



## Submission #50

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### Submission information

Form: Pre-Application Conference Request Form  
Submitted by Visitor (not verified)  
Wednesday, July 18, 2018 - 11:42am  
74.95.32.117

**Applicant Name(s)**   Robert Luther & Jamison Luther

### Applicant's Representative

Brian D. Lee, P.E.

**Company**   PACE Engineers, Inc.

**Mailing Address**   5000 Meadows Rd., Suite 345, Lake Oswego, Oregon 97035

**Phone Number**   503.597.3222

**Email Address**   BrianL@paceengrs.com

### Project Description

Due to the success of ground stabilization efforts, the lower section of parcel 4 is ready for use as multi-family housing.

**Project Address**   14155 Beaver Creek

**Map and Taxlot Number**   3-2B-04C-00807

feedback

**Site Size** 556,319 square feet

**Existing or Previous Use (within last 10 years)**

Multi-family housing

**Existing Zoning**

R-2 Multifamily

**Overlay Districts**

- Natural Resource
- Geologic Hazard

**Check if "yes"**

- Public Water Available?
- Public Sewer Available?
- Are there any public easements on property?
- Are there any private easements on property?

**If any boxes above are checked, please explain**

Public water and sewer will need to be reconstructed. Stormwater will be handled onsite in the area that was previously designated. Public easements exist for water and sewer. Private easement for access.

**Past land use actions on this property**

There are several landuse applications and planning approvals for this site.

**Anticiapted New Impervious Surface**

None- Reduction in roof and asphalt areas

**Proposed Stormwater Disposal Methods**

hard pipe to detention pond

**Transportation System Plan (TSP) Projects on or near the site**

None

**Subdivisions: Show density calculations**

N/A

**Block lengths**

N/A

**Additional information**

See geotechnical report regarding stabilization results, will be submitted to you on or before July 30th, 2018.

**Questions**

Please include any specific questions that you want to address in the pre-application conference.

**Meeting Date**

08/07/2018

**Alternate Date**

08/08/2018

**Vicinity Map**

vicinity\_map\_forest\_edge\_apartments.pdf

**Site Plan/ Layout**

pre\_app\_site\_design\_1.pdf

**Building Elevation Drawings****Shadow Plat (for subdivisions only)****Disclaimer**

Select to acknowledge you read and understand the paragraph below.

**Other Attachments**

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625 Center Street | Oregon City, OR 97045

feedback





## Legend

- stm\_line
- CL of street
- slope\_25
- buildings
- taxlots



5000 Meadows Rd.  
Suite 345  
Lake Oswego, OR 97035  
(503) 597-3222

## Forest Edge Apartments Site Plan

**SCALE**  
12060 0 120 Feet

PROJECT NO.  
**17805**

SHEET NO.  
1 of 1



This map was prepared for  
assessment purpose only.

CLACKAMAS COUNTY

1" = 200'

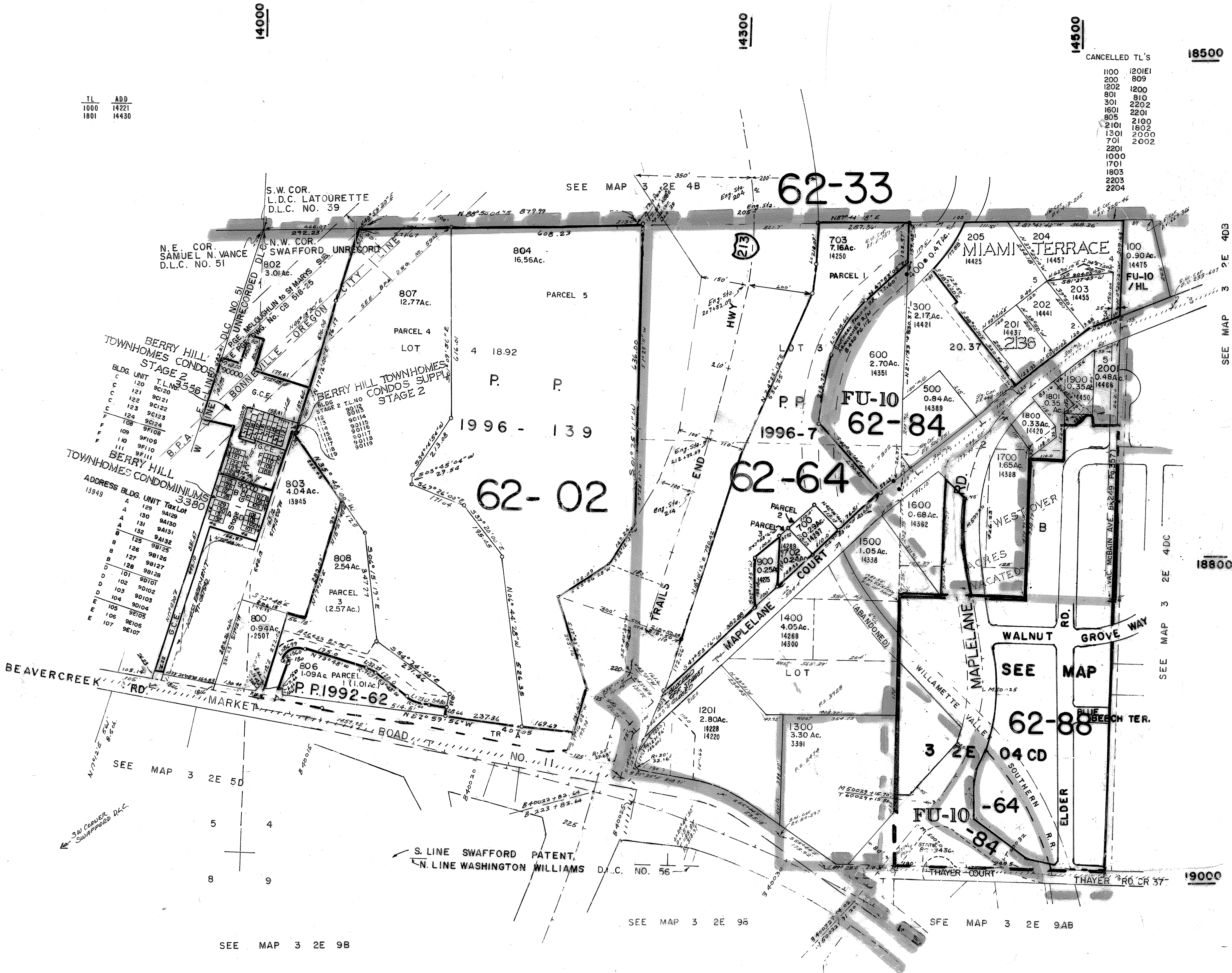
WASHINGTON WILLIAMS NO. 56  
J.G. SWAFFORD (UNRECORDED)

