

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



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'

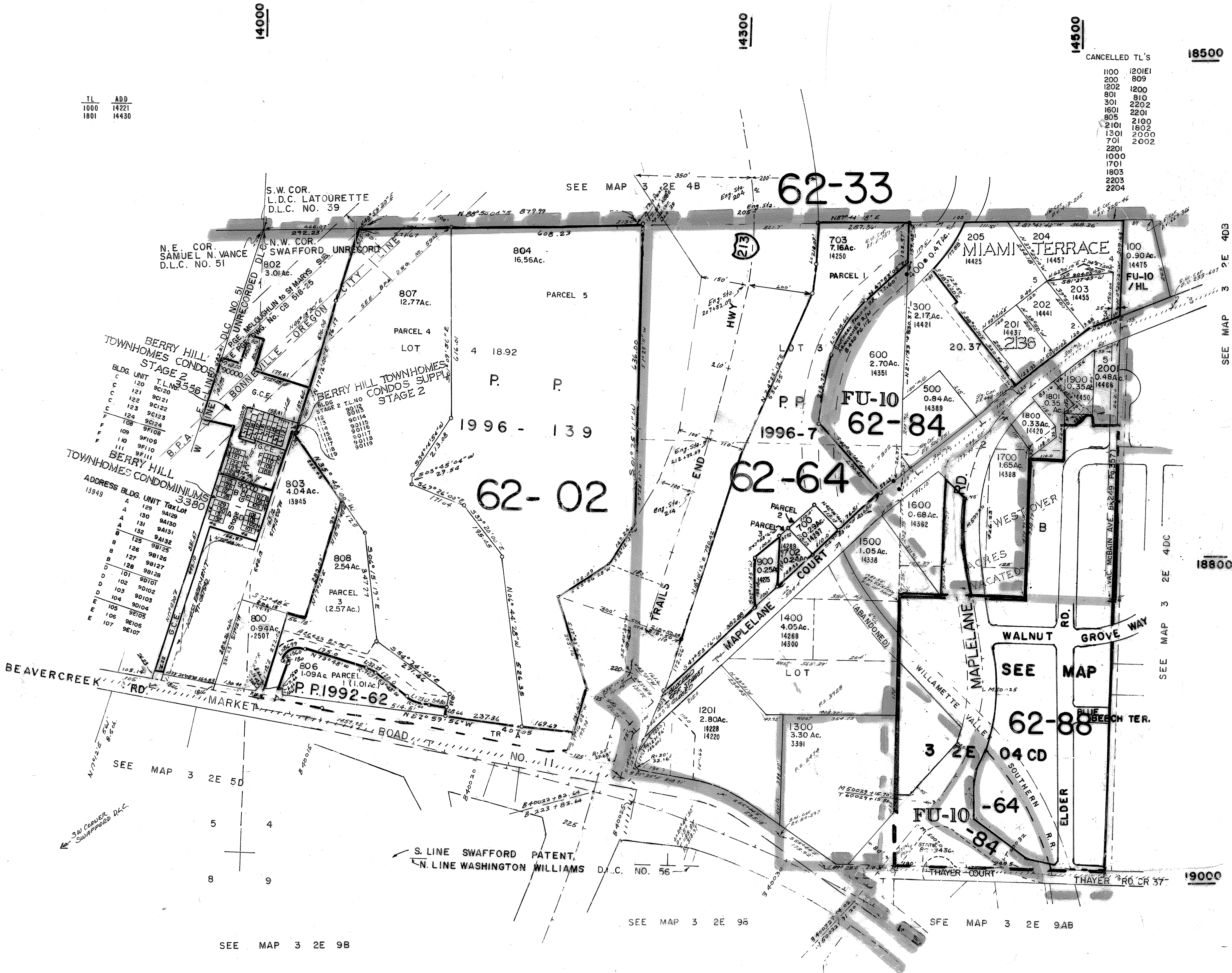
WASHINGTON WILLIAMS NO. 56
J.G. SWAFFORD (UNRECORDED)

