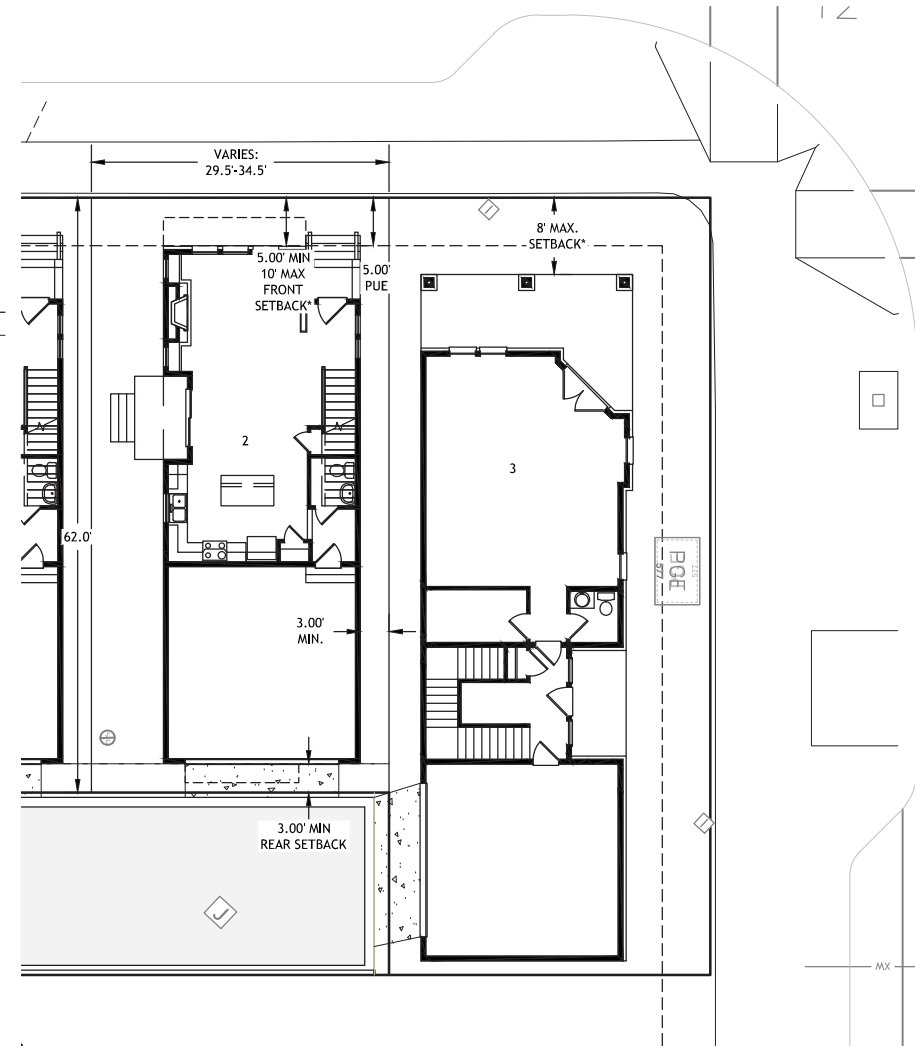
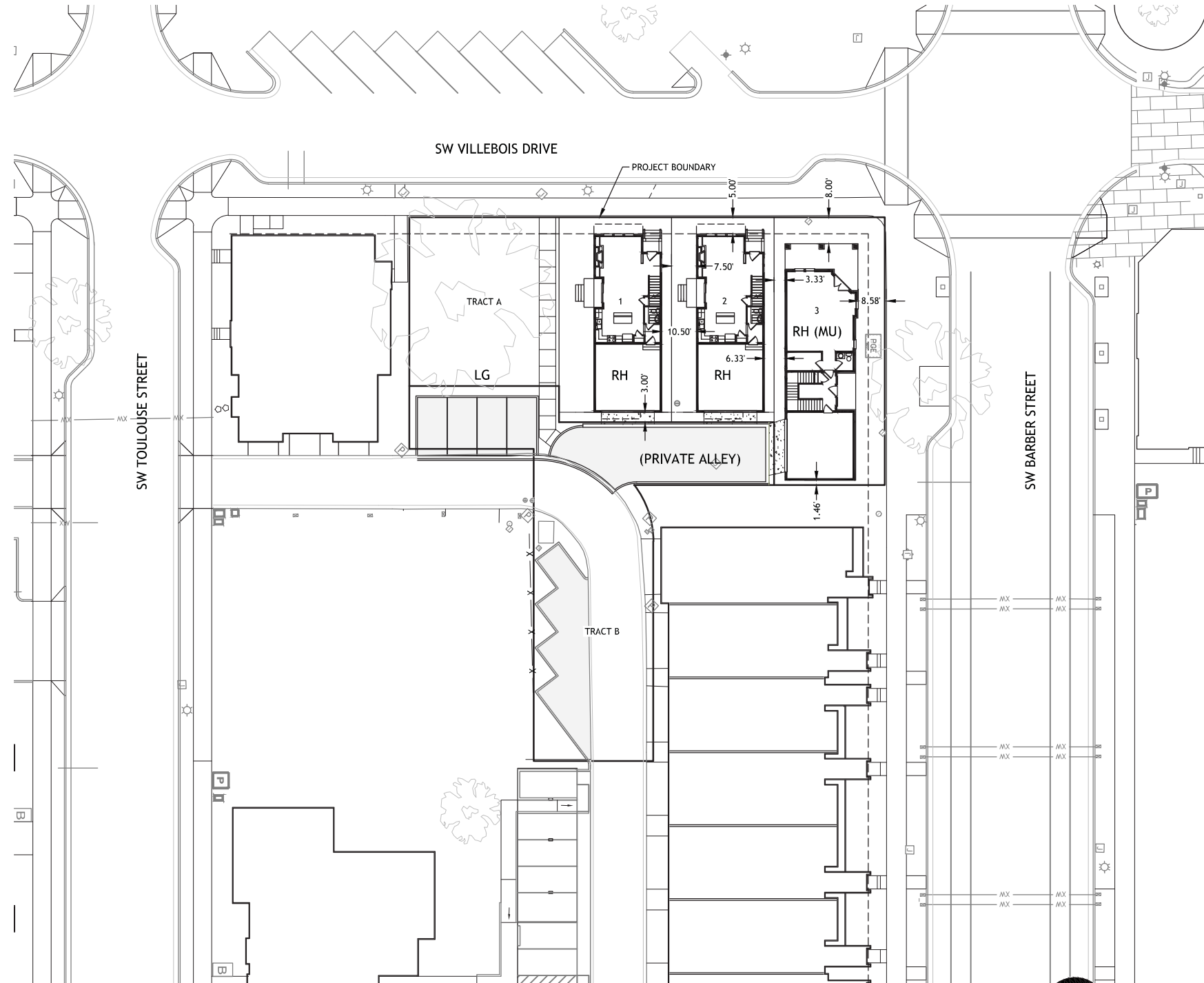
REVISIONS		
NO.	DATE	DESCRIPTION

LOT COUNT:	
1	ROW HOME (MIXED USE) LOT
2	ROW HOUSE LOTS
3	TOTAL

LAND AREA TABLE:	
TOTAL AREA:	0.33 AC
PARKS & OPEN SPACE:	0.05 AC
LOTS & ALLEYS:	0.27 AC
AVG. DENSITY PER NET ACRE:	
$3 / 0.27 =$	11.11 UNITS / AC

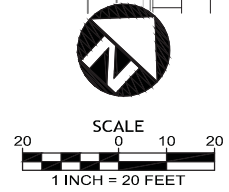
LEGEND:	
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED CURB AND GUTTER
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PDP BOUNDARY LINE
	PROPOSED HANDICAP RAMP
	PROPOSED A.C. PAVING
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	EXISTING SIDEWALK

LEGEND:	
RH	ROW HOUSE LOTS
RU(MU)	ROW HOME (MIXED USED) LOT
LG	LINEAR GREEN



\* PORCHES, STAIRS, STOOPS, DECKS, CANOPIES, BALCONIES, BAY WINDOWS, CHIMNEYS, AWNINGS AND OTHER BUILDING PROJECTIONS MAY ENCRACH UP TO THE PUBLIC WAY.

