PIONEER DESIGN GROUP, INC.
CIVIL • PLANNING • SURVEY • LANDSCAPE
P 503.643.8286 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

May 27, 2025

City of Cornelius Community Development
Attn: Tim Franz
1355 North Barlow Street
Cornelius, OR 97113

RE: Completeness Review Letter for a Type III Conditional Use Permit/Planned Unit Development, Subdivision Preliminary Plat, with Hearing for a new 34-lot subdivision to be known as 'Council Cove'.

Dear Tim,

This letter is intended to address the Notice of Incomplete Application dated May 2, 2025 for "Council Cove". Please find responses to specific completeness items below.

1. *Please update the Land Use Application to include the City of Cornelius, as a property owner for the abutting Tract 'G". We can secure the City of Cornelus City Manager's signature, if you provide an updated form.*

RESPONSE: The updated Land Use Application is included as requested.

2. *Please update the narrative and supporting documents to include Tract 'G', Map 1N334CA17300.*

RESPONSE: The narrative and supporting documents have been updated as requested and are included with this submittal.

3. *Please provide a Preliminary Plat of the subdivision. On the Preliminary Plat, please include the following street names.*

- *Street 'A', including the woonerfs within the Subdivision – designate as 'N 20th Way'.*
- *The small street stub from N 19th Avenue – designate as 'N Irvine Street'.*

RESPONSE: The preliminary plat of the subdivision has been updated to include the street names listed above. The preliminary plat is provided as Sheet P1.0, Cover Sheet and Preliminary Plat.

4. *Please contact Clean Water Services and provide an approved updated Service Provider Letter (SPL). The SPL provided does not include Tract G.*

RESPONSE: The Clean Water Services Service Provider Letter (SPL) has been updated to include Tract G.

5. *Within the narrative, CMC 17.05.040 (C) Approval Criteria is not adequately addressed. Each criterion should have a narrative explaining how the project meets the criteria or refer to the PUD portion of the application and how it meets the PUD criteria.*

RESPONSE: The applicant's written narrative has been revised to individually address CMC 17.05.040 (C) 1 through 6, as requested.

6. *Within 17.05.040(D) Special Conditions Add a section that speaks to (3)(h) Cul-de-Sacs, hammerheads and woonerfs. Each of the criteria in this section should be addressed. If it is not met, then explain in the PUD portion of the application provide a request with and justification for the number of lots that will be serviced by the woonerfs.*

   Specifically, woonerf requirements are established in the Public Works Standards, Section 5.03(d). That section states woonerfs cannot be longer than 150' and serve more than six parcels. The 150' distance comes from the Oregon Fire Code Applications Guidelines. Council Cove meets the 150' length requirement. The City Engineer can apply PW Standards section 2.04 - Deviations for the Standards. The configuration of the site and the severe elevation change at N. 19th makes connecting the woonerf to 19th impossible.

   Please provide a detailed narrative and request for the Planning Commission to consider, to allowed 10 parcels to be served by the woonerf.

RESPONSE: The applicant has addressed CDC Section 17.05.040(D)(3)(h) Cul-de-Sacs, Hammerheads and Woonerfs as requested. The resubmittal also includes a separate request for a deviation from the Woonerf access standard of CDC Section 17.05.040(D)(3)(h), in accordance with Cornelius Public Works Standards Section 2.04 - Deviations from the Standards.

7. *When addressing 18.35.050, provide a chart that demonstrates the land area set aside on your project for the roads, common open space, floodplains, riparian areas and slopes over 25 percent. You can demonstrate with Actual net acreage that you meet the minimum density. Using the standards 32,670 you would not meet the minimum density. The maximum density for townhomes is 25 units per net acre while the minimum density is 11 units per net acre. This table is an example from another project that had multiple districts and completed the lot averaging over the project.*

RESPONSE: The applicant's written narrative to CMC 18.35.050 has been revised as requested to show the land area set aside for roads, common open space, floodplains, riparian areas and slopes over 25 percent. Net acreage for the Tax Lot 201 PUD portion of the site is 1.78 acres. Maximum density for the site is therefore 45 units (townhomes), while minimum density is 14 units. As such, the proposed 34-unit PUD meets the minimum and maximum density requirements of the district.

8. *In response to the setback requirements, you should address the setbacks by building on a map so that the setbacks can be appropriately adjusted per building. (CMC18.35.050(D)).*

RESPONSE: A site map showing the locations of requested setback locations is included in response to CMC18.35.050(D).

9. *In the response to CMC18.35.050(G) numbers 1 and 2 are not applicable and should be stated as such, but number 3 is applicable. To demonstrate compliance with this section, please provide a listing of the tax lots by number with the dimensions of each lot noted.*

RESPONSE: A table showing all tax lots by number and with the dimensions of each lot is included in the revised written narrative in response to CMC18.35.050(G).3.

10. *In the response to CMC18.35.060(A) this is useable open space. The discussion of the delineated wetlands is irrelevant.*

RESPONSE: The response to CMC18.35.060(A) has been revised to clarify that the area of additional usable open space referenced is that which is located within Open Space Tract C, but is outside of the delineated natural resource area, wetlands, flood plain, and vegetated corridor area.

11. *In the response to 18.35.060(B) discuss where the development abuts an arterial or collector street, or a planned unit development…… N. 19th Avenue is an arterial on the City's TSP. It is reasonable to expect a 25-foot-wide buffer. If the reason that you cannot provide it is the need to build a retaining wall – then state the dimensions of the retaining wall and the inability to provide the 25-foot buffer along N. 19th Avenue.*

RESPONSE: The applicant has revised the response to CMC 18.35.060(B) to include additional findings, as requested.

12. *In the response to CMC18.35.060(J)(1)(b) please reference the number of off-street parking spaces provided to guests and the number of on-street parking spaces expected to be added to N. 19th Avenue along your frontage.*

RESPONSE: The response to CMC18.35.060(J)(1)(b) has been revised as requested above. The applicant proposes to provide head-in guest parking within the development site, within the N 20th Way right-of-way adjacent to proposed Lot 1 (10 spaces) and Lot 6 (4 spaces). No on-street parking is offered on N 19th Avenue.

13. *In response to CMC18.35.060(K) screening for trash collection, please include your letter from your garbage provider indicating that they can get a trash collection truck into the subdivision to serve all the residents or indicate where the residents will be required to roll their carts to be picked up*

RESPONSE: A letter from Evergreen Disposal and Recycling is included with this resubmittal, demonstrating that they can get a trash collection truck into the subdivision to serve all the residents.

14. *Please address CMC 18.143 Transportation Facilities. (Per CMC 18.35.060(E)(1).)*

RESPONSE: The applicant's written narrative has been revised to address CMC 18.143 Transportation Facilities, as requested.

15. *Please provide a detail page of Tract A and Tract B. Please elaborate within the narrative if these Tracts will be public or private, each tract's purposes, as well as who will maintain them.*

RESPONSE: The design details of Tracts A and B are addressed on Plan Sheet L1.0 – Street Tree, Water Quality & Site Planting Plan. Both Tracts are to be landscaped open space areas owned and maintained by the Council Cove Homeowners Association. Tract A will be attractively landscaped with native trees, shrubs, and understory materials. Tract B will also be attractively landscaped with native trees, shrubs, and understory materials, and will include a seating area and gravel path for additional public amenities.

16. *Submit the application fee. The current fee schedule is…*

RESPONSE: The application fee of $12,820.00 is included with this submittal, as detailed below:

Planned Unit Development	$5,223.00
Subdivision Preliminary Plat	$4,571.00 + $89.00 per lot ($89 x 34 = $3,026)
Total	$12,820.00

17. *CMC 18.155 Solar Access for New Development is addressed in the narrative; however, there is no supporting plans or visual representation. Please provide supporting plans and a visual representation.*

RESPONSE: Sheet P1.0 – Cover Sheet & Preliminary Plat, of the submitted plan set has been revised to include a notation demonstrating those lots which meet the requirements for Solar Access for New Development, as requested.

18. *The narrative indicates there is a copy of the plat of Sheelar Park included with the application packet. The plat is not found within the submitted documents, please provide a copy of the Sheelar Park plat Map.*

RESPONSE: A copy of the plat of Sheelar Park is included with this resubmittal.

19. *Within the narrative, CMC 18.105.030((B)(1), is addressed, however, it does not necessarily clearly address the Comprehensive Plan elements.*

RESPONSE: The applicant has revised the response to CMC 18.105.030((B)(1) to include additional detail, as requested.

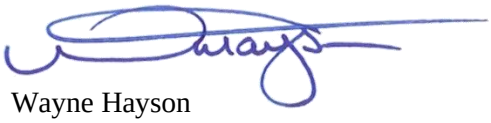
20. *Provide 2 additional copies of the complete application packet:*

- *One full electronic copy of the application packet (CD or thumb drive with a PDF) and*
- *One copy of the application packet that is unbound and 8.5" x 11" in size.*

RESPONSE: The applicant is providing the requested electronic and hard copies of the application with this submittal.

I trust that with this information, the application can be accepted as complete for review.

Sincerely,
Pioneer Design Group, Inc.



Wayne Hayson
Planning Manager

Cc: file

Cornelius
Oregon's Family Town

Land Use Application

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

OFFICIAL USE ONLY

Date Received:_____ Date Complete:_____ ↓ File Number ↓

Application Fee: _____ Receipt Number:_____ _____

Application Type

Type I – *administrative review without public notice*

☐ Design Review I ☐ Lot Line Adjustment ☐ Administrative Relief
☐ Land Partition—Final Plat ☐ Subdivision—Final Plat

☐ Other *please describe:*_____

Type II – *administrative review with public notice*

☐ Design Review II ☐ Land Partition—Preliminary Plat ☐ Subdivision—Preliminary Plat

☐ Other *please describe:*_____

Type III – *public hearing(s) required with public notice*

☐ Design Review III ☐ Conditional Use Permit ☒ Planned Unit Development
☐ Comprehensive Plan Amendment ☐ Zone Map Amendment ☐ Zone Text Amendment
☐ Annexation ☐ ROW/Easement Vacation ☒ Subdivision—Preliminary Plat

☐ Other *please describe:*_____

Applicant Information

Name: Sage Built Homes (Cale Doney) Signature: Cale Doney

Mail Address: 9900 SW Wilshire Road, Suite 170 Portland OR 97225

Phone: 503 969 8298 Fax:_____ E-mail: caled@sagebuilthomesllc.com

Property Owner Information

Name: Patricia Jean Decker Rev. Liv. Trust Signature: X Pat Decker

Mail Address: 1936 Pacific Ave. Forest Grove, OR 97116

Phone: 503-997-6868 Fax:_____ E-mail: Patty.Trevor@frontier.com

Subject Site Information

Property Address: 934 N 19th Avenue, Cornelius, OR 97113

Map & Tax Lot Number(s): 1N3W34CA00201

Current Zoning: A-2, NRO Total Size of Site: 4.12 acres

Existing Use: Single family home

Proposed Use: 34 Lot Planned Unit Development - "Council Cove"

Cornelius
Oregon's Family Town

Land Use Application

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

OFFICIAL USE ONLY

Date Received:_____ Date Complete:_____ ↓ File Number ↓

Application Fee: _____ Receipt Number:_____ _____

APPLICATION TYPE

Type I – *administrative review without public notice*

- ☐ **Design Review I**
- ☐ **Lot Line Adjustment**
- ☐ **Administrative Relief**
- ☐ **Land Partition—Final Plat**
- ☐ **Subdivision—Final Plat**
- ☐ **Other *please describe:*** _____

Type II – *administrative review with public notice*

- ☐ **Design Review II**
- ☐ **Land Partition—Preliminary Plat**
- ☐ **Subdivision—Preliminary Plat**
- ☐ **Other *please describe:*** _____

Type III – *public hearing(s) required with public notice*

- ☐ **Design Review III**
- ☐ **Conditional Use Permit**
- ☒ **Planned Unit Development**
- ☐ **Comprehensive Plan Amendment**
- ☐ **Zone Map Amendment**
- ☐ **Zone Text Amendment**
- ☐ **Annexation**
- ☐ **ROW/Easement Vacation**
- ☒ **Subdivision—Preliminary Plat**
- ☐ **Other *please describe:*** _____

APPLICANT INFORMATION

Name: Sage Built Homes (Cale Doney) Signature: See previous sheet

Mail Address: 9900 SW Wilshire Road, Suite 170 Portland OR 97225

Phone: 503 969 8298 Fax: E-mail: caled@sagebuilthomesllc.com

PROPERTY OWNER INFORMATION

Name: City of Cornelius Signature: _____

Mail Address: 1355 North Barlow Street Cornelius, OR 97113

Phone: 503-357-3011 Fax: _____ E-mail: _____

SUBJECT SITE INFORMATION

Property Address: Tract G

Map & Tax Lot Number(s): 1N3W34CA17300

Current Zoning: R-7 Total Size of Site: 2.32 acres

Existing Use: Open Space

Proposed Use: Stormwater Facility and access road - part of Council Cove Planned Unit Development

Cornelius
Oregon's Family Town

Subdivision - Preliminary Plat Submittal Checklist

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

Written Narrative Requirements

X A. **Checklist:** Please provide one completed copy of this five-page checklist.

X B. **Description of proposal**. Please describe the existing conditions on-site and the changes proposed to the site, structure, landscaping, parking, and land use, including the number of lots created. Provide findings verifying that the intended use is allowed within the particular zoning of the site by the City's Development Code.

X C. **Approval criteria findings**: Please provide a detailed narrative that evaluates and verifies the proposal meets the all of the approval criteria identified below.

Section 17.05.040(C) of the Development Code

1. *The proposal conforms with the City's Comprehensive Plan.*
2. *The proposal complies with all applicable statutory and ordinance requirements.*
3. *All proposed lots conform to the size and dimensional requirements of this ordinance; and*
4. *Adequate public facilities are available to serve the proposal*
5. *All proposed improvements meet City standards; and*
6. *That the phasing plan, if requested, can be carried out in a manner, which meets the objectives of the above criteria and provides necessary public improvements for each phase as it develops.*

Section 18.155, of the Development Code

If the subject parcel is located in the R-10 or R-7 zones, or it will be developed with a single-family dwelling, the proposal shall meet the Solar Access Protection design standards identified in *Section 18.155*. The

applicant will state which option is chosen and provide a list of those lots meeting the Basic Solar Standard, and those lots proposed for Exemption from, or Adjustment to the Basic Solar Standard.

X

D. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns. A pre-application meeting is highly recommended to identify all of the additional requirements that may be required.

All applicable requirements from Metro, Clean Water Services, Oregon Department of Transportation, Division of State Lands and other applicable agencies will need to be addressed within the application.

X

E. **Fee Ownership:** If applying for a Fee Ownership Land Division please provide findings specifically addressing each of the approval criteria found in *Section 17.05.050*, of the City's Planning Code, in addition to the approval criteria listed in item "C" above.

1. *As a whole, the development of which the unit is a part meets ordinance criteria for lot area, lot dimensions, setbacks, parking, lot coverage, landscaping, public facilities and street frontage.*

2. *The development as a whole, the unit for which fee ownership is desired and any unit affected by the division shall meet all building, plumbing and fire code standards.*

3. *Ingress and egress is provided to all lots.*

4. *Parking is provided in accordance with ordinance standard for the individual unit either on the new lot or through easements as described in subsection 6, below. If assigned parking is provided, it shall meet ordinance standards.*

5. *Adequate public facilities are provided to the new lot.*

6. *The applicant provides deed covenants required that address: parking, maintenance of buildings and utilities, landscaping and common areas, ingress and egress. The deed covenants must be approved by the City Attorney and Community Development Director.*

X F. **Sensitive Area Pre-Screening Site Assessment Letter:** Please provide a copy a completed and signed Sensitive Area Pre-Screening Site Assessment Letter or form from the City of Cornelius City Engineer or Clean Water Services (CWS). Please contact the City if you have questions.

X G. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*). (Only required for Type III Reviews)

X 1. A copy of the notice sent to surrounding property owners.
X 2. A copy of the mailing list used to send out meeting notices.
X 3. An affidavit of mailing notice.
X 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
X 5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received.

Plan Requirements

All plans shall be presented at a minimum scale of 1" = 20', and on a maximum sheet size of 24" x 36". Please provide staff three (3) full sheets sets for review, one (1) 8 ½" x 11" sheet set and one electronic PDF file, which include all of the following information.

X A. **Existing Conditions Plan** includes the following:

X 1. North arrow, scale and date of plan.
X 2. Vicinity map.
X 3. All existing lot sizes, lot lines and dimensions.
X 4. Points of existing access, interior streets, driveways, and parking areas.
X 5. Location of all existing buildings and structures, including refuse storage locations and pedestrian/bike paths.
X 6. Existing right-of-way and improvements, including sidewalk dimensions.
X 7. Dimension from right-of-way centerline to edge of existing property line and to required right-of-way dedication.
X 8. Dimensions of all improvements, including setbacks.
X 9. Location of existing public and private utilities.
X 10. Topographical information, (2 ft. contour lines) of existing grades.
X 11. Existing trees larger than 6" in dbh (diameter at breast height), including genus, species and size. Dbh is measured at 54" above grade.
X 12. Location of existing wetlands, 100-year floodplain, streams or other natural resources.

X B. **Proposed Preliminary Plat** includes the following:

X 1. The dimension of all new lots with their size (sq. ft.), the location, widths and names of all existing, proposed streets and public ways within or adjacent to the plat. Please include illustrations of all easements for utilities, other encumbrances and railroad right-of-ways. New streets shall be designated with proposed street names.

X 2. Dimension from right-of-way centerline to edge of existing property line and to required right-of-way dedication.

X 3. Location of existing and proposed easements.

X 4. Location of at least one temporary bench mark within the plat boundaries.

X 5. Square footage of all proposed lots.

X 6. The total gross acreage of the subdivision plat.

X 7. Identify and label on the plat all lots in conformance with the Solar Ordinance requirements.

X 8. Delineation showing minimum/proposed setback requirements within each lot/parcel.

X C. **Preliminary Plat Reduction & Electronic PDF:** Provide one proposed preliminary plat that is reduced to 8.5" x 11" and provide staff an electronic PDF copy of the proposed plans.

X D. **Proposed Improvement Plan** includes the following:

X 1. North arrow, scale and date of plan.

X 2. All proposed lot sizes, lot lines and dimensions.

X 3. Dimension from right-of-way centerline to edge of existing and proposed property line and to required right-of-way dedication.

X 4. Existing and proposed right-of-way and improvements, including sidewalk dimensions.

X 5. Topographical information, (2 ft. contour lines) of existing and proposed grades and fill.

X 6. Preliminary location of proposed public water, sewer, stormwater and private utilities such as electric, cable and telephone. Please include any proposed easements, and 100-year floodplain.

X 7. Preliminary plans and profiles of proposed sanitary and storm sewers, showing that gravity service is feasible for all lots.

X 8. Existing trees, larger than 6" dbh, proposed to be saved and removed. Include genus, species, and size. Proposed location of street trees and their size and species.

X 9. Cross-section of all street and bike path improvements.

X 10. Preliminary location of proposed stormwater quality/quantity facility and preliminary sizing calculations showing location has sufficient space for a facility meeting current requirements

X E. **Landscape Plan**:

X 1. Submit proposed detailed landscaping plan of any proposed common space, landscaped areas within the public right-of-way (ROW) and other non-buildable tracts.

I have provided the items required in this submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.

Signature

4/4/2025
Date

Wayne Hayson
Print Name

503-643-8286
Telephone Number

TYPE III LAND USE APPLICATION
CITY OF CORNELIUS

Council Cove
A 34-Lot Planned Unit Development Subdivision

Tax Lots 201 & 17300, Map 1N3 34CA

May 27, 2025

APPLICANT:
Sage Built Homes
9900 SW Wilshire Street, Suite 170
Portland, OR 97225
Contact: Cale Doney
Phone: 503-969-8298
Email: caled@sagebuilthomesllc.com

PLANNING/ENGINEERING/SURVEY:
Pioneer Design Group, Inc.
9020 SW Washington Square Road, Suite 170
Portland, OR 97223
Contact: Wayne Hayson
Dir 971-708-6274
Email: whayson@pd-grp.com

PIONEER DESIGN GROUP

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FACT SHEET

Project Name:	**Council Cove**
Proposed Actions:	**Type III 34-lot Planned Unit Development Subdivision**
Tax Map/Lots:	Tax Lots 201 & 17300, Map 1N3 34CA
Site Size:	4.12 acres
Address:	934 N 19th Avenue, Cornelius
Location:	On the east side of N 19th Avenue, just north of N Irvine Street and across from Overlook Park.
Comprehensive Plan:	Tax Lot 201 – Medium Density Residential (MDR) Tax Lot 17300 – Low Density Residential (LDR)
Zoning:	Tax Lot 201 – A-2 with NRO Tax Lot 17300 – R7 with NRO

Applicants
Sage Built Homes
9900 SW Wilshire Street, Suite 170
Portland, OR 97225
Contact: Cale Doney
Phone: 503-969-8298
Email: Caled@sagebuilthomesllc.com

Owner Tax Lot 201
Patricia Jean Decker Rev Liv Trust
1936 N Pacific Avenue
Forest Grove, OR 97116
Phone: 503-997-6868
Email: patty.trevor@frontier.com

Easement Beneficiary/Common Area Use & Maintenance – Tax Lot 17300
City of Cornelius
1355 N Barlow St,
Cornelius, OR 97113

Applicants Representatives:

PLANNING/ENGINEERING/SURVEY:
Pioneer Design Group, Inc.
9020 SW Washington Square Road, Suite 170
Portland, OR 97223
Contact: Wayne Hayson
Phone: 971-708-6274
Email: whayson@pd-grp.com

BIOLOGIST
Environmental Science & Associates, LLC
4831 NE Fremont Street, Suite 2B
Portland, OR 97213
Contact: Jack Dalton
Phone: 503-478-0424
Email: jack@esapdx.com

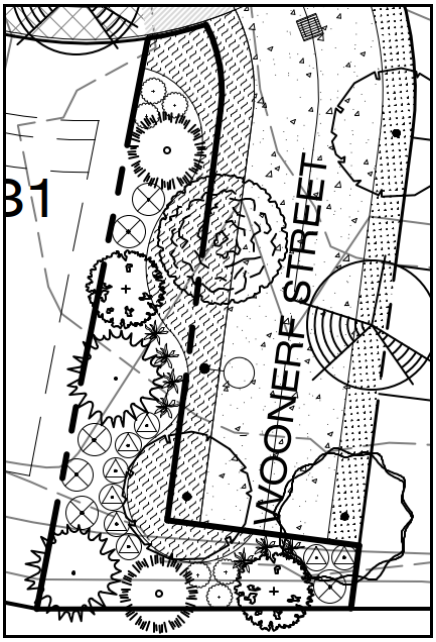
GENERAL INFORMATION & PROJECT DESCRIPTION

The applicant requests a Type III Planned Unit Development (PUD)for a 34-Lot Subdivision of the property located at 934 N 19th Avenue, Cornelius. The property is further identified as Tax Lot 0201, Tax Map 1N3 34CA and is located on the east side of N 19th Avenue, near Overlook Park. In addition, the applicant will undertake public works including storm and sanitary sewer improvements on Tax Lot 17300 (Tract G, Council Creek Estates). Tax Lot G is subject to a Storm, Surface Water Drainage and Detention Easement to the City of Cornelius. Further, in the event that the Council Creek Estates Homeowners Association fails to fulfill any or all duties and responsibilities of responsible ownership relating to common area use and maintenance, the City of Cornelius is granted the right to enforce said duties of reasonable ownership. The Council Creek Estates Homeowners Association is currently inactive, having been dissolved on 01/05/2022. It is noted that only Tax Lot 201 will be platted as part of the land division, and included in the Planned Unit Development. Tax Lot 17300 is included in the application only for the purposes of access to, and installation of, utilities, and is therefore not extensively addressed.