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 4D3

SEE MAP 3 2E 4DC

SEE MAP 3 2E 5D

SEE MAP 3 2E 9B

SEE MAP 3 2E 96

SFE MAP 3 2E 9AB

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

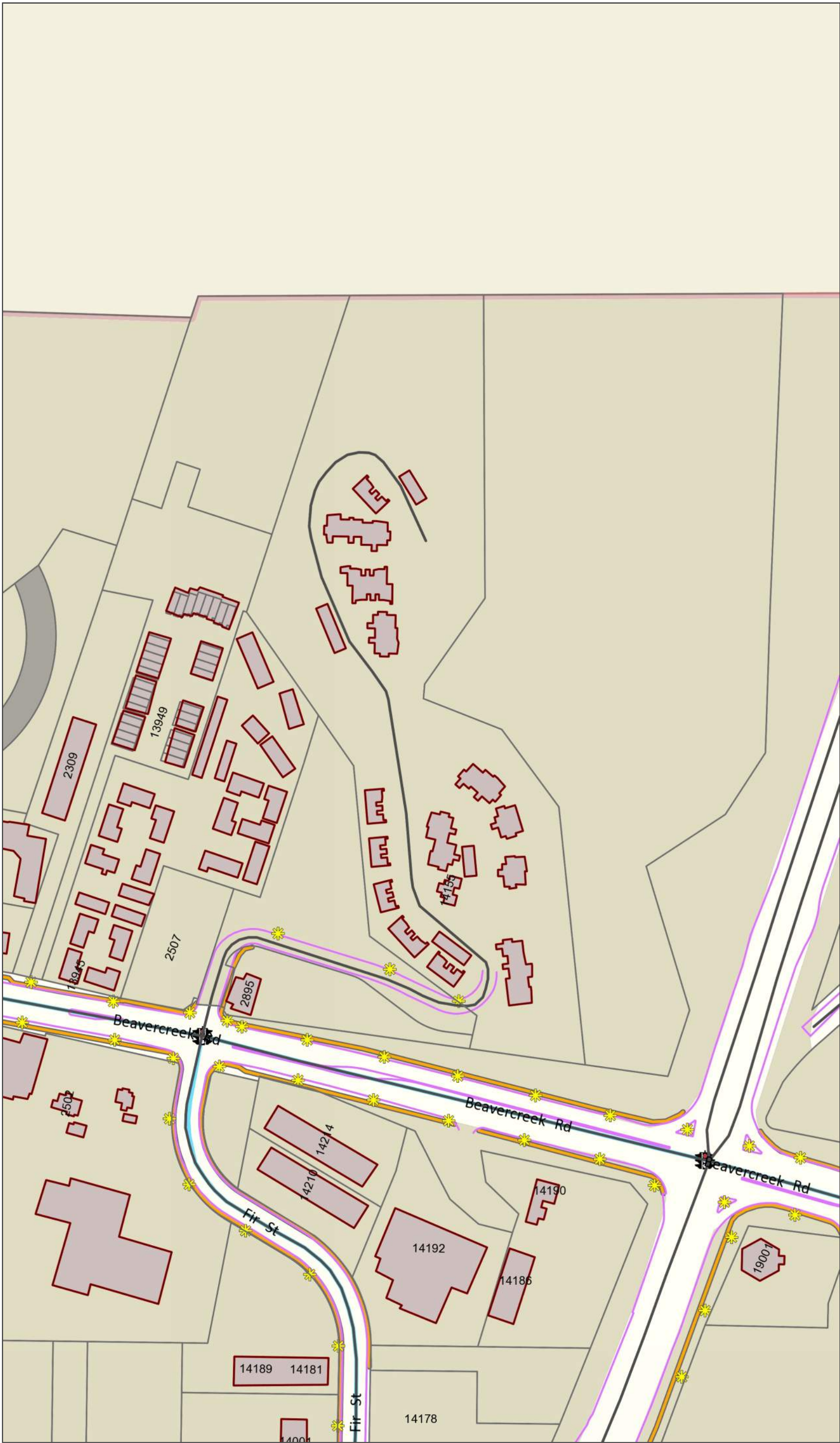
1: 2,400

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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Oregon City GIS Map



Legend

Taxlots

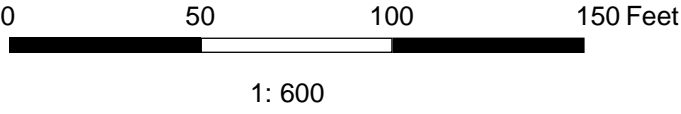
 Taxlots (Outside UGB)

Notes

OC Zoning Map

Overview Map

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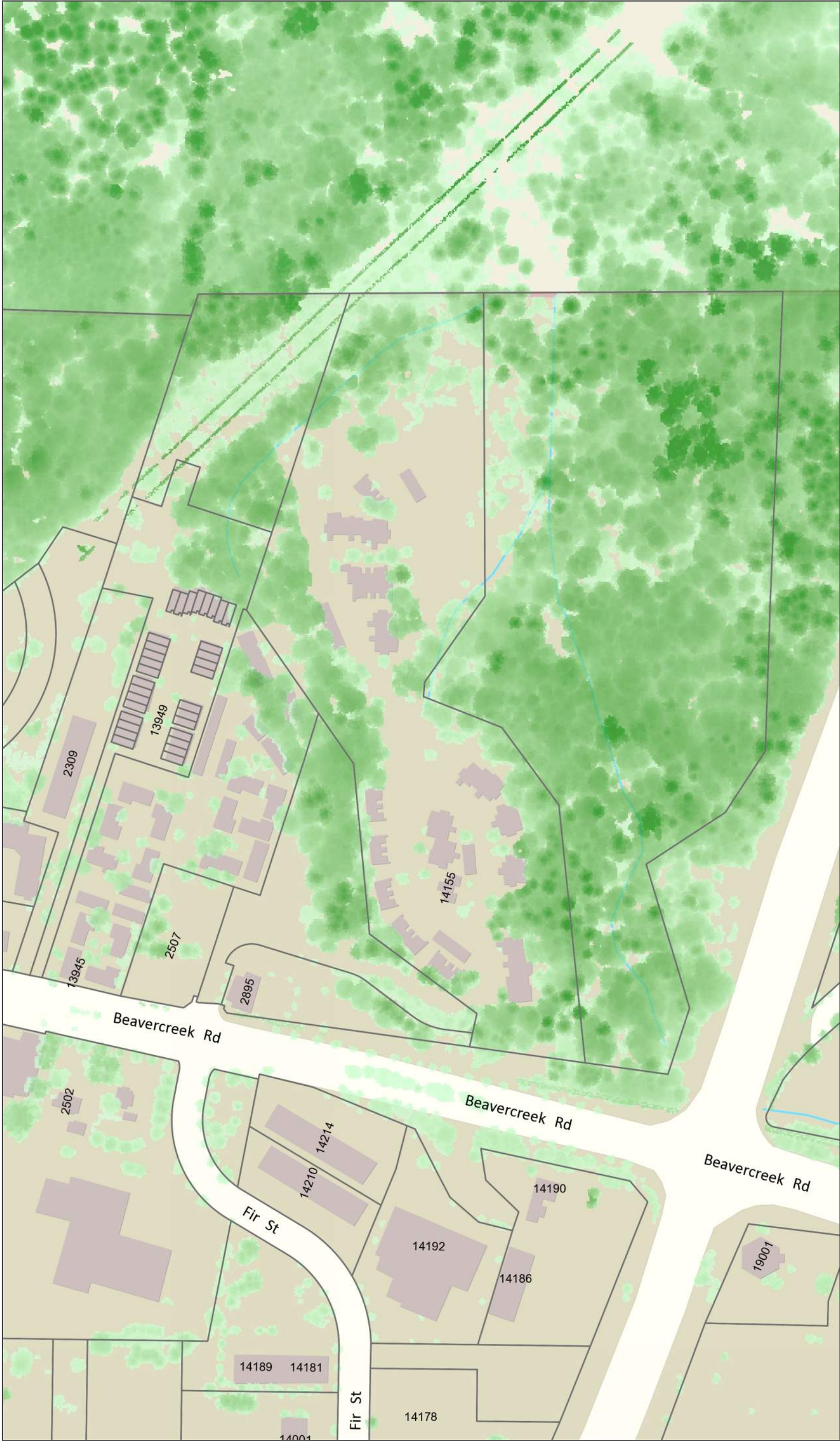