**TYPICAL LOT PLAN**  
SCALE: 1"=10'

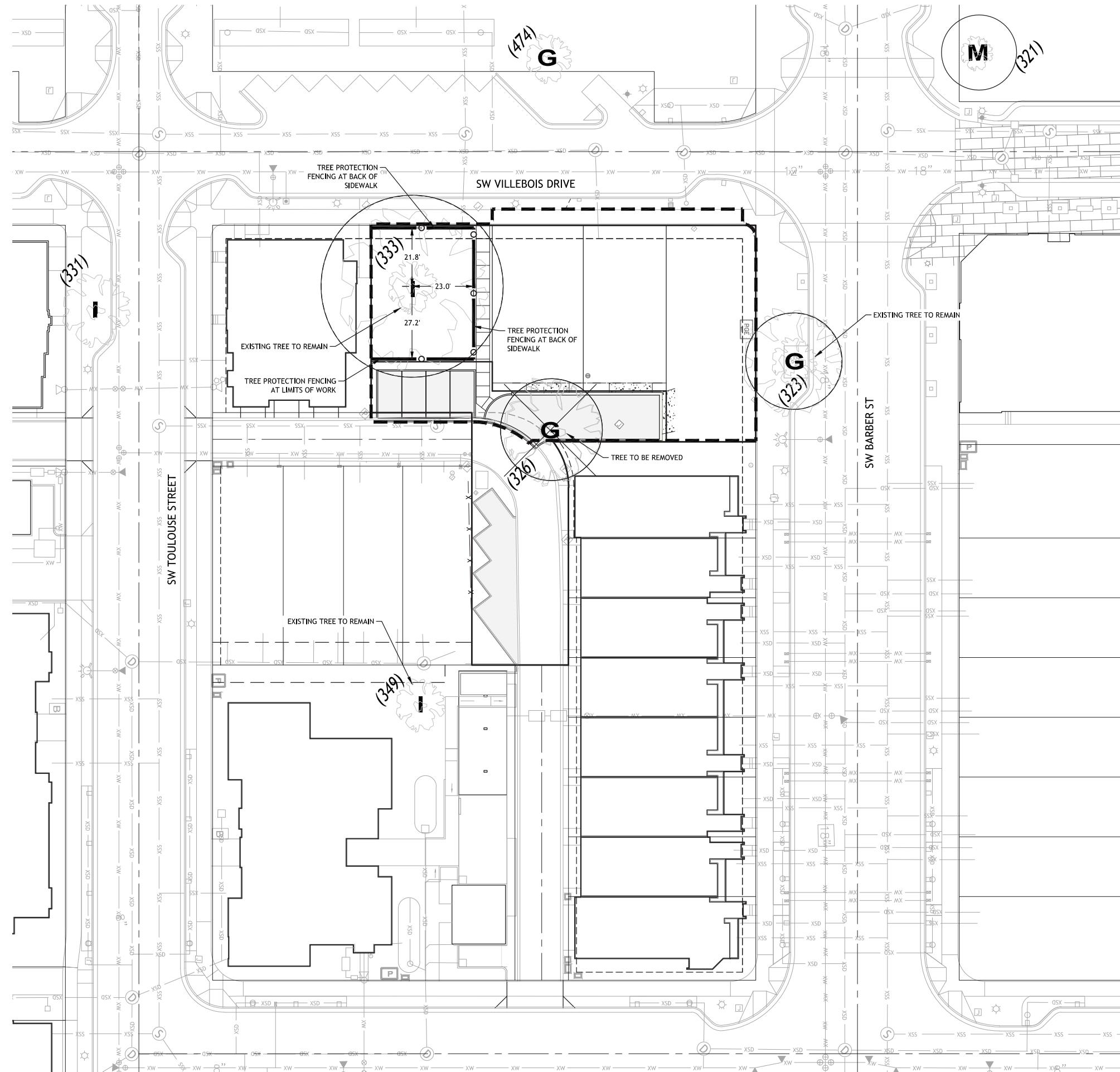


**YORKSIRE**  
**PDP 1C**  
**MOD**

**SITE & LAND USE PLAN**

PROJECT NO.: 398-062  
TYPE: PLANNING  
REVIEWED BY: JMH

N:\proj\398-062\09 Drawings\03 Planning Sheets - Planning Submittal\398062.PDP (9) TREEPRES.dwg - SHEET: TREE PRES - Jun 25, 2018 - 3:16pm | jason



**LEGEND:**

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (Symbol: Tree with circle) EXISTING TREES TO REMAIN
- (Symbol: Tree with cross) EXISTING TREES LIKELY TO BE REMOVED
- (Symbol: Tree with X) EXISTING TREES TO BE REMOVED
- (Symbol: Dashed line) TREE PROTECTION FENCING
- (Symbol: Solid line) GRADING LIMITS

**NOTES**

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLAN PHONE: 503-646-4349

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

CLASSIFICATION METHOD:  
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:

- HEALTH
- SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
- COMPATIBILITY WITH DEVELOPMENT
- FORM / VISUAL INTEREST / MATURE SIZE

TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

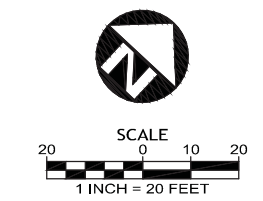
TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

**NOTES:**

- THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE APPLICATION MATERIALS.



12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

DATE: 6/25/2018

**REVISIONS**

NO.	DATE	DESCRIPTION

**YORKSIRE**

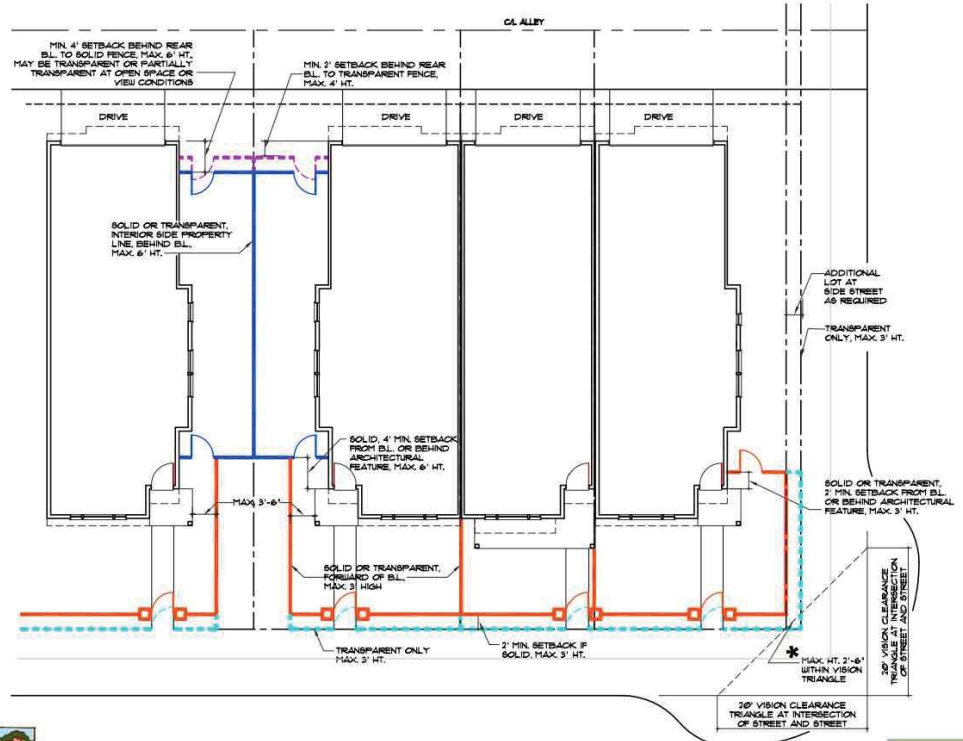
**PDP 1C**

**MOD**

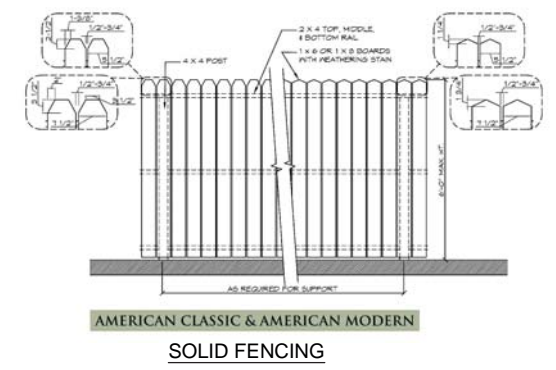
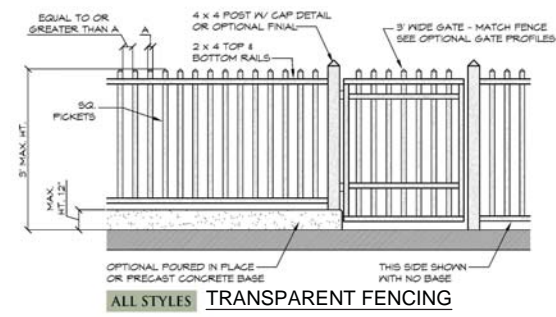
**TREE PRESERVATION PLAN**

PROJECT NO.: 398-062  
TYPE: PLANNING  
REVIEWED BY: JMH

REVISIONS		
NO.	DATE	DESCRIPTION



- LEGEND**
- SOLID - MAX. HT. 3'-0"
  - SOLID - MAX. HT. 6'-0"
  - TRANSPARENT - MAX. HT. 3'-0"
  - ALLEY - SOLID OR TRANSPARENT - MAX. HT. 6'-0"



- LEGEND:**
- PROPOSED RIGHT-OF-WAY
  - EXISTING RIGHT-OF-WAY
  - PROPOSED CURB AND GUTTER
  - PROPOSED CENTERLINE
  - EXISTING CENTERLINE
  - PROPOSED PUBLIC UTILITY EASEMENT
  - PROPOSED BUILDING SETBACK
  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - PDP BOUNDARY LINE
  - PROPOSED HANDICAP RAMP
  - PROPOSED A.C. PAVING
  - PROPOSED SIDEWALK
  - PROPOSED SIDEWALK BY OTHERS
  - EXISTING SIDEWALK