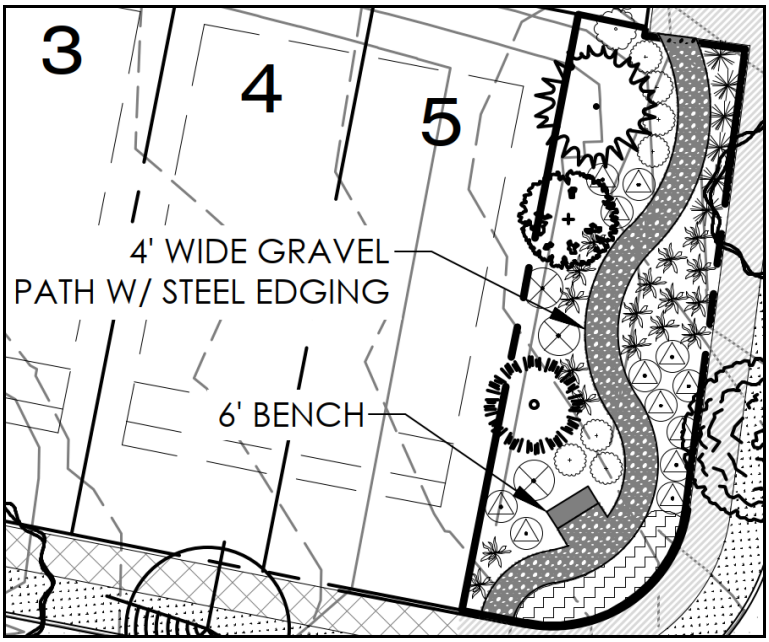
The site contains approximately 6.44 acres (Tax Lot 201 = 4.12 acres, Tax Lot 17300 = 2.32 acres) and is located within the Multi-Unit Residential (A-2) zone, with a Natural Resource Overlay (NRO) associated with the riparian corridor and flood plain of Council Creek also present. The site is currently underdeveloped with one single-family home at the southern end of the site. This existing structure will be removed as part of this application. There is also a wetland on the site which is identified within the City of Cornelius Natural Resource Inventory as Site CCDU-1, Plot CCDU-1-2.

The proposed subdivision plat will be known as “Council Cove”. The Type III CUP/PUD for the ‘use’ of the site is submitted to the Planning Commission concurrently with the Subdivision Preliminary Plat, for a consolidated review process.

In addition to the 34-Lots and proposed public streets, the site will include Tracts A and B, as addressed on Plan Sheet L1.0 – Street Tree, Water Quality & Site Planting Plan. Both Tracts are to be landscaped open space areas owned and maintained by the Council Cove Homeowners Association. Tract A will be attractively landscaped with native trees, shrubs, and understory materials. Tract B will also be attractively landscaped with native trees, shrubs, and understory materials, and will include a seating area and gravel path for additional public amenities.



Tract A

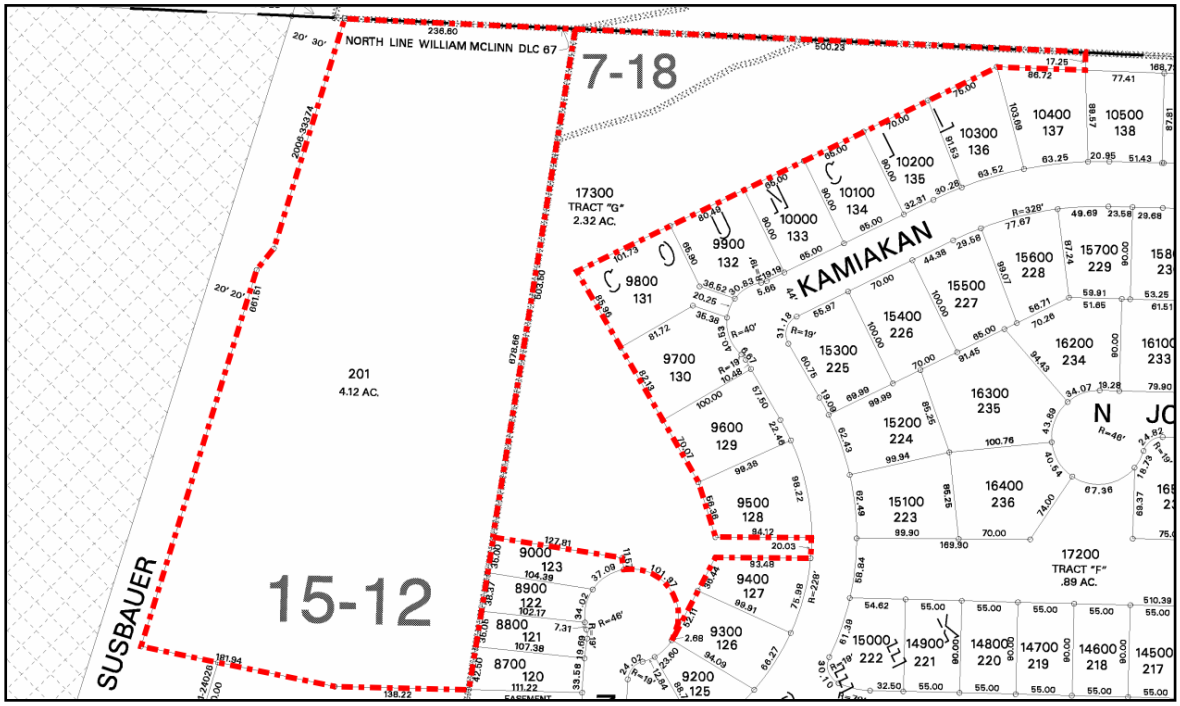


Tract B

VICINITY & SITE INFORMATION

Site Location

The subject property is located at 934 N 19th Avenue, Cornelius. The property is further identified as Tax Lot 201, Tax Map 1N3 34CA and is within the City of Cornelius. This property is located on the east side of N 19th Avenue, northeast of the intersection with N Irvine Street. Tract G, of the plat of Council Creek Estates is located to the east of the primary site, and is identified as Tax Lot 17300, Tax Map 1N3 34CA.



Existing Uses

The site is zoned Multi-Use Residential (A-2) with a Natural Resources Overlay (NRO). There is one single-family residential home on the southern end of the site which will be removed as part of this application. The majority of the site is undeveloped, with a wetland on the site which is identified within the City of Cornelius Natural Resource Inventory as Site CCDU-1, Plot CCDU-1-2.

Topography & Vegetation

The southern end of Tax lot 201 is undeveloped, partially treed and contains one small existing residential home. There is an existing wetland on the north side of the subject property. The site is moderately steep and generally slopes from south to north at approximately 10% average grade. The high point of the site is at the southwestern corner, fronting N 19th Avenue, at an elevation of approximately 180 feet. The relative low point of the site is in the north at the edge of the water, at an elevation of approximately 146 feet.

Tract G, Tax Lot 17300, is an existing open space tract. The southern end is predominantly cleared, with vegetation associated with the stormwater facility located along the eastern boundary. The northern end includes a portion of the alignment of Council Creek, and is densely covered with riparian vegetation.

Surrounding Land Uses

The primary development portion of the site is bordered by Council Creek to the north; N 19th Avenue to the west; a public stormwater facility to the east; and a parcel with a single-family home to the south. Further to the south of the single-family home parcel is the Sheelar Park Subdivision. East of the stormwater facility and Tract lies residential dwellings within the plat of Council Creek Estates.

The surrounding lands are zoned as follows:

North	FD-20 in Unincorporated Washington County: Undeveloped area with Council Creek and associated floodplain.
South	A-2 Multi-Use Residential: Single detached residential home.
East	R7: Lots 120 – 123, and Lots 126 – 131 within the Plat of Council Creek Estates.
West	A-2 Multi-Use Residential: Attached Duplexes in the Plat of Council Creek Terrace

Transportation

The property is located within the boundaries of the City of Cornelius.

Transportation facilities in the immediate area consist of N 19th Avenue, a City arterial street; N Irvine Street, N 18th Avenue, and N 20th Way, all City local streets; and N Holladay Street, a City collector street. The site is also less than half a mile north of E Baseline Street/Tualatin Valley Highway, an arterial under the jurisdiction of ODOT. Public transit is available along Tualatin Valley Highway in the form of TriMet bus route 57.

COMPLIANCE WITH APPLICABLE DEVELOPMENT CODE CRITERIA

TITLE 17 – SUBDIVISIONS

17.05 LAND DIVISIONS

17.05.010. Purpose

The purpose of these regulations is to establish procedures and standards for the division of lands within the city of Cornelius.

A. Authority.

1. No person shall subdivide or partition land without first complying with the provisions of this chapter and the laws of the state of Oregon.

2. The creation of all streets shall be in conformance with requirements for a subdivision or a partition except, however, the community development director may approve the creation of a street to be established by deed without full compliance with the regulations applicable to subdivisions or partitions provided one of the following conditions exists:

a. The establishment of the street is initiated by the city council; and

b. The street is declared essential for the purpose of complying with the comprehensive plan, or necessary for adequate traffic circulation; or

c. The partitioning of land is an incidental effect rather than the primary objective of the street.

RESPONSE: The proposed streets within the development have been designed in conformance with the requirements for a subdivision, as addressed herein.

B. Types of Applications. There are four types of land divisions, which are subject to different criteria and procedural requirements:

1. Lot line adjustments;
2. Partitions;
3. Subdivisions;
4. Fee ownership subdivisions.

RESPONSE: The applicant requests approval of a Type III Conditional Use Permit/ Planned Unit Development and Subdivision Preliminary Plat, consistent with the intent and purpose above.

C Fees Required. A fee shall be charged for all review and approval procedures, land use permits and administrative actions governed by CMC Title 18. Fees shall be set by resolution adopted by the city council.

RESPONSE: The applicant has included the required fee with this application.

17.05.040 Subdivisions.

A. Procedure Type- Preliminary Plats. The community development director shall coordinate and assemble through the facilities and design review process the reports and data submitted by the applicant, affected city departments and any governmental agencies having an interest in subdivisions. The community development director shall determine whether the subdivision meets the criteria in subsection (C) of this section. The community development director or the planning commission shall have the authority to approve, approve with conditions or deny the proposed preliminary plat in writing based on the criteria of subsection (C) of this section within 45 days of its submittal.

RESPONSE: The applicant requests approval of a Planned Unit Development and 34 lot Subdivision Preliminary Plat concurrently. See subsection C for subdivision approval criteria.

B. Scope of Regulations.

1. This section shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to the effective date of Ordinance No. 428, except where there is proposed a replatting or modification of lot sizes or the layout and construction of streets or other land improvements requiring a replatting or survey recording. Nor is this section intended to repeal or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by Ordinance No. 428, or with private restrictions placed upon property by deed, covenant or other private agreement, or with restrictive covenants running with the land to which the city is a party. However, where this section imposes a greater restriction upon the land than is imposed or required by existing provisions of law, ordinance, contract or deed, this section shall control.

RESPONSE: The proposed development is subject to the requirements of this Section, as addressed herein.

2. Where an application involves no variance request(s) and/or where modifications to the standards specified in this chapter have been previously approved by the planning commission through the planned unit development process, the community development director may take action to approve or deny the land division pursuant to the Type II procedure provided in CMC 18.10.070(A)(2).

RESPONSE: The applicant is submitting a concurrent request for a Planned Unit Development and Subdivision approval. The applicant will be reviewed by the planning commission through a Type III process.

3. *In cases where applications involve a variance requiring a public hearing, the planning commission shall make the decision regulating land divisions that the community development director would otherwise make. In this case, the process and timeline for approval or denial of the subdivision shall be consistent with a Type III review procedure as described in CMC 18.15.010(C). The community development director shall prepare a report summarizing the factors involved including proposed findings, reasons, conclusions and recommendations, and shall place the report on the commission's agenda in a manner consistent with the commission's adopted rules for public hearings. If the materials do not meet the applicable requirements, the community development director shall advise the applicant of the deficiencies and submit the report to the commission with a recommendation for denial.*

RESPONSE: As described above, the applicant is submitting a concurrent request for a Planned Unit Development and Subdivision approval. The applicant will be reviewed by the planning commission through a Type III process.

4. *Neighborhood Review Meeting. Prior to submitting a land division application that is subject to a variance request, the applicant shall conduct a neighborhood review meeting regarding the proposed land division application. The neighborhood review meeting must be held at an accessible location within the Cornelius city limits.*

RESPONSE: The applicant has conducted a neighborhood review meeting regarding the proposed subdivision. The meeting was held on Wednesday, December 18th at 6:00 pm at the Cornelius Public Library. See attached for neighborhood review meeting documents including a copy of the mailed notice, affidavit of mailing and meeting notes.

5. *The applicant may withdraw the application at any time.*

RESPONSE: The applicant requests approval of a Planned Unit Development and 34 lot Subdivision Preliminary Plat. Deviations to the zoning standard of the site (A-2 with natural resource overlay) are requested through the Planned Unit Development process. Therefore, this application will be subject to a Type III review procedure.

C. *Approval Criteria. In order to approve a preliminary plat, findings of fact shall be made to support the following conclusions:*

1. *The proposal conforms with the city's comprehensive plan; and*

RESPONSE: In accordance with Title 18 of the Cornelius Municipal Code, the City's Development and Zoning Code is designed to regulate the division of land and to classify, designate and regulate the location and use of buildings, structures, and land for residential, commercial, industrial, or other uses in appropriate places. Further, the Development and Zoning Code has been designed in accordance with the goals, policies and statements of intent of the Cornelius Comprehensive Plan, the officially enacted comprehensive plan for the city of Cornelius and its environs.

By demonstrating compliance with the applicable provisions of the Cornelius Development and Zoning Code within the submitted written narrative and associated materials, the applicant has demonstrated conformity with the City's Comprehensive Plan.

2. The proposal complies with all applicable statutory and ordinance requirements and regulations; and

RESPONSE: In accordance with Title 18 of the Cornelius Municipal Code, actions initiated under the code shall be consistent with the comprehensive plan and with applicable state and federal laws and regulations as these plans, laws, and regulations may now or hereafter provide. Where specifically required to be addressed within this Code, the applicant has demonstrated compliance with all applicable statutory and ordinance requirements and regulations. Further compliance will be ensured through conditions of approval, and adherence to recognized and accepted engineering standards, as confirmed through subsequent engineering review. The requirements of this Section are met.

3. Adequate public facilities are available to serve the proposal; and

RESPONSE: The applicant has attended a pre-application conference with City staff, who have confirmed that City provided services are available to the site.

A public water main currently exists in N 19th Avenue adjacent to the site. This water main is 12" to a point about 100-feet north of N Irvine Street. North of that point the water main is 8", before ultimately terminating approximately 240 feet north of N Irvine Street. To the east of the site, an additional 8" public water main ends in the cul-de-sac of N 21st Avenue with a blow-off valve.

While several sanitary sewer mains are located in the vicinity of the site, the only sewer with sufficient depth to serve the site is a 42" CWS trunk line that follows Council Creek on the north side of the site, with a depth of between 11 feet and 17 feet. The applicant proposes to connect to the existing 8" sewer line to the northeast of the site, at a point located outside of the flood plain and natural resource areas of the Council Creek Open Space, from where it will flow directly to the 42' trunk line. A connection permit from CWS is required to discharge to the 42" trunk line, however the engineering review will be undertaken by the City.

In accordance with the most recent version of CWS Design and Construction Manual, storm runoff from the site must be appropriately treated and detained. The City does not accept proprietary systems (e.g., Stormfilters) or low impact development approaches (LIDA), except for biofiltration swales for treatment of stormwater in City-maintained facilities.

The applicant proposes the use and enlargement/enhancement, as necessary, of the existing stormwater facility just east of the site. This will improve the existing facility to current CWS standards, and retains the same receiving basin for both developments. In preliminary discussions, the City Engineer has expressed support for this approach.

In addition, the applicant has obtained service provider letters from Clean Water Services for sensitive areas.

4. All proposed lots conform to the size and dimensional requirements of this chapter; and

RESPONSE: As demonstrated in the applicant's responses to Section 18.35.050 *Area, density and lot requirements,* all proposed lots meet or exceed the minimum lot area requirement of 1,500 square feet for townhomes, and meet or exceed the minimum lot width and depth of the zoning district of 20 feet by 60 feet respectively.

It is noted that the applicant has requested adjustments to the setback standards of the district through the Planned Development process of Section 18.110 Planned Unit Development (PUD) Conditional Use Please see the applicable section for compliance findings.

5. All proposed improvements meet city standards; and

RESPONSE: The applicant's engineer has designed all utility and drainage facilities to meet the applicable district Design and Construction standards, as will be further reviewed by the City during engineering plan review. This includes all street improvements, water service, sanitary sewer service, and the use and enlargement/enhancement, as necessary, of the existing stormwater facility just east of the site. This will improve the existing facility to current CWS standards, and retains the same receiving basin for both developments. In preliminary discussions, the City Engineer has expressed support for this approach.

Accordingly, it is considered that all proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

6. That the phasing plan, if requested, can be carried out in a manner which meets the objectives of the above criteria and provides necessary public improvements for each phase as it develops.

RESPONSE: The applicant is not proposing phasing with the development.

D. Special Conditions.

…

3. Streets. No preliminary plat for a proposed subdivision shall be approved unless:

…

(h) Cul-De-Sacs, Hammerheads, and Woonerfs. The use of cul-de-sac designs and closed-end street systems shall be limited to situations where topography, existing development, barriers such as railroads or highways, or environmental constraints such as major streams and rivers prevent full street extensions. If cul-de-sacs are used, they shall be designed in accordance with adopted Cornelius public works standards. In any instance, no more than 25 dwelling units shall be served by a cul-de-sac. Unless otherwise approved by the city engineer, no more than six dwelling units shall be served by a woonerf. In proposed

development or where redevelopment potential exists, and a street connection is not proposed, one or more accessways may be required to connect a cul-de-sac to public streets, to other accessways, or to property lines to allow for future connections. Redevelopment potential exists when assessed building value per square foot is less than 50 percent of the mean value per square foot of surrounding buildings on lots within a 500-foot distance as measured from any point of the property line. An accessway will not be required where the impacts from new development, redevelopment or both are low and do not provide reasonable justification for the estimated costs of such accessway.

RESPONSE: While no cul-de-sac designs are proposed, the proposed development includes a dead-end street system including local streets and woonerf streets. The dead-end street system will serve all 34 Lots, while the three Woonerf streets will serve 18 of the lots. Accordingly, the number of units served exceeds the maximum listed above. As required, the applicant has submitted a request for a deviation from the standard to the City Engineer for approval, in accordance with Cornelius Public Works Standards Section 2.04 - Deviations from the Standards. The request is included with this submittal.

(i) Accessways linking cul-de-sacs shall be as short as possible and, wherever practical, straight enough to allow one end of the path to be seen from the other.

(ii) Accessways linking cul-de-sacs shall be lighted to a minimum level of one-half foot-candle. Lighting shall have cut-off fixtures so that no glare is emitted beyond the accessway and onto adjacent properties.

RESPONSE: As described above, while no cul-de-sac designs are proposed, the proposed development includes a dead-end street system including local streets and woonerf streets. Due to the location of Open Space Tract G to the east, Council Creek and significant natural resources to the north, and a grade difference and retaining wall to N 19th Avenue to the west ranging from 5 feet tall at the southern end of Lot 1 to almost 13 feet Tall at the northern end of Lot 11, vehicular and pedestrian connections to the existing adjoining street network are generally impracticable. However, as part of the redesign of the stormwater facility within Tract G, the applicant proposes construction of a maintenance access road connecting N 21st Avenue and proposed N 20th Way. The connection will be open to maintenance vehicles only (not through traffic) but at the discretion of the City may allow for direct public pedestrian and bicycle access between N 21st Avenue, proposed N 20th Way, and N 19th Avenue.

…

13. Planned Unit Development (PUD). A planned unit development approved by the planning commission shall not be subject to the provisions of this section, except as identified in Chapter 18.110 CMC, Planned Unit Development (PUD) Conditional Use.

RESPONSE: This application is for a Planned Unit Development (PUD)/Conditional Use Permit and Subdivision and is therefore not subject to the Special Conditions of 1-12 under Section D above.

E. Compliance with Approval.

1. Requirements Prior to Commencement of Work. Prior to any construction, improvements or land development, the developer shall perform the following:

a. The developer shall file detailed plans and specifications for all public improvements or land development together with a detailed cost estimate and an estimate of time reasonably necessary to complete such improvements for approval by the city engineer or designee.

b. These submitted plans shall include a plan for erosion control during construction, which conforms to the standards established by resolution of the city council.

c. The developer shall enter into a contract with the city of Cornelius to make, install and complete within the time fixed, but in no case more than two years from the date of execution of said contract without written approval by the city engineer and community development director, all improvements in accordance with the approved plans prior to acceptance of the improvements by the city and/or plat recordation. If the developer chooses to bond for said improvements prior to acceptance of the improvements (to allow plat recordation to occur prior to completion of the public improvements), the developer shall cause to be filed with the city recorder a security acceptable to the city manager payable to the city of Cornelius in a principal sum determined from the approved estimate of the costs of said improvements of this section. The security shall assure the performance of the said contract and the completion of the said improvements, free of liens. Notwithstanding any of the above, a security shall be provided for any improvements to be performed within public rights-of-way and/or public easements.

d. The amount of the security shall be based on an estimate of the cost of the work approved by the city engineer in accordance with the following schedule:

i. Public and private improvements within public rights-of-way and/or public easements, and all erosion control measures, in conformance with city and Clean Water Services standards, equals 150 percent of cost estimate.

e. Fees. The fees, deposits and charges to be paid by the subdivider may be established or amended by resolution of the council in accordance with the provisions of CMC 18.05.080, General Provisions.

RESPONSE: The applicant is aware of the applicable requirements needing to be completed prior to Commencement of Work. These criteria remain in effect.

2. *Improvement Procedures. All improvements shall conform to the requirements of this chapter and any other improvements standards or specifications adopted by resolution of the city council and shall be installed in accordance with the following procedures:*

    a. *Improvement work shall not be commenced until plans have been checked for adequacy and approved by the city. To the extent necessary for evaluation of the land division proposal, such plans may be required before approval of the final plat.*

    b. *Improvement work shall not be commenced until the developer has secured the appropriate development permit. If work has been discontinued for any reason, it shall not be resumed until the city has been notified and consented in writing.*

    c. *All required improvements shall be constructed under the inspection and to the specifics of the city engineer, adopted Cornelius public works standards, and Cornelius Municipal Code. The city may require changes in typical sections and details if unusual conditions arise during construction to warrant such change in the interests of the city or the developer. Upon acceptance of the required improvements, the city engineer shall notify the developer that the improvements are acceptable as per Cornelius Municipal Code. Acceptance shall be in writing.*

    d. *All underground utilities, sanitary sewers, storm drains and cable communication system facilities installed in streets shall be constructed prior to the surfacing of such streets. Stubs for service connections for all underground utilities, sanitary sewers and cable communication system facilities shall be placed to such length as will obviate the necessity for disturbing the street improvements when service connections are made.*

    e. *A map showing all public improvements as built shall be filed with the city engineer upon completion of said improvements.*

RESPONSE: The applicant is aware of the applicable improvement procedures. These criteria remain in effect.

3. *Improvement Requirements. Improvements to be installed at the expense of the developer are as follows:*

    a. *Streets*

        i. *All streets, including alleys.*
        ii. *Streets adjacent but only partially within the partition or subdivision.*

iii. The extension of the land division streets to the intercepting paving line of existing streets with which the land division streets intersect.

iv. Arterial or collector streets which intersect with streets within the development that provide ingress or egress to the development or on which there are traffic impacts reasonably related to the development.

v. All streets shall be built in accordance with adopted Cornelius public works standards and the adopted Cornelius transportation system plan.

RESPONSE: North 19th Avenue is adjacent to the site and is classified as a city arterial. Improvements in the form of a ½ street improvement to centerline are proposed along this frontage to meet City standards. The applicant's access point to is N 19th Avenue is from the existing intersection with N Irvine Street, on the east side of N 19th Avenue. The subdivision to the south, Sheelar Park was designed so that their existing access south of Irvine would close after the development of the subject site, and funds for the closing were set aside as part of the Conditions of Approval for that development. City staff has indicated that the bollards currently at the entrance to Council Cove will be required to be removed and installed at the old Sheelar Park entry. See Preliminary Plan set submitted with this application for bollard locations.

It is noted that significant discussion at the Neighborhood Meeting for the Council Cove revolved around the closure of the Sheelar Park access as described above, and opposition to the subject application was voiced due the closure. The applicant emphasized that the closure is unrelated to the development of Council Cove and the relevant approval criteria per se. The closure is a requirement of the City based on existing Conditions of Approval imposed and executed as part of the approval of Sheelar Park. A copy of the Plat of Sheelar Park is included with this submittal, and shows the existing access across Tract C as an Emergency Vehicle Access. Tract C is otherwise identified as an open space tract.

b. Surface Drainage and Storm Sewer System. Drainage facilities shall be provided within the land division to connect the land division drainage to drainage ways or storm sewers outside the land division. Design of drainage shall be in accordance with adopted Cornelius public works standards and shall allow for the extension of the system to serve other areas.