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Oregon City GIS Map



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

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Oregon City GIS Map



Legend

Streams

- Above Ground
- Below Ground

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

- 10 foot
- 2 foot

Taxlots

- Taxlots (Outside UGB)

City Limits

UGB

Basemap

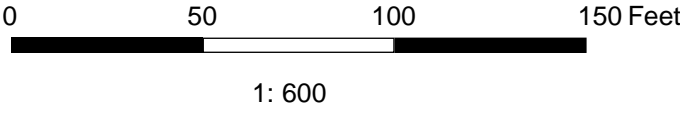
Notes

2' Contour Data

Overview Map

An overview map showing the location of Oregon City within a larger regional context. The map highlights the city's boundaries in red and shows surrounding areas in green and yellow. A red dot indicates the city's location relative to the surrounding region.

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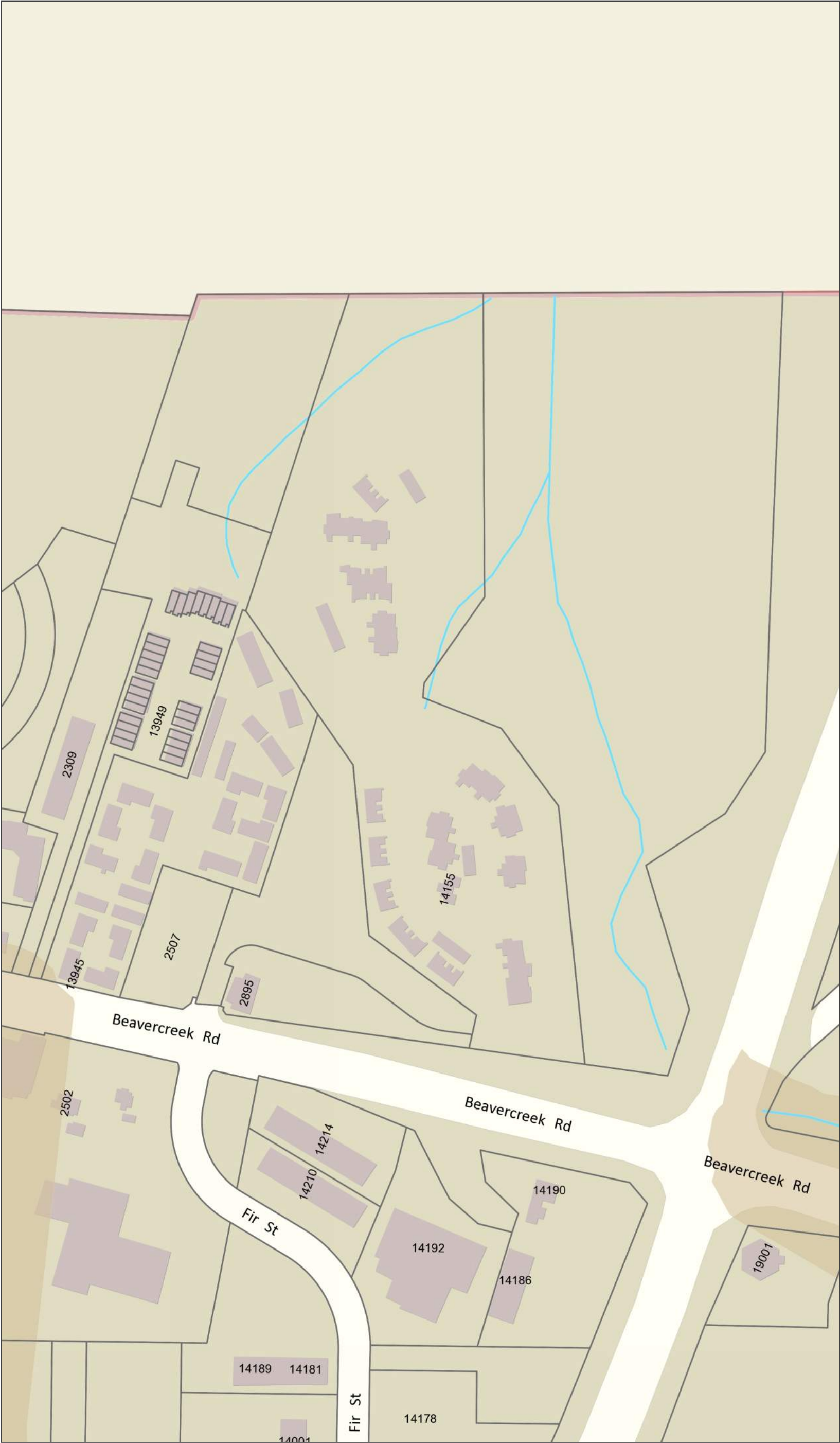