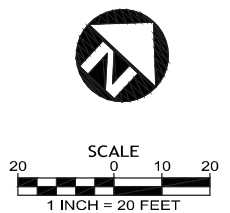
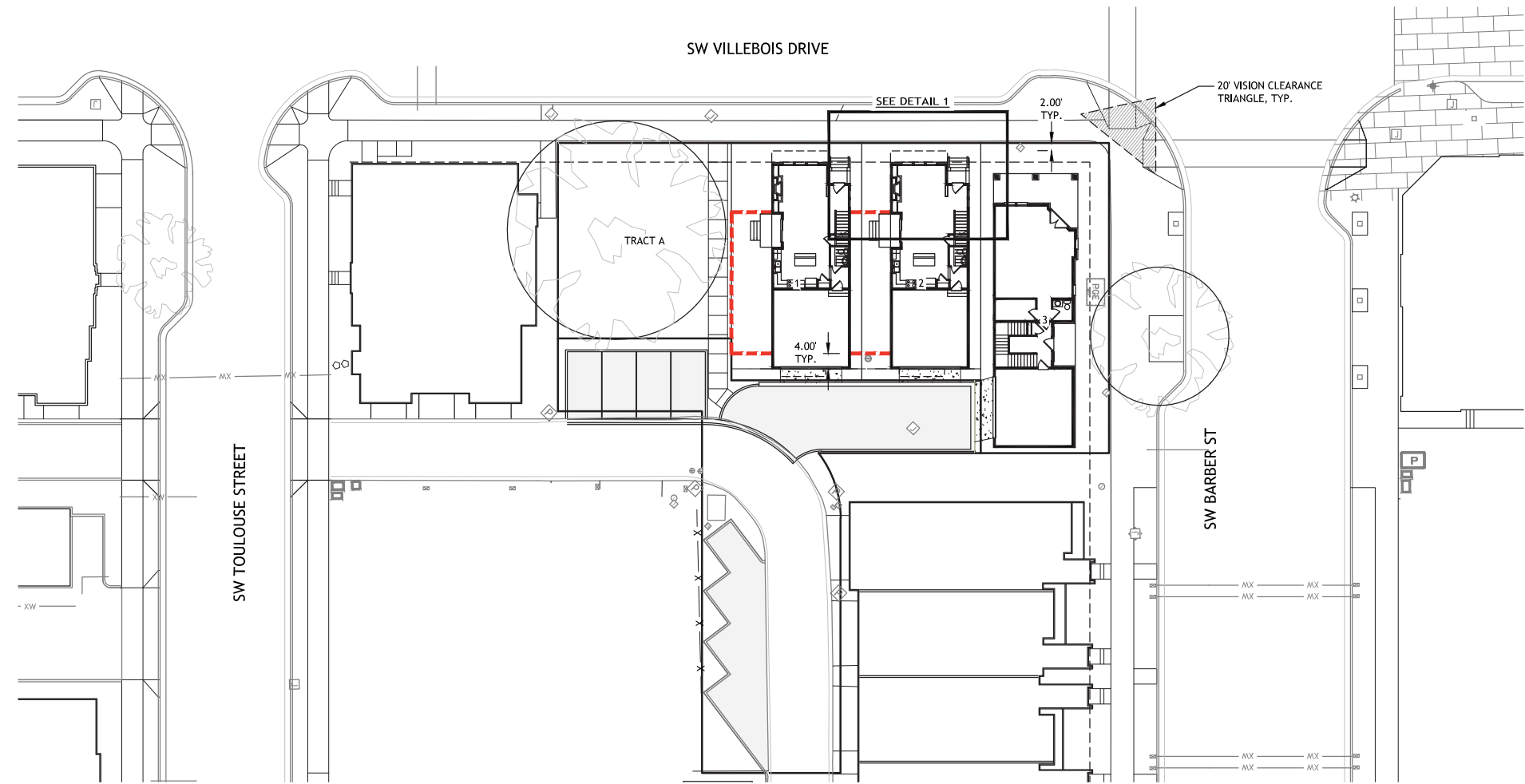
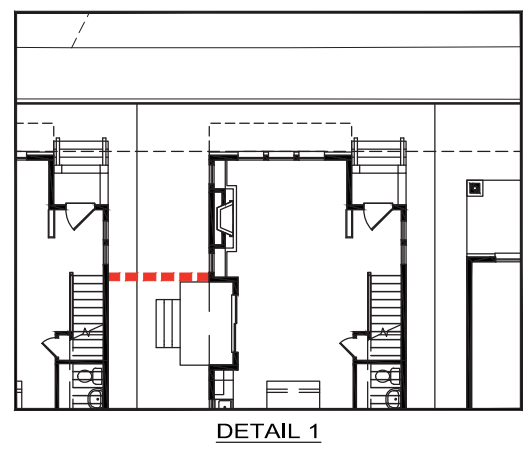
- LEGEND:**
- PROPOSED 6-FT SOLID FENCE
  - PROPOSED 6-FT PARTIALLY TRANSPARENT FENCE

- FENCE NOTES:**
- REFER TO THE SAP CENTRAL PATTERN BOOK AND THE VILLEBOIS VILLAGE CENTER ARCHITECTURAL STANDARDS FOR APPROVED FENCE MATERIALS AND STYLES.
  - FOR MINIMUM AND MAXIMUM FENCE SETBACKS REFER TO FENCING LOT DIAGRAM, THIS SHEET.