RESPONSE: Based on the preapplication conference notes and discussions with City staff, the applicant will use an existing stormwater quality swale located to the east of the site which was constructed as part of the Council Creek Estates subdivision. This facility will be redesigned and reconstructed to current standards, to drain and treat the existing catchment and the stormwater created by the new impervious areas of the proposed development. See Stormwater Drainage Report and Plan Set for design details.

c. Sanitary Sewers. Sanitary sewers shall be designed in accordance with adopted Cornelius public works standards and installed to serve the land division and to connect the land division to existing mains.

RESPONSE: The required sanitary sewer will tie into the existing sanitary CWS trunk line located on the north end of the site and is designed to meet Cornelius public works standards. See Plan Set for location and design details.

d. Water System. Water lines with valves and fire hydrants serving the land division, connecting the land division to city mains, shall be installed in conformance with the adopted Cornelius public works standards. The design and construction by the developer shall take into account provisions for extension beyond the land division and to adequately grid the city system.

RESPONSE: A new 8" public water main be looped through the site and connect to the existing lines in N 19th Avenue and the N 21st Avenue cul-de-sac. See Plan Set for location and design details.

e. Street Trees. Street trees shall be planted along street frontages in accordance with the following:

i. For all land divisions, the developer shall pay a per tree security to the city. The surety bond shall be based upon the number of trees included in an approved street tree plan.

ii. Trees shall be planted in accordance with the adopted Cornelius public works standards.

RESPONSE: Street trees are required throughout this project. The City's Public Works Standards emphasize tree diversity with a wide mix of trees required. See Plan Set for proposed street tree locations and details. Any surety bond required will be initiated by the City as part of the Conditions of Approval.

f. Bike and Pedestrian Ways. Bike and pedestrian ways shall be constructed according to adopted Cornelius public works standards.

RESPONSE: Bike and pedestrian ways are designed to meet Cornelius public works standards. The improvements along 19th Avenue include a 6-foot bike lane per the City Standards for an arterial road.

g. Other improvements reasonably related to the impacts of the development which may be required at the partial or total expense of the developer:

i. Improvement of arterial and collector streets providing primary access to land division streets.

ii. Signals, traffic control devices, and traffic calming devices.

iii. Intersection improvements.

iv. Parks and open space shall be improved as required by the city and appropriate jurisdiction.

v. Land parcels to be reserved for any special purpose, other than for sale, are to be distinguished from lots intended for sale.

RESPONSE: The applicant's access point to the site is opposite the existing intersection of N Irvine Street, located west across N 19th Avenue. The street going into the Sheelar Park subdivision from the eastern portion of N. Irvine Street is a private street that currently has a driveway drop at Irvine Street. The bollards at the connection between N Irvine Street and Sheelar Park shall be removed and placed at the existing entrance to Sheelar Park at N 19th Avenue. The bollards will be used to prevent further use of the old entrance, except for secondary access for emergency vehicles.

h. Street Lights. Street lights shall be installed in accordance with adopted Cornelius public works standards.

i. Curb cuts and driveway installations are not required of the developer but, if installed, shall be according to adopted Cornelius public works standards.

j. Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.

RESPONSE: Sidewalks along the internal roads are included in the design – except for along the woonerf streets, where pedestrian and vehicle space is shared.

4. Preliminary Approval. After approval of the preliminary plat in the manner indicated in this section, the subdivider may proceed with the final surveying, and preparation of the final plat.

5. Final Plat Approval. The community development director shall review the final plat for compliance with the approved preliminary plat. If the community development director determines that the final plat conforms to the approved preliminary plat, the community development director shall so certify and sign the final plat. If the final plat does not conform, it shall be returned to the developer to correct the deficiencies and must be resubmitted for approval within the time established by the community development director.

a. Supplemental Information – Final Plat. The following data shall accompany the final plat:

i. A preliminary lot, book title report issued by a title insurance company in the name of the owner of the land, showing all parties having any record title interest in the premises.

ii. A copy of deed restrictions, including building setback lines, if any are applicable to the subdivision, and a copy of any dedication which required separate documents.

iii. A certificate by the city engineer certifying that the subdivider has complied with one of the following alternatives:

A. All improvements have been installed in accordance with the requirements of these regulations and with the action of

the community development director or the planning commission giving tentative approval of the preliminary plat and a maintenance bond posted with the city as provided in this subsection.

B. An agreement has been executed and assurance of performance posted with the city as provided in this subsection.

b. In subdivisions that are to be served by community water systems and/or community sewage collecting and treatment systems, a certificate from the Washington County department of public health indicating that these systems have had the necessary official public health clearance and approval by the legally responsible regulating agency.

c. The following certificates, which may be combined where appropriate:

i. The final plat shall contain a certificate signed and acknowledged by all parties having any record title interest in the land subdivided.

ii. An affidavit signed by the engineer or the surveyor responsible for the survey and final map, the signature of such engineer or surveyor to be accompanied by his seal.

iii. Provisions for all other certifications now or hereafter required by law.

6. Filing of Final Plat. Approval of the final plat by the city as provided by this regulation shall be conditioned on its prompt recording. The developer shall, without delay, submit the final plat for signatures of other public officials required by law. Approval of the final plat shall be null and void if the plat is not submitted to the Washington County recorder for recordation within 30 days after the date the last required approving signature has been obtained. The city may request developer to provide proof that the developer has submitted the final plat to the Washington County recorder for recordation.

a. Prior to submittal of any building permit applications the applicant shall provide to the planning department one copy of the recorded final plat signed by all public officials.

RESPONSE: With this submittal, the applicant requests preliminary approval of a 34-Lot subdivision. The applicant will comply with the requirements of this section as the application proceeds through the review process, including preliminary and final plat approval, and filing of the plat with the Washington County Surveyor following City approval.

F. Modifications. Changes, alterations or enlargements to previously approved preliminary or final subdivision plats shall require a new request for approval through the Type II process.

RESPONSE: The applicant acknowledges the requirements for additional review should changes, alterations, or enlargements to the approved preliminary subdivision plat be necessary.

G. Time Limit on Approvals – Submission of Final Plat.

1. The developer shall submit a final plat, including a survey, within 12 months after approval of the preliminary plat. The community development director may grant time extensions allowing up to 12 additional months for final platting if justifiable cause is shown.

2. If the community development director has authorized a time schedule for phasing the final platting, that schedule shall apply. The community development director may grant time extensions allowing up to 12 additional months for final platting of each phase if justifiable cause is shown; however, a time extension cannot be granted to allow final platting for any phase to be submitted more than five years from the date the preliminary plat was approved.

3. If the developer wishes to proceed with the land division and has not submitted the final plat within the required time or approved extensions of time, the developer shall resubmit the preliminary plat to the community development director with appropriate information for reprocessing the request according to the provisions for preliminary plat approval in effect at the time of resubmission.

RESPONSE: The applicant acknowledges the time limit on approvals and does not anticipate exceeding the 12-month time limit for submission of the final plat.

H. Appeal of a Decision. Appeal of a decision shall be filed in accordance with CMC 18.15.090, and the period for filing the appeal shall be 10 days.

RESPONSE: The applicant acknowledges the appeal procedures described above.

TITLE 18 – ZONING

18.35 MULTI-UNIT RESIDENTIAL ZONE (A-2)

18.35.010 Purpose.

The purpose of the multi-unit residential or A-2 zone is to implement the city's land use designation and policies for medium-density residential housing as set forth in the comprehensive plan. The A-2 zone regulates development of detached single-unit dwellings on existing lots and provides design guidance for small lot residential subdivisions, middle housing developments, and multi-unit developments.

18.35.020 Permitted uses.

The following uses and their accessory uses are permitted outright in an A-2 zone:

A. Duplexes.
B. Middle housing developments.
C. Multi-unit dwellings of five or more units.
D. Boarding house, lodging or rooming house.
E. Underground public utilities.
F. Accessory uses and structures which are customarily and clearly incidental and subordinate to the above uses, including approved carports, garages, or storage facilities.
G. Private parks and recreational facilities designed within a multi-family development.
H. Accessory dwelling unit, associated with single-family detached or common wall single-family dwellings, and subject to CMC 18.20.090.
I. Home occupation, including Internet sales, consistent with CMC 18.20.080.
J. Residential facility consistent with state law.
K. Type "A" mobile vendor, as described in Chapter 5.35 CMC

RESPONSE: The proposed subdivision is for 34 townhomes, which would be permitted outright based on the A-2 zoning of the subject site. Deviations from the standards of the site (A-2 with natural resource overlay) are requested through the Planned Unit Development process. The applicant proposes the following configuration of 34 townhouse units in 12 buildings, with each unit located on its own lot:

Units Per Building	Total Number of Buildings	Total Number of Units
2	5	10
3	4	12
4	3	12
Total	**12**	**34**

18.35.030 Conditional uses.

The following uses may be permitted when in accordance with Chapter 18.105 CMC:

A. Governmental structure or use including public and private park, playground, community center and noncommercial recreational facilities, golf course, swimming pool, tennis courts, fire station, library or museum.
B. School – Public or Private. Nursery, primary, middle, junior or senior high, but not college or university.
C. Utility substation or aboveground pumping station with no equipment storage.
D. Home occupation consistent with CMC 18.20.080.
E. A planned unit development, including office and retail sales and other mixed uses approved by the planning commission and conditional uses as provided for under Chapter 18.110 CMC.
F. A manufactured/modular structure for temporary educational purposes subject to the following required conditions in addition to other conditions which may be imposed under Chapter 18.105 CMC.
G. Church, and associated church activities, except commercial day care.
H. Site-built detached single-family dwelling, including a residential home consistent with state law; and detached single-family manufactured housing, subject to CMC 18.20.070.

1. On a single, undividable infill lot, approval of a single-family detached dwelling or manufactured housing shall be processed as a Type II procedure. Approval of more than one single-family detached unit within the A-2 zone shall require a Type III procedure

RESPONSE: The applicant requests the approval of a Planned Unit Development (PUD) as a conditional use for a 34-lot subdivision, which shall be processed using the Type III procedure.

18.35.050 Area, density and lot requirements

Lot area and density shall be calculated based on net acreage. A net acre is equal to 32,670 square feet, and excludes roads, common open space, floodplains, riparian setbacks, and slopes over 25 percent.

A. Maximum Density. The average density over the entire development shall not exceed 14 dwellings per net acre for detached single-unit dwellings, or 25 units per net acre for townhouses or multi-unit dwellings. This maximum density does not apply to middle housing.

RESPONSE: In accordance with the definition of "Acreage, net" in Section 18.195.010, net acreage means the proposed size of the site expressed in acreage minus any unbuildable area. The following areas are deemed unbuildable for the purposes of calculating net acreage:

(a) Street dedications and those areas used for private streets and common driveways; and

(b) Environmentally constrained lands, such as open water areas, floodplains, water quality facilities, wetlands, natural resource areas, and other preservation areas set aside in separate tracts or dedicated to a public entity; and

(c) Land set aside in separate tracts or dedicated to a public entity for schools, parks, or open space purposes.

Using the definition of net acre used above, the net acreage of the site (Tax Lot 201) is calculated as follows:

Net Acreage Calculation						
Zoning District	**Gross Area (square feet)**	**Gross Area (acres)**	**Vegetated Corridor/ NRO (acres)**	**Open Space (acres)**	**ROW Dedication (Acres)**	**Net Area (acres)**
A-2	179,467	4.12	1.33	0.21	0.80	1.78

Based on a net acreage of 1.78 acres, maximum density for a townhouse development is 25 units per net acre, and is calculated as follows:

Maximum Density Calculation					
Zoning District	**Gross Area (acres)**	**Net Area (acres)**	**Maximum Density (du/acre)**	**Calculated Maximum Density (units)**	**Proposed Density**
A-2	4.12	1.78	25	45	34

Accordingly, the proposed 34-lot Planned Unit Development does not exceed the allowed maximum density of 45 units.

1. Lot Size.

HOUSING TYPE	***MINIMUM LOT SIZE***
Detached single-unit dwelling and duplex	*3,100 square feet*
Triplex	*5,000 square feet*
Quadplex and cottage cluster	*7,000 square feet*
Townhouse	***1,500 square feet***
Multi-unit dwellings	*1,500 square feet per unit*

2. In the case of flag lots, the pole portion of the lot shall not count towards the required lot area.

RESPONSE: The proposed development is for 34 townhomes. The smallest lot size is 1,500 square feet (Lot 7), which meets the minimum lot size. No flag lots are proposed. This criterion is met.

B. Minimum Density. The minimum density allowed is eight dwellings per net acre for single-family, and 11 for multi-family development. Any land partition or subdivision shall make provisions to ensure that the minimum density is protected when further partitioning is possible and initial development is less than the minimum density.

RESPONSE: This proposal constitutes full development of the subject property, and no further partitioning is possible. Minimum density for the site is calculated below, based on the net area of the PUD site of 1.78 acres and the 8-units per acre minimum density required for single-family development (including shared wall single-family). The development is not considered multi-family (multi-unit), which is defined by the Development and Zoning Code as a building containing five or more dwelling units on a single lot or parcel. Each of the proposed units will be located on its own lot.

Minimum Density Calculation					
Zoning District	**Gross Area (acres)**	**Net Area (acres)**	**Minimum Density (du/acre)**	**Calculated Minimum Density (units)**	**Proposed Density**
A-2	4.12	1.78	8	14	34

Accordingly, the proposed 34-lot Planned Unit Development meets the allowed minimum density requirement of 14 units.

C. Maximum Height. Building height, as defined in CMC 18.195.080, shall not exceed 35 feet, except for a chimney, radio, television antenna, or solar feature (see CMC 18.195.190, S definitions), or as may be approved by the planning commission as part of a planned unit development.

RESPONSE: Each lot will be developed with a Type I Site Design Review after the proposed subdivision has been approved and recorded per the pre-application notes provided by the City of Cornelius. However, the applicant has provided indicative elevations for the site showing a 2-unit town home building and a 4-unit townhome building. As shown on these indicative plans, the 2-unit townhomes have a maximum building height, as measured in accordance with CMC 18.195.080, of 31 feet 5.5 inches, while the 2-unit townhomes have a maximum building height of 32 feet 6.8 inches. Final compliance with this standard will be determined at the time of Type I Site Design Review.

D. Setback Requirements. Except as provided in CMC 18.150.010, in an A-2 zone the minimum yard area setback requirements shall be as follows:

1. *Front Yard. The front, as measured from the foundation of the structure, including porch or deck, shall not be less than 10 feet. Accessory structures, garages or carports shall not be less than 20 feet.*

2. *Rear Yard. No rear yard shall be less than 10 feet in depth for a single-story structure, plus five feet per additional story as measured from the foundation of the structure.*

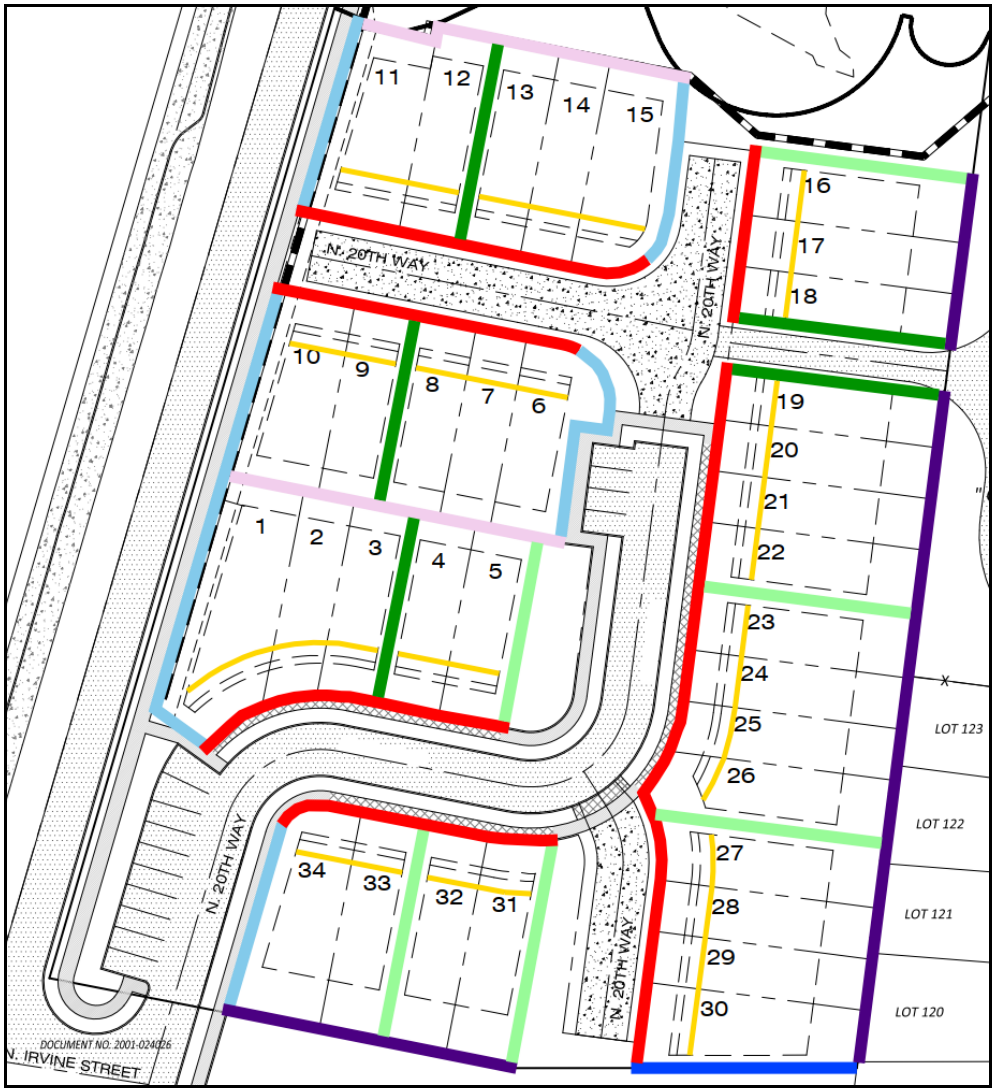
3. *Side Yard. For single-family residences, the minimum width of side yards shall be not less than five feet, as measured from the foundation of the home. On corner lots the side yard facing the street shall not be less than 10 feet. For multi-family residences, no side yard shall be less than five feet in depth for a single story structure, plus five feet per additional story as measured from the foundation of the structure. On corner lots the side yard facing the street shall not be less than 10 feet*

4. *Building Separation. Buildings within a complex shall be separated by at least 10 feet, plus five feet per additional story.*

5. *No accessory building or other structure or building shall be closer than three feet from a side or rear property line.*

RESPONSE: As part of the Planned Unit Development process, the applicant is requesting modification to the applicable setbacks**.** See table below for proposed setbacks, and the following exhibit showing setback locations:

Setbacks (A-2)			
	Required	**Proposed**	**Exhibit Legend**
Front Building	10 ft	10 ft	
Front Garage	20 ft	20 ft	
Interior Side Yard	5 ft	5ft **or 4 ft**	
Street Side Yard	10 ft	**8 ft**	
Perimeter Side Yard	N/A	5 ft	
Rear Building	10ft + 5ft per story	**10ft interior & 15 ft perimeter**	



E. Repealed by Ord. 2022-03.
F. Repealed by Ord. 916.
G. Minimum Lot Dimensions.

1. *No detached single-unit dwelling, duplex, triplex, quadplex, or cottage cluster lot shall be less than 30 feet in width abutting a public street, nor less than 60 feet in depth, except as may be approved as part of a planned unit development.*

RESPONSE: The proposed housing type is townhomes, as opposed to detached single-unit dwelling, duplex, triplex, quadplex, or cottage cluster units. This criterion does not apply.

2. *For multi-unit dwellings, the minimum average lot width shall be 75 feet abutting a public street, except on a cul-de-sac where the width may be reduced to 50 feet.*

RESPONSE: There are no muti-unit dwellings in the proposed Planned Unit Development. This criterion does not apply.

3. *No townhouse lot shall be less than 20 feet in width abutting a public street, nor less than 60 feet in depth, except as may be approved as part of a planned unit development.*

RESPONSE: While only Lots 1, 10, and 11 abut a public street, overall the smallest width and depth of any of the proposed townhouse lots are 20 feet and 75 feet respectively, being the center lots of 3- and 4-unit townhouse buildings. See the table below for dimensions for each individual lot. This criterion is met.

Proposed Lot Width & Depth Dimensions						
Lot	**Width**	**Depth**		**Lot**	**Width**	**Depth**
1	38 ft	100 ft		18	30 ft	85 ft
2	20 ft	80 ft		19	30 ft	85 ft
3	24 ft	75 ft		20	20 ft	85 ft
4	24 ft	75 ft		21	22 ft	85 ft
5	25 ft	75 ft		22	25 ft	85 ft
6	25 ft	75 ft		23	22 ft	85 ft
7	20 ft	75 ft		24	20 ft	85 ft
8	24 ft	75 ft		25	20 ft	85 ft
9	24 ft	75 ft		26	25 ft	89 ft
10	33 ft	75 ft		27	25 ft	85 ft
11	37 ft	75 ft		28	20 ft	85 ft
12	24 ft	80 ft		29	20 ft	85 ft
13	24 ft	80 ft		30	32 ft	85 ft
14	20 ft	80 ft		31	26 ft	87 ft
15	32 ft	80 ft		32	25 ft	86 ft
16	25 ft	85 ft		33	25 ft	86 ft
17	20 ft	85 ft		34	29 ft	86 ft

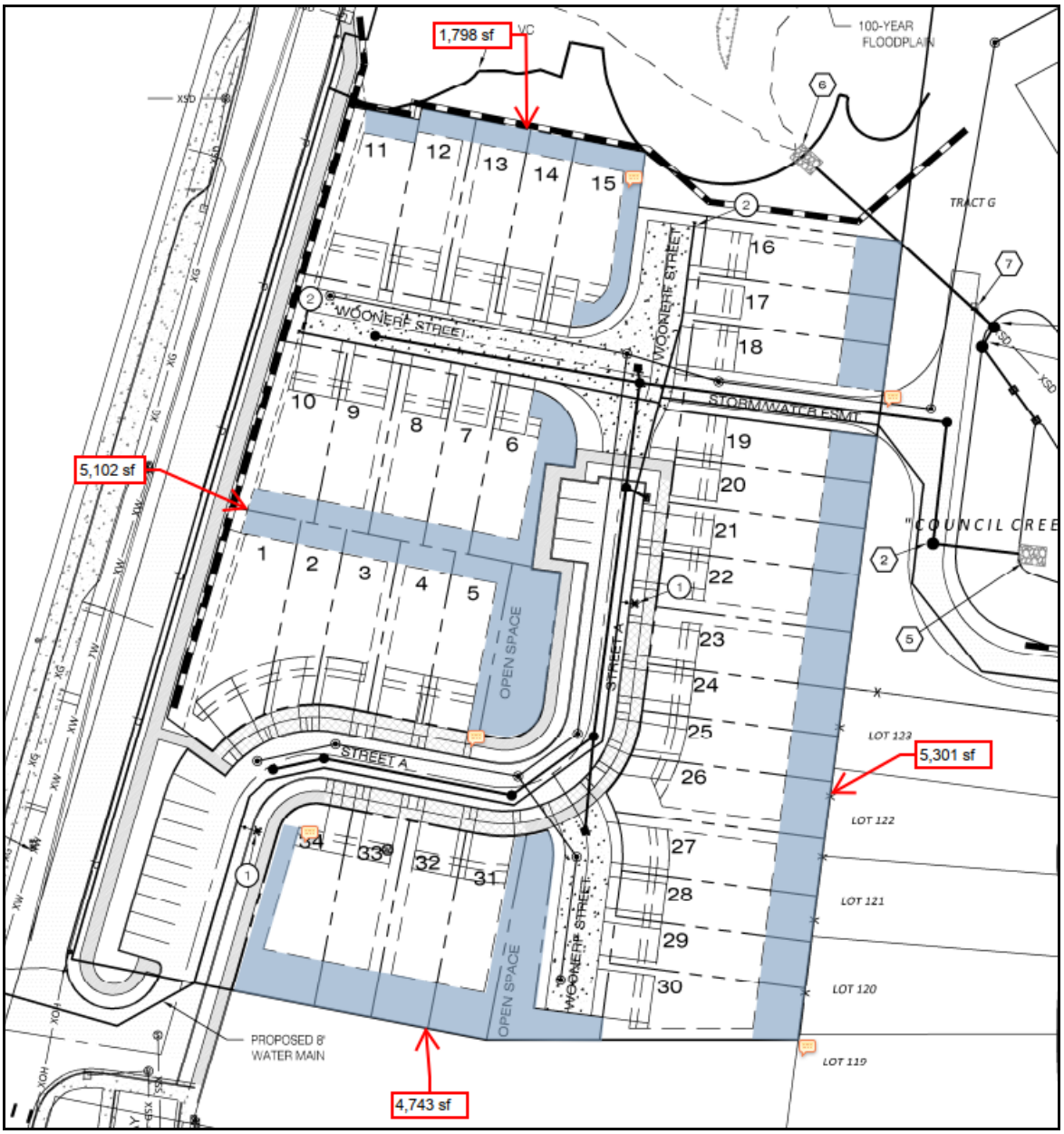
18.35.060 Site Development Standards

All multi-family developments are subject to design review requirements as set forth in Chapter 18.100 CMC; and all prior conditions of approval attached to any use in a multi-family zone shall continue to apply.