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Oregon City GIS Map



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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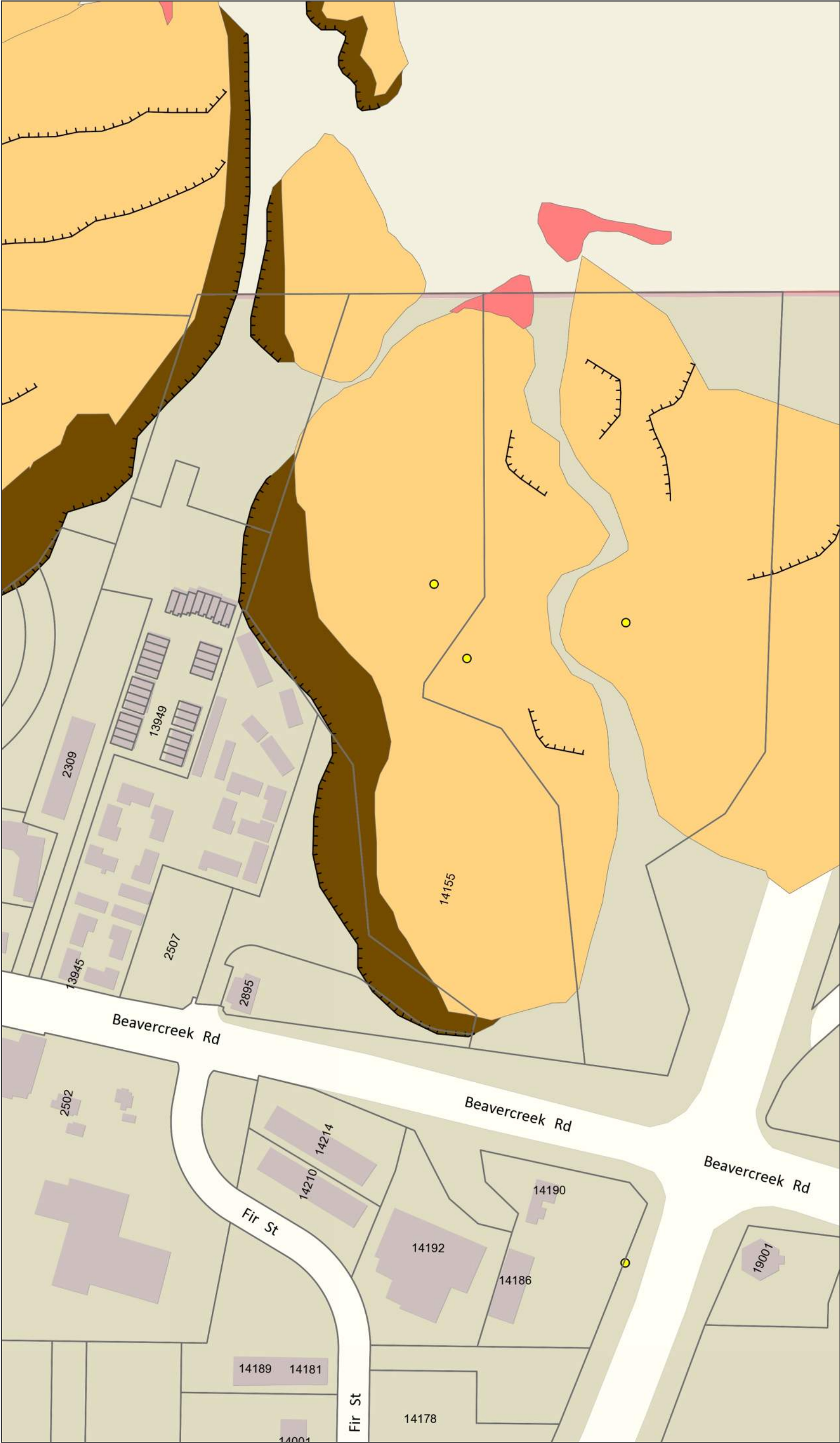
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Oregon City GIS Map