TL	ADD
1000	14221
1801	14430

CANCELLED TL'S

18500

1100	1201E1
200	809
1202	1200
801	810
301	2202
1601	2201
805	2100
2101	1802
1301	2000
701	2002
2201	
1000	
1701	
1803	
2203	
2204	



SEE MAP 3 2E 4B

SEE MAP 3 2E 4D3

SEE MAP 3 2E 4DC

SEE MAP 3 2E 9B

SEE MAP 3 2E 96

SEE MAP 3 2E 9AB

SEE MAP 3 2E 98



Oregon City GIS Map



Legend

Taxlots

City Limits

UGB

Basemap

Notes

OC Aerial Map

Overview Map

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0 200 400 600 Feet

1: 2,400

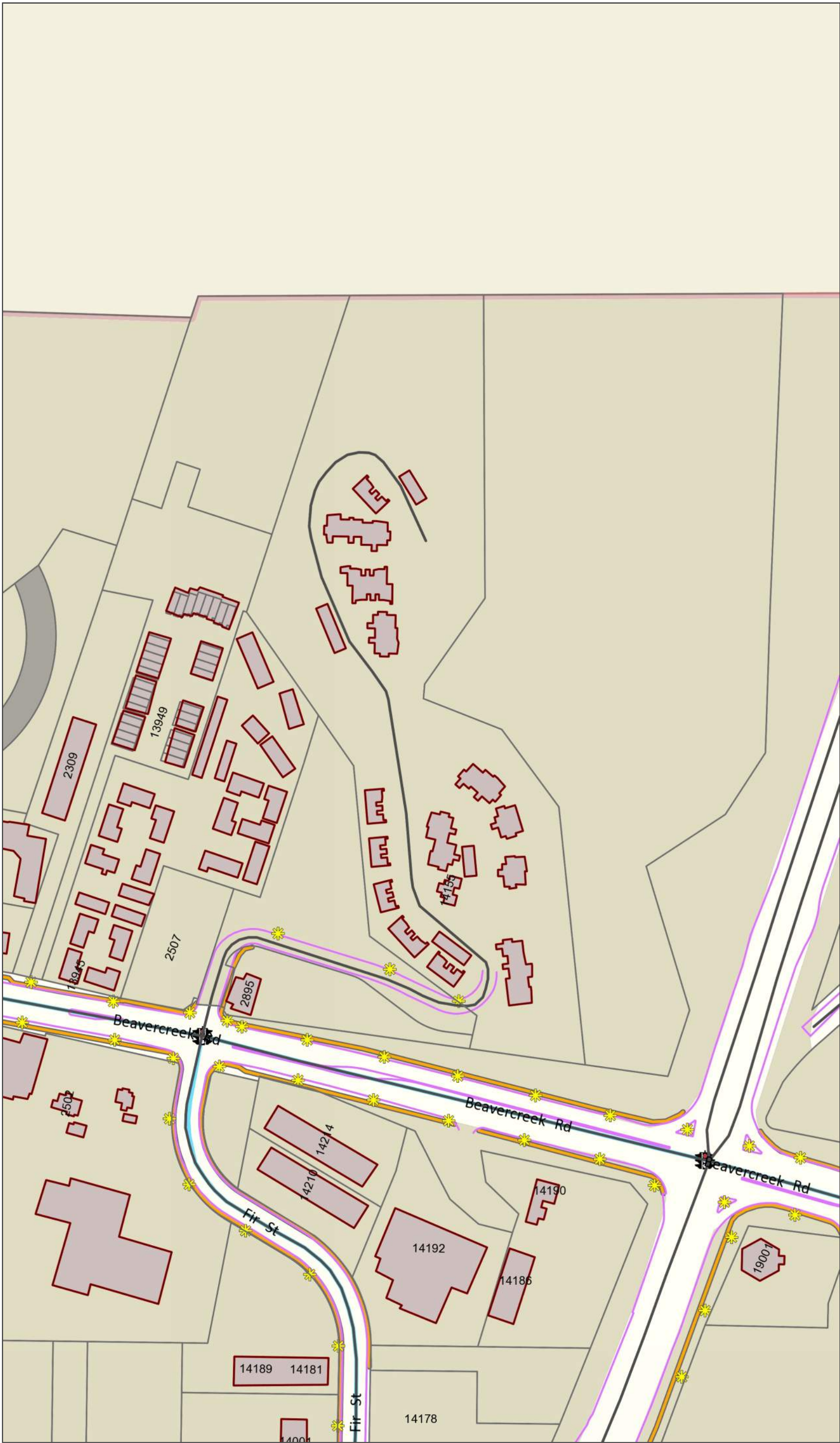
Map created 7/17/2018

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# Oregon City GIS Map



Legend

Building Outlines - 1:3,600 and

Taxlots

Streets (Lines)

Lights

Signals

Edge of Pavement

Sidewalks

Bike Lanes

Multi-Use Trails

Unimproved ROW

City Limits

Basemap

Notes

OC Transportation Map

Overview Map

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0 200 400 600 Feet






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# Oregon City GIS Map

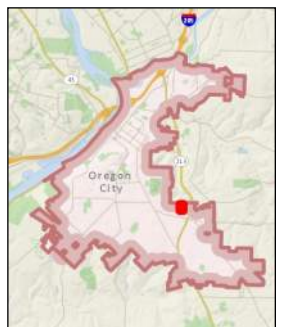
### Legend

-  Taxlots
-  Taxlots (Outside UGB)
-  City Limits
-  UGB
-  Basemap

## Notes

OC Zoning Map

### Overview Map



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0                      50                      100                      150 Feet