**FENCING LOT DIAGRAMS**

Fencing E11



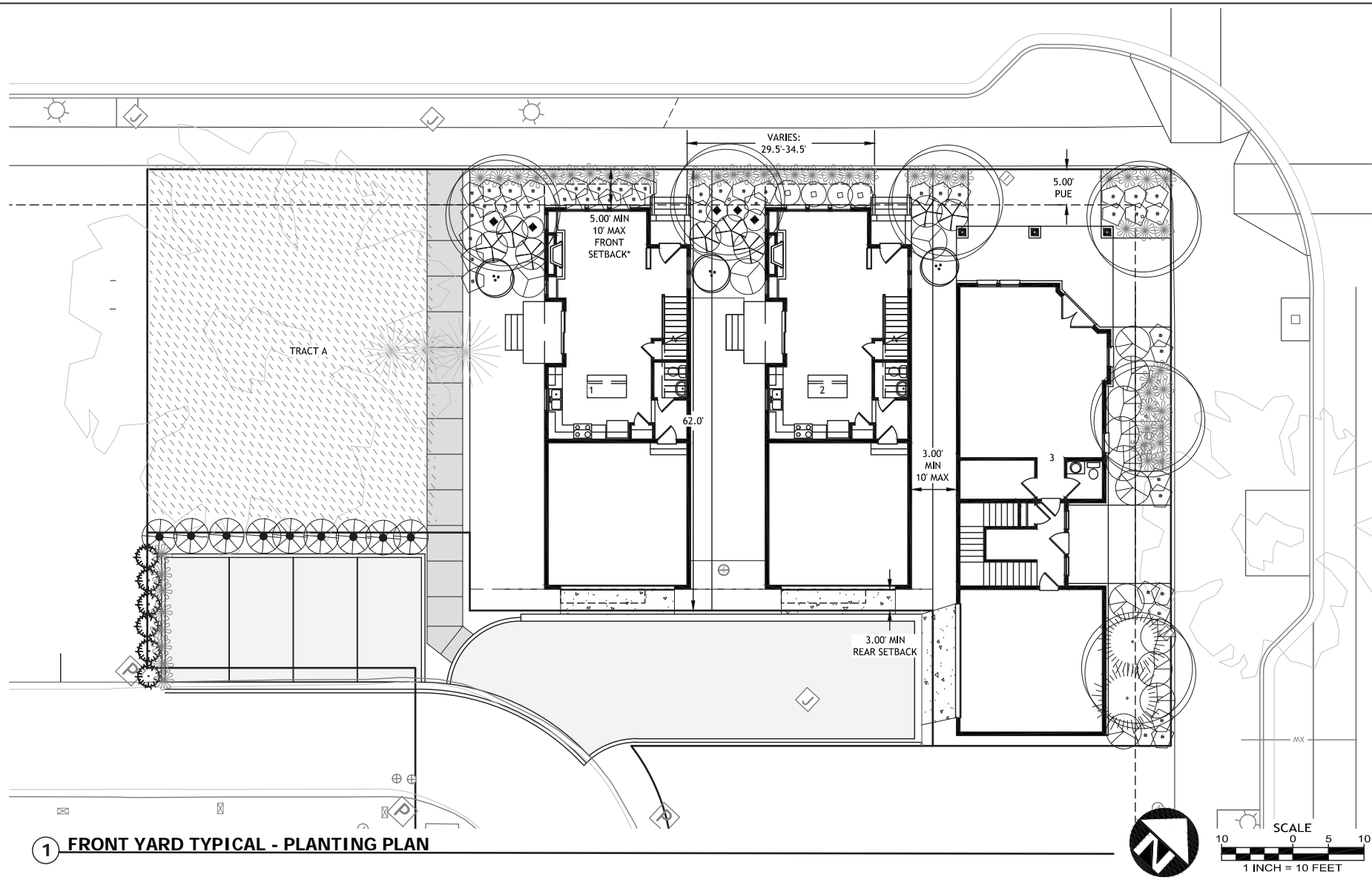
YORKSIRE  
PDP 1C  
MOD

MASTER FENCING PLAN

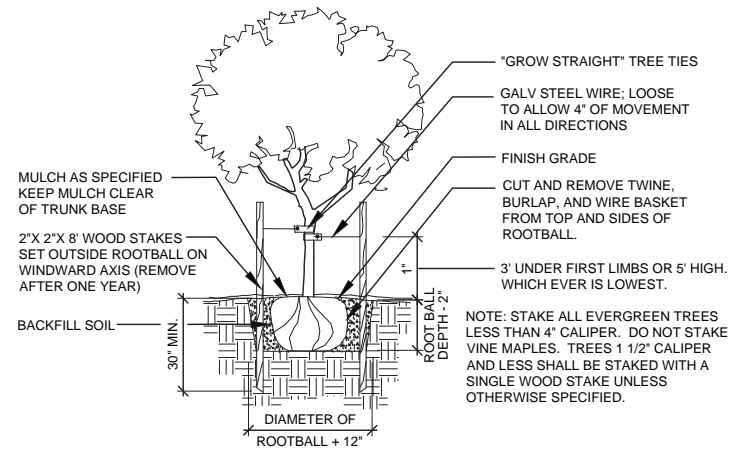
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TYPE: PLANNING  
REVIEWED BY: JMH

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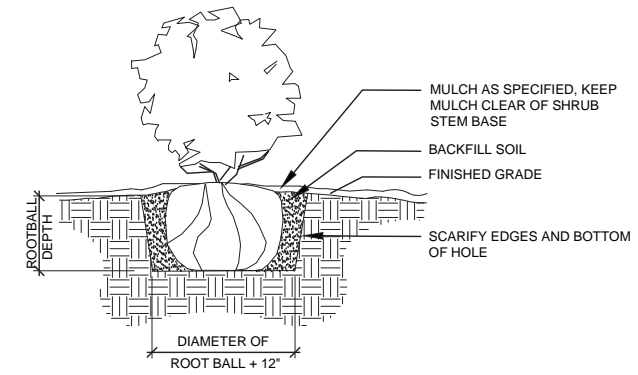
1 FRONT YARD TYPICAL - PLANTING PLAN



TREE STAKING DETAIL

SCALE: N.T.S

1  
L1



SHRUB PLANTING DETAIL

SCALE: N.T.S

2  
L1

PLANTING LEGEND

TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	JAPANESE MAPLE / ACER PALMATUM: 2" CAL., B&B
	INCENSE CEDAR / CALOCEDRUS DECURRENS: 8'-10' HT., B&B

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD': 6' HT., B&B
	KELSEY REDOSIER DOGWOOD / CORNUS V. SERICEA 'KELSEY': 3 GAL.
	THUNBERG SPIREA / SPIREA THUNBERGII : 3 GAL.
	DOUBLEFILE VIBURNUM / VIBURNUM PLICATUM 'TOMENTOSUM' : 3 GAL.
	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA' : 3 GAL.
	CAROL MACKIE DAPHNE / DAPHNE BURKWOODII 'CAROL' : 3 GAL.

ORNAMENTAL GRASS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN': 2 GAL.
	CABARET JAPANESE SILVER GRASS / MISCANTHUS SINENSIS 'CABARET': 2 GAL.

MULCH MULCH 3" MIN. DEPTH, MEDIUM TO FINE GROUND DOUGLAS FIR  
NO IRRIGATION WITHIN THE MULCHED AREAS OR UNDER THE EXISTING TREES TO REMAIN DRIPLINE.  
DIRECT ANY SURROUNDING IRRIGATION HEAD SPRAY AWAY FROM THE TREE DRIPLINE.

NOTE:

- LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.
- DO NOT PROVIDE IRRIGATION WITHIN THE EXISTING TREES TO REMAIN DRIPLINE.

PLANTING LEGEND

TYPICAL FRONT YARD PLANT LIST

SMALL ORNAMENTAL TREES 2" CAL.	CHINESE REDBUD / Cercis chinensis: 2" Cal., B&B CAPITAL SELECT FLOWERING PEAR / Pyrus calleryana 'Capital': 2" Cal., B&B BLUREIANA PLUM / Prunus x blureiana: 2" Cal., B&B CHINESE KOUSA DOGWOOD / Cornus kousa 'Chinensis': 2" Cal., B&B JAPANESE MAPLE / ACER PALMATUM : 8" HT. YOSHINO FLOWERING CHERRY / PRUNUS X YEDOENSIS: 2" CAL., B&B
PEDESTRAIN ZONE LOW ORNAMENTAL PLANTINGS 1-2 GAL.	BLUE OAT GRASS / Helictotrichon sempervirens DWARF FOUNTAIN GRASS /PENNISETUM ALOPECUROIDES 'HAMELN' SCARLET MEIDLAND ROSE / ROSA MEIDLAND 'MEIKROTAL' DAYLILIES / HEMEROCALLIS 'STELLA DORO', 'LA PECHE' AND HEATH / ERICA CARNEA 'KING GEORGE', ERICXDARLYENSIS 'CD EASON' ENGLISH LAVENDAR VARITES / LAVANDULA ANGUSTIFOLIA VAR.
ORNAMENTAL GRASSES AND GROUNDCOVERS 1-2 GAL.	DWARF FOUNTAIN GRASS /Pennisetum alopecuroides 'Hamlen' BLUE OAT GRASS / Helictotrichon sempervirens PURPLE FOUNTAIN GRASS /PENNISETUM SETACEUM 'RUBRUM' 'MASSACHUSETTS KINNIKINICK' / ARCTOSTAPHYLOS UVA-URSI 'MASS.' BEARBERRY / COTONEASTER / COTONEASTER DAMMERI SCARLET MEIDLAND ROSE / ROSA MEIDLAND 'MEIKROTAL'
MEDIUM TO LARGE ORNAMENTAL SHRUBS 3 GAL.	SHOWA-NO-SAKAE CAMELLIA / CAMELLIA SASANQUA 'SHOWA-NO-SAKAE' FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME' RHODODENDRON 'JEAN MARIE DE MONTEGUE' 'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE' RENAISSANCE SPIREA / SPIREA VANHOUTTEI 'RENAISSANCE' DOUBFILE VIBURNUM / VIBURNUM P. TOMENTOSUM: 24"-30" HT. THUNBERG SPIREA / SPIREA THUNBERGII DAVID VIBURNUM / VIBURNUM DAVIDII
SMALL ORNAMENTAL SHRUBS 3 GAL.	ISANTI REDOSIER DOGWOOD / CORNUS SERICEA 'ISANTI' COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA' 'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY' AZALEA / VARIES ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER'