Legend

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

Notes

OC Landslide Map

Overview Map

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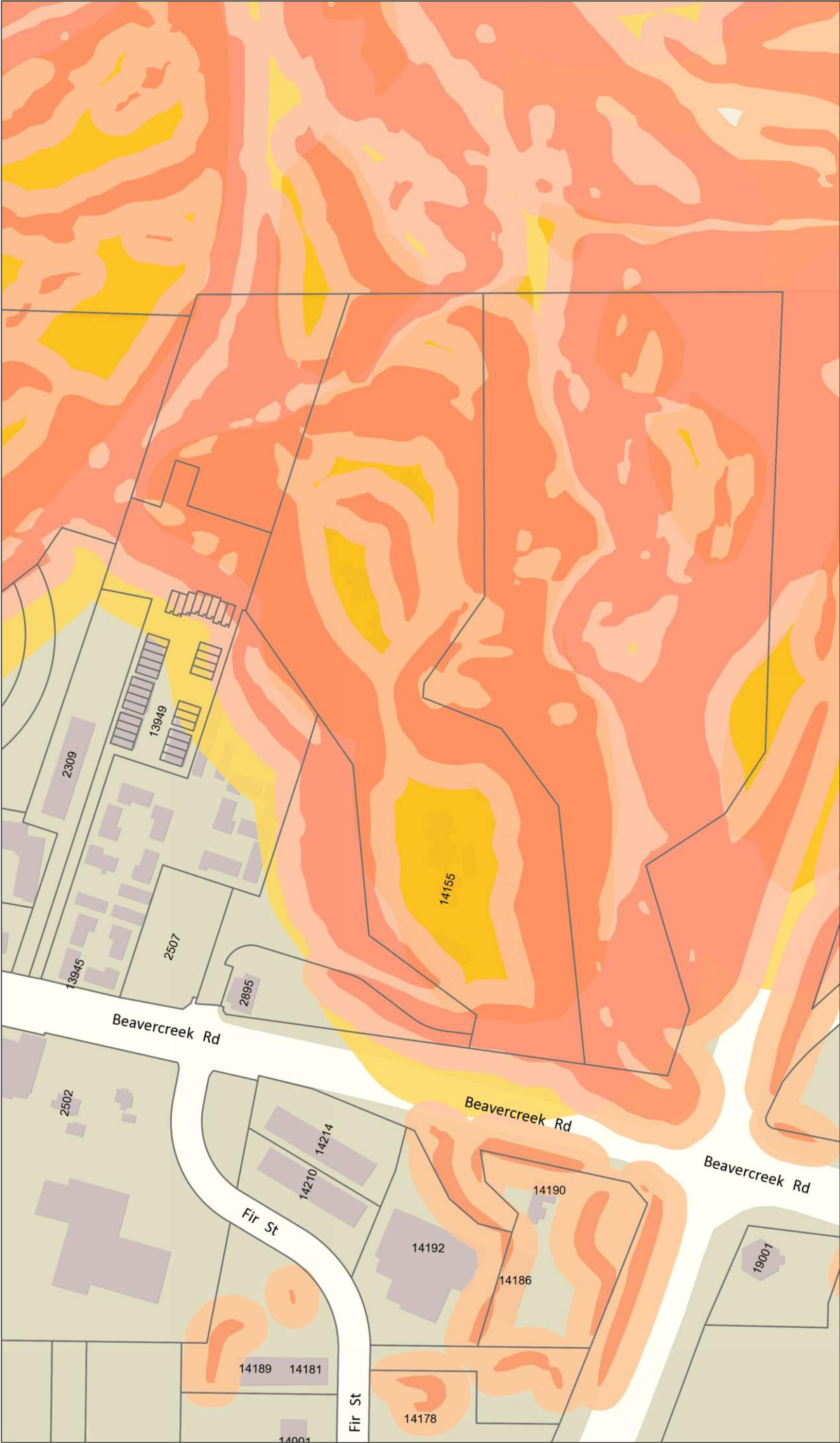
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Legend

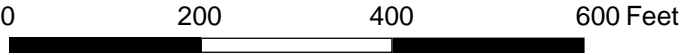
- Taxlots
- Geologic Hazards - Slopes
 - Slopes > 25%
 - Buffered (50ft)
- Geologic Hazards - Landslides
 - Landslides
 - Buffered (200 ft)
- Geologic Hazards - All
- City Limits
- UGB
- Basemap