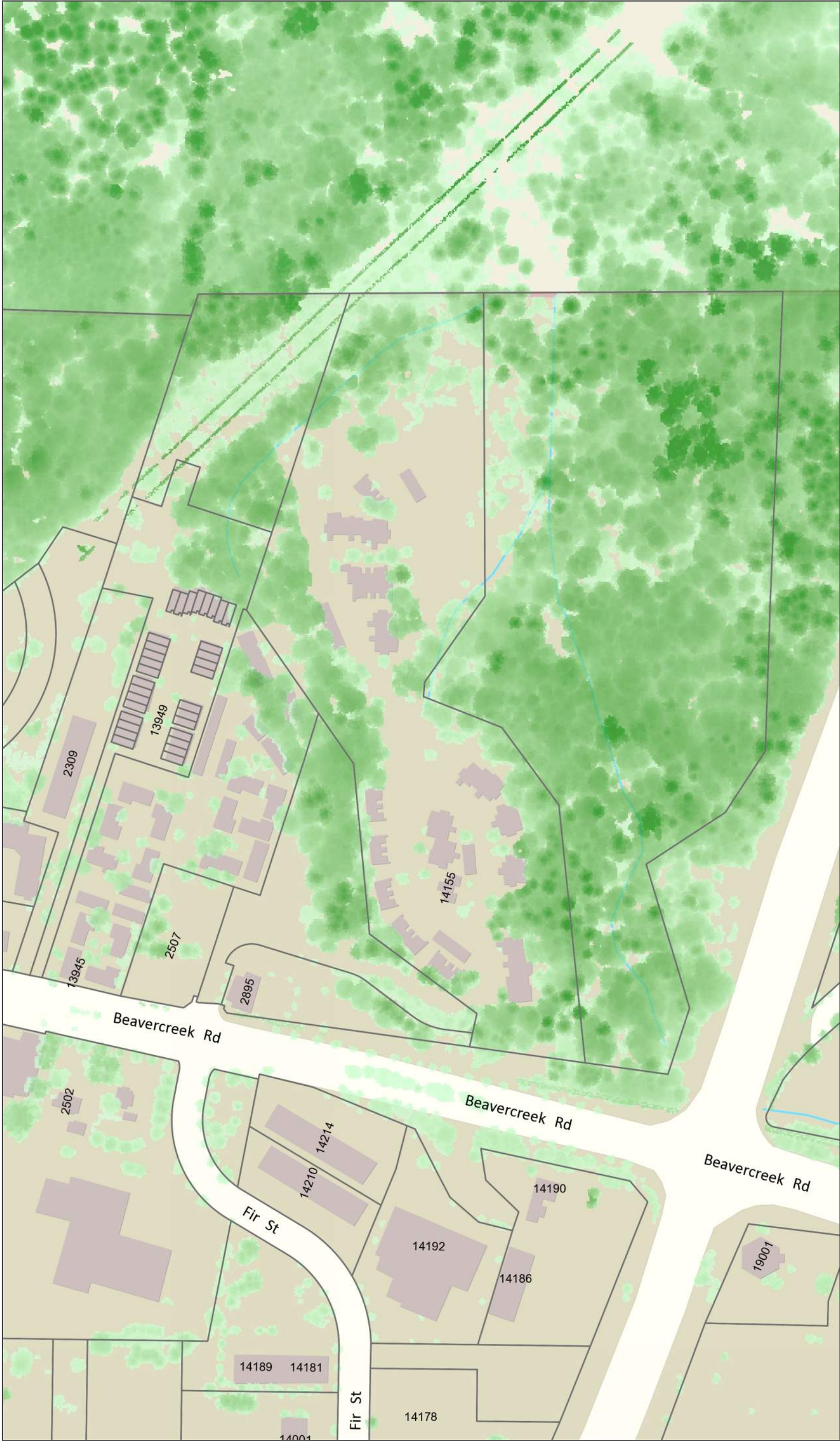
1: 600

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# Oregon City GIS Map



**Legend**

Taxlots

**Tree Canopy (2014)**

269 ft

10 ft

Title 3 - Streams

City Limits

UGB

Basemap

**Notes**

OC Tree Canopy Map

**Overview Map**

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0 200 400 600 Feet

1: 2,400

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Oregon City GIS Map



**Legend**

Streams

- Above Ground
- Below Ground

Contours (2ft) - 1:3,600 and clc

- 10 foot
- 2 foot

- Taxlots
- Taxlots (Outside UGB)
- City Limits
- UGB
- Basemap

**Notes**

2' Contour Data

**Overview Map**

An overview map showing the location of Oregon City within the surrounding region. The map highlights the city's boundaries and its proximity to major roads and water bodies.

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0 50 100 150 Feet

1: 600

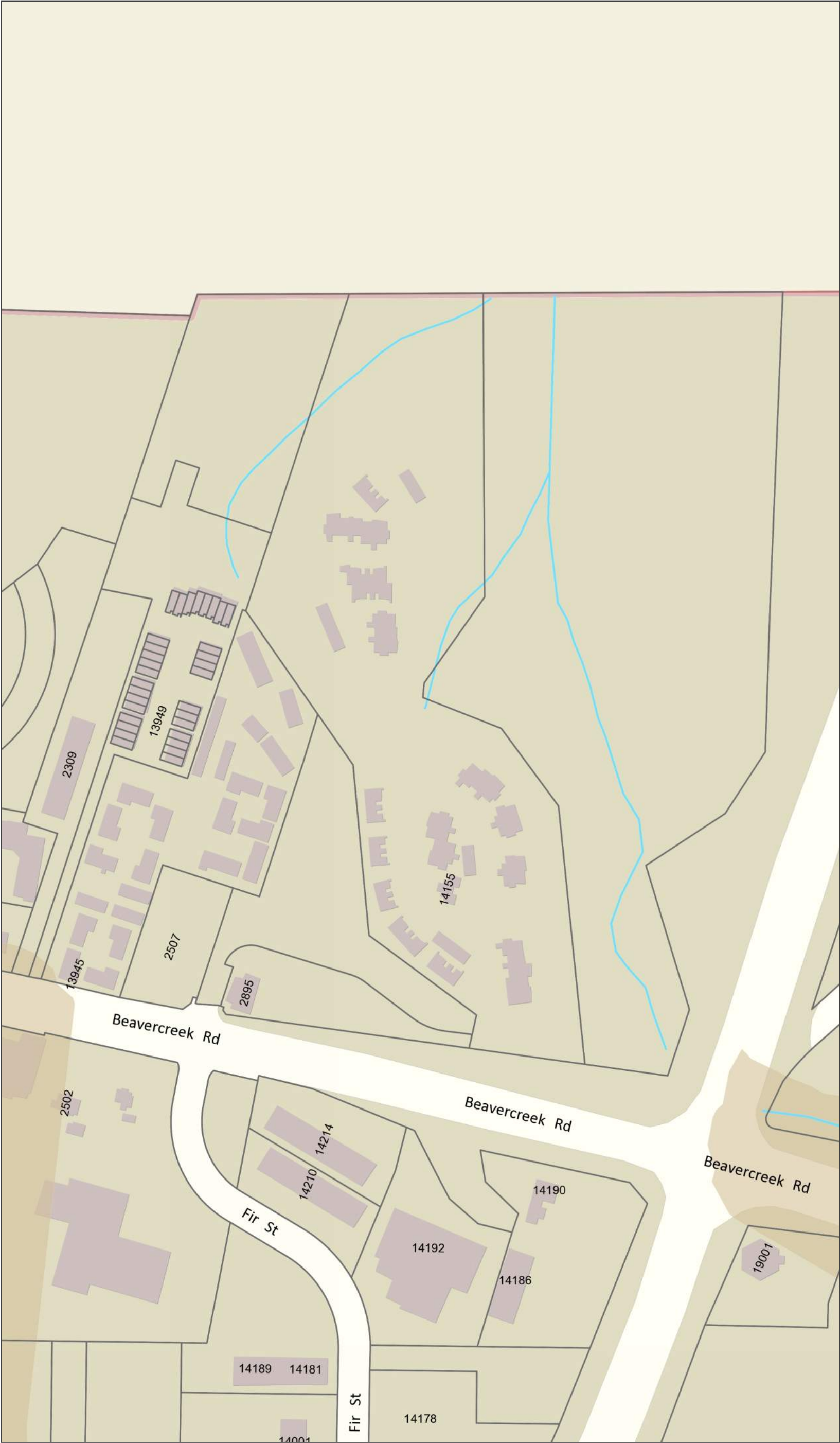
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Oregon City GIS Map