RESPONSE: The subject request is for approval of 34 single-family shared-wall townhouse units, with no building containing more than 4 units. Criteria specific to multi-unit development is not applicable.

A. Open Space. Within residential developments containing 20 or more lots or units there shall be, at least, 300 square feet of open recreational space per unit provided in common open space for multi-family development and/or 300 square feet of recreational space per unit provided in public open space for single-family development. Such space will be considered part of the required landscaping, but must be designed in a manner that affords residents usable open area, such as lawn, patios, etc. Delineated wetlands recognized by the Division of State Lands may apply 20 percent of their area located on the subject parcel(s) to the open space requirement. Calculate the total square footage of delineated wetland area on the subject parcel(s) and multiply it by 20 percent. Streets, access drives and parking lots shall not be considered open space. Open space must be a usable open recreational area, and may include a club house or indoor recreation facility. All outdoor area shall be landscaped and maintained by the owner, or a homeowners' association, according to the approved development plans, unless the open space is dedicated to and accepted by the city as a public park.

RESPONSE: The proposed Planned Unit Development is for 34 single-family townhome units. Therefore, the required Open Space is 10,200 square feet (34 units x 300 sf +10,200 sf). See the open space exhibit below for proposed open space areas and locations. The proposed open space is mainly in the form of yards/lawns within the rear yard setback. There are also 2 open space tracts located near lots 5 and 31 which provide public open space. The total open space is 16,944 sf which exceeds the required open space. This total does not include approximately 5,780 square feet of open space within Tract C, which is located within the open space tract but is outside of the delineated natural resource area, wetlands, flood plain, and vegetated corridor area. This criterion is met.



B. Perimeter Requirements. If topographical or other barriers within the development do not provide adequate buffering between the development and adjacent nonresidential development, the reviewing body may impose one or more of the following requirements:

(1) Where the development abuts an arterial or collector street or an existing planned unit development, the reviewing body may require that a perimeter landscaped strip, no more than 25 feet wide, and/or sound mitigation structures be established along the abutting property line. All required building setbacks shall be measured from the inner edge of the perimeter strip, which shall be set aside as a separate tract. And provisions for pedestrian connections through the landscape strip may also be required.

RESPONSE: The lots proposed to be located adjacent to N 19th Avenue are primarily buffered by elevation differences, walls and fences instead of distance. The wall required for construction of half street improvements along the site ranges from 5 feet tall at the southern end of Lot 1 to almost 13 feet tall at the norther end of Lot 11, and precludes the ability to provide an additional 25-foot buffer beyond the edge of right-of-way. The wall itself replaces an existing wall, and protects new residents from arterial noises to a greater degree than having a 25-foot buffer. As designed, all of the 3 Lots abutting N 19th Avenue will have side yards facing the street, limiting potential impacts due to the fact that side walls typically have fewer building penetrations than front and/or rear walls, greatly limiting sound intrusion to the units. Additionally, the side yards will be fenced on top of the wall area providing increased protection from arterial noise. It is also noted that development on the west side of N 19th Avenue, Council Creek Terrace, was not required to provide a 25-foot-wide landscaped buffer, instead employing standard right-of-way and front yard setback dimensions.

Overall, the proposal provides better buffering for the project as designed versus a 25-foot buffer, and it is considered that topographical and physical barriers within the development will provide adequate buffering between the development and the arterial street.

(2) Where the development abuts an existing or planned nonresidential area, the reviewing body may require that a perimeter landscaped strip, no more than 50 feet wide, be established along the abutting property line. All required building setbacks shall be measured from the inner edge of the perimeter strip, which shall be set aside as a separate tract. And provisions for pedestrian connections through the landscape strip may also be required.

RESPONSE: The properties surrounding the proposed development are all residential, except for the area north of Council Creek which is outside of the UGB and has a rural land use designation. However, topographical barriers provide adequate buffering between the proposed development and the natural area via a 50' vegetated corridor, wetlands, and the channel of Council Creek.

(3) All driveways and landscaped areas shall comply with vision clearance standards set forth below. All landscaping shall comply with the general landscaping standards set forth below.

RESPONSE: All access points and landscaping as proposed meet the requirements of this Section. A single access point, at the existing access from N Irvine Street to N 19th Avenue, is proposed to the existing arterial.

C. Landscape Plan.

1. For multi-family residence, in addition to the open space requirements, the entire net area of the site that is not covered by building or parking and circulation improvements shall be landscaped prior to occupancy, in accordance with the approved site plan and the standards set forth herein.

RESPONSE: The proposed subdivision/planned unit development does not include multi-family residences. This criterion does not apply.

2. At maturity at least 80 percent of the landscape area shall be covered by plant material, lawn, and trees when the plantings reach maturity. The remaining area may be covered in nonvegetative ground cover.

RESPONSE: Planting and landscaping shall be finished prior to building occupancy, unless prevailing weather conditions at the time do not allow for successful installation. If so, the applicant may request deferral in accordance with subsection 4. below. See plan set for landscaping plan. This criterion is met.

3. Frontage Trees. Frontage trees shall be required and must comply with current public works standards.

RESPONSE: Frontage trees will be installed along N 19th Avenue as shown in the landscaping plan and will comply with current public works standards. This criterion is met.

4. Installation of required landscaping may be deferred for up to six months with written approval by the community development director; provided, that the owner posts with the city a cash deposit or irrevocable letter of credit assigned to the city for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.

RESPONSE: Installation of landscaping will occur prior to occupancy. No deferral of landscaping is expected at this time. However, as noted above, should prevailing weather conditions prohibit successful installation, the applicant has the option to request deferral in accordance with this section

D. Vehicular Access, Internal Circulation and Clear Vision Areas.

1. Where possible, vehicular access to residential subdivisions shall be from abutting arterial or collector streets. Access to individual lots shall be primarily from local streets or alleyways when the alleyway is developed to current public works standards. Direct lot access to arterials or collector streets shall not be permitted, unless there is no alternative as determined by the city engineer.

RESPONSE: Access to the proposed subdivision is via N 19th Avenue, which is the abutting arterial street to the subject site, to N Irvine Street. Access to the individual lots is primarily from proposed local streets (N 20th Way and Woonerf Streets). The proposed lots do not have direct access to arterial or collector streets. This criterion is met.

2. The minimum public street width shall comply with Chapter 5 of the adopted public works standards.

3. *Internal Access. All internal roadways and drives shall be paved and maintained by the owner in accordance with city standards. No entrance or exit shall be located closer than 100 feet to any intersection of a public street, unless there is no reasonable alternative. They shall have the following minimum unobstructed pavement width:*

   a. *Two-way traffic: 24 feet;*
   b. *One-way traffic: 15 feet.*

RESPONSE: The proposed entrance to the planned unit development is located in the same intersection as N Irvine Street and N 19th Avenue, directly across from N Irvine Street. Thus, this access is within 100 feet of a public intersection. However, there is no reasonable alternative. The width of the proposed access is 28', thus exceeding the 24' required width. This criterion is met.

4. *Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.*

RESPONSE: Sidewalks are provided along the internal street (Street A). There are no sidewalks along the woonerf streets, as they are considered a shared space for both pedestrians and vehicles. There is also a concrete sidewalk that will connect the northern woonerf street with the cul-de-sac of N 21st Avenue.

5. *Clear vision areas shall be provided at all roadway and driveway intersections in accordance with the vision clearance standards set forth in CMC 18.150.070.*

RESPONSE: Clear vision areas shall be provided at the intersections of N 20th Way and the Woonerf Streets. The intersection of N Irvine Street and N 19th Avenue was constructed prior to the design of this subdivision.

E. Access Streets – Sidewalks – Drainage.

1. *All streets shall be designed in accordance with standards set forth in Chapter 18.143 CMC, Transportation Facilities, and the subdivision code.*

2. *All driveways for new construction shall have minimum pavement width of 12 feet and shall not be more than 25 feet in width at the curb. Each driveway shall have a concrete curb apron designed to comply with public works standards, and not more than two lots may be served by one shared driveway.*

REPONSE: Each of the proposed lots are capable of supporting a driveway of between 12 feet and 25 feet wide. Each driveway is proposed to serve one lot and will be designed to meet public works standards. Final driveway design and construction will occur with design review for the units, in order to compliment the final unit designs. This criterion will be met at that time.

3. *Cul-de-sacs shall serve no more than 12 residential lots and meet current public works design standards.*

RESPONSE: There are no cul-de-sacs in this application. This criterion does not apply.

4. For all new construction, curbs, gutters, and a minimum five-foot-wide sidewalk, offset from the curb, shall be provided along the entire lot frontage and shall meet ADA accessibility standards. In the case of remodels or garage additions to an existing house, no sidewalk shall be required if one does not exist, but the driveway apron and paved driveway shall be required. However, a curb tight sidewalk may be approved by the city engineer when it is impractical to provide the offset.

RESPONSE: Sidewalk, curb and gutters along the internal roads are included in the design as required and meet ADA accessibility standards. The exception is along the woonerf streets, where pedestrian and vehicle space is shared. This criterion is met.

5. Storm drainage shall meet current public works design standards and shall comply with Clean Water Services (CWS) standards for water quality and quantity.

RESPONSE: The proposed storm drainage was designed to meet current public works standards and comply with applicable CWS standards. See the Storm Drainage report and Plan Set included for details.

F. Lighting Streets. Streets and walkways shall be lighted during the hours of darkness in accordance with public works standards.

RESPONSE: Lighting plans for both the frontage street (N 19th Avenue) and internal streets will be submitted with engineering plans per City of Cornelius Code section 12.20 and city public works standards.

G. Mailboxes. Except for in-fill partitioning, clustered mailboxes shall be provided, consistent with the locational criteria set by the Post Master. They shall be of uniform style.

RESPONSE: Mailboxes will be provided prior to building occupancy. Mailbox location will be provided with final construction plans. This criterion will be met.

H. Insects and Rodents. Materials, including wastes, shall be stored and managed, and grounds shall be maintained in a manner that will not attract or aid in the propagation of insects or rodents or cause a health hazard.

RESPONSE: All of the homes have internal access garages which facilitate the storage of residential garbage and recycling. The individual homeowners will be responsible for the maintenance of their property. A homeowners association may enforce maintenance standards and will be responsible for maintaining common areas.

I. Screening.

1. *Sight-obscuring screening shall be provided for all garbage and trash collection areas, approved outdoor storage, and parking lots abutting a low density residential development. Such screening shall be six feet in height, and* shall consist of a wall of brick, stone, or other substantial material, or a densely planted evergreen hedge and chain link fence.

RESPONSE: All of the homes have internal access garages which facilitate the storage of residential garbage and recycling behind the garage doors. No outdoor storage or parking lots abutting a low density residential development are proposed.

2. The review body may require nonsight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a low density residential development.

RESPONSE: All of the homes have internal access garages which facilitate the storage of residential garbage and recycling behind the garage doors. No outdoor storage or parking lots abutting a low-density residential development are proposed.

J. Parking and Loading Space.

1. Off-Street Parking.

a. Resident. One covered parking space shall be provided for each dwelling unit either on the individual lot or in an off-street parking bay within 100 feet from the dwelling being served. Total parking provided shall be consistent with CMC 18.145.030(A), Table 1.

RESPONSE: Off-street parking will be provided for each lot in the form of driveways and garages. All of the units proposed have 2 car tandem parking in the garage and a parking space out front for a total of 3 spaces per unit or 102 parking spaces on lots. Of the 102 parking spaces on the lots, 34 of them will be located in driveways and percentage of those can reasonably be expected to available to guests as the resident can move a vehicle or vehicles into the garage to accommodate arranged guest visits.

b. Guest. Where on-street parking is prohibited on both sides of a street, guest parking shall be provided in off-street parking bays at the rate of one parking space for every three detached single-unit home sites along the street section. Guest parking should be within 100 feet of the dwelling units being served.

RESPONSE: The applicant proposes to provide head-in guest parking within the proposed N 20th Way right-of-way adjacent to proposed Lot 1 (10 spaces) and Lot 6 (4 spaces). This is equivalent to a parking ratio of 0.41 guest spaces per unit, which exceeds the required minimum of 0.33 guest spaces per unit. No on-street parking is proposed on N 19th Avenue.

c. Storage of Recreational Vehicles. Recreational vehicles, such as camping trailers, boats, campers, motor homes, and other such vehicles shall only

be parked or stored within an area specifically designated and designed for such use, and shall not be located in the public right-of-way.

RESPONSE: The storage of recreational vehicles shall not be permitted within the Council Cove Development.

2. *Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of this title.*

RESPONSE: Off-Street parking and maneuvering areas will be paved as required by this section. Please see Sheet P6.0, Typical Street Sections, for further information n paving specifications and design.

3. *Parking Lot Landscaping. There shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands, at a minimum of every 10 spaces. See CMC 18.145.050.*

RESPONSE: Parking exterior to the site is located adjacent to N 19th Avenue, an arterial street, and is separated from the back of sidewalk by a 9-foot-wide landscape strip. The parking bays within the development contain 10 spaces or less each, therefore additional landscaped islands are not required.

4. *On each home site, or on each individual dwelling within a complex, an address number of the home shall be provided in a manner that is clearly visible from the street, as approved by the fire department.*

5. *Each resident may display on their home one sign identifying the person residing therein; provided, that the sign is not larger than one square foot.*

RESPONSE: Address numbers and residential signage will be included in the final construction plans.

6. *Traffic control and directional signs shall be installed as required by the current public works standards.*

RESPONSE: Traffic control and directional signage plans will be included with engineering plans for the site following land use approval. This requirement will be met.

K. Screening.

1. *Sight-obscuring screening shall be provided for all garbage and trash collection areas, and for any approved outdoor storage, or parking lots abutting residential development. Such screening shall be a minimum six feet in height, and shall consist of a wall of brick, stone, or other substantial material; or a densely planted evergreen hedge and a decorative fence such as wrought-iron, or PVC*

or polymer covered chain link fencing. Galvanized chain link fencing shall not be permitted in new construction. Such screening shall be provided to a height sufficient to block the view of materials stored as viewed from the sidewalk on the opposite side of the street from the screen wall.

2. *Garbage and trash collection areas shall be designed to meet the needs of all types of trash and waste collection required, including recycling, food waste, and solid waste.*

3. *The applicant shall demonstrate that the waste enclosure area is accessible by the waste service provider.*

REPSONSE: No garbage and trash collection areas or approved outdoor storage are included with this development application, and there are no parking lots abutting the proposed residential development or adjoining existing residential development. These criteria do not apply.

Chapter 18.90 Floodplain District (FP)

18.90.010 Purpose.

A. The city of Cornelius has the primary responsibility for planning, adoption, and enforcement of land use regulations to accomplish proper management of special flood hazard areas within the city limits.

B. It is the purpose of the FP zone to promote the public health, safety and general welfare and to minimize public and private losses or damages due to flood conditions in specific areas by provisions designed to:

1. *Protect human life and health;*

2. *Minimize expenditure of public money for costly flood control projects;*

3. *Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the public;*

4. *Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazards;*

5. *Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard;*

6. *Ensure that potential buyers are notified that property is in an area of special flood hazard;*

7. *Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions;*

8. Maintain the functions and values associated with special flood hazard areas which reduce the risk of flooding.

C. Basis for Establishing the Areas of Special Flood Hazard. The special flood hazard areas are identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Washington County, Oregon and Incorporated Areas," Volumes 1 through 3, dated November 4, 2016 (Flood Insurance Study Number 41067CV001A, 41067CV002A and 41067CV003A), with accompanying flood insurance rate maps (FIRM) (Map Number 41067C0314E, 41067C0318E and 41067C0319E, dated November 4, 2016), are hereby adopted by reference and declared to be a part of this chapter. The flood insurance study and the FIRM are on file at the city of Cornelius community development department located at 1300 S. Kodiak Circle, Cornelius, OR 97113. The best available information for flood hazard area identification as outlined in this section shall be the basis for regulation.

18.90.110 Development application procedures.

A development permit shall be obtained before construction or development begins within any special flood hazard area. The permit shall be for all structures including manufactured dwellings, and for all development including fill and other development activities, as set forth in CMC 18.90.020.

RESPONSE: The northern-most portion of the proposed site includes areas within the 100-year flood plain of Council Creek. The National Flood Hazard Layer FIRMette for the site included with this submittal identifies the flood hazard area as Zone AE, with a BFE of 156.3 above MSL.

The 100-year floodplain and vegetated corridor were delineated and are shown on the plan set, sheet P3.0. All work on the site is proposed to occur above the 156.3-foot elevation. Proposed lots will have a minimum finished elevation of 171 feet above MSL, significantly above the BFE. No impacts to the proposed development are proposed.

18.95 NATURAL RESOURCES OVERLAY (NRO)

18.95.010 Purpose.

A. The purpose of the natural resources overlay is to protect the significant natural resources identified in the city's natural resources inventory and map. The natural resources overlay shall protect resources and functional values that have been identified by the city and state as providing benefits to the public. The natural resources overlay complies with the direction of the comprehensive plan and State Planning Goal 5.

B. Natural resources overlay (NRO) is applicable to the resource sites and abutting properties identified in the natural resources inventory and map, the Goal 5

ESEE analysis and to future lands annexed into the city that are identified as or contain Goal 5 resources.

C. The natural resources overlay shall encourage coordination between city, county, regional, state and federal agencies concerned with natural resources.

D. Uses shall comply with requirements and regulations of all jurisdictional agencies including but not limited to Oregon Department of Fish and Wildlife, Oregon Department of Forestry, Division of State Lands and Clean Water Services.

E. All significant natural resources shall be delineated and applicable protection setbacks and requirements shall be determined from Table A in the natural resource protection plan and implemented.

F. All parcels newly annexed into the city containing Goal 5 natural resources shall receive a NRO designation over the entire parcel. A property owner may subsequently commission a certified wetland/natural resource inventory delineating protected resource boundaries and establishing a new NRO boundary and respective protective setback consistent with Table A (Natural Resource Protection Setbacks) in the city of Cornelius natural resource protection plan, and in conformance with Clean Water Services regulations.

RESPONSE: The subject site contains a natural resources overlay as previously described. The wetland, flood plain and vegetated corridor associated with Council Creek have been delineated and are shown on the plan set provided. The wetland area and vegetated corridor have been assessed by Clean Water Services, and enhancement/restoration of the vegetative corridor shall be required prior to site clearing, grading or construction. The proposed development does not impact the vegetative corridor, flood plain, or wetlands, so no mitigation plan is necessary. There is no proposed activity within the sensitive area, therefore no permits from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE) are required.

18.95.040 Conditional uses.

The following uses are permitted in the natural resources overlay, subject to approval of a conditional use permit, Chapter 18.105 CMC:

A. Streets, roads, recreational trails and paths in the riparian area.

B. Fill, grading and/or alteration of topography in the riparian area.

C. New drainage facilities, utilities and pump stations.

D. Water related recreational facilities.

E. New construction or expansion of streambank stabilization and flood control structures.

F. New development on property with significant natural resources per Chapter 18.110 CMC, Planned Unit Development (PUD) Conditional Use, and CMC 18.95.060, Resource protection exception process.

G. Resource protection exception process per CMC 18.95.060.

RESPONSE: With this submittal, the applicant requests a conditional use permit and planned unit development for new development on property with significant natural resources per Chapter 18.110 CMC, Planned Unit Development (PUD) Conditional Use.

18.95.050 Prohibited uses.

When planned development can occur that provides for the protection of the resource and permitted use through increased densities, clustered development or the transfer of development rights, a plan shall be submitted and approved through the administrative review, Type II process. Any associated partition, subdivision or design review applications that are required with the planned development shall be processed as a Type III application and reviewed by the planning commission.

A. New residential, commercial and industrial development or substantial redevelopment requests involving deviation of natural resource protection requirements shall be reviewed through the conditional use permit/planned unit development process.

RESPONSE: The applicant acknowledges that the proposed 34-lot subdivision will be processed as a Type III application and reviewed by the planning commission. The proposed subdivision does not impact the natural resource area, as is demonstrated as part of this application, and uses innovative design and PUD allowances through the conditional use permit/planned unit development process to avoid such impacts.

B. Transfer of development rights (TDR) may be applied for as a conditional use permit/planned unit development (PUD). Development rights shall only be transferred between residential zones within the city.

RESPONSE: The applicant does not intend to apply for a transfer of developmental rights (TDR) with the proposed conditional use permit and planned unit development. This criterion does not apply.

C. Proportional Increase in Density on an Individual Parcel. Increased density requests shall provide for a development equal or better than required by the base zone.

1. Residential PUD. If a parcel loses between 10 and 50 percent of its area to natural resource protection setbacks, then the developer may apply for a conditional use permit/planned unit development (PUD).

a. Meet the required setback and develop to the existing development standards and lot sizes of the underlying zone; or

b. Meet the required setback and decrease the minimum lot size by 10 to 50 percent. The reduction in lot size, at a maximum shall be equivalent to percentage of the site lost to the natural resource protection setback.

c. If a parcel loses more than 50 percent of its area to natural resource protection setbacks, then the developer shall only decrease the minimum lot size by a maximum of 50 percent.

RESPONSE: The applicant does not request an increase in density of the subject site. This criterion does not apply.

2. Commercial or Industrial PUD. Natural resource protection setbacks may be applied to meet private landscaping requirements. New development or substantial redevelopment of properties where natural resource protection setbacks are required may request approval of a conditional use permit (CUP) and/or a planned unit development (PUD) to permit a 1:1 ratio exchange for square footage of native landscaped protection setback area in lieu of required private on site landscaping.

RESPONSE: The applicant is not requesting approval of a commercial or industrial PUD. This criterion does not apply.

18.100 SITE DESIGN REVIEW

18.100.010 Purpose.

The council finds that projects involving building design and development of land should have special review in order to promote and protect the public health, safety, and welfare of the city, to promote orderly growth of the community, to enhance aesthetic values, to assure development which is suitably related to its environment, to prevent both extremes of monotonous uniformity and substantial dissimilarity, and to conform with the comprehensive plan of development of the city, and, that to promote and implement these policies requires consideration of the particular character and impact of new development over and above that included in the zoning, subdivision and building code, ordinances and regulations.

A. Purposes and Objectives. The council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

1. Encourage originality, flexibility, and innovation in site planning and development, including the architecture, landscaping, and graphic design of said development.

2. Discourage monotonous, drab, unsightly, dreary, bright, showy, gaudy or cheaply ornate, and inharmonious development.

3. *Conserve and enhance the city's natural beauty, visual character, and charm by insuring 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 be given to exterior appearances of structures, signs, and other improvements.*

4. *Protect neighboring owners and users by assuring that reasonable provisions have been made for such matters as surface water drainage, suitable sound and sight buffers, the preservation of views, light and air, and those other aspects of design included under the zoning provisions of this code which may have substantial effects on neighboring land uses.*

5. *Ensure timely, orderly, and efficient administration of development permits.*

RESPONSE: The applicant is proposing residential development of the site through the PUD process. Utilizing the PUD process allows the applicant to request certain modifications to the development standards in order to provide a design which reflects the character of the surrounding communities, while providing needed housing within the Cornelius UGB, and protecting and enhancing surrounding natural resources. Modifications to the design standards have been proposed to be primarily internal to the site to minimize external impacts. Further, the design incorporates additional off-street parking than required and uses an innovative Woonerf street design to minimize stormwater runoff and encourage pedestrian and bicycle friendly streets. The Policies and Objectives of this Section are met.