Notes

OC Geologic Hazard Map

Overview Map

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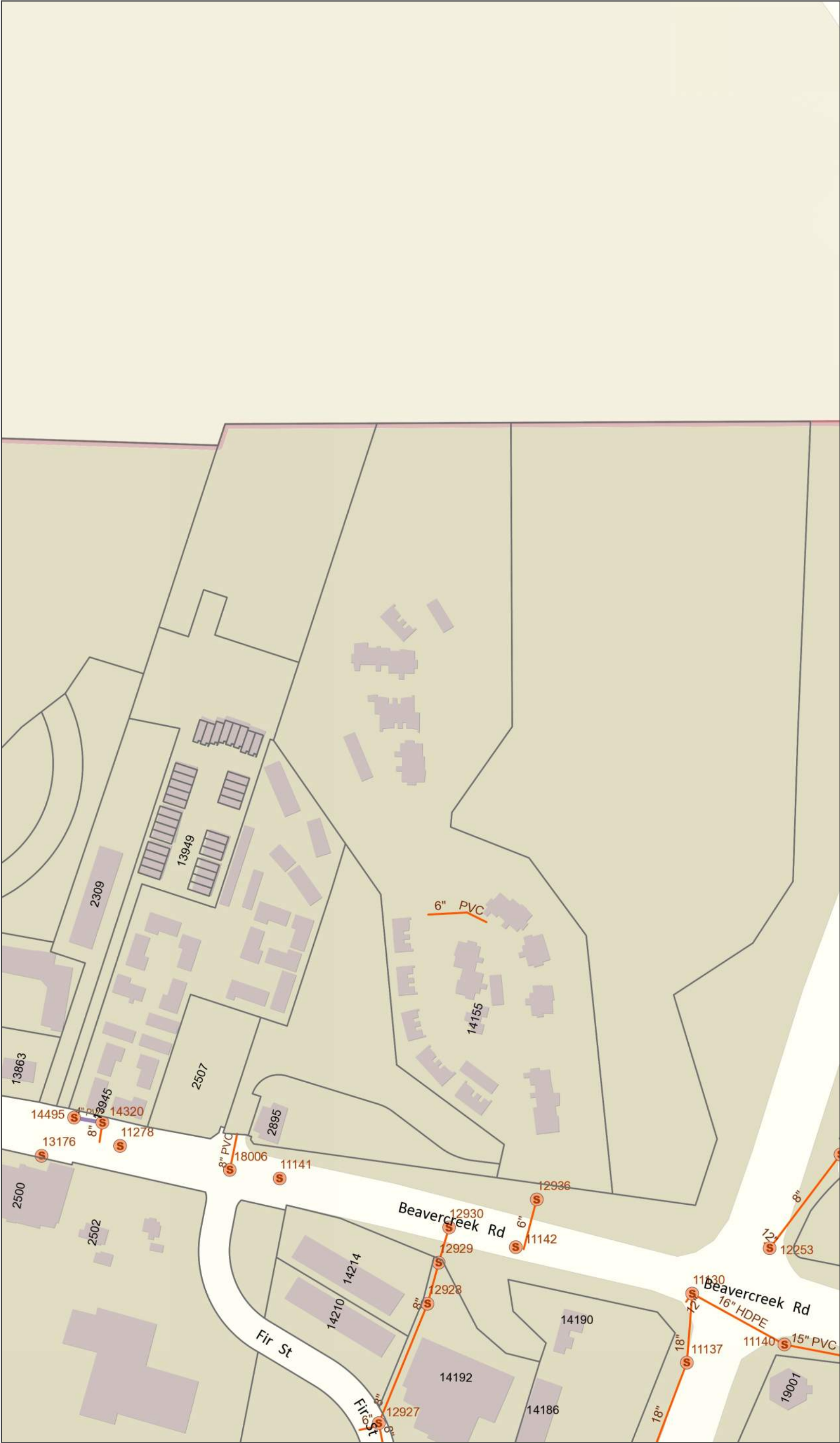
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Oregon City GIS Map



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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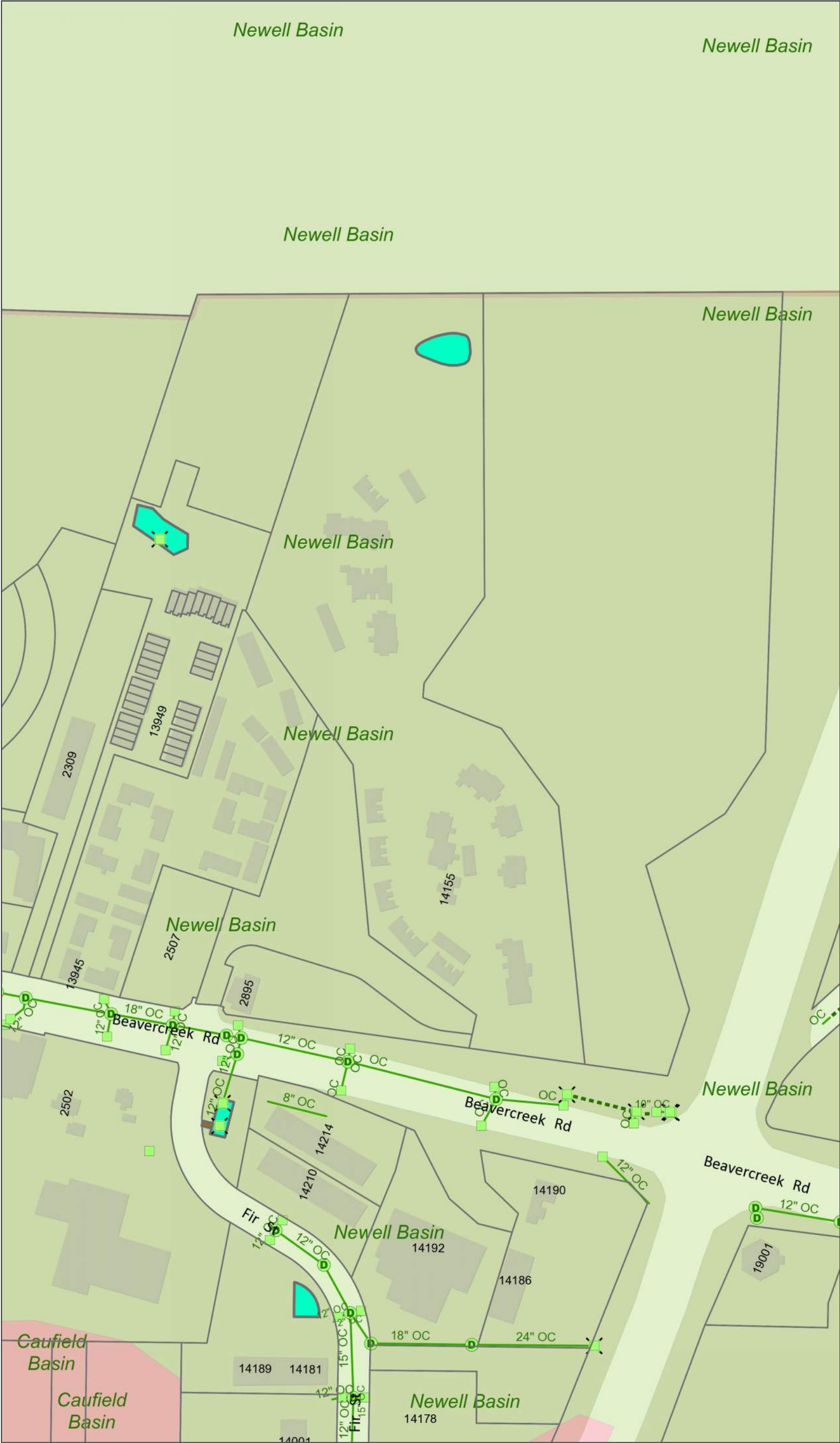
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Oregon City GIS Map