Legend

- Taxlots
- Title 3 - Streams
- Soils (High Water Table)
- City Limits
- UGB
- Basemap

Notes

OC Soils High Water Table Map

Overview Map

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1: 2,400

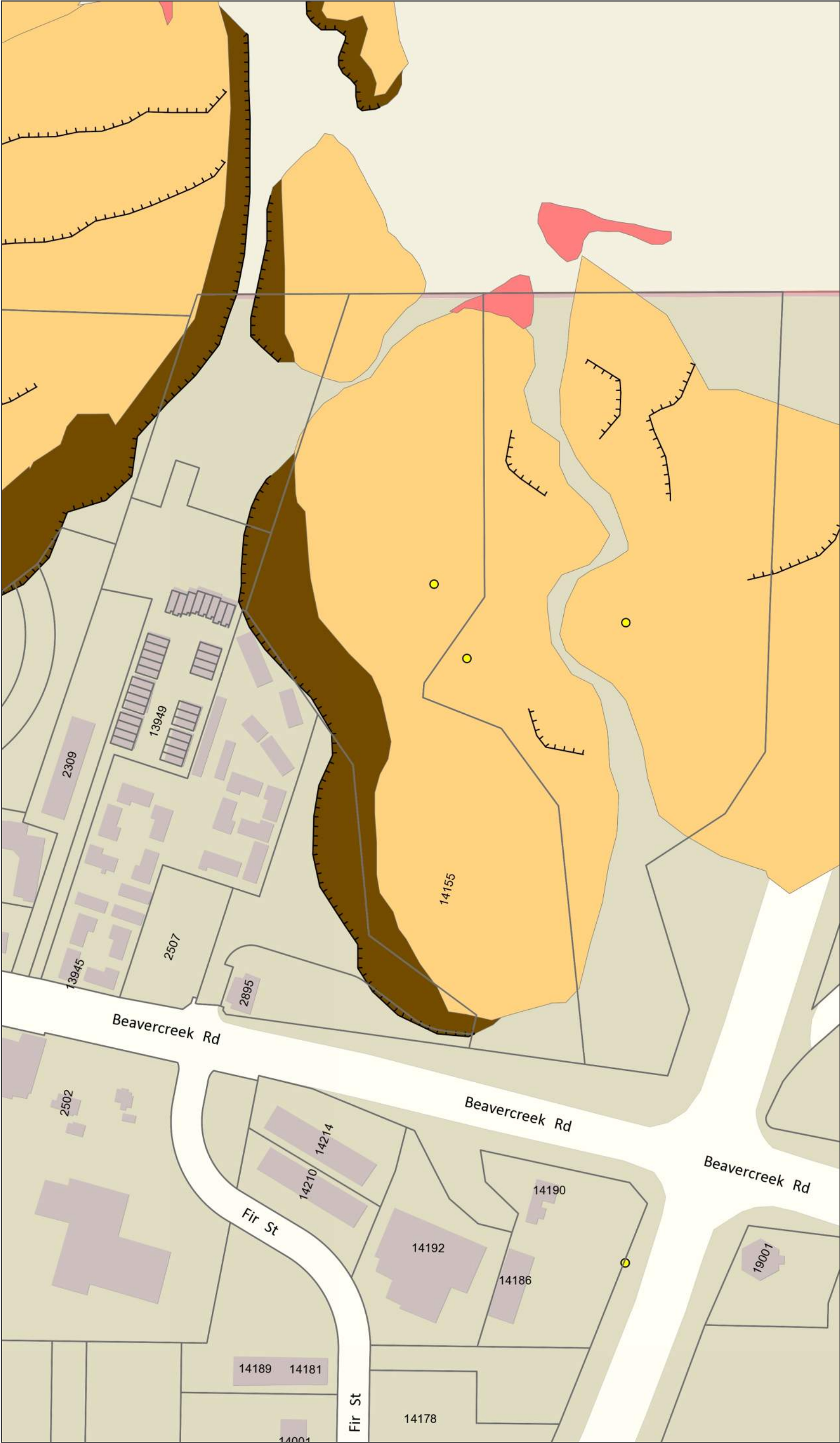
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Oregon City GIS Map



Legend

- Taxlots
- Landslides (SLIDO) - Historic L
- Landslides (SLIDO) - Scarps
- Landslides (SLIDO) - Scarp Face
- Landslides (SLIDO) - Deposits
- Fan
- Landslide
- Talus-Colluvium
- City Limits
- UGB
- Basemap

Notes

OC Landslide Map

Overview Map

An overview map of Oregon City, Oregon, showing the city's extent and major roads. A red rectangle highlights the specific area covered by the main map.