YORKSIRE  
PDP 1C  
MOD

PLANTING PLAN  
NOTES AND  
PLANTING DETAILS

PROJECT NO.: 398-062  
TYPE: PLANNING  
REVIEWED BY: JMH

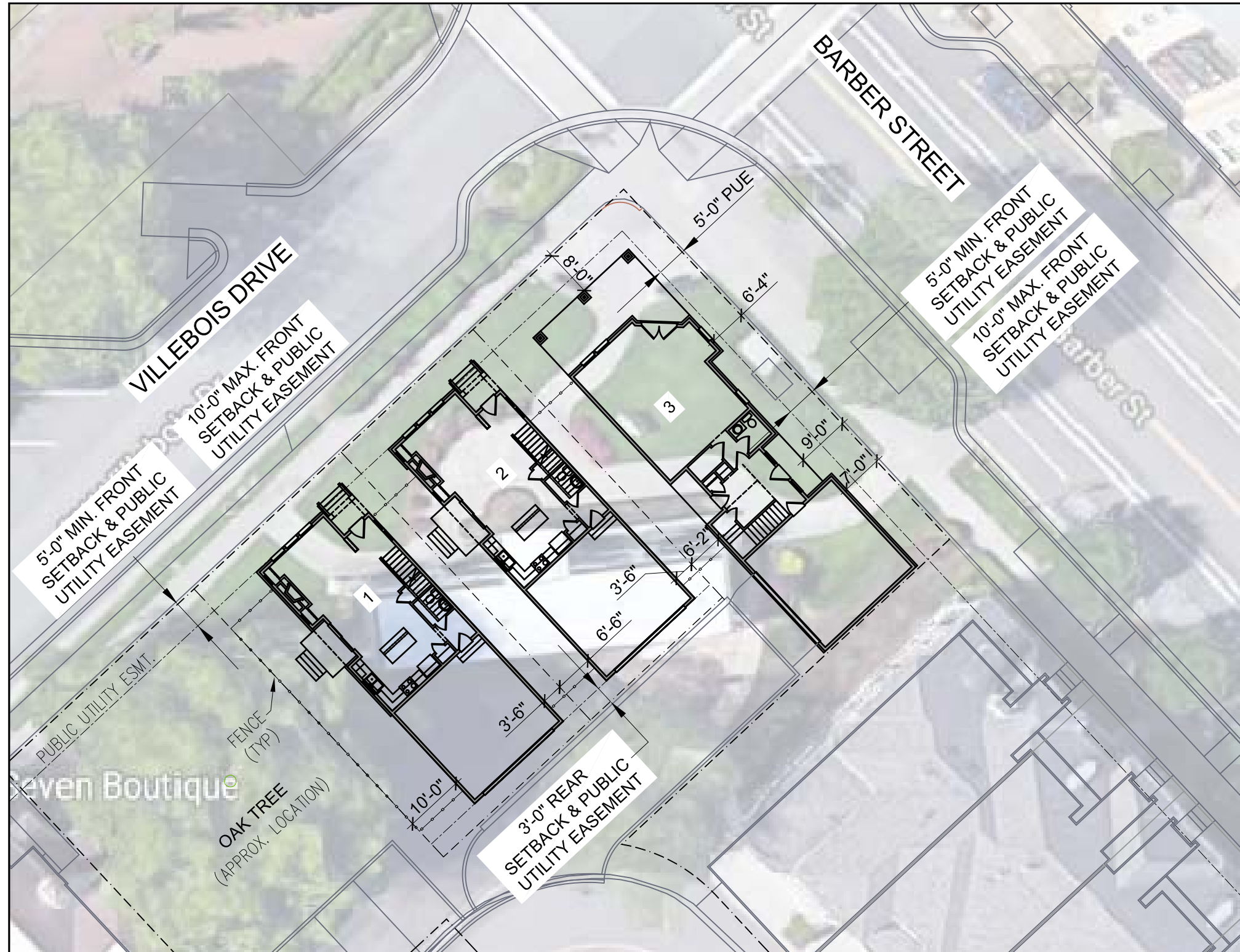
\* PORCHES, STAIRS, STOOPS, DECKS, CANOPIES,  
BALCONIES, BAY WINDOWS, CHIMNEYS, AWNINGS  
AND OTHER BUILDING PROJECTIONS MAY  
ENCROACH UP TO THE PUBLIC WAY.

TYPICAL LOT PLAN  
SCALE: 1"=10'

L1

## IVC) Row Home Elevations

N  
SCALE: 1" = 20'