Legend

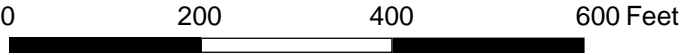
- Taxlots
- Storm Structures (City Owned)
 - Manhole
 - Inlet
 - Outlet
- Storm Conduits (City Owned)
 - Pipe
 - Culvert
 - Ditch
 - Detention Tank
- Storm Ponds
 - Pond
 - Swale
 - Man-Made Wetland
- Drainage Basins
 - Abernethy Basin
 - Alan Court Basin
 - Amanda Court Basin
 - Beaver Basin
 - Caufield 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
- UGB
- Basemap

Notes

OC Storm Map



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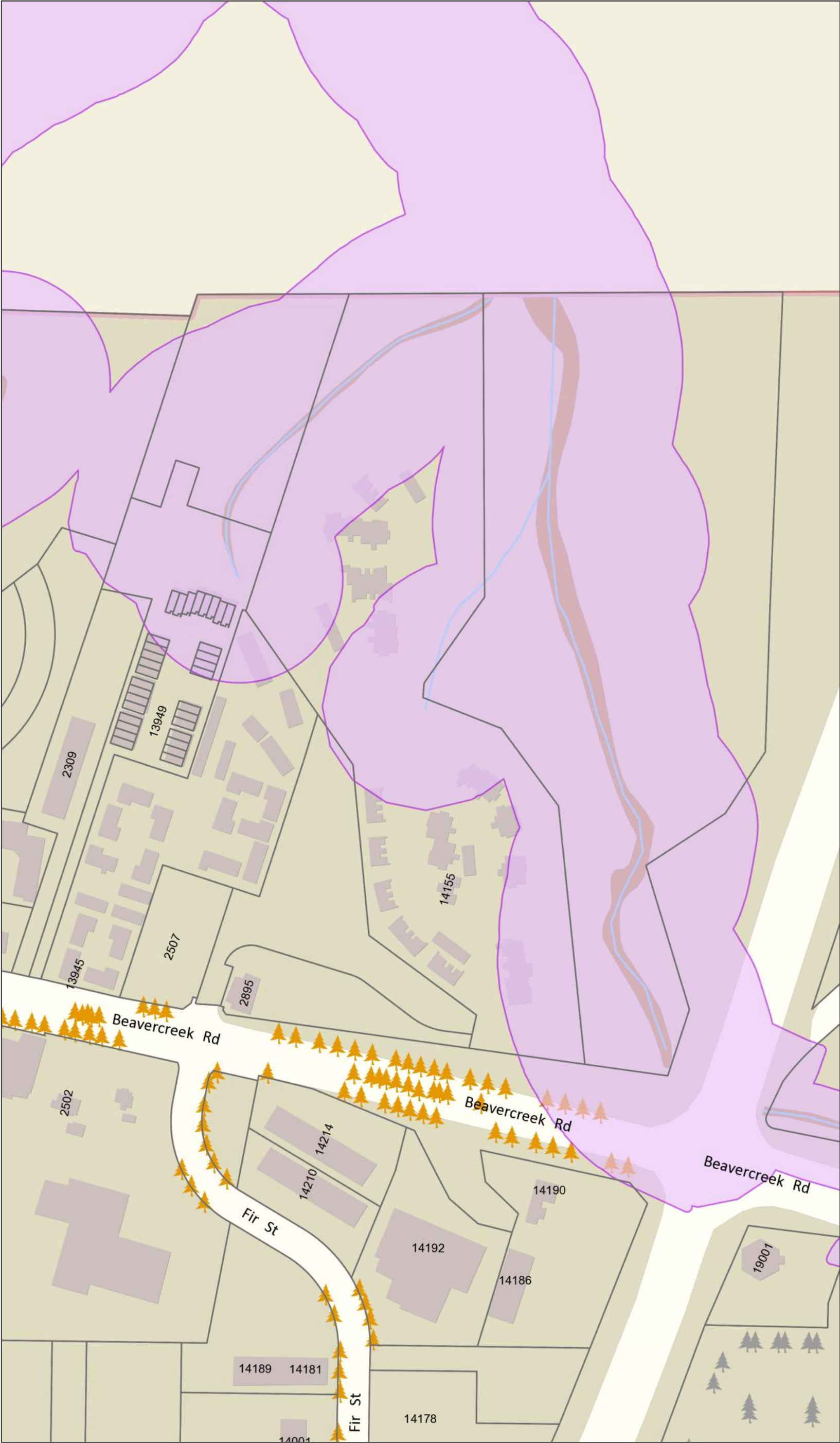


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Oregon City GIS Map



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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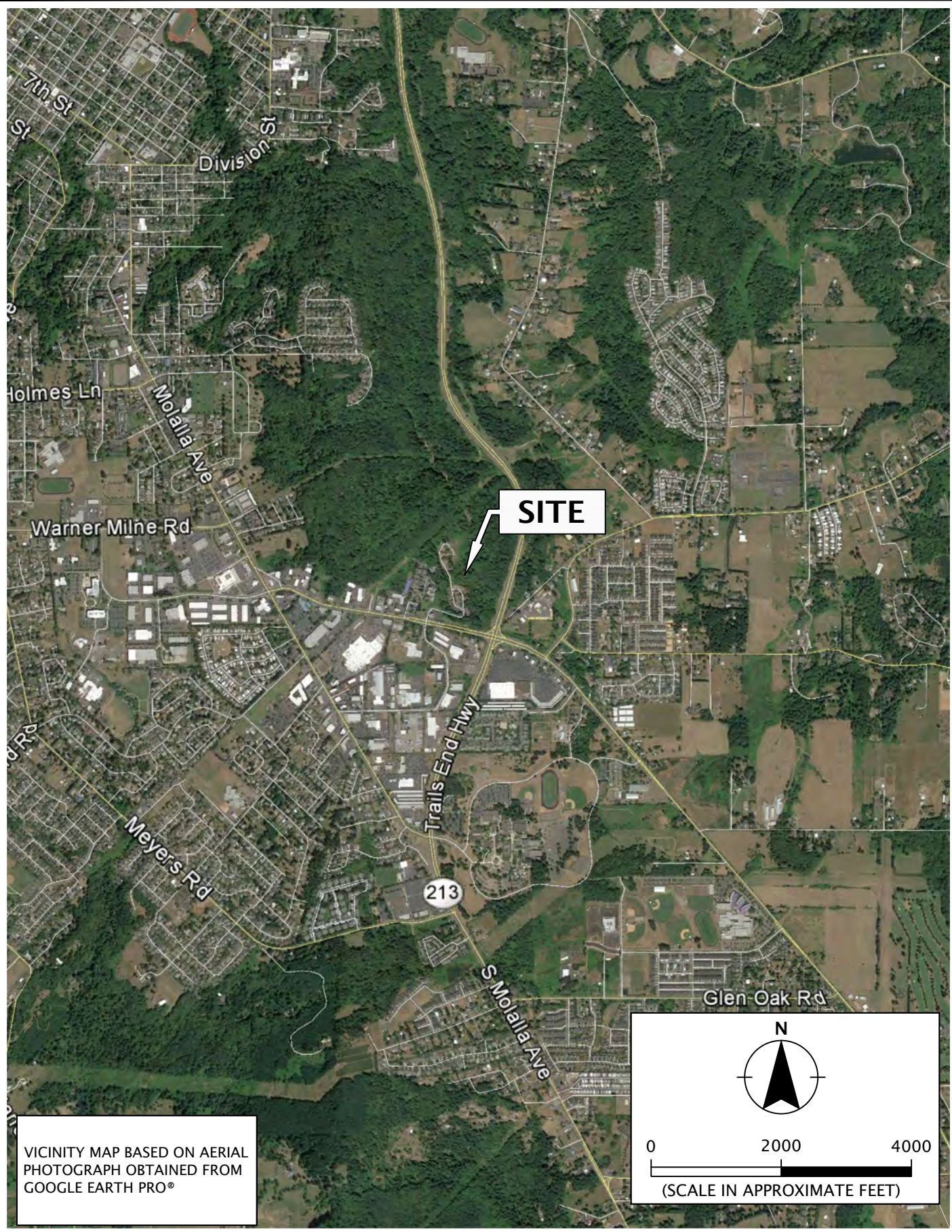
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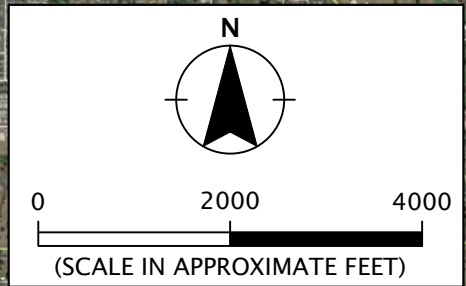
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File Name: J:\M-R\RLJHold-1\RLJHold-1-01\Figures\CAD\RLJHold-1-01-VM01.dwg | Layout: FIGURE 1



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



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9450 SW Commerce Circle - Suite 300
Wilsonville OR 97070
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RJLHOLD-1-01

SEPTEMBER 2017

VICINITY MAP

FOREST EDGE APARTMENTS
OREGON CITY, OR

FIGURE 1