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1: 2,400

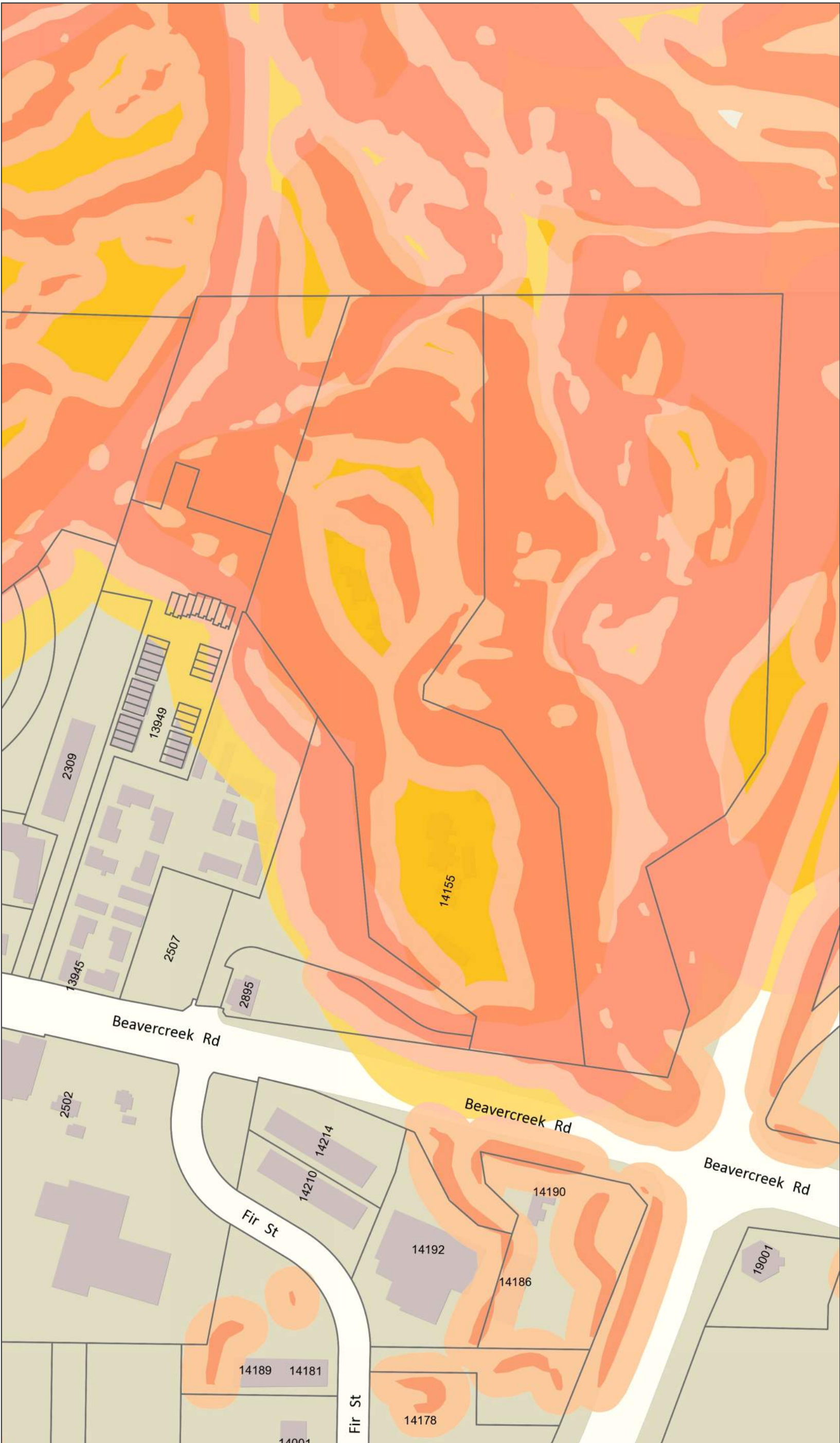
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Oregon City GIS Map



Legend

Taxlots

Geologic Hazards - Slopes

Slopes > 25%

Buffered (50ft)

Geologic Hazards - Landslides

Landslides

Buffered (200 ft)

Geologic Hazards - All

City Limits

UGB

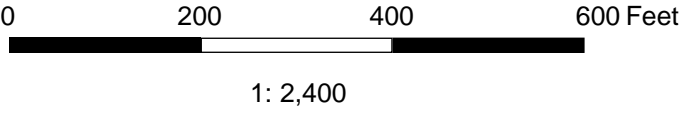
Basemap

Notes

OC Geologic Hazard Map



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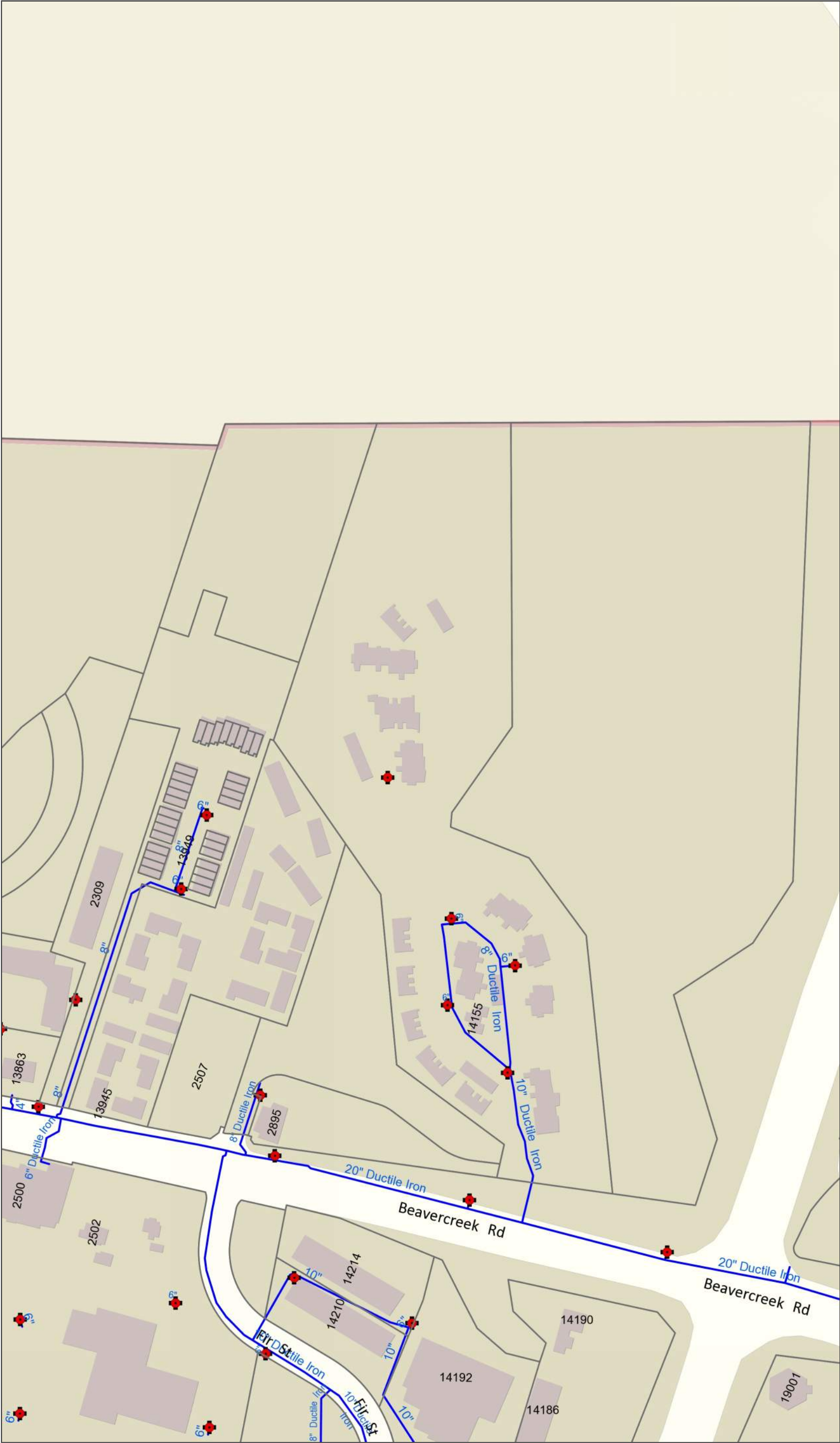