Portland, OR

# VILLEBOIS LOT 12 - LIVE/WORK

David Weekley Homes





Portland, OR

**VILLEBOIS LOT 12 - LIVE/WORK**

David Weekley Homes



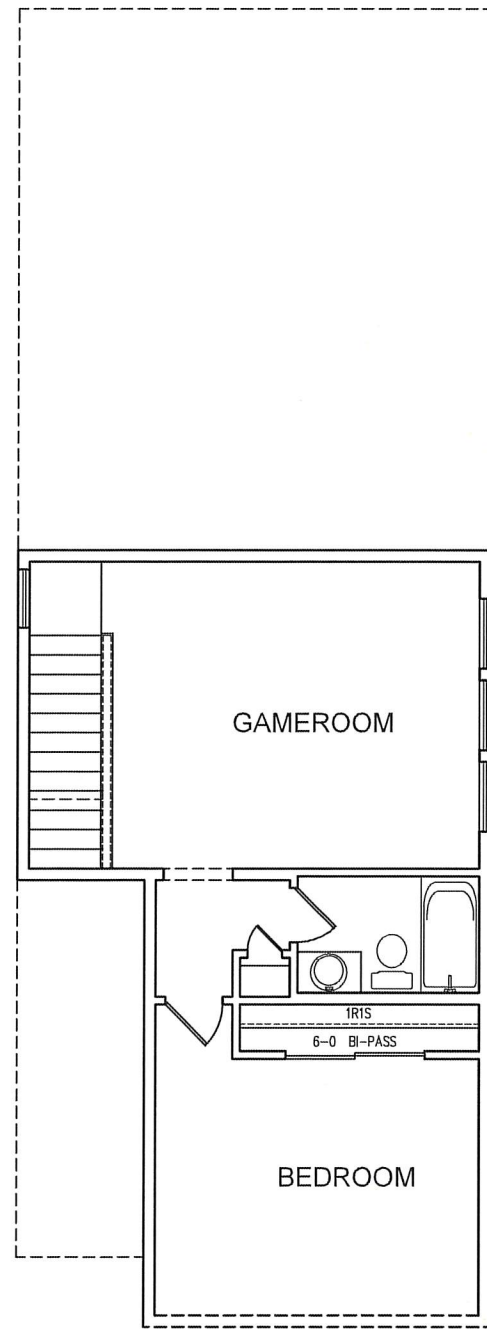


Portland, OR

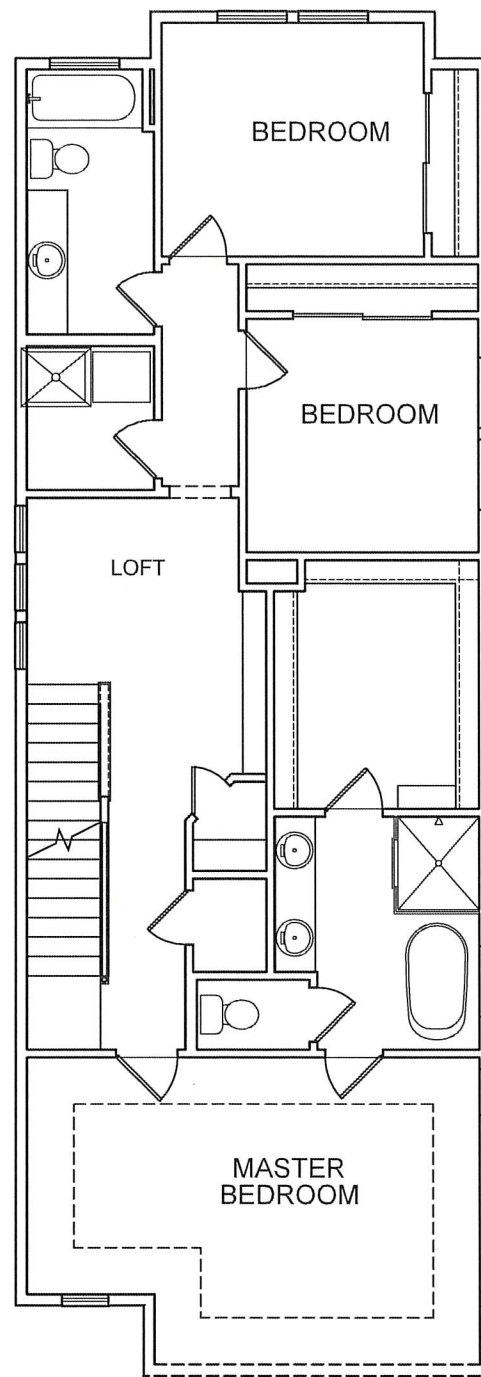
**VILLEBOIS LOT 12 - LIVE/WORK**



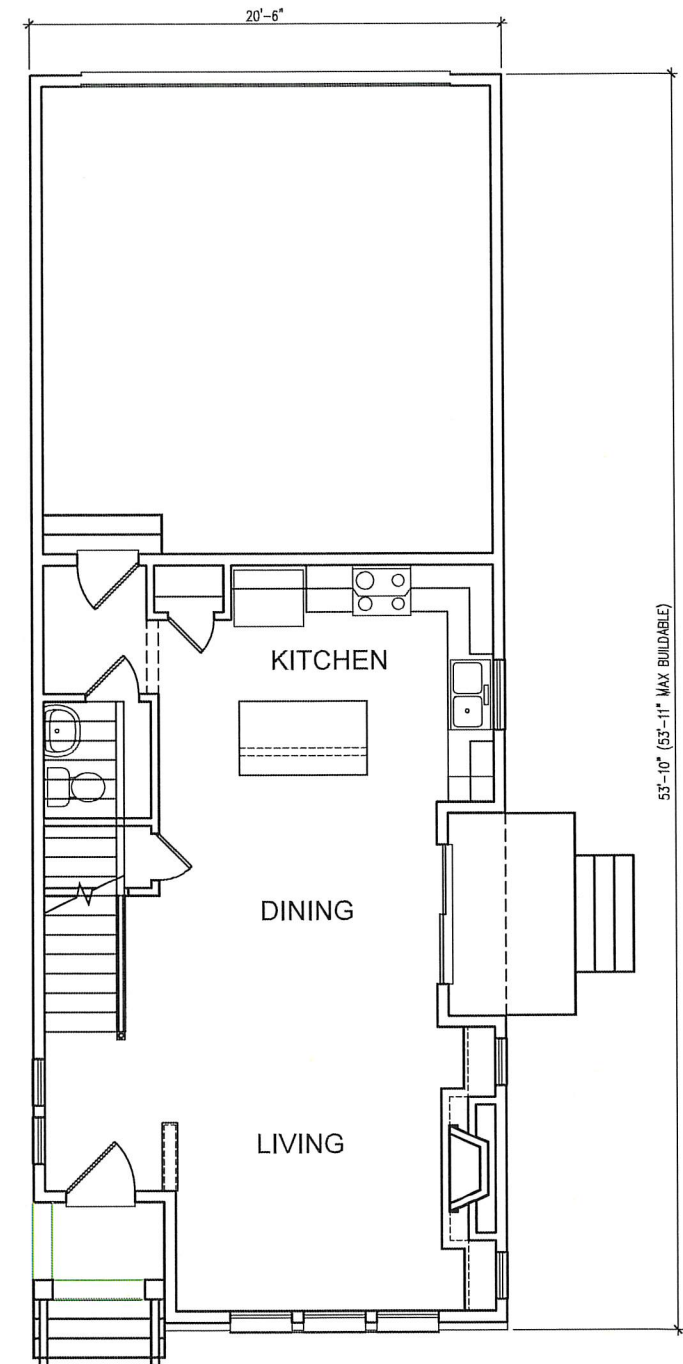




3rd FLOOR ± 532 SQFT



2nd FLOOR ± 1091 SQFT



PLAN (2) 1st FLOOR ± 628 SQFT  
TOTAL ± 2250 SQFT

Portland, OR

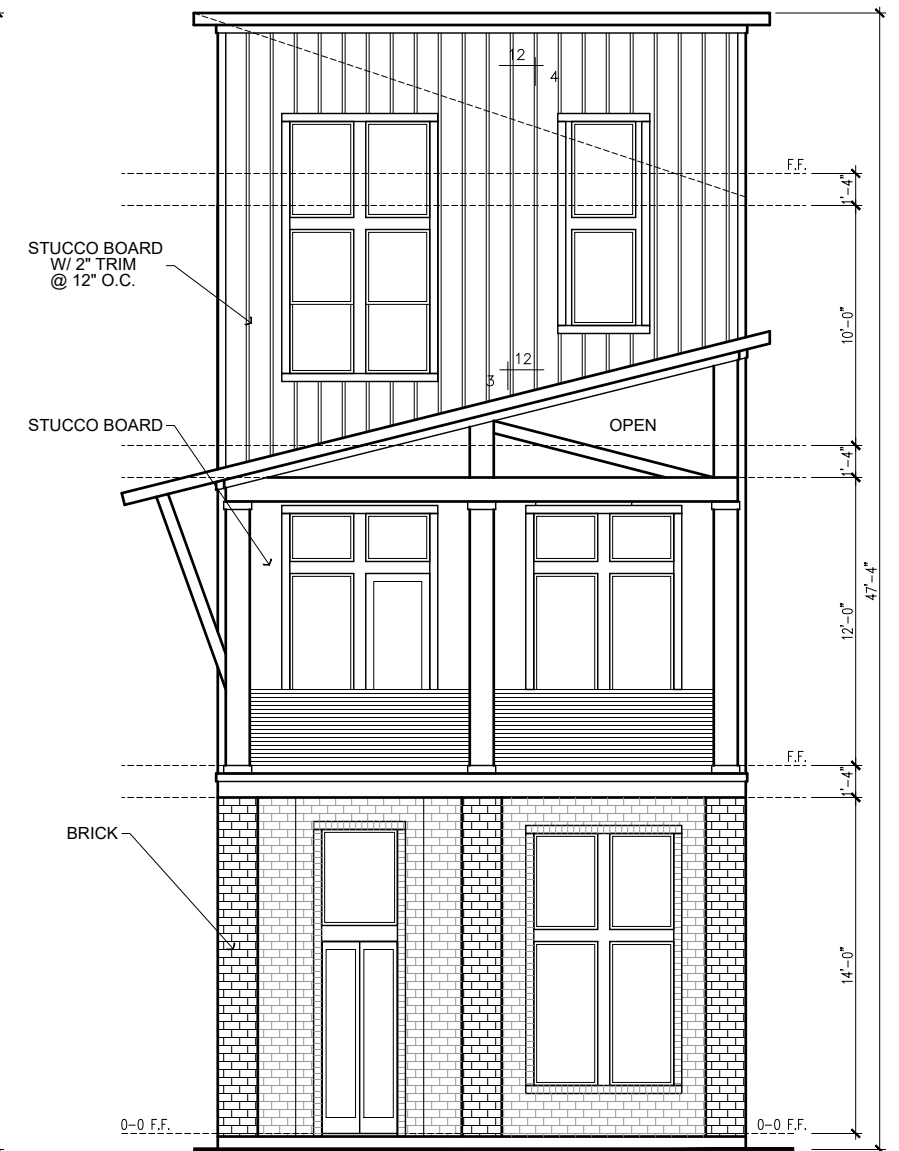
VILLEBOIS LOT 12 - LIVE/WORK (PLAN 2 REVISED 9737)

David Weekley Home



**BARBER DRIVE**

BRICK	= 544	= %30
STUCCO BOARD	= 499	= %27
STUCCO BOARD W/TRIM	= 800	= %43
TOTAL	= 1843	= %100



**VILLEBOIS DRIVE**

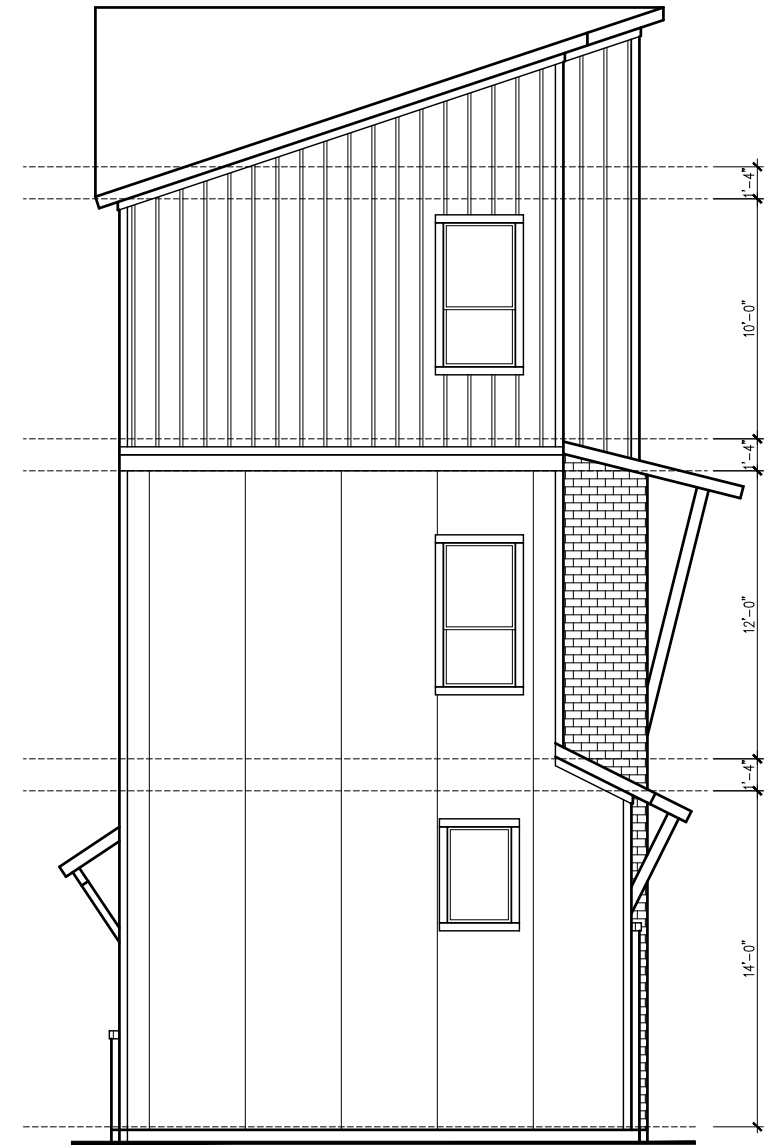
BRICK	= 266	= %45
STUCCO BOARD	= 102	= %17
STUCCO BOARD W/TRIM	= 221	= %38
TOTAL	= 589	= %100