B. Professional Quality Design Required. All development plans for Type II or Type III site design reviews shall be designed and drawn by a person trained, skilled, and knowledgeable in site planning and development. Such plans shall be of typical architectural, engineering, or drafting quality and accuracy as to scale and design detail.

RESPONSE: All development plans drawn and submitted with this application have been prepared by licensed and/or experienced, qualified professionals to typical industry standards and accuracy for preliminary approvals. The requirements of this section are met.

18.100.020 Authority.

A. Facilities and Design Review Committee. The city manager shall establish a facilities and design review committee (the "committee") consisting of at least four city staff members, authorized consultants, or other agency staff, each with appropriate expertise, to properly evaluate proposed development plans. The committee at a minimum shall include representatives from the following departments: community development, public works, building and fire. The committee shall review all Type II and Type III requests. The committee members shall individually or collectively critique and comment on the plans relative to applicable code criteria and requirements. The community development director

shall consider the committee comments and prepare a staff report for review by the applicant and interested parties.

B. Jurisdiction and Powers. The community development director may make an initial determination whether a proposed project is subject to the criteria in this chapter or whether the project is exempt. Nothing in this chapter shall be construed to require the design review approval of ordinary repair, maintenance or replacement of any part of a building, structure, or landscaping. For purposes of this section, the term "major remodeling" means any work that changes the exterior appearance of a building or structure more than 25 percent.

C. The provisions of design review shall pertain and conform to the following activities and standards specified in CMC 18.100.030(A), (B), (C) and 18.100.040. No permit for building or site development shall be issued until the plans and other documents required by this title have been reviewed, approved and found to be in conformity with these standards. Design review Type I requests shall be processed per CMC 18.15.010(A), Type I – Administrative Review. Design review Type II requests shall be processed per CMC 18.15.010(B), Type II – Administrative Review. Design review Type III requests shall be processed per CMC 18.15.010(C), Type III – Commission Review.

RESPONSE: The applicant acknowledges the above administrative provisions and the requirements and duties of the Community Development Director and the Facilities and Design Review Committee.

D. Cumulative Action. As of the date of the ordinance codified in this chapter, cumulative design review actions shall be considered the sum total percent of proposed change(s) to already approved plans. Where applicable:

1. Design review Type I actions that propose to exceed a sum total of 10 percent change(s) to an approved plan shall be processed as a design review Type II request. The appropriate city application and fee shall be required.

2. Design review Type II actions that propose a sum total of 50 percent or more change to an approved plan shall be processed as a design review Type III request. The appropriate city application and fee shall be required. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.12; Ord. 841 Exh. 2, 2003; Ord. 2020-05 § 1 (Exh. A), 2020.]

RESPONSE: While not anticipated, the applicant will comply with the requirements of this section regarding subsequent changes to preliminary approved plans.

18.100.030 Types of applications.

A. Design review Type I actions are minor changes to plans already approved by the facilities and design review committee or community development director. Design review Type I actions include:

…

2. Site plans for detached single-unit dwellings, prefabricated dwellings, middle housing and accessory dwelling units.

RESPONSE: As described in the Pre-Application Conference notes for the site, once an approved final subdivision is recorded with the County and the necessary public improvements/ infrastructure are in place, each individual lot may be developed with a Type I Site Design Review application, as described above. The applicant will submit the applicable Type I applications at the appropriate time, and as directed by City staff.

…

C. Design review Type III actions are those which are major and include:

2. General site plans for new development or substantial redevelopment.

…

RESPONSE: Consistent with t above, the subject application is a Type III CUP/PUD for the 'use' of the site, and is submitted concurrently with the Subdivision Preliminary Plat, for a consolidated review process. Accordingly, this preliminary approval request meets the requirement for general site plans for new development.

18.100.040 Approval criteria.

In addition to the other requirements of the zoning code and other city ordinances, a project submitted for design review shall comply with the standards and criteria in subsections (A) and (B) of this section; all applications for a sign permit subject to the provisions of the sign code, Chapter 18.175 CMC, inclusive, shall comply with the rules and regulations of the committee adopted under the provisions of Division III of this title and other applicable provisions of the Cornelius Municipal Code.

A. Technical Standards. Where applicable, required off-site improvements shall be based on proportional analysis.

1. Facilities and Services. The public and private facilities and services provided by the development are adequate as to location, size, design and timing of construction in order to serve the residents or establishments to be accommodated and meet city standards and the policies and requirements of the comprehensive plan. The service provider is presumed correct in the evidence which they submit;

RESPONSE: Necessary public services are shown on submitted plan sheet P7.0 (Preliminary Composite Utility Plan) and can be provided to the site as follows:

<u>Water</u>

A public water main currently exists in N 19th Avenue adjacent to the site. This water main is 12" to a point about 100-feet north of N Irvine Street. North of that point the water main is 8", before

ultimately terminating approximately 240 feet north of N Irvine Street. To the east of the site, an additional 8" public water main ends in the cul-de-sac of N 21st Avenue with a blow-off valve.

A new 8" public water main is proposed to be looped through the site and connect to the existing lines located in N 19th Avenue and N 21st Avenue. All water mains will be designed and built to City standards. The City Engineer will determine fire hydrant placement in consultation with the Fire Department and the design engineer, as part of the public improvement engineering review process.

Sanitary Sewer

While several sanitary sewer mains are located in the vicinity of the site, the only sewer with sufficient depth to serve the site is a 42" CWS trunk line that follows Council Creek on the north side of the site, with a depth of between 11 feet and 17 feet. The applicant proposes to connect to the existing 8" sewer line to the northeast of the site, at a point located outside of the flood plain and natural resource areas of the Council Creek Open Space, from where it will flow directly to the 42' trunk line. A connection permit from CWS is required to discharge to the 42" trunk line, however the engineering review will be undertaken by the City.

Storm Sewer

In accordance with the most recent version of CWS Design and Construction Manual, storm runoff from the site must be appropriately treated and detained. The City does not accept proprietary systems (e.g., Stormfilters) or low impact development approaches (LIDA), except for biofiltration swales for treatment of stormwater in City-maintained facilities.

The applicant proposes the use and enlargement/enhancement, as necessary, of the existing stormwater facility just east of the site. This will improve the existing facility to current CWS standards, and retains the same receiving basin for both developments. In preliminary discussions, the City Engineer has expressed support for this approach.

As part of the redesign, the applicant will ensure that the City will have sufficient access to manholes and detention structures. To that end, the applicant proposes construction of a maintenance access road to the west of the facility, connecting N 21st Avenue and proposed Street A. The connection will be open to maintenance vehicles only (not through traffic) but at the discretion of the City may allow for public pedestrian and bicycle access between the two streets and N 19th Avenue.

2. Traffic Generation. Based on anticipated vehicular and pedestrian traffic generation and the standards and policies of the comprehensive plan, adequate right-of-way and improvements to streets, pedestrian ways, bikeways, transitways and other ways are provided by the development in order to promote safety, reduce congestion, conserve energy and resources, and encourage transit use, bicycling and walking. Consideration shall be given to the need for constructing, widening and/or improving, to the standards of the comprehensive plan and this code, public streets, bicycle, pedestrian, and other ways in the area of the

proposed development impacted by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, transit facilities, street drainage facilities, traffic calming devices, and other facilities needed because of anticipated vehicular, transit, bicycle, and pedestrian traffic generation. Access and street design shall comply with the standards identified in Chapter 18.143 CMC, Transportation Facilities, and Chapter 5 of the adopted public works standards. Street trees shall be installed to the standards identified in Chapter 5 of the adopted public works standards. In lieu of actual construction of off-site improvements, the committee may accept written waivers of remonstrance to the formation of local improvement districts for the purpose of providing the needed off-site improvements or cash payment to the city in an amount equal to the estimated cost of said off-site improvements;

RESPONSE: As part of this development, the applicant will be required to construct ½ street improvements along the N19th Avenue frontage. These ½ street improvements will include appropriate right-of-way dedication, widening N 19th Avenue east of centerline to accommodate a travel lane and a bike lane, curb and gutter, drainage, planter strip, street trees, lighting, a 6-foot-wide sidewalk, and a retaining wall to achieve the ultimate vertical alignment of the road. All improvements shall be to the standards of the comprehensive plan and this code, as approved through the engineering design review process.

The applicant will also construct the necessary portions of N Irvine Street at the intersection with N 19th Avenue, including corner radius. In addition to the above, as described previously, City staff has also identified that the City is holding a $6,050 deposit paid by the developer of Sheelar Park for the cost of closing their interim access to N 19th Avenue when the new entrance at Irvine is developed. The City proposes to reimburse the applicant this amount for removing the bollards at N Irvine Street/N 20th Way and relocating them to the current interim access to N 19th Avenue to prevent unauthorized access.

Finally, the applicant also proposes the construction of new public streets internal to the site to serve the development, including pedestrian access.

3. Dedication. Adequate dedication or reservation of real property for public use, as well as easements and right of entry for construction, maintenance and future expansion of public facilities and services, shall be required to protect the public from any potentially deleterious effects resulting from the proposed use to fulfill the need for additional, improved services, whether on or off site, created by the proposed use, and to effect the implementation of the standards and policies of the comprehensive plan;

RESPONSE: The applicant has provided all necessary easements and dedications, as shown on the submitted Preliminary Plat, Sheet P1.0, and Sheet P7.0, Preliminary Composite Utility Plan, required to facilitate development consistent with the requirements of the Comprehensive Plan and this Code. All easements will be recorded following or concurrent with plat recordation.

4. Internal Circulation. There is a safe and efficient circulation pattern within the boundaries of the site. Consideration shall include the layout of the site with respect to the location, number, design and dimensions of vehicular, transit, and pedestrian access, exits, drives, walkways, bikeways, transit stops and facilities, building location and entrances, emergency equipment ways and other related on-site or off-site facilities so that there are adequate off-street parking and loading/unloading facilities provided in a safe, well designed and efficient manner. Consideration shall include the layout of parking, storage of all types of vehicles and trailers, shared parking lots and common driveways, garbage collection and storage points, as well as the surfacing, lighting, screening, landscaping, concealing and other treatment of the same. Developments shall provide a safe and reasonably direct pedestrian connection from the main entrance to the public right-of-way and/or the pedestrian system or both. The pedestrian connection shall be reasonably free of hazards from automobile traffic, so as to help encourage pedestrian and bicycle travel;

RESPONSE: The applicant is providing improvements to existing facilities abutting the site including bicycle lanes on N 19th Avenue and a 6 foot wide sidewalk behind curb and gutter and planter strips, providing increased safety and through access for foot traffic and bicycles. Within the site, the applicant has provided a network of standard public streets and "Woonerf" style streets, to facilitate convenient circulation. Woonerf streets are known internationally as a special kind of street or group of streets that functions as shared public space — for pedestrians, cyclists, children and slow-moving vehicles. The intent of a woonerf street is to encourage human interaction; those who use the space must be more aware of others around them, make eye contact and engage in person-to-person interactions, encouraging more livable communities. As an added benefit, the woonerf street allows for innovative design on sites impacted by flood plain and natural resource areas, by minimizing areas needed for streets and roads.

5. Maintenance of Private Facilities. Adequate means are provided to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency. Materials, including wastes, shall be stored and managed, and grounds shall be maintained in a manner that will not attract or aid in the propagation of insects or rodents or cause a health hazard;

RESPONSE: All private common areas will be placed in the ownership of a Homeowners Association or other legally appropriate entity. The Home Owners Association will assume all ownership, use, and maintenance responsibilities for these common areas, which will be subject to compliance with the requirements listed above.

6. Public Facilities. The structures and public facilities and services serving the site are designed and constructed in accordance with adopted codes and/or

city standards at a level which will provide adequate fire protection and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development;

RESPONSE: All public structures and facilities serving the site have been designed in accordance with adopted codes and/or city standards, and will be further reviewed for compliance with such criteria as part of the final public improvement engineering review. In addition, each of these structures and facilities will undergo inspection and final acceptance procedures, prior to the City assuming responsibility. The requirements of this Section will be met.

7. Security. Adequate facilities shall be provided to prevent unauthorized entries to the property, facilitate the response of emergency personnel, and optimize fire protection for the building and its occupants. Adequate facilities may include, but not be limited to, the use of lighted house numbers and a project directory for multi-unit dwelling development;

RESPONSE: All applicable facilities have been designed in coordination with the City Engineer and the City Fire Marshal, as appropriate. This requirement will be met.

8. Grading. The grading and contouring of the site takes place and site surface drainage and on-site storage of surface waters facilities are constructed so there is no adverse effect on neighboring properties, public rights-of-way or the public storm drainage system and that said site development work will take place in accordance with the city site development code;

RESPONSE: All grading will be undertaken in accordance with the approved plans, and grading permits obtained for the site. In addition, as the site is larger than one acre, the project will require preparation and submittal of erosion control plans meeting CWS 1200-CN requirements. In the event that grading on the site exceeds 5 acres of disturbance, a 1200-C permit will be required. This requirement will be met.

9. Utilities. Prior to the development of a site, utilities shall be extended to serve the site or financially secured for extension to serve the site. Connection to city utilities shall be required prior to final inspection and occupancy. Electric, telephone, and other utility services to new development shall be located underground. New utilities for redeveloped parcels shall be located underground from the right-of-way to the redeveloped parcels;

RESPONSE: All required public facilities are already available to the site, as reflected by the surrounding residential development. All utility services to the proposed development will be located underground, and will be in place and operational prior to final inspection and building occupancy. This requirement will be met.

10. Accessibility. Access and facilities for physically handicapped people are incorporated into the site and building design with particular attention to providing continuous, uninterrupted access routes;

RESPONSE: Pedestrian circulation areas have been designed to provide continuous accessible routes, including sidewalks and interior connections. When engineering construction level drawings for the streets are initiated, the design engineer will consult with the City Engineer to agree on the location of sidewalk ADA ramps and facilities.

11. Bicycle Lanes and Sidewalks. Where street improvements on arterials and collectors are required as a condition of development approval, they shall include bicycle lanes or off-street multi-modal pathways, and sidewalks constructed in accordance with city standards.

RESPONSE: As described previously, the applicant proposes adequate right-of-way dedication and ½ street improvements to N 19th Avenue, an arterial street, in order to construct improvements including a City standard bicycle lane and a 6-foot-wide sidewalk behind curb and gutter and planter strips, providing increased through access and safety for foot traffic and bicycles.

B. Nonresidential Design Standards.

RESPONSE: The subject development is entirely residential in nature; therefore, this section is not applicable.

18.100.050 Special conditions.

A. Open Space, Parks and Recreation Areas. Major residential developments, 20 units or more, shall include park and recreation areas, or both. In all multi-family projects, the required park and recreation area shall include a children's play area and play equipment for the use of residents and occupants of the multi-family project. The community development director shall have the power to approve plans for these recreation areas.

RESPONSE: As described previously, the applicant is providing over 16,000 square feet of open space, not including the preservation of the Council Creek floodplain and riparian corridor on the site. The development is not a multi-family project, and accordingly a playground is not required. The requirements of this Section are met.

B. Objectionable Uses. Odor, dust, smoke, fumes, noise, glare, heat, and vibration from commercial and industrial uses, or both, which might create a nuisance or be offensive to other uses in the area or be incompatible with such other uses shall be adequately eliminated or controlled by authorized measures.

RESPONSE: The subject development is entirely residential in nature; therefore, this section is not applicable.

18.100.060 Compliance with approvals.

A. Time Limit on Approval. Site design review approvals shall be void after two years unless a building permit has been issued and substantial construction pursuant thereto has taken place.

B. Certificate of Occupancy. In order to assure completion of the work in the manner and at the time approved, the premises shall not be used or occupied for the purposes set forth in the application until the city has completed a final inspection or issued a certificate of occupancy following completion of the work in substantial conformance to the approved plan. Prior to the final completion of all work, a certificate of occupancy or approval to occupy may be issued for a portion of the premises or conditioned upon further work being completed by a date certain.

C. Revocation of Approval. The community development director may, upon reasonable notice to the applicant and an opportunity for him to be heard, revoke design review approval previously given and may revoke a certificate of occupancy for any of the following reasons:

1. Material misrepresentation of fact in the application or in testimony or evidence submitted, whether the misrepresentation is intentional or unintentional.

2. Failure to complete work within the time and in the manner approved without obtaining an extension of time or modification of plans.

3. Failure to maintain and use the property in accordance with the approved plans and conditions.

D. Violation. It shall be unlawful to use or occupy premises for which design review approval is required, or to perform work for which design review approval is required, without complying with the provisions of CMC 18.100.010. It shall be unlawful to willfully violate any term or condition of an approved design review.

RESPONSE: The applicant acknowledges and will comply with the requirements listed above. This requirement will be satisfied.

18.100.070 Residential design requirements.

A. Each detached single-dwelling unit (site built, manufactured, and prefabricated dwellings on individual lots) and middle housing type must incorporate a minimum of three of the following design features:

1. Eaves: minimum 12 inches.

2. Dormer: minimum four feet wide.

3. Window trim: minimum three inches.

4. Recessed entrance: minimum two feet deep.

5. *Balcony with a railing: minimum four feet deep and six feet wide; railing minimum four feet tall.*

6. *Porch: minimum four feet deep and six feet wide.*

7. *Off-sets in building face or roof: minimum 16 inches.*

8. *Recessed window: minimum three inches deep.*

9. *Pitched roof: minimum 4:12 or 3:12.*

10. *A variation of three different building materials, the least of which shall be five percent of the facade.*

11. *Pillars or posts.*

12. *Knee or eave braces.*

13. *Brick, cedar shingles, or stucco covering 10 to 15 percent of the street-facing facade.*

14. *Shutters on each ground level street-facing window: minimum 12 inches wide, 24 inches tall.*

15. *Railing around all sides of a front porch: minimum three feet tall.*

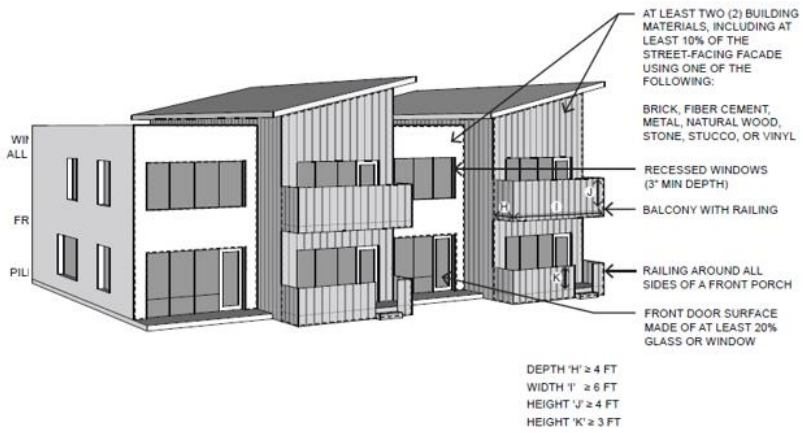
16. *Front door surface made of at least 25 percent glass or window.*

17. *Window grids on all street-facing windows.*

18. *Roof over front porch or balcony.*

19. *Different colors between at least two of the following on the street-facing facade: trim, doors, windows, walls, shutters, railings, posts/pillars.*

20. *Variation of at least two siding textures or styles among board and batten, vinyl, lap, brick, stone, natural wood, cedar, fiber cement siding, stucco, horizontal or vertical wood, or metal.*



RESPONSE: Each lot will be developed with a Type I Site Design Review after the proposed subdivision has been approved and recorded per the pre-application notes provided by the City of Cornelius. However, the applicant has provided indicative elevations for the site showing a 2 unit town home building and a 4 unit townhome building. Compliance with these standards is addressed below:



Qualifying Design Features Shown

3. Window trim: minimum three inches.
4. Recessed entrance: minimum two feet deep.
9. Pitched roof: minimum 4:12 or 3:12
13 Brick, cedar shingles, or stucco covering 10 to 15 percent of the street-facing facade
18 Roof over front porch or balcony.



Qualifying Design Features Shown

3. Window trim: minimum three inches.
4. Recessed entrance: minimum two feet deep.
7. Off-sets in building face or roof: minimum 16 inches.
9. Pitched roof: minimum 4:12 or 3:12
10 A variation of three different building materials, the least of which shall be five percent of the facade.
18 Roof over front porch or balcony.

It is noted that while the above indicative facades are rear loaded, the design features listed are all transferable to front loaded units.

The applicant has demonstrated that it is feasible to comply with the residential standards listed above on the Lots as proposed. The ultimate townhouse designs will be submitted to the City as part of the Type I Design Review process for each lot, following plat recordation.

18.105 CONDITIONAL USE PERMIT

18.105.010 Purpose.

Certain types of uses require special consideration prior to being permitted in a particular district. The reasons for requiring special consideration involves, among other things, the size of the area required, the nature of the traffic problems, the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole. The uses are listed in each use district as a conditional use.

18.105.020 Authority

The planning commission may approve, approve with conditions, or deny the application for a conditional use permit. In permitting a conditional use, the planning commission may impose conditions found necessary to protect the best interests of the surrounding property or neighborhood, or the city as a whole. A conditional use permit shall not grant variances to the regulations prescribed by this title.

A. Authorization to Grant or Deny Conditional Uses.

1. Uses designated in this title as conditional uses permitted shall be permitted or enlarged or altered upon approval of the commission in accordance with the standards and procedures specified in this chapter.

2. The conditions may include, but are not limited to, the following requirements:

a. Increasing the required lot size or yard dimensions;
b. Controlling the location and number of vehicular access points to the property;
c. Increasing street width;
d. Increasing the number of off-street parking or loading spaces required;
e. Limiting the number of signs;
f. Limiting the coverage or height of buildings because of obstruction to view or reduction of light or air to adjacent property;
g. Requiring sight-obscuring fencing and landscaping where necessary to reduce noise or glare or maintain the property in a character in keeping with the surrounding area; and
h. Requirements under which any future enlargement or alteration of the use shall be reviewed by the city and new conditions imposed.

3. Change in use, expansion or contraction of site area, or alteration of structures or uses classified as conditional existing prior to the effective date of the ordinance codified in this title shall conform to the regulations pertaining to conditional uses. If the site is found inappropriate for the use requested, the commission may deny approval of the conditional use.

RESPONSE: The applicant acknowledges the authorization, procedural requirements and conditions listed above.

4. In addition to all other applicable standards and authority regulating the consideration of applications for a conditional use for home occupation, the following standards and conditions shall apply:

RESPONSE: The applicant does not request a conditional use permit for home occupation. This criterion does not apply.

18.105.030 Procedures.

A. Application. A request for a conditional use or modification of an existing conditional use may be initiated by a property owner or his authorized agent by filing an application form prescribed by the community development director and shall be filed with the community development director.

B. Approval Criteria. The approval, approval with conditions or denial of an application for conditional use or to enlarge or to alter a conditional use shall be based on findings of fact with regard to each of the following approval standards:

1. The proposed development will comply with the comprehensive plan;

RESPONSE: As previously stated, Section 18.35.010 of the CMC describes the purpose of the multi-unit residential or A-2 zone as being to implement the city's land use designation and policies for medium-density residential housing as set forth in the comprehensive plan. The A-2 zone regulates development of detached single-unit dwellings on existing lots and provides design guidance for small lot residential subdivisions, middle housing developments, and multi-unit developments. The proposed development is for single-family attached town house units, defined as a middle housing type, which is consistent with the intent and purpose of the zone. By implementing the intent and purpose of the zone, the development is consistent with the Comprehensive Plan.

With direct reference to the Comprehensive Plan, as the subject site is already located inside the UGB and available for development within the City(Chapter II – Urbanization) and already has an adopted urban zoning designation of A-2 (Chapter III – Land Use), the most applicable chapter to reference is Chapter IV – Housing. Chapter IV states as its goal:

To provide for the housing needs of prospective as well as present Cornelius citizens.

The proposed development includes the addition of 34 townhomes to the City of Cornelius' housing stock, with a variety of 3 and 4 bedroom homes to accommodate the rapid population growth of the City. Being developed as townhomes results in the homes being located on fee-simple lots, enabling both owner/occupier home ownership models and rental ownership. Further, some of the homes are shown to include ground floor accommodation, which allows for additional diversification of occupancy including multi-generational living. These factors alone help serve a wider range of present and future residents.