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Oregon City GIS Map



Legend

- Taxlots
- Water Hydrants
- Water Pipes (City Owned)
- City Limits
- UGB
- Basemap

Notes

OC Water Map

Overview Map

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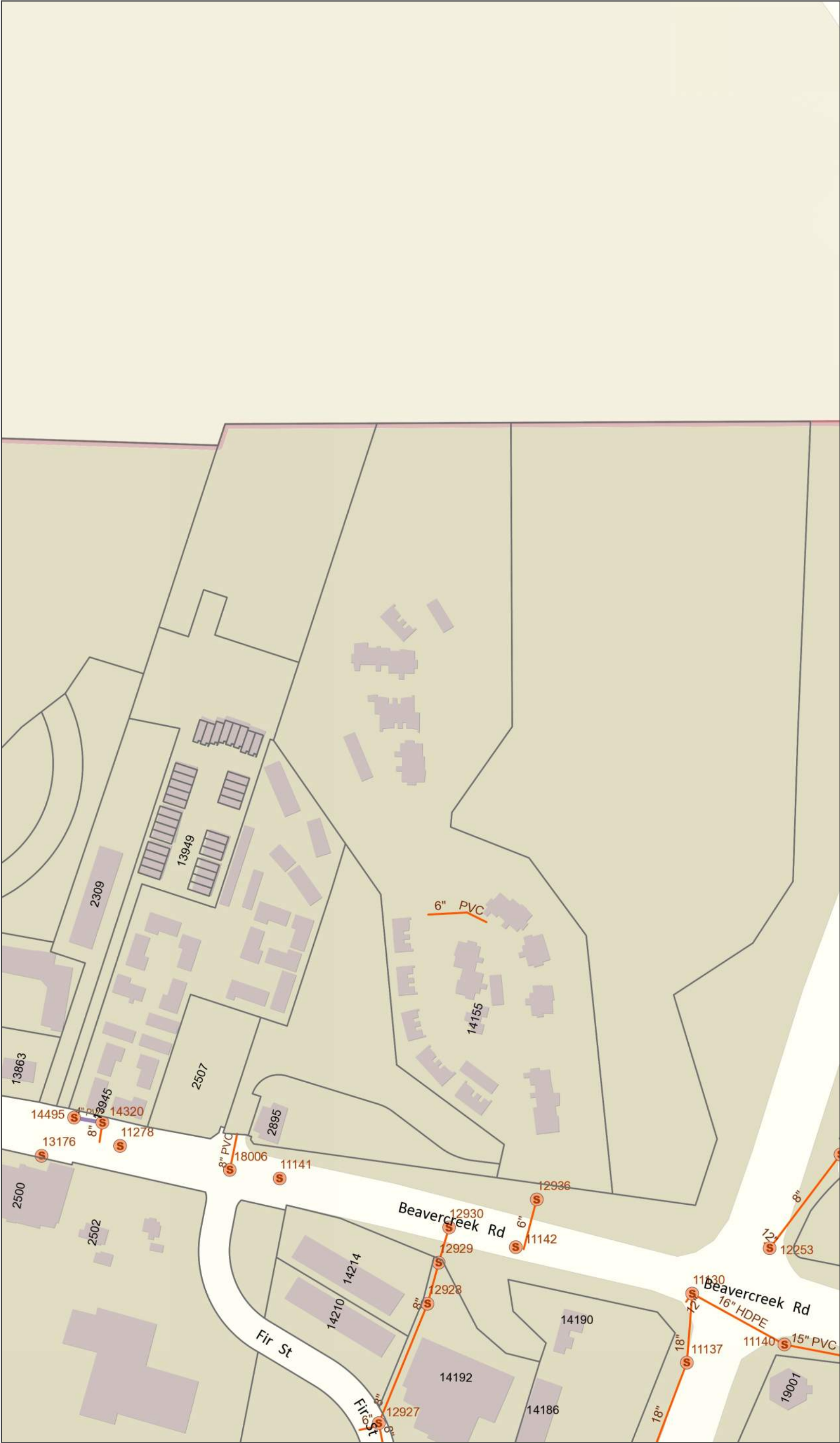
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Oregon City GIS Map



Legend

- Taxlots
- Sewer Structures (City Owned)
- Sewer Pipes (City Owned)
- Gravity Line
- Force Main
- Outfall
- City Limits
- UGB
- Basemap