**Portland, OR**

**VILLEBOIS LOT 12 - PLAN 1**



BRICK	= 105	= %5
STUCCO BOARD	= 1279	= %66
STUCCO BOARD W/TRIM	= 557	= %29
TOTAL	= 1941	= %100



PLAN 1	LOT 3		
BRICK	= 50	= %6	
STUCCO BOARD	= 491	= %62	
STUCCO BOARD W/TRIM	= 254	= %32	
TOTAL	= 795	= %100	

**Portland, OR**

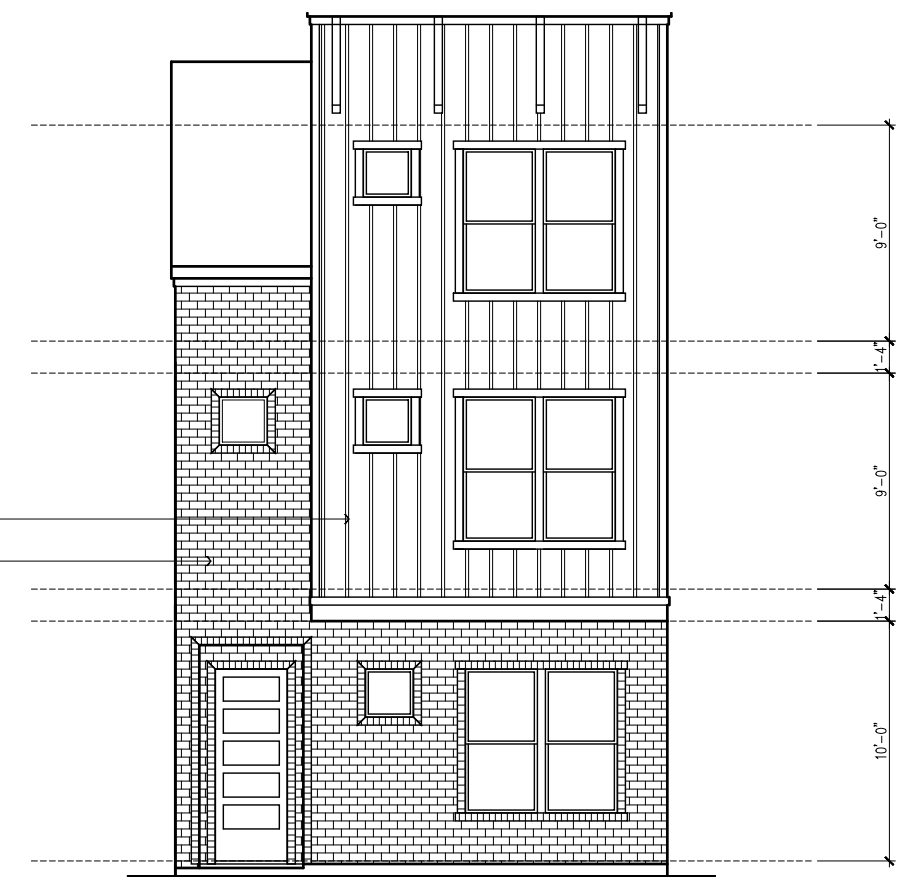
**VILLEBOIS LOT 12 - PLAN 1**

**David Weekley Homes**



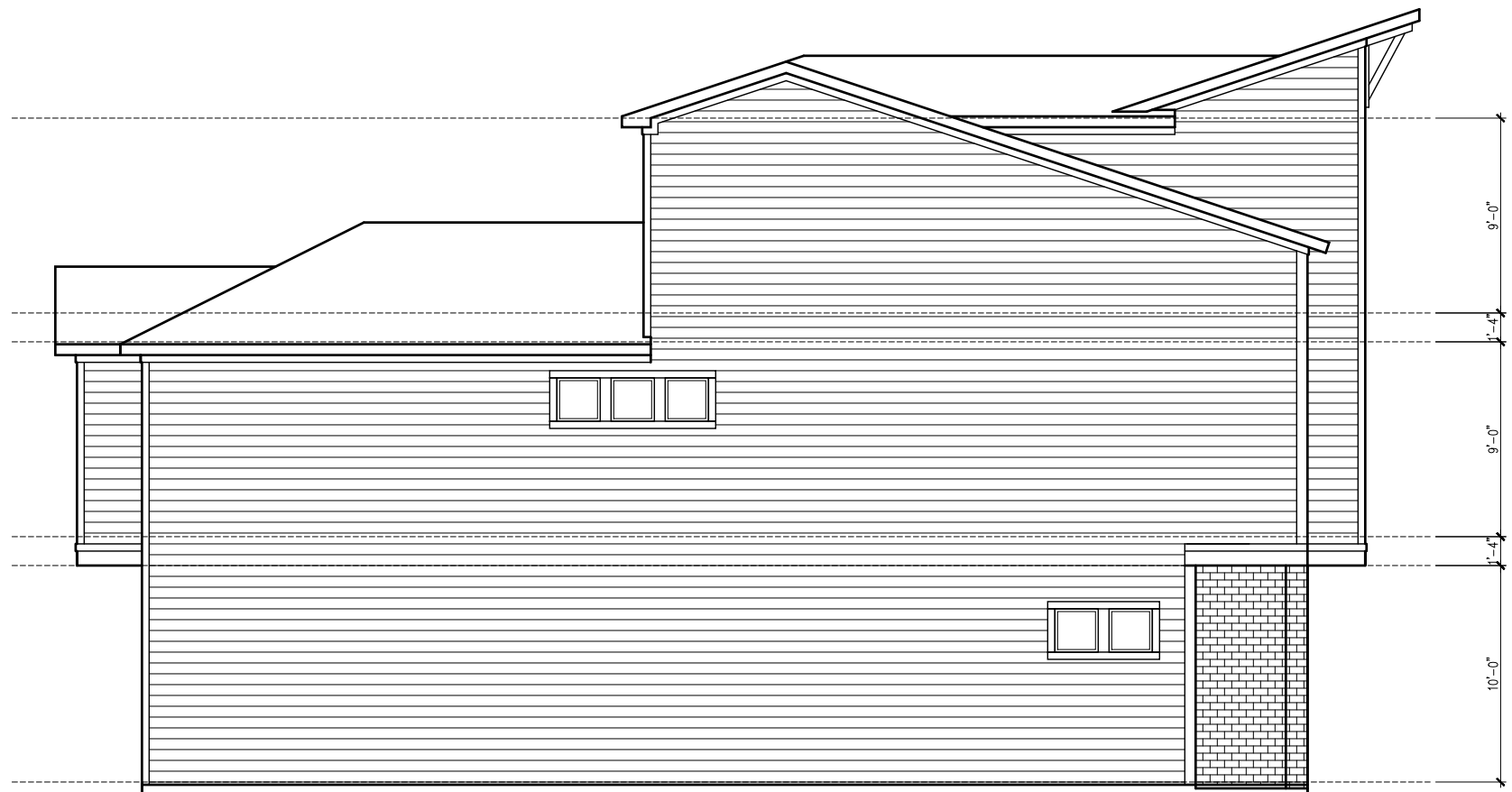


BRICK	= 0	= %0
SIDING	= 1193	= %100
TOTAL	= 1193	= %100

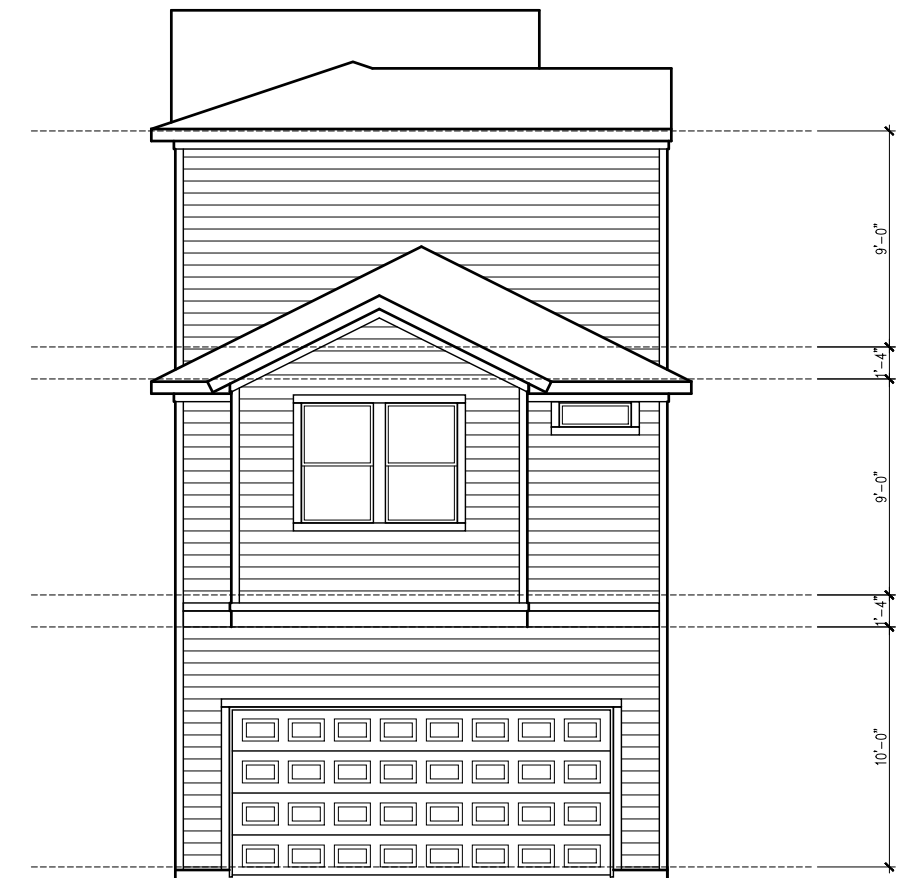


**PLAN 2-A LOT 2**

BRICK	= 187	= %45