In addition to the above, Chapter VI – Natural and Cultural Resources, includes the following as its goal:

To maintain and improve the quality of local natural and cultural resources. To conserve energy and promote use of renewable energy resources. To provide protection from and minimize property damage and/or loss of lives from natural hazards and disasters

The proposed development proposes to set aside the delineated natural resource within the site within a 1.46 acre tract, to include portions of Council Creek, its associated flood plain, vegetated corridor, and wetlands, and to preserve and enhance these resources for the future. The development also leaves the floodplain in its natural state, and avoids property damage and/or loss of lives from flooding through appropriate site design and setbacks.

Finally, the proposed development is consistent with Chapter VII – Public Facilities and Services, and Chapter VIII – Transportation, through the provision of open space, transportation, and public facility systems and services to meet the needs of Cornelius residents, in compliance with the Transportation System Plan, the City of Cornelius Public Works Standards, and the Cornelius Development Code. These public facility systems include but are not limited to ½ street improvements to N 19th Avenue, storm and sanitary sewer improvements, and water service improvements within and adjoining the development.

Accordingly, the proposed development is consistent with both the objectives of the A-2 Zone and the goals of the Comprehensive Plan.

2. The applicable requirements of the zoning district are satisfied; and

RESPONSE: The subject site is located in the A-2 residential zone with a natural resource overlay (NRO). See responses to Chapter 18.35, and the response to 1. above. The requirements of the A-2 zone are satisfied, excluding those that may be approved with the planned unit development/conditional use permit.

3. That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood;

RESPONSE: The design and functional characteristics of the site are proposed such that it is compatible with the completed development, Sheelar Park, to the South, and Council Creek Terrace to the west. The proposed parking area provides additional off-street parking for the homeowners, which has been a concern of other residents in the area. The development to the south, Sheelar Park, has similar housing types as the proposed development and some of the surrounding neighborhoods were designed with the future development of this site in mind.

4. The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.

RESPONSE: The proposed subdivision is consistent with the applicable zoning requirements of the A-2 Zone, and provides additional needed housing within the City boundaries. In addition, the development will contribute proportionally to the development of infrastructure within the City. This criterion is met.

C. Modifications. A request to substantially modify an existing conditional use permit shall be processed in the same manner as a new request for a conditional use permit. Minor modifications of an existing conditional use permit may be

approved by the community development director. When an interpretation is discretionary, notice shall be provided in accordance with Chapter 18.15 CMC.

RESPONSE: The applicant is not requesting a modification to an existing conditional use permit. This criterion does not apply.

D. Public Hearing Required. A public hearing shall be scheduled for each application requiring action by the planning commission. The hearing shall be conducted at the next regularly scheduled planning commission meeting where legally sufficient notice can be provided to the public prior to the hearing, following receipt and verification of a completed application. Notice of the time, place and purpose of the public hearing shall be given in accordance with the requirements of CMC 18.15.030.

E. Notification of Action. The community development director shall notify the applicant of the conditional use decision rendered by the planning commission, in writing within five days after the decision has been made.

F. Time Limit on Approvals. A conditional use permit shall become void two years after the date of final approval or after such time less than two years as may be specified as a condition of approval unless prior to that time a building permit has been issued for the project and substantial construction has taken place.

RESPONSE: The application for a 34-lot Subdivision and Planned Unit Development with a Conditional Use Permit is submitted under the requirements for a Type III process. The applicant will comply with the requirements of this section is aware of the procedural requirements of the conditional use permit through the procedure described above.

G. Special Conditions

1. The permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure unless otherwise specified in conditions attached to the permit.

2. The applicant shall file a copy of the approved conditional use permit with the Washington County Department of Records and Elections. Building permits shall not be issued until the applicant has provided evidence satisfactory to the city of compliance.

RESPONSE: If required, the applicant shall file a copy of the approved conditional use permit with Washington County Department of Records and Elections. These conditions remain in effect.

18.110 PLANNED UNIT DEVELOPMENT (PUD) CONDITIONAL USE

18.110.010 Purpose.

It is the purpose of these provisions to allow a planned unit development as a conditional use in any residential, commercial or industrial zoning district. Uses or combinations of uses may be developed as a single, integral, functional unit or entity. The planned unit development concept supports a growing urban area by encouraging a more creative approach in the development of land, while at the same time enhancing and preserving the value, spirit, character and integrity of surrounding areas which have developed or are developing under conventional district regulations. Deviations from specific site development requirements and a mixture of combinations of residential, commercial and industrial uses is allowable, subject to the provisions of the comprehensive plan, as long as the general purposes for the requirements are achieved and the general provisions of the zoning regulations are observed. It is further the purpose of authorizing planned unit developments to take into account any or all of the following:

A. Advances in technology and design;

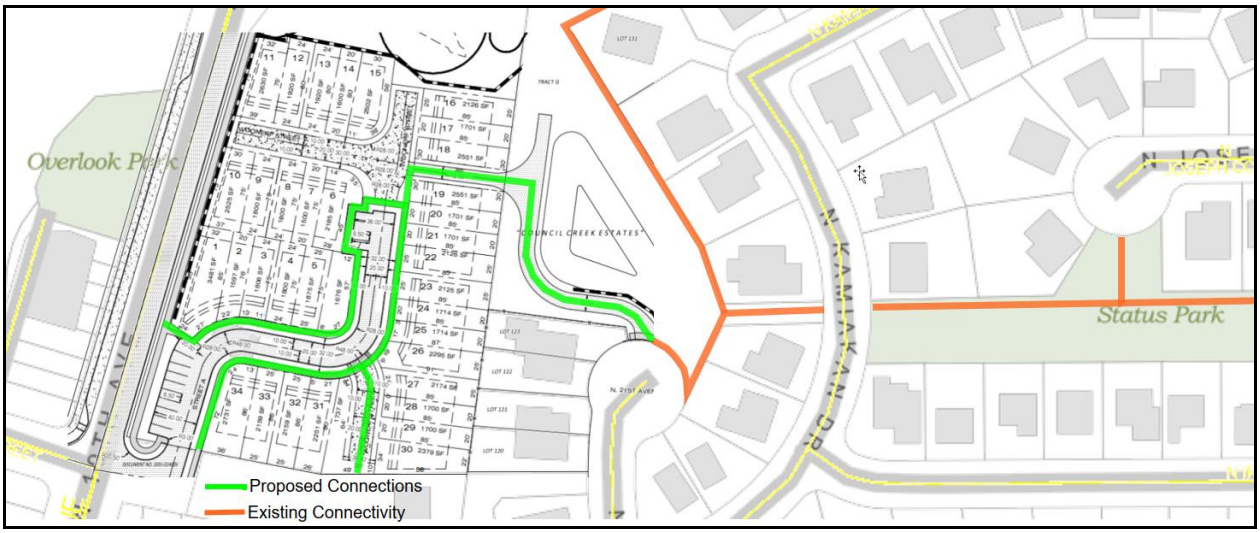
B. A comprehensive development equal to or better than that resulting from traditional lot-by-lot land use development, in which the design of the overall unit permits flexibility in the placement and uses of structures and the location of open spaces, circulation facilities, off-street parking areas and other facilities;

C. The potential of the site characterized by special features of geography, topography, size or shape; and

D. The height and bulk characteristics of structures can vary as long as the ratio of site area to uses and openness of the site will be in harmony with the area in which the proposed development is located.

RESPONSE: The site is within the A-2 Residential zone with a Natural Resources Overlay, due to the presence of Council Creek along the northern portion of the property, and associated wetlands and floodplain. These resources combine with arterial access restrictions along N 19th Avenue to create a site with geographical and topographical challenges. The proposed PUD deviates from the standard A-2 setbacks to allow more efficient development of the site. See Section 18.35.050 of this narrative and the included plan set for proposed setbacks.

The attached townhomes allow for greater density and efficient utilization of the available land area. The development of the site as a whole rather than on a lot-by-lot basis allows for a subdivision layout which promotes convenient circulation on a constrained site, while internalizing any potential impacts from reduced setbacks by maintaining perimeter setbacks which meet or exceed the minimum requirements. Further, as the site is bordered on all sides, at least in part, by open space or public right-of-way, only 7 of the lots actually directly abut residential development. Despite this, the development incorporates the connection of N 20th Way to N Irvine Street, and internal access from interior streets to N 19th Avenue and to the open space tract within Council Creek Estates, including access to Status Park, as shown below. This design also allows for the development of the site with the required vegetated buffer for the wetland to the north.



Advances in technology and design of townhomes allow for narrower structures within the height limits of the district, as shown in the building elevations, while providing 3- and 4-bedroom homes. This includes more efficient sound and temperature insulation; smaller, more efficient residential mechanical equipment; and construction methods.

18.110.030 Procedures.

The following procedures shall be observed in applying and acting on a planned unit development request:

A. Application Requirements.

1. The community development director shall provide forms that specify the information required for submission of a planned unit development (PUD). The applicant shall prepare site plan(s) with other supplementary material as may be required and shall submit the necessary number of copies to the community development director.

2. Applicability of Planned Unit Development Regulations. The requirements for a planned unit development set forth in these sections are in addition to the conditional use permit (CUP) procedures, authority and standards of Chapter 18.105 CMC. The applicant must submit a request for a PUD in conjunction with an application for a CUP.

3. Plans submitted for planned unit developments shall be subject to design review of site plans, which shall include any and all information describing the proposed lot and street layout, relationship to adjacent properties and major road systems, locations of building masses (size, type, and function) and building design. The applicant may provide an alternative to the building design information by submitting a justification why it is necessary and appropriate to deviate from this requirement. Open spaces, parks and greenways, as well as any recreation facilities, shall be specified.

4. An applicant shall submit the required documents as prescribed by the community development director on the application checklist. Once the application is deemed complete, the applicant will provide the necessary copies as determined by the community development director for review by the planning commission. The preliminary plan shall include the following information:

a. Proposed land uses, building locations, and housing unit densities.
b. Proposed circulation pattern indicating the status of street ownership.
c. Proposed open space uses.
d. Proposed grading and drainage pattern.
e. Proposed method of water supply and sewerage disposal.
f. Economic and supporting data to justify any proposed commercial and industrial elements in an area not so zoned.
g. Relations of the proposed development to the surrounding areas and the comprehensive plan.

RESPONSE: With this application, the applicant submits a request for a 34-lot CUP/PUD in conjunction with an application for a Subdivision. The applicant has provided the necessary application forms, plan set, and additional submittal materials with this request.

5. Prior to the public hearing before the planning commission, the community development director shall distribute copies of the request to the facilities and design review committee to review and to prepare their recommendation to the planning commission.

RESPONSE: The applicant acknowledges the administrative procedures described above.

B. Approval Criteria. In order to approve a PUD, findings of fact shall be made to support the following conclusions:

1. There are special physical or geographic conditions or objectives of development which warrant a departure from the standard title requirements.

RESPONSE: The subject development site is within the City of Cornelius' A-2 Residential zone, with a Natural Resources Overlay over the site due to the presence of Council Creek along the northern portion of the property, and associated wetlands and floodplain. These resources combine with arterial access restrictions along N 19th Avenue to create a site with physical and geographical challenges making it difficult to develop the site in conformance with the standard title requirements of the A-2 zone.

2. Resulting development will be consistent with overall planning and zoning objectives of the city.

RESPONSE: Section 18.35.010 of the CMC describes the purpose of the multi-unit residential or A-2 zone as being to implement the city's land use designation and policies for medium-density residential housing as set forth in the comprehensive plan. The A-2 zone regulates development of detached single-unit dwellings on existing lots and provides design guidance for small lot residential subdivisions, middle housing developments, and multi-unit developments. The proposed development is for single-family attached town house units, defined as a middle housing type, which is consistent with the intent and purpose of the zone.

With regard to the Comprehensive plan, as the subject site is already located inside the UGB and available for development (Chapter II – Urbanization) and already has an urban zoning designation of A-2 (Chapter III – Land Use), the most applicable chapter to reference is Chapter IV – Housing. Chapter IV states as its goal:

To provide for the housing needs of prospective as well as present Cornelius citizens.

The proposed development proposes the addition of 34 townhomes to the City of Cornelius' housing stock, with a variety of 3 and 4 bedroom homes to accommodate the rapid population growth of the City. Being developed as townhomes results in the homes being located on fee-simple lots, enabling both owner/occupier home ownership models and rental ownership. Further, some of the homes are shown to include ground floor accommodations, which allows for additional diversification of occupancy including multi-generational living. These factors alone help serve a wider range of present and future residents.

Accordingly, the proposed development is consistent with both the objectives of the A-2 Zone and the goals of the Comprehensive Plan.

3. The area around the development can be planned to be in substantial harmony with the proposed plan.

RESPONSE: As described previously, the proposed housing type is similar to and consistent with the development of surrounding properties. With the site bordered on all sides, at least in part, by open space or public right-of-way, only 7 of the lots actually directly abut residential development. Despite this, the development facilitates the connection of N 20th Way to N Irvine Street, and pedestrian access from interior streets to N 19th Avenue and to the open space tract within Council Creek Estates, including access to Status Park and associated trails. Site development also allows for the preservation and the entire delineated Natural Resource, providing additional community benefit. The proposed development is consistent with the surrounding area, and compliments existing physical and natural resources.

4. If the applicant is proposing phasing the project, then identify the schedule for phasing. If the applicant is not proposing to phase the project, then identify the time frame for completion.

RESPONSE: The applicant is not proposing phasing with the development.

5. Provide findings that economically justify a proposed commercial or industrial development.

RESPONSE: The applicant is not proposing a commercial or industrial development.

6. The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.

RESPONSE: The proposed development is located abutting N 19th Avenue, an arterial street. Public streets within the subdivision will access N 19th Avenue at a newly consolidated access point, eliminating an existing interim access to Sheelar Park. The development will provide a ½ street improvement along the site frontage, which will include appropriate right-of-way dedication, widening N 19th Avenue east of centerline to accommodate a travel lane and a bike lane, curb and gutter, drainage, planter strip, street trees, lighting, a 6-foot-wide sidewalk, and a retaining wall to achieve the ultimate vertical alignment of the road. All improvements shall be to the standards of the comprehensive plan and this code, as approved through the engineering design review process. The proposed improvements listed above will serve to mitigate any anticipated traffic from the development, and will not overload the streets outside the planned area

7. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

RESPONSE: Based on discussions with City staff and the pre-application conference materials, adequate public utilities and services are available to serve the site. The applicant's engineer has designed all utility and drainage facilities to meet the applicable district Design and Construction standards, as will be further reviewed by the City during engineering plan review. This includes the use and enlargement/enhancement, as necessary, of the existing stormwater facility just east of the site. This will improve the existing facility to current CWS standards, and retains the same receiving basin for both developments. In preliminary discussions, the City Engineer has expressed support for this approach.

Accordingly, it is considered that proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

C. Other Requirements.

1. The planning commission shall notify the applicant whether, in its opinion, the foregoing provisions have been satisfied and if not, whether they can be satisfied with further plan revision.

2. Following this meeting, the applicant may proceed when approval is given by the commission.

3. Conditions. In addition to the requirements of this chapter, the commission may attach conditions it finds are necessary to carry out the purposes, objectives and standards of the planned unit development conditional use.

4. Zoning Map. Planned developments shall be established as conditional uses with other regular zones, and an approved planned unit development shall be identified on the zoning map or map amendments with the letters PD in addition to the abbreviated designation of the pre-established zoning.

5. Availability of Plan. A certified print of the approved development plan shall be maintained without charge in the office of the community development director.

6. Building Permits. Building permits in a planned unit development shall be issued only in accordance with the approved development plan. Any major changes in the approved development plan shall be submitted to the planning commission for processing as an amendment to the ordinance codified in this title. Minor amendments to the approved development plan may be processed as a Type II process. Minor amendments include, for example, those that reduce residential density; increase public amenities or public open space areas; or result in minor shifts in building heights or locations, easement configuration, or other interior site improvements. The classification of a minor versus major amendment to an approved development plan shall be at the discretion of the community development director.

RESPONSE: The applicant acknowledges, and does not object to, the administrative procedures described above.

D. Approval of Plan and Time Limitation on Development.

1. Before a planned unit development shall be approved by the commission, a preliminary subdivision plat shall be prepared to be considered in conjunction with the planned unit development plan. This requirement shall not apply in the event subdivision of the land would not be required under the subdivision regulations of the city.

2. If no construction has begun or no use established in the planned unit development within one year after approval of the final plan, the final plan shall lapse and be of no further legal effect. In its discretion and for finding of good cause, the commission may extend for one year the period for beginning of construction or the establishment of use. The applicant shall present his case for cause before the planning commission at its regularly scheduled meeting.

RESPONSE: The applicant acknowledges the administrative procedures described above.

18.143 TRANSPORTATION FACILITIES

18.143.010 Purpose and intent.

It is the purpose and intent of this chapter to establish design standards and performance requirements for all streets and other transportation facilities constructed or reconstructed within the city of Cornelius.

18.143.020 General provisions.

(A) All transportation facilities shall be designed and improved in accordance with the standards of this code and the adopted Cornelius public works standards. In addition, when development abuts or impacts a transportation facility under the jurisdiction of one or more other governmental agencies, the city shall condition the development to obtain permits required by the other agencies.

RESPONSE: The applicant's engineer has designed all transportation facilities to meet the applicable Cornelius public works standards, as will be further reviewed by the City during engineering plan review. The facility abutting the site, N 19th Avenue, is a City Arterial (pre-app notes from Terry Keyes, P.E., City Engineer)), and as such is under the jurisdiction of the City.

(B) In order to protect the public from potentially adverse impacts of the proposal, to fulfill an identified need for public services related to the development, or both, development shall provide traffic capacity, traffic safety, and transportation improvements in proportion to the identified impacts of the development.

RESPONSE: The applicant has proposed transportation improvements to support the development in proportion to the identified impacts of the development, including ½ street improvements on N 19th Avenue, and new public streets internal to the site.

(C) For applications that meet the threshold criteria of CMC 18.143.030(B), Analysis Threshold, this analysis or limited elements thereof may be required.

RESPONSE: The City Engineer has not required a full Traffic Impact Analysis for the site. However, it is noted that the applicant has provided Sight Distance exhibits demonstrating that adequate sight distance is available at the intersection of N Irvine Street and N 19th Avenue.

(D) The decision-making authority may impose development conditions of approval per this title. Conditions of approval may be based on the traffic impact analysis.

RESPONSE: The applicant acknowledges the provisions for Conditions of Approval as described above.

(E) Dedication of rights-of-way shall be determined by the decision-making authority.

RESPONSE: The applicant has provided right-of-way dedication as shown on the preliminary engineering plans, consistent with the recommendations of the City Engineer in the written pre-app notes, and the street sections provided within the Cornelius public works standards.

(F) Traffic calming may be approved or required by the decision-making authority in a design of the proposed and/or existing streets within the area of influence or any

additional locations identified by the city engineer. Traffic calming measures shall be designed to city standards.

RESPONSE: Traffic calming is not proposed with this development.

(G) Intersection performance shall be determined using the Highway Capacity Manual, Sixth Edition, published by the Transportation Research Board. The city engineer may approve a different intersection analysis method prior to use when the different method can be justified. Terms used in this subsection are defined in the Highway Capacity Manual, Sixth Edition.

RESPONSE: As described above, the City Engineer has not requested a full Traffic Impact Analysis for the site.

(H) City street intersections shall maintain a level of service (LOS) of "D" during the p.m. peak hour of the day. An LOS of "E" may be accepted for local street approaches or driveway access points that intersect with collector or arterial streets, if these intersections are found to operate safely.

RESPONSE: As described above, the City Engineer has not requested a full Traffic Impact Analysis for the site.

18.143.030 Traffic impact analysis.

For each development proposal that exceeds the analysis threshold of subsection (B) of this section, the application for land use or design review approval shall include a traffic impact analysis as required by this code. The traffic impact analysis shall be based on the type and intensity of the proposed land use change or development and its estimated level of impact to the existing and future local and regional transportation systems.

(A) Engineer Certification. The traffic impact analysis shall be prepared and certified by a traffic engineer or civil engineer licensed in the state of Oregon.

RESPONSE: The City Engineer has not required a full Traffic Impact Analysis for the site. However, it is noted that the applicant has provided Sight Distance exhibits demonstrating that adequate sight distance is available at the intersection of N Irvine Street and N 19th Avenue

(B) Analysis Threshold. A traffic impact analysis is required when the proposed land use change or development will generate 200 vehicles or more per day (vpd) in average weekday trips as determined by the city engineer.

RESPONSE: As described above, the City Engineer has not requested a full Traffic Impact Analysis for the site. Similarly, the City Engineer has not provided the anticipated trip generation rates described by this section.

(C) A traffic impact analysis or some elements of a traffic impact analysis may be required when projects that generate less than 200 average daily vehicle trips and

the volume threshold under subsection (B) of this section is not met, but the city engineer finds that the traffic impacts attributable to the development have the potential to significantly impact the safe and efficient operation of the existing public transportation system.

RESPONSE: As described above, the City Engineer has not requested a full Traffic Impact Analysis for the site. However, it is noted that the applicant has provided Sight Distance exhibits demonstrating that adequate sight distance is available at the intersection of N Irvine Street and N 19th Avenue

(D) Study Area. The traffic impact analysis shall evaluate the area of influence of the proposed development and all segments of the surrounding transportation system where users are likely to experience a change in the quality of traffic flow. At a minimum, the analysis will consider all road segments, access points, and intersections within the influence area. The city engineer may identify additional locations for study if existing traffic operation, safety, or performance is marginal or substandard. Prior to report preparation, the applicant shall submit the proposed scope and analysis assumptions of the traffic impact analysis. The city engineer shall determine whether the scope and analysis assumptions are adequate.

RESPONSE: As described above, the City Engineer has not requested a full Traffic Impact Analysis for the site. Accordingly, no relevant study area has been identified.

(E) Traffic impact analysis shall be based on the type and intensity of proposed land use change or development and its estimated level of impact to the existing and future local and regional transportation systems.

(1) The traffic impact analysis report shall at a minimum contain the following information:

(a) A description of the proposal and/or development including the intended use of the site.

(b) Vicinity map shall identify the influence area map, which includes the existing traffic conditions, the functional classification of the subject roads, existing right-of-way and pavement widths, striping, channelization, and all existing driveways and intersections within the influence area.

(c) Traffic forecasts of future traffic within the influence area.

(d) Traffic impact shall be analyzed to evaluate access, safety, feasibility, operation and performance, considering the movement of site-generated traffic relating to existing conditions, traffic flow, access points and intersections within the influence area. Mitigation for identified deficiencies shall be recommended to provide safe and efficient traffic flow.

(e) Technical appendices and other information that demonstrates the technical adequacy of the analysis.

RESPONSE: As described above, the City Engineer has not requested a full Traffic Impact Analysis for the site.

(2) Traffic Forecasts. The report shall include complete documentation of trip generation calculations including Institute of Transportation Engineers' (ITE) trip generation use code(s), from the most recent published edition. Traffic flow diagrams displaying distribution, assignment, existing, added and total traffic shall be included. Intersections, access points and turning movements within the area of influence shall be included.

RESPONSE: As described above, the City Engineer has not requested a full Traffic Impact Analysis for the site.

(3) Trip Generation. Estimates for trip generation shall be made for peak-hour traffic. The peak-hour traffic in the analysis will be justified and will at a minimum include the a.m. and p.m. peak hours. Trip generation estimates shall be based on the most recent issue of the ITE trip generation. The city engineer may approve different trip generation rates when trip generation rates are not available in ITE's trip generation or different rates are justified.

RESPONSE: As described above, the City Engineer has not requested a full Traffic Impact Analysis for the site.

(4) Trip Distribution and Assignment. Traffic generated by the proposed development shall be logically distributed and assigned to the street system within the influence area and any additional locations identified by the city engineer. The trip distribution information shall be based on Washington County, Metro, or ODOT for local traffic patterns no more than 12 months old, or alternative data approved by the city engineer.

RESPONSE: As described above, the City Engineer has not requested a full Traffic Impact Analysis for the site.

(5) Performance analysis shall be based on safety considerations that evaluate conflicting turning movements among driveways, intersections and internal traffic. Geometric design concerns shall be addressed and operational improvements shall be considered, evaluated and recommended when determined to be necessary by the standards of Washington County, ODOT or the city engineer. Adequate sight distance shall be addressed at the proposed road access point(s) of the existing and the ultimate road configuration based on the improvements identified in the city transportation system plan. Bicycle, pedestrian and transit issues shall be identified and evaluated. Other operational, circulation, safety, capacity and improvement issues shall be evaluated and addressed as required by the code and the city engineer.