Notes

OC Sewer Map

Overview Map

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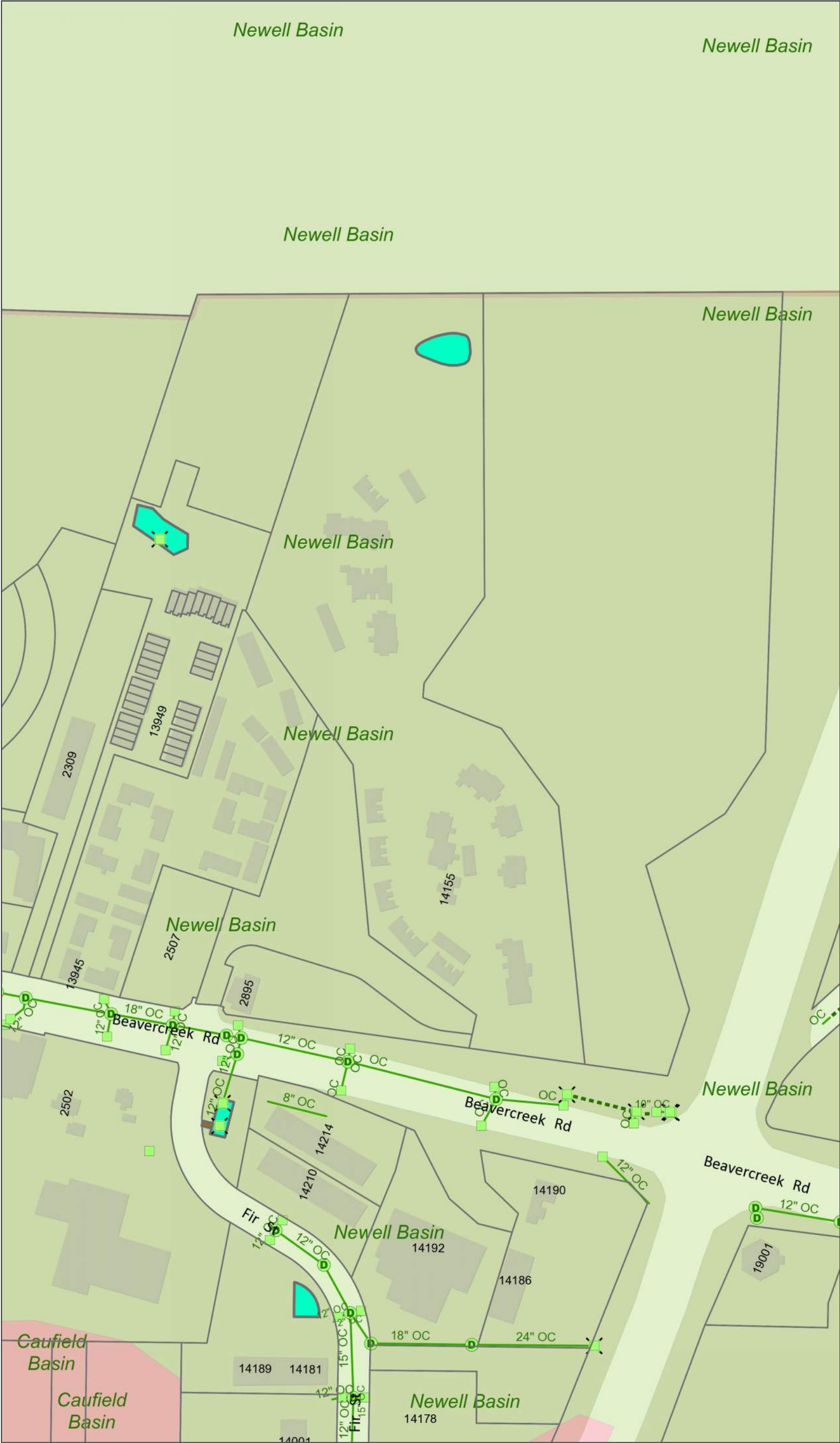
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Oregon City GIS Map



**Legend**

- Taxlots
- Storm Structures (City Owned)
  - Manhole
  - Inlet
  - Outlet
- Storm Conduits (City Owned)
  - Pipe
  - Culvert
  - Ditch
  - Detention Tank
- Storm Ponds
  - Pond
  - Swale
  - Man-Made Wetland
- Drainage Basins
  - Abernethy Basin
  - Alan Court Basin
  - Amanda Court Basin
  - Beaver Basin
  - Caufield Basin
  - Central Point Basin
  - Clackamas Basin
  - Clackamas-Willamette Basin
  - Clinton Basin
  - Coffee Basin
  - Forsythe Basin
  - John Adams Basin
  - Kelly Field Basin
  - Livesay Basin
  - Mud Basin
  - Newell Basin
  - Park Place Basin
  - Singer Basin
  - South End Basin
  - Thimble Basin
  - Tumwater Basin
  - Willamette North Basin
  - Willamette South Basin
- City Limits
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**Notes**

OC Storm Map



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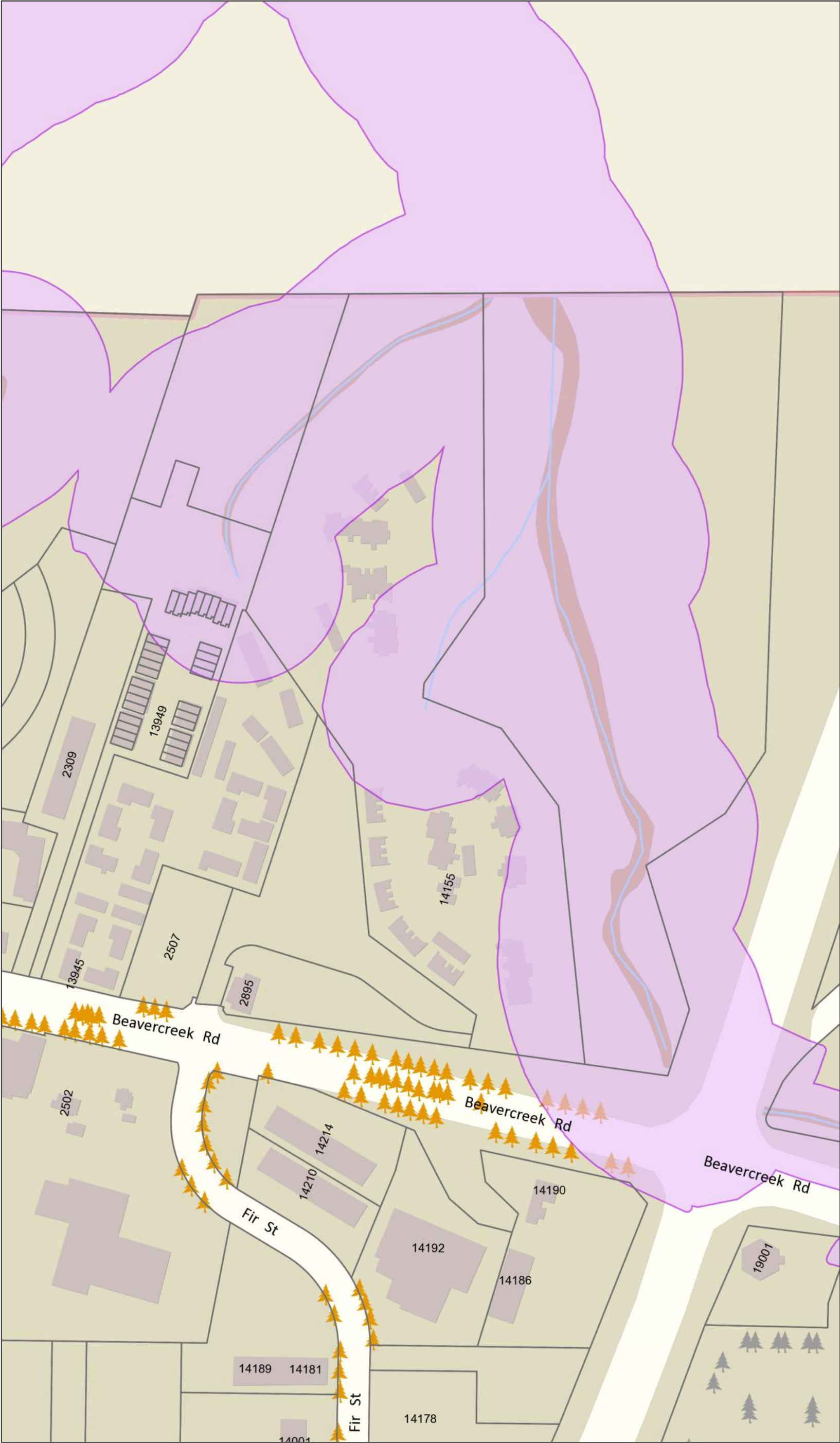
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Oregon City GIS Map