STUCCO BOARD W/TRIM	= 225	= %55
TOTAL	= 412	= %100



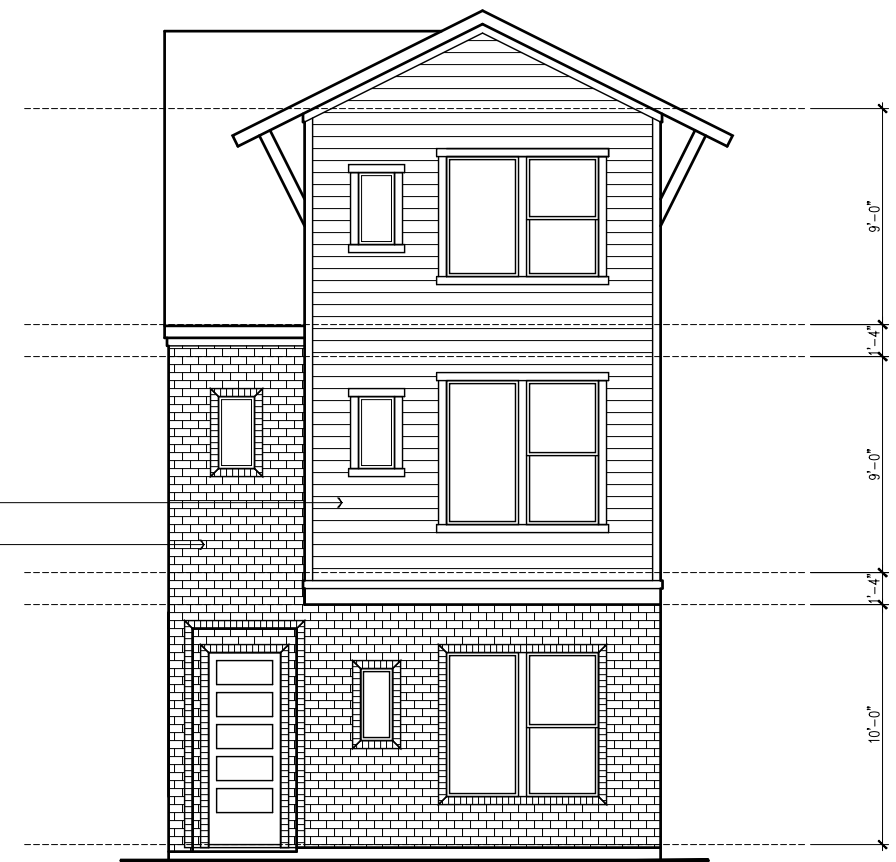
BRICK	= 52	= %4
SIDING	= 1352	= %96
TOTAL	= 1404	= %100



BRICK	= 0	= %0
SIDING	= 351	= %100
TOTAL	= 351	= %100

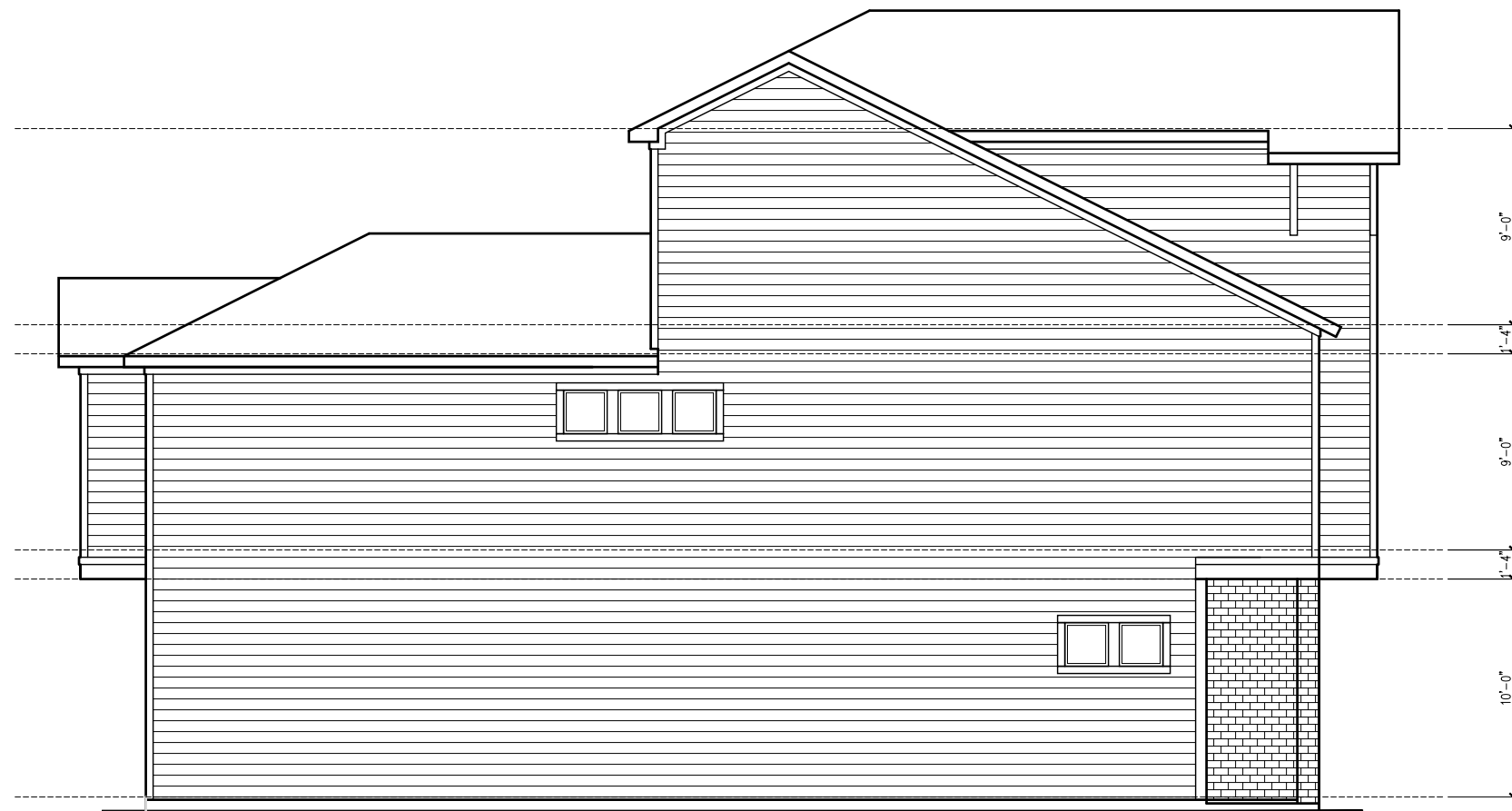


BRICK	= 0	= %0
SIDING	= 1163	= %100
TOTAL	= 1163	= %100

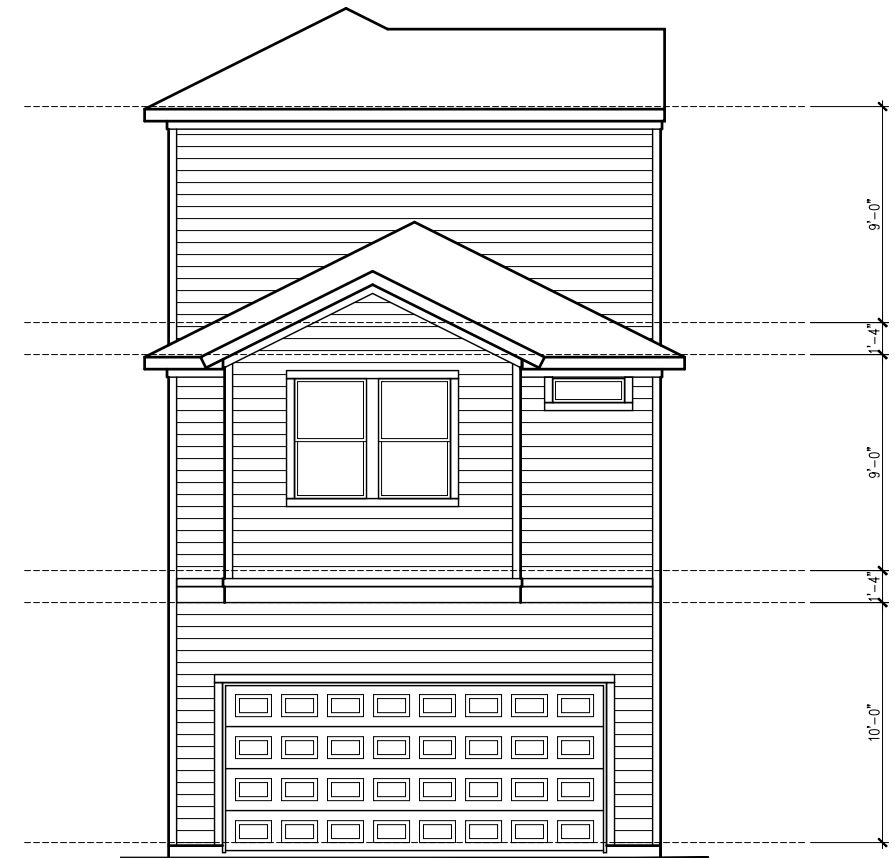


PLAN 2-B LOT 1

BRICK	= 168	= %46
SIDING	= 200	= %54
TOTAL	= 368	= %100



BRICK	= 52	= %4
SIDING	= 1328	= %96
TOTAL	= 1380	= %100



BRICK	= 0	= %0
SIDING	= 347	= %100
TOTAL	= 347	= %100