RESPONSE: As described above, the City Engineer has not requested a full Traffic Impact Analysis for the site.

(6) The traffic impact analysis shall identify traffic impacts attributable to a development and the appropriate mitigation measures where a development causes traffic impacts that bring a road below acceptable levels of service, or impacts a road that is already operating below acceptable levels of service, or impacts a road that has a documented safety problem. Mitigation measures shall be implemented as a condition of approval. Mitigation shall include alternative methods to safely and efficiently improve traffic flow through improvements that address the identified deficiencies. Improvements shall be consistent with those identified in the transportation system plan. If traffic signal warrants are met in conformance with the Highway Capacity Manual and the Manual of Uniform Traffic Control Devices, traffic signals shall be required with development. Before a signal can be installed on a state highway, a traffic signal and location shall have been approved by the State Highway Engineer.

RESPONSE: As described above, the City Engineer has not requested a full Traffic Impact Analysis for the site.

(7) State and County Facilities. Access to state (ODOT) and/or Washington County facilities or both requires approval from those agencies. Traffic analyses shall meet ODOT and county requirements, in addition to those of the city for a traffic impact analysis.

RESPONSE: As described above, the City Engineer has not requested a full Traffic Impact Analysis for the site.

18.143.040 Street design cross-sections per transportation system plan.

Street cross-sections include the right-of-way, paved section, sidewalk and planter strip widths. The functional classification of a street as designated in the transportation system plan shall determine its design and width. Identification of functional classifications for streets in the city limits is found in the adopted Cornelius transportation system plan. Street design standards, which are based on functional classification and use, are found in the adopted Cornelius public works standards. Full street connections shall be provided at intervals consistent with the adopted Cornelius public works standards for the identified street classification, except as modified by Chapter 18.115 CMC, or where prevented by topography, barriers such as railroads or freeways, or environmental constraints such as major streams and rivers.

(A) Deviations to Adopted Street Cross-Sections. A deviation from the adopted street cross-sections and/or widths or both shall require demonstration of a hardship or other exceptional circumstances resulting from conditions of the property. Hardship or exceptional circumstances may include, but are not limited to, unique topographic conditions, environmental protection requirements, and existing development and buildings. A request for a deviation shall comply with this title and, where applicable, the transportation planning rule (TPR).

RESPONSE: All streets within and abutting the development have been designed in accordance with the applicable City arterial, local street, or woonerf street standards. It is noted, however, that the proposed woonerf streets will serve greater than 6 dwellings. Accordingly, the applicant includes a request for a deviation in accordance with Cornelius public works standards section 2.04 - Deviations for the Standards.

18.143.050 Access standards.

Access standards establish requirements and regulations for safe and efficient vehicle access to and from a site and enhance general circulation within a site.

(A) Access Spacing. Access spacing shall be designed in conformance with the adopted Cornelius public works standards.

(1) Access spacing for all state facilities shall be coordinated with the Oregon Department of Transportation (ODOT).

RESPONSE: There are no state facilities abutting the site; therefore, this section is not applicable.

(B) An access report shall be submitted with all new development and/or redevelopment proposals that demonstrates the street/driveway is safe as designed and meets adequate stacking, site distance, deceleration distance, on-site circulation and deceleration requirements as set by the city, American Association of State Highway and Transportation Officials (AASHTO), and relevant agencies.

RESPONSE: The proposed access point to N 19th Avenue is at the existing intersection of N Irvine Street and N 19th Avenue. Access at this location was anticipated with the development of the site, as part of earlier development. The subdivision to the south of the site, Sheelar Park was designed so that their existing access south of Irvine would close after the development of the subject site, and funds for the closing were set aside as part of the Conditions of Approval for that development. City staff has indicated that the bollards currently at the Sheelar Park entry to N Irvine Street will be required to be removed and installed at the old Sheelar Park entry. See Preliminary Plan set submitted with this application for bollard locations.

(C) Driveway/Access Points. The location and number of driveways or access points have a direct effect on safe and efficient traffic flow. The following access management standards shall apply toward new driveways:

(1) Driveway spacing shall be designed in accordance with adopted public works standards. In some cases, driveway setbacks may be greater than the standard depending upon the influence area, as determined by city engineer review of a traffic impact report submitted by the applicant's traffic engineer. If the subject property has less than 150 feet of street frontage, the applicant shall first investigate a shared access as an option. If a shared access is not possible, the driveway shall be placed as far from the intersection as possible.

RESPONSE: The applicant has proposed individual residential access from the new internal local and woonerf streets only. Access to each lot meets the driveway/access standards of the Cornelius public works standards.

(2) Based on the applicants' proposal and its compliance with the comprehensive plan, transportation system plan and the development and zoning code, the city shall require the closing or consolidation of existing driveways or other vehicle access points, the recording of reciprocal access easements (i.e., for shared driveways), and installation of traffic control devices or other measures as a condition of approval to mitigate the impacts of the development.

RESPONSE: As described above, the proposed access point to N 19th Avenue is at the existing intersection of N Irvine Street and N 19th Avenue. No private access points are proposed. It is noted he subdivision to the south of the site, Sheelar Park was designed so that their existing access south of Irvine would close after the development of the subject site, and funds for the closing were set aside as part of the Conditions of Approval for that development. City staff have indicated that the bollards currently at the Sheelar Park entry to N Irvine Street will be required to be removed and installed at the old Sheelar Park entry. See Preliminary Plan set submitted with this application for bollard locations.

(3) New developments shall provide cross-over easements to ensure potential shared driveway access points where existing conditions (i.e., surrounding land uses, lot configurations, physical characteristics, etc.) warrant consideration.

RESPONSE: Shared driveway access points are not required for this development.

(4) Access to arterials shall only be from public streets. When a site that has private access onto a principal arterial is redeveloped, the private access shall be eliminated if alternate access exists or can be developed to the site.

RESPONSE: As described above, the proposed access point to N 19th Avenue, an City arterial, is at the existing intersection of N Irvine Street and N 19th Avenue. No private access points are proposed. It is noted he subdivision to the south of the site, Sheelar Park was designed so that their existing access south of Irvine would close after the development of the subject site, and funds for the closing were set aside as part of the Conditions of Approval for that development. City staff have indicated that the bollards currently at the Sheelar Park entry to N Irvine Street will be required to be removed and installed at the old Sheelar Park entry. See Preliminary Plan set submitted with this application for bollard locations.

(5) Direct access to a collector street shall only be considered if there is no alternative way to access the site. If direct access is permitted by the city, the applicant shall be required to mitigate for any safety or neighborhood traffic management impacts deemed applicable by the city engineer. In no case shall the design of driveways, drive aisles or service drives require or encourage the backward movement or other maneuvering of a vehicle within a street, except for single-family and duplex residences.

RESPONSE: There are no collector streets abutting the site, therefore this section is not applicable.

(6) Proposed shared-use paths shall be located to provide access to existing or planned commercial services and other neighborhood facilities, such as schools, shopping areas and park and transit facilities. To the greatest extent possible, access shall be reasonably direct, providing a route or routes that do not deviate unnecessarily from a straight line or that do not involve a significant amount of out-of-direction travel.

RESPONSE: As part of the redesign of the stormwater facility within Tract G, the applicant proposes construction of a maintenance access road connecting N 21st Avenue and proposed Street A. The connection will be open to maintenance vehicles only (not through traffic) but at the discretion of the City may allow for direct public pedestrian and bicycle access between the two streets and N 19th Avenue.

18.143.060 Transit supportive amenities.

(A) New commercial, industrial and institutional buildings developed on sites adjacent to major transit stops shall provide transit-related improvements. Major transit stops are identified as part of the regional transit system or as otherwise defined in Chapter 18.195 CMC. Properties are considered "at" a major transit stop when they are within 200 feet of the stop. A proposed development that is adjacent to or includes an existing or planned major transit stop will be required to plan for access to the transit stop and provide for transit improvements, in consultation with TriMet and consistent with an agency adopted or approved plan at the time of development. Requirements apply where the subject parcel(s) or portions thereof are within 200 feet of a major transit stop. Development requirements and improvements may include the following:

(1) Intersection or mid-block traffic management improvements to allow for pedestrian crossings at major transit stops.

(2) Building placement within 20 feet of the transit stop, a transit street or an intersection street, or a pedestrian plaza at the stop or a street intersections.

(3) Transit passenger landing pads accessible to disabled persons to transit agency standards.

(4) An easement or dedication for a passenger shelter and an underground utility connection to a major transit stop if requested by TriMet.

(5) Lighting to TriMet standards.

(6) Intersection and mid-block traffic management improvements as needed and practicable to enable marked crossings at major transit stops.

RESPONSE: The proposed development does not include new commercial, industrial or institutional uses. This section is not applicable.

(B) For an existing use or proposed use on a site located within one-quarter mile from a bus stop where at least 10 off-street parking spaces are required, the applicant may apply for a reduction in the number of required spaces by 10 percent through the provision of transit supportive amenities, subject to city approval.

RESPONSE: The subject site is located approximately 0.45 miles from N Adair Street, which supports TriMet route 57. Accordingly, the site is not within one-quarter mile from a bus stop, therefore this section is not applicable.

18.143.070 Intelligent transportation systems.

Intelligent transportation systems (ITS) manage and enhance operational performance through advanced technologies and management techniques to help relieve congestion, promote safety and provide suitable transportation strategies.

In order to provide for efficient installation of future intelligent transportation systems (ITS), all roadway improvement projects, including private development with frontage improvements, shall install three-inch conduit to support local interconnect infrastructure. The location, design and type of conduit shall be approved by the city engineer.

RESPONSE: The applicant will install all required roadway elements, as determined by the City Engineer through the engineering plan review.

18.155 SOLAR ACCESS FOR NEW DEVELOPMENT

18.155.010 Purpose.

It is the city's intent to encourage the use of both active and passive solar energy systems for heating air and water in homes and businesses, as long as natural topography, soil, or other subsurface conditions or other natural conditions peculiar to the site are preserved. While the use of solar energy systems is optional, the right to solar access is protected. Additionally, a goal of this section is to ensure that site plan elements do not excessively shade adjacent properties, creating a significant adverse impact upon adjacent property owners. Thus, standards are set forth to evaluate the potential impact of shade caused by buildings, structures, and trees.

18.155.020 Applicability.

All development shall be designed throughout to accommodate active and/or passive solar installations to the extent reasonably feasible.

18.155.030 Solar-oriented residential lots.

At least 65 percent of the lots less than 10,000 square feet in area in single- and two-family residential developments must conform to the definition of a "solar-oriented lot" (see CMC 18.195.190) in order to preserve the potential for solar energy usage.

RESPONSE: Based on the definition is section 18.195.190 a solar oriented lot is a lot with *(1) A lot with a front lot line oriented to within 30 degrees of a true east-west line. When the lot line abutting a street is curved, the "front lot line" shall mean the chord or straight line connecting the ends of the curve…(2) A lot which, when a straight line is drawn from a point midway between the side lot lines at the required front yard setback to a point midway between the side lot lines at the required rear yard setback, is oriented to within 30 degrees of true north along said line; or (3) A corner lot with a south lot line oriented to within 30 degrees of a true east-west line, which south lot line adjoins a public street or permanently reserved open space; provided, however, that the abutting street right-of-way or open space has a minimum north-south dimension of at least 50 feet.*

All the proposed lots are less than 10,000 square feet in area and are located in a single-family residential development. Lots 1-15 & 31-34 have a front lot line oriented within 30 degrees of a true east-west line, which is approximately 56% of the proposed lots. Per Section 18.155.020, this development has been designed to accommodate solar installations to the extent reasonably feasible. The proposed development was limited by the wetland located at the north end of the site, existing access locations, arterial access restrictions, and the need to connect this development to surrounding neighborhoods. The orientation of the proposed lots that are not considered "solar-oriented", match the orientation of the lots of the adjacent neighborhood.

> *18.155.040 Access to sunshine.*
>
> *The elements of the development plan (e.g., buildings, circulation, open space and landscaping) shall be located and designed, to the maximum extent feasible, to protect access to sunshine for planned solar energy systems or for solar-oriented rooftop surfaces that can support a solar collector or collectors capable of providing for the anticipated hot water needs of the buildings in the project between the hours of 9:00 a.m. and 3:00 p.m. PST, on December 21st.*

RESPONSE: As described above, proposed Lots 1 – 15 & 31 – 34 comply with the Solar Oriented Residential Lots criteria of CMC Section 18.155.030. Further, the majority of these lots have been designed with 2- and 3-unit townhouse buildings, in order to maximize the number of units with solar access via an exterior side wall.

Lots 16 – 30, while not considered solar-oriented lots, do include building designs with roof lines running north, similar to a typical single family detached dwelling. The north – south roof orientation allows each unit to have both sides of the roof exposed to sunlight to the maximum extent possible between the hours of 9:00 a.m. and 3:00 p.m. PST, on December 21st. This allows each unit to protect access to sunshine for future solar energy systems.

FINAL CONCLUSION

The proposed 34 lot subdivision and conditional use permit/planned unit development comply with all applicable elements of the Cornelius Municipal Code, as demonstrated herein. Therefore, the applicant respectfully requests approval of this application.

Cornelius
Oregon's Family Town

PRE-APPLICATION MEETING

PAC-10-24
Tuesday, July 16, 2024
Community Development Department
1300 S Kodiak Circle
Cornelius, OR 97113

Applicant: Matthew Sprague
9020 SW Washington Sq. Rd.
Portland, OR 97223

Site of Interest: 934 N 19th Avenue.

Map and Tax lot: 1N3W34CA00201

Applicants in Attendance: Cale Doney, Sage Built Homes; Matt Sprague, Pioneer Design Group; Brent Fitch, Pioneer Design Group.

Staff in Attendance: Barbara Fryer, Community Development Director; Susan Rush, Permit Specialist; Kevin Oppenlander, Project Manager; Terry Keyes, City Engineer; Toomey, Deputy Fire Mashall.

Thank you for meeting with staff on July 16, 2024 to discuss a proposed subdivision at 934 N 19th Avenue.

The property is located within the Multi-Unit Residential (A-2) zone, with a Natural Resource Overlay, (NRO).

Based upon the preliminary information provided, these are the applicable applications to achieve the future development goals:

1) Type III Conditional Use Permit/Planned Unit Development. The current fee is $5,223.00 and the Subdivision Preliminary Plat with Hearing current fee is $4,571.00+ $89.00 per lot.

2) Final Plat Application. The current fee is $499.00.

3) Type I Site Design Review for developing each new dwelling design. The current fee is $415.00.

Conditional Use Permit/Planned Unit Development: A Planned Unit Development (PUD) is necessary for the proposed development, as noted within CMC 18.95, the Natural Resource Overlay (NRO) zone.

Deviations to the A-2 standards can be requested through the Planned Unit Development (PUD) process. You may apply for a Planned Unit Development (PUD) per Chapter 18.110 because the site is over 1 acre in size. When deviating from a development standard, the applicant must explain why the deviation is necessary. In addition, the applicant should propose to mitigate the impacts of the deviations, i.e. a request for a reduced setback may be mitigated by providing additional public open space, pedestrian pathways or other improvements that will benefit the community. The final decision authority for this application is the Planning Commission, unless appealed to the City Council.

Subdivision Preliminarily Plat: When the Planning Commission is reviewing the Type III CUP/PUD for the 'use' of the site they can also review the Subdivision Preliminary Plat concurrently, during the same public hearing. The review criteria for a subdivision can be found within Chapter 17.05.040 of the Development Code. The final decision authority for this application is the Planning Commission, unless appealed to the City Council.

Application Review: Staff will review an application for completeness within thirty (30) days of receipt. The applicant will be notified in writing on the status of completeness. An application must be deemed complete by the 10th of the month in order to be scheduled for the following month's Planning Commission meeting (e.g., May 10th for a June hearing). If the application is deemed complete the City will begin to process the application, including the required public notice. Staff will review the application materials and prepare a staff report with a recommendation to the Planning Commission. The staff report will be complete and available one week prior to the Planning Commission hearing. The Planning Commission meets the fourth Tuesday of each month.

Staff recommends submittal of an application for completeness review a minimum of 15 to 20 days prior to the 10th of the target month. This will allow staff adequate time to review your application and, if needed, it provides you time to respond to any staff requests for additional application materials.

These applications may be combined and submitted concurrently for review, or separately if you choose.

Subdivision Final Plat Review: Once a Preliminary Plat is approved a Final Plat application must be submitted and reviewed, prior to recordation. This review is to ensure that the Final Mylar to be submitted for signature/recording is consistent with the preliminary approval. Extra time should be allotted for the County Surveyor to proof the proposed final plat, which can take several months. The current application fee for a Subdivision Final Plat Review is ½ the original preliminarily subdivision application fee. The services of a professional registered land surveyor will be

required. Fees charged by Washington County for final plat review and recordation are not included in this document and are not collected by the city.

The Final Plat approval will not be signed by the City until the appropriate development and improvement agreements and bonding, as required by the City Development Code and City Engineer, are in place.

If minor/major modifications to the approved subdivision or changes are needed, an application for minor or major modification to the subdivision may be required prior to Final Plat review/approval. A major modification of a subdivision is an administrative review with public notice, while a minor modification is an administrative review with no notice. The level of application review would be determined by the Community Development Director based upon the changes proposed.

Type I Site Design Review: Once the subdivision is recorded with the County and the necessary public improvements/infrastructure are in place, each individual lot may be developed with a Type I Site Design Review application. This is an administrative review of each lot to ensure Land Use compliance prior to Building Permit submittal. Once an application is deemed complete, it will be reviewed within 10-working days.

Land Use Project Specific Information: Based on the information provided during the pre-application conference, here are comments/concerns that were generally discussed. There may be other unforeseen issues/concerns that cannot be addressed until an application packet is submitted to the city for review and consideration.

- Development and use of the site will need comply with Title 17 & 18 of the City of Cornelius Development Code. This includes, but is not limited to, demonstrating compliance to Chapters 18.35 (Multi-Unit Residential, A-2 Zone), 18.95 (Natural Resource Overlay, NRO Zone) 18.110 (Planned Unit Development (PUD) Conditional Use, 17.05.040 (Subdivisions), 18.155 Solar Access for New Development and 18.100 (Site Design Review).

- Historically, adequate on-site parking has been a concern from citizens and from home owners within newer subdivisions within the community. Due to changes to state law regarding Climate Friendly and Equitable Communities, the city can no longer require off-street parking spaces.

- All new utilities shall be located underground.

- Please provide an approved Clean Water Services (CWS) Server Provider Letter. All on-site storm water systems shall be designed to comply with current CWS standards.

- A wetland has been identified on the property; a wetland delineation report will be necessary. The wetland is identified as within the City of Cornelius Natural Resource Inventory as Site CCDU-1, Plot: CCDU-1-2. This wetland will need to be addressed.

- For a Planned Unit Development (CUP/PUD) application, please specifically identify each proposed CMC deviation and resulting amenities that will benefit the public.

- There is a mapped FEMA floodplain along Council Creek, which is partially located on the property (FEMA Flood Insurance Rate Map, Map Number 41067C0318E – Effective November 4, 2016. On the plans, please clearly identify the FEMA floodplain.

- Please provide conceptual building elevations for the Planning Commission to consider.

- Please clearly identify the proposed building envelopes for proposed subdivision.

- All utilities that will serve the future development must be from City of Cornelius.

- The City Engineer will require a stormwater report. The stormwater report and proposed stormwater facilities must be included within your land use application packet for development.
- The proposed units will need to incorporate at least three residential design elements which are identified within CMC 18.100.070, Residential design requirements.

- For completeness review, please submit only one set of the application materials.

Engineering: Terry Keyes, P.E., City Engineer has prepared written comments concerning development of the site. Attached are his revised comments dated July 17, 2024.

Fire: Chad Toomey, Deputy Fire Marshal attend the meeting. All access into and around the proposed subdivision must comply with all applicable emergency vehicle maneuvering and turning radius.

Building: Building Official, Yvette Hamilton attended the meeting. When development does occur, a Geotech report will be necessary with the development permit submittal. The future development will need to comply with all applicable State Building Code requirements. Building Permit submittals (except electrical which is issued through Washington County) are applied for and reviewed through the City of Forest Grove Building Division. The Forest Grove Building Department Main Phone Line is (503) 992-3229.

Other: There is a Washington County Transportation Development Tax (TDT). The TDT is a County-wide voter approved tax that the City administers within its limits. When development within the County occurs, the TDT must be assessed. To learn more about the TDT, we recommend that you review the Washington County TDT information page at:

https://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm

The TDT is due at the time of issuance of a Building Permit. Historically, each July 1st, the TDT does increase.

Thank you very much for taking the time to meet with staff. If you have any further questions or if you need additional assistance, please contact us at (503) 357-3011.

Sincerely,



Tim Franz
Senior Planner

Memo

Subject: Engineering Comments on 934 N 19th Avenue Pre-App - REVISED

Date: July 17, 2024

By: Terry, Keyes, P.E., City Engineer

These comments are based on conceptual plans for the parcel at 934 N. 19th Avenue. The comments are preliminary and designed to help create a final development plan that can be considered as part of the land use approval process.

While these comments are not the final engineering comments for the development, staff made every effort to address all the important engineering issues related to public infrastructure, stormwater treatment, and erosion control.

General

The site consists of 4.12 acres on the east side of N. 19th, just south of Council Creek. The site is bordered by Council Creek on the north, N. 19th Avenue on the west, a public stormwater facility on the east, and parcel containing a single-family home on the south. South of the single-family home parcel is the Sheeler Park subdivision which has private streets.

Street

General

All street rights-of-ways, including woonerfs, need to be dedicated to the City of Cornelius.

19th Avenue

19th Avenue is a City arterial. Arterials outside of downtown have the following dimensions:

- Two, 11-foot travel lanes
- Two, 6-foot bike lanes
- Two, 6-foot parkway strips (measured from curb face to edge of walk)
- Two, 6-foot sidewalks

The public right-of-way (ROW) shall contain all the above elements. Staff found that the ROW boundary should be 0.5 to 1-foot off the edge of sidewalk to allow survey corner pin placement.

Council Creek Terrace, the subdivision on the west side of N. 19th constructed new curbs along 19th a couple years ago. Adjacent to the curbs they constructed an 8-foot parking bay. The measurements above for widths should be taken from the curb face on the west side of the street, not the centerline of N. 19th. In other words, the fact of curb on the east side of the street shall be 42-feet (8' parking bay, 2-6' bike lanes, and 2-11' travel lanes) from the face of curb on the west side of the street.

If a retaining wall is used on the east side of N. 19th, the ROW line should encompass the retaining wall.

The overhead power lines along the N. 19th frontage shall be placed underground.

A street light may be required on N. 19th near the intersection of Irvine and N. 19th since the existing light is on a power pole that will be removed as overhead utilities are moved underground. An additional street light will likely be needed on the east side of N. 19th, just south of the bridge where an existing street light is mounted on a power pole. If this power pole remains, no new street light is required at this location.

Finally, to successfully design the improvements along N. 19th Avenue, a survey is needed to verify location of existing improvements; i.e., curbs, street cross-sections, ADA ramps, etc. This survey should include the intersection of 19th/Irvine to the north end of the Council Creek Bridge. The developer for Council Creek Terrace on the west side of N. 19th did not want to pay for a survey and that make it extremely difficult for the engineers to properly design the improvements along N. 19th.

Access to 19th Avenue

The applicant's access point to N. 19th opposite Irvine Street is appropriate. The subdivision to the south, Sheeler Park was designed so that their existing access south of Irvine would close when the applicant's site is developed. Therefore, the applicant's preliminary plans are acceptable with the following changes at the entrance:

- The street going into Sheeler Park from Irvine is a private street that currently has a driveway drop at Irvine Street. The driveway drop shall remain since this is a private driveway accessing a public street. Constructing curb radii are not required for this entry point to Sheeler Park.
- The bollards on the connection between Irvine Street and Sheeler Park shall be removed.
- Bollards shall be installed at the existing entrance into Sheeler Park at N. 19th Avenue.
- A new 6" curb and sidewalk shall be constructed across the current entrance of Sheeler Park and bollards or a curb shall be constructed at the old Sheeler Park entry to prevent vehicles from using it in the future.

The City is holding a $6,050 paid by the developer of Sheeler Park for the cost of closing their current entrance to 19th when the new entrance at Irvine is developed. The City will reimburse the applicant this amount for closing the existing entrance and constructing a new curb and sidewalk across it.

The applicant asked how to design the curb radius on the NE corner of Irving and 19th Avenue. The city's standard curb radius is 28-feet to allow most vehicles to make a turn while remaining in the travel lane. On N. 19th Avenue we have a bike lane which gives us some flexibility. In this case the 28-feet can be measured to the edge of the travel lane on 19th, not the curb. That means the curb radius on the NE corner can actually be 22-feet and still meet the 28-foot turning radius requirement.

Internal Local Streets

The current dimensional standards for local streets are:

- Two, 10-foot travel lanes
- No bike lanes
- Two, 6-foot parkway strips (measured from curb face to edge of walk)
- Two, 5-foot sidewalks

While this yields a right-of-way (ROW) width requirement of at least 42 feet which the applicant shows on the preliminary plans. The applicant's conceptual plan shows a 43-foot ROW which yields 0.5-feet on each side of the right-of-way to allow for survey corner pin placement. This is a good design.

The head-in parking shown in the preliminary plan is acceptable.

SE Woonerf

The woonerf shown in the SE corner of the project needs a slightly different design on how it accesses the local street. This woonerf is nearly identical to one that was recently constructed at Council Creek Terrace across N. 19th Avenue from this site.

In this situation, the local street is constructed with a curve where it changes direction and the woonerf accesses the street on the curve with a driveway drop. This is displayed in the aerial photo below of the similar woonerf at Council Creek Terrace.



Northern Woonerfs

While the two woonerfs on the north side of the project meet the maximum length requirements, the east-west woonerf provides access for 9-10 parcels. The Public Works Standards place the limit at 6 parcels. With that being said, due to topographic constraints facing this project, the City Engineer finds this variance from the standards acceptable. However, the variance will also need concurrence from the Community Development Director and possibly Planning Commission.

The intersection of the two woonerfs and the local street in the NE corner of the project presents a unique situation not faced before in Cornelius. One solution is to design the intersection as a raised concrete intersection. The sidewalk on the SW quadrant will feed into the intersection with truncated domes. The sidewalk on the east side of the local street will also end at the intersection with truncated domes. A picture of a raised intersection employing these concepts that the city recently completed at 12th and Dogwood is below.



Other Street Features

Street trees are required throughout the project. The City's Public Works Standards emphasize tree diversity with a wide mix of trees required throughout the project. Cornelius uses the City of Portland's Approved Street Tree Lists.

Street lights will be Cobrahead LEDs under Option C (city owned, city maintained). Light fixtures shall be LED with a color temperature (CCT) not exceeding 3000K.

One or two gang mailboxes shall be used rather than individual mail boxes.

When development of construction drawings for the streets is initiated, the design engineer should consult with the City Engineer to agree on the location of sidewalk ADA ramps.

Water

A public water main currently exists in North 19th adjacent to the site. This water main is 12" to a point about 100-feet north of Irvine. North of that point the water main is 8". This main ends near the sidewalk opposite the park on the west side of 19th, approximately 240 feet north of Irvine.

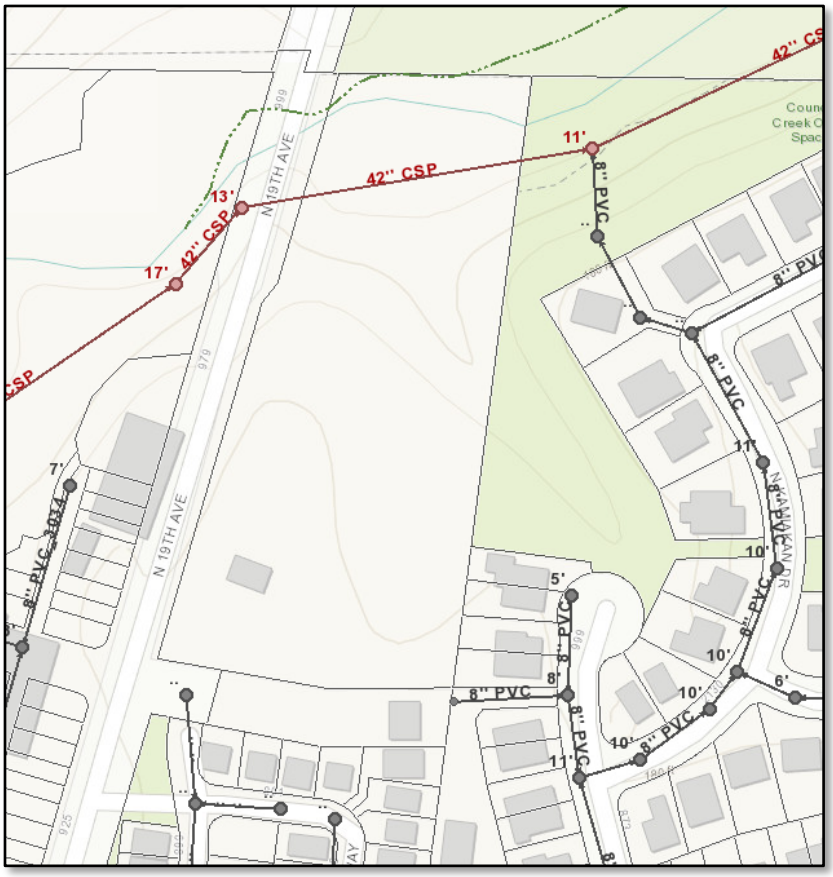
In the cul-de-sac of N. 21st Avenue, just east of the site, an 8" public water main ends in the blow-off.

A new 8" public water main shall be looped through the site and connect to the lines in N. 19th and N. 21st Avenue.

All water mains should be C-900 and built to City standards. The City Engineer will determine fire hydrant placement in consultation with the Fire Department and the design engineer.

Sanitary Sewer

The map below shows the sanitary sewers around the site. The only sewer with sufficient depth to serve the site is the CWS trunk line that follows Council Creek on the north side of the site. The applicant should tie their sanitary sewer into the CWS trunk line. While a connection permit from CWS for tapping their truck line is required, the review will be handled by the City.



Stormwater

In accordance with the regulations of Clean Water Services, storm runoff from the site must be treated and detained.

All runoff from the site needs to be treated in a public biofiltration water quality facilities. The City does not allow proprietary systems (e.g., Stormfilters) or low

impact development approaches (LIDA), except for biofiltration swales, for treatment of stormwater in City-maintained facilities.

The applicant, in their submitted materials, appears to favor use and enlargement/enhancement, as necessary, of the existing stormwater facility just east of the site. The City Engineer strongly encourages that approach.

During design, a key factor to keep in mind is access to the storm facilities such as manholes and detention structures. If the city cannot access structures and pipes, they cannot be approved. The City Engineer encourages the designers to work closely with the city to during design to ensure adequate access is provided.

Vegetated Corridors

The site is adjacent to Council Creek. Therefore, the site will need a Site Assessment approved by Clean Water Services that establishes the vegetated corridors through the site and defines the mitigation requirements to bring the corridors condition up to good. The construction plan set for infrastructure shall include the vegetated corridor mitigation plans.

The previous developer who proposed a project for this site discovered an intermittent stream running from the existing storm facility east of the site to Council Creek. This discovery killed his project. The applicant should get concurrence with Clean Water Services on the location and width of any required vegetated corridor before going too far with the project design.

Erosion Control

Because the site is larger than one acre, the project requires preparation and submittal of erosion control plans meeting the Clean Water Services (CWS) 1200-CN plans. With the improvements needed to N. 19th and the existing stormwater facility east of the site, the project will likely exceed 5 acres of disturbance, thereby requiring a 1200-C permit.

Unspecified Tracts

The preliminary drawings show a large tract SW of Lot 1. How will this tract be handled? Who will be responsible for maintaining it? How will it be landscaped? These questions needed to be answered during the design process. The City does not desire to assume maintenance responsibility for areas that serve no public purpose.

Cornelius
Oregon's Family Town

Land Use Application

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

OFFICIAL USE ONLY

Date Received:_____ Date Complete:_____ ↓ File Number ↓

Application Fee: _____ Receipt Number:_____ _____

APPLICATION TYPE

Type I – *administrative review without public notice*

☐ **Design Review I** ☐ **Lot Line Adjustment** ☐ **Administrative Relief**
☐ **Land Partition—Final Plat** ☐ **Subdivision—Final Plat**

☐ **Other *please describe:*** _____

Type II – *administrative review with public notice*

☐ **Design Review II** ☐ **Land Partition—Preliminary Plat** ☐ **Subdivision—Preliminary Plat**

☐ **Other *please describe:*** _____

Type III – *public hearing(s) required with public notice*

☐ **Design Review III** ☐ **Conditional Use Permit** ☐ **Planned Unit Development**
☐ **Comprehensive Plan Amendment** ☐ **Zone Map Amendment** ☐ **Zone Text Amendment**
☐ **Annexation** ☐ **ROW/Easement Vacation** ☐ **Subdivision—Preliminary Plat**

☐ **Other *please describe:*** _____

APPLICANT INFORMATION

Name:_____ Signature:_____

Mail Address:_____

Phone:_____ Fax:_____ E-mail:_____

PROPERTY OWNER INFORMATION

Name:_____ Signature:_____

Mail Address:_____

Phone:_____ Fax:_____ E-mail:_____

SUBJECT SITE INFORMATION

Property Address:_____

Map & Tax Lot Number(s):_____

Current Zoning: N/A Total Size of Site:_____

Existing Use:_____

Proposed Use:_____

Cornelius
Oregon's Family Town

Subdivision - Preliminary Plat Submittal Checklist

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

Written Narrative Requirements

_____ A. **Checklist:** Please provide one completed copy of this five-page checklist.

_____ B. **Description of proposal**. Please describe the existing conditions on-site and the changes proposed to the site, structure, landscaping, parking, and land use, including the number of lots created. Provide findings verifying that the intended use is allowed within the particular zoning of the site by the City's Development Code.

_____ C. **Approval criteria findings**: Please provide a detailed narrative that evaluates and verifies the proposal meets the all of the approval criteria identified below.

Section 17.05.040(C) of the Development Code

1. *The proposal conforms with the City's Comprehensive Plan.*
2. *The proposal complies with all applicable statutory and ordinance requirements.*
3. *All proposed lots conform to the size and dimensional requirements of this ordinance; and*
4. *Adequate public facilities are available to serve the proposal*
5. *All proposed improvements meet City standards; and*
6. *That the phasing plan, if requested, can be carried out in a manner, which meets the objectives of the above criteria and provides necessary public improvements for each phase as it develops.*

Section 18.155, of the Development Code

If the subject parcel is located in the R-10 or R-7 zones, or it will be developed with a single-family dwelling, the proposal shall meet the Solar Access Protection design standards identified in *Section 18.155*. The

applicant will state which option is chosen and provide a list of those lots meeting the Basic Solar Standard, and those lots proposed for Exemption from, or Adjustment to the Basic Solar Standard.

_____ D. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns. A pre-application meeting is highly recommended to identify all of the additional requirements that may be required.

All applicable requirements from Metro, Clean Water Services, Oregon Department of Transportation, Division of State Lands and other applicable agencies will need to be addressed within the application.

_____ E. **Fee Ownership:** If applying for a Fee Ownership Land Division please provide findings specifically addressing each of the approval criteria found in *Section 17.05.050*, of the City's Planning Code, in addition to the approval criteria listed in item "C" above.

1. *As a whole, the development of which the unit is a part meets ordinance criteria for lot area, lot dimensions, setbacks, parking, lot coverage, landscaping, public facilities and street frontage.*

2. *The development as a whole, the unit for which fee ownership is desired and any unit affected by the division shall meet all building, plumbing and fire code standards.*

3. *Ingress and egress is provided to all lots.*

4. *Parking is provided in accordance with ordinance standard for the individual unit either on the new lot or through easements as described in subsection 6, below. If assigned parking is provided, it shall meet ordinance standards.*

5. *Adequate public facilities are provided to the new lot.*

6. *The applicant provides deed covenants required that address: parking, maintenance of buildings and utilities, landscaping and common areas, ingress and egress. The deed covenants must be approved by the City Attorney and Community Development Director.*

_____ F. **Sensitive Area Pre-Screening Site Assessment Letter**: Please provide a copy a completed and signed Sensitive Area Pre-Screening Site Assessment Letter or form from the City of Cornelius City Engineer or Clean Water Services (CWS). Please contact the City if you have questions.

_____ G. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*). (Only required for Type III Reviews)

_____ 1. A copy of the notice sent to surrounding property owners.
_____ 2. A copy of the mailing list used to send out meeting notices.
_____ 3. An affidavit of mailing notice.
_____ 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
_____ 5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received.

Plan Requirements

All plans shall be presented at a minimum scale of 1" = 20', and on a maximum sheet size of 24" x 36". Please provide staff three (3) full sheets sets for review, one (1) 8 ½" x 11" sheet set and one electronic PDF file, which include all of the following information.

_____ A. **Existing Conditions Plan** includes the following:

_____ 1. North arrow, scale and date of plan.
_____ 2. Vicinity map.
_____ 3. All existing lot sizes, lot lines and dimensions.
_____ 4. Points of existing access, interior streets, driveways, and parking areas.
_____ 5. Location of all existing buildings and structures, including refuse storage locations and pedestrian/bike paths.
_____ 6. Existing right-of-way and improvements, including sidewalk dimensions.
_____ 7. Dimension from right-of-way centerline to edge of existing property line and to required right-of-way dedication.
_____ 8. Dimensions of all improvements, including setbacks.
_____ 9. Location of existing public and private utilities.
_____ 10. Topographical information, (2 ft. contour lines) of existing grades.
_____ 11. Existing trees larger than 6" in dbh (diameter at breast height), including genus, species and size. Dbh is measured at 54" above grade.
_____ 12. Location of existing wetlands, 100-year floodplain, streams or other natural resources.

_____ B. **Proposed Preliminary Plat** includes the following:

_____ 1. The dimension of all new lots with their size (sq. ft.), the location, widths and names of all existing, proposed streets and public ways within or adjacent to the plat. Please include illustrations of all easements for utilities, other encumbrances and railroad right-of-ways. New streets shall be designated with proposed street names.

_____ 2. Dimension from right-of-way centerline to edge of existing property line and to required right-of-way dedication.

_____ 3. Location of existing and proposed easements.

_____ 4. Location of at least one temporary bench mark within the plat boundaries.

_____ 5. Square footage of all proposed lots.

_____ 6. The total gross acreage of the subdivision plat.

_____ 7. Identify and label on the plat all lots in conformance with the Solar Ordinance requirements.

_____ 8. Delineation showing minimum/proposed setback requirements within each lot/parcel.

_____ C. **Preliminary Plat Reduction & Electronic PDF:** Provide one proposed preliminary plat that is reduced to 8.5" x 11" and provide staff an electronic PDF copy of the proposed plans.

_____ D. **Proposed Improvement Plan** includes the following:

_____ 1. North arrow, scale and date of plan.

_____ 2. All proposed lot sizes, lot lines and dimensions.

_____ 3. Dimension from right-of-way centerline to edge of existing and proposed property line and to required right-of-way dedication.

_____ 4. Existing and proposed right-of-way and improvements, including sidewalk dimensions.

_____ 5. Topographical information, (2 ft. contour lines) of existing and proposed grades and fill.

_____ 6. Preliminary location of proposed public water, sewer, stormwater and private utilities such as electric, cable and telephone. Please include any proposed easements, and 100-year floodplain.

_____ 7. Preliminary plans and profiles of proposed sanitary and storm sewers, showing that gravity service is feasible for all lots.

_____ 8. Existing trees, larger than 6" dbh, proposed to be saved and removed. Include genus, species, and size. Proposed location of street trees and their size and species.

_____ 9. Cross-section of all street and bike path improvements.

_____ 10. Preliminary location of proposed stormwater quality/quantity facility and preliminary sizing calculations showing location has sufficient space for a facility meeting current requirements

_____ E. **Landscape Plan**:

_____ 1. Submit proposed detailed landscaping plan of any proposed common space, landscaped areas within the public right-of-way (ROW) and other non-buildable tracts.

I have provided the items required in this submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.

Signature	Date
Print Name	Telephone Number

Cornelius
Oregon's Family Town

Conditional Use Permit – Planned Unit Development Submittal Checklist

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

Written Narrative Requirements

_____ A. **Checklist:** Please provide one completed and signed copy of this checklist.

_____ B. **Description of proposal**: Please describe the existing conditions on-site and the changes proposed to the site, structure, landscaping, parking, and land use, including the number of parcels created. Provide findings verifying that the intended use is allowed by the City's Development Code.

_____ C. **Approval criteria findings:** Please provide a narrative that evaluates and verifies that the proposal meets the approval criteria identified below:

Conditional Use Permit, Section 18.105.030(B) of the Development Code.

1. *The proposal conforms with the City's Comprehensive Plan;*

2. *The applicable requirements of the zoning district are satisfied; and*

3. *That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood;*

4. *The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.*

Planned Unit Development, Section 18.110.030(B) of the Development Code.

1. *There are special physical or geographic conditions or objectives of development, which warrant a departure from the standard title requirements.*

2. *Resulting development will be consistent with overall planning and zoning objectives of the city.*

3. *The area around the development can be planned to be in substantial harmony with the proposed plan.*

4. *If the applicant is proposing phasing the project, then identify the schedule for phasing. If the applicant is not proposing to phase the project, then identify the time frame for completion.*

5. *Provide findings that economically justify a proposed commercial or industrial development.*

6. *The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.*

7. *Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.*

_____ D. Please provide the hours of operation, total number of employees, and maximum number of employees per shift.

_____ E. **Site Analysis Information:**

1. Existing building area: _____ sq. ft.
   Proposed building addition or subtraction: _____ sq. ft.

2. Existing building height: _____ ft.
   Proposed building height: _____ ft.

3. Existing parking area: _____ sq. ft.
   Existing number of parking spaces: _____ # sp.
   Proposed parking addition or subtraction: _____ sq. ft.
   Proposed number of parking spaces: _____ # sp.
   Proposed use: _____
   Parking requirement: _____

4. Existing landscaped area: _____ sq. ft.
   Percentage of site: _____ %
   Proposed landscape addition or subtraction: _____ sq. ft.
   Percentage of site: _____ %

_____ F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

_____ G. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030*.)

_____ 1. A copy of the notice sent to surrounding property owners.

_____ 2. A copy of the mailing list used to send out meeting notices.

_____ 3. An affidavit of mailing.

_____ 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.

_____ 5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received.

Plan Requirements

All plans, except architectural renderings, elevations or both, shall be presented at a minimum of 1" = 20'. Architectural elevations may be presented at an architectural scale. Each of the following plans and drawings shall be submitted on 24" x 36" (maximum size) separate sheets. Please also include one (1) full set of plans that is 8 ½" x 11" in size. Please include all of the following information for each plan.

_____ A. **Existing Conditions Plan:**

_____ 1. North arrow, scale and date of plan.

_____ 2. Vicinity map.

_____ 3. The entire lot(s), including area and property lines dimensioned.

_____ 4. Points of existing access, interior streets, driveways, and parking areas.

_____ 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian and bike paths, or both, swimming pools, tennis courts, and tax lots.

_____ 6. Existing right-of-way and improvements.

_____ 7. Dimension from centerline to edge of existing right-of-way.

_____ 8. Existing topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.

_____ 9. Surrounding development and conditions within 100-ft. of the property; such as zoning, land uses, buildings, driveways, and trees.

_____ 10. Location of existing public and private utilities, easements, and 100-year floodplain.

_____ 11. Sensitive areas, as defined by the Clean Water Services (CWS) standards.

_____ 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-cropping's and streams. *Wetlands must be professionally delineated*.

_____ B. **<u>Dimensioned Site Plan</u>:**

_____ 1. North arrow, scale and date of plan.

_____ 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."

_____ 3. Points of access, interior streets, driveways, and parking areas.

_____ 4. Proposed land uses including housing densities and the location of buildings and structures.

_____ 5. Proposed right-of-way, dedications and improvements.

_____ 6. Dimension from centerline to edge of proposed right-of-way.

_____ 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.

_____ 8. Location of storm water quality and detention facilities, or both.

_____ 9. Boundaries of development phases, if applicable.

_____ 10. Sensitive areas, as defined by the Clean Water Services standards.

_____ 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-cropping's and streams. *Wetlands must be professionally delineated.*

_____ 12. Topographical information (2 ft. contour lines) of existing and proposed grades on-site and for surrounding properties within 100 ft. of the subject property.

_____ 13. Location and schematic massing of proposed buffering, screening, and landscaped areas.

_____ 14. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.

_____ C. **Architectural Renderings, Elevations, or both:** Please provide information that identifies the general character of the buildings and structures, by indicating dimensions, materials, colors, and textures proposed. This includes buildings, retaining walls, refuse storage facilities, play structures, accessory facilities, and fences.

_____ D. **Sensitive Area Pre-Screening or Service Provider Letter**: Please provide a completed and signed Pre-Screening or CWS Service Provider Letter.

I have provided the items required in this submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.

Signature	Date
Print Name	Telephone Number

Cornelius
Oregon's Family Town

Neighborhood Review Meeting Procedures

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

18.10.030 Neighborhood review meeting.

(A) Prior to submittal of a Type III request which requires review by the planning commission, and for the application to be complete, the applicant shall provide an opportunity to meet with neighboring property owners, residents and businesses by conducting a neighborhood meeting.

(B) The purpose of the neighborhood review meeting is to allow the neighbors and residents to become familiar with the proposal and to identify any issues, which may be associated with an application. The intention of the meeting is for submittal of an application that is more responsive to neighborhood concerns, reducing the likelihood for delays and appeals of the application.

(C) The applicant shall send by regular mail a written notice announcing the neighborhood review meeting to the community development director and property owners within 250 feet of the subject property. The notice shall include the date, time and location of the meeting and a brief description of the nature and location of the proposal. The neighborhood review meeting must be held at an accessible location within the Cornelius city limits. The notice shall be deposited in the mail in the city, not less than 20 days prior to the required neighborhood review meeting.

(D) At the neighborhood review meeting, the applicant shall present the proposed application to the neighbors in attendance.

(E) The applicant shall not be required to hold more than one neighborhood review meeting provided such meeting is held within 180 days prior to submitting a land use or design review application for one specific site.

Sample Neighborhood Meeting Notice

Neighborhood Review Meeting

on a

Preliminary Development Proposal affecting

(PROPERTY ADDRESS/LOCATION)

Proposed as

(BRIEF DESCRIPTION OF PROJECT, SUCH AS:
20-UNIT TOWNHOUSE)

A meeting to discuss the preliminary development proposal is scheduled for

(TIME, DATE, AND LOCATION)

All interested persons may attend

For more information, please contact

(CONTACT PERSON, PHONE NUMBER/EMAIL)

DEVELOPER OR AGENT: _____

PROJECT LOCATION: _____

AFFIDAVIT OF MAILING NOTICE

I, _____, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Cornelius for a proposed _____ affecting land located at _____, and that pursuant to Ordinance 810, Chapter 18.10, and the guidelines set out by the Community Development Director, did on the _____ day of _____, _____, personally mail notice to affected property owners within 250 feet of the proposed development site.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.

Signature: _____

Dated this _____ day of _____, _____.

State of Oregon
*County of*_____

Subscribed and sworn to (or affirmed) before me this ____ day of _____,_____.

Notary Public for the State of Oregon

My Commission expires: _____

Cornelius
Oregon's Family Town

CWS File Number

Sensitive Area Pre-Screening Site Assessment

Jurisdiction: CITY OF CORNELIUS

Property Information: (*example 1S234AB01400*)
Taxlot ID(s): _____
_____
_____
OR Site Address: _____
City State Zip: _____
Nearest Cross Street: _____

Owner Information:
Name: _____
Company: _____
Address: _____
City State Zip: _____
Phone/Fax: _____ / _____
E-mail: _____

Development Activity: Check all that apply
Addition to Single Family Residence (*rooms, deck, garage*) ☐
Lot Line Adjustment ☐ Minor Land Partition ☐
Residential Condominium ☐ Commercial Condominium ☐
Residential Subdivision ☐ Commercial Subdivision ☐
Single Lot Commercial ☐ Multi Lot Commercial ☐
Other _____
_____

Applicant Information:
Name: _____
Company: _____
Address: _