**Legend**

Taxlots

NROD - Natural Resource Overlay District

Title 3 - Streams

Title 3 - Wetlands

**Trees**

Heritage Grove Tree

Heritage Tree

Legacy Tree

Park Tree

Street Tree

Unclassified Tree

City Limits

UGB

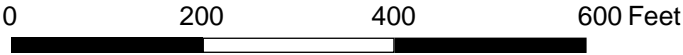
Basemap

**Notes**

OC Natural Resource Overlay Map

**Overview Map**

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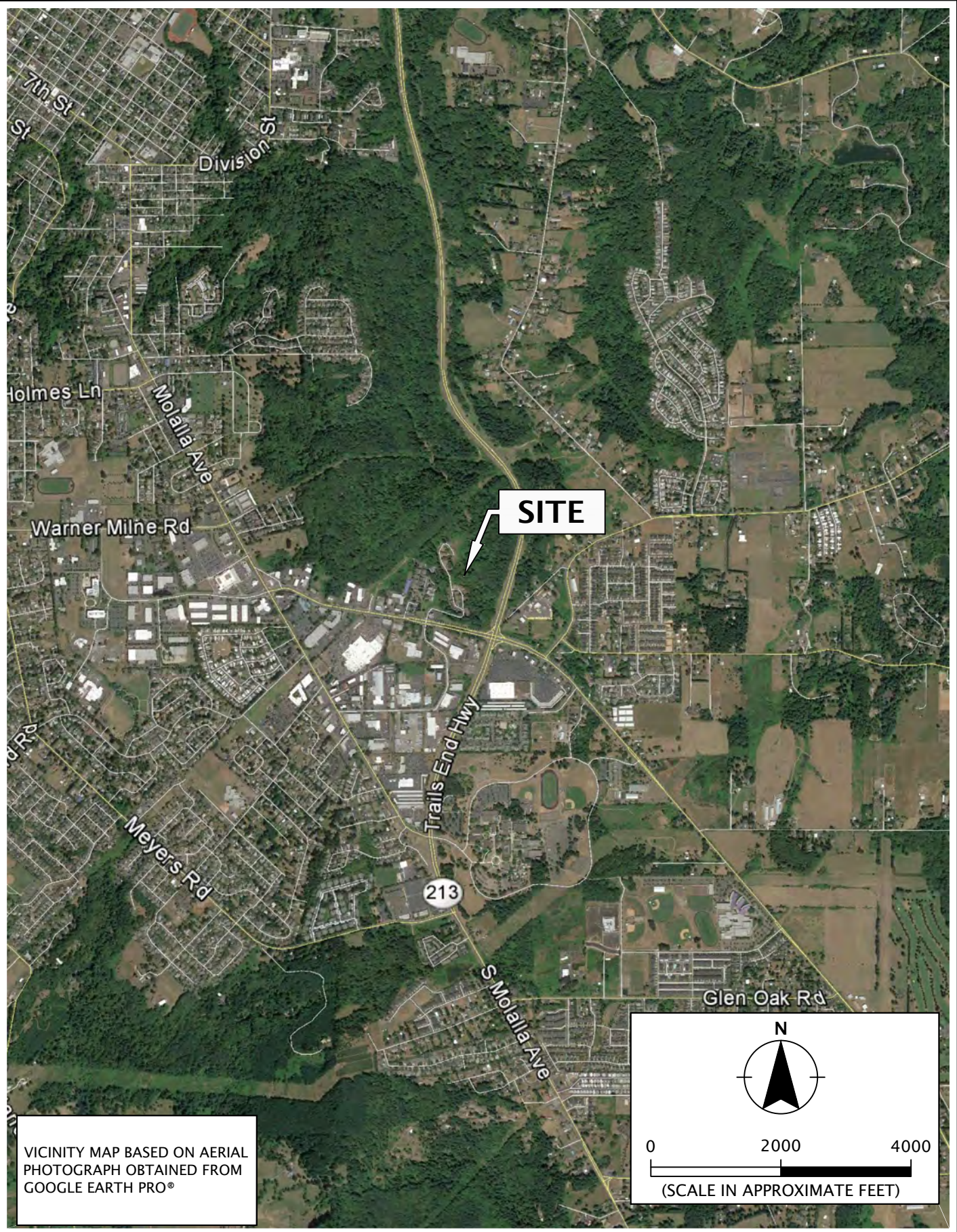
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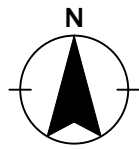




Printed By: aday | Print Date: 9/27/2017 10:02:15 AM  
 File Name: J:\M-R\RLHold-1-01-VM01.dwg | Layout: FIGURE 1



VICINITY MAP BASED ON AERIAL  
 PHOTOGRAPH OBTAINED FROM  
 GOOGLE EARTH PRO®



0 2000 4000  
 (SCALE IN APPROXIMATE FEET)

**GEODESIGN inc**  
 9450 SW Commerce Circle - Suite 300  
 Wilsonville OR 97070  
 503.968.8787 www.geodesigninc.com

RJLHOLD-1-01

SEPTEMBER 2017

**VICINITY MAP**

FOREST EDGE APARTMENTS  
 OREGON CITY, OR

**FIGURE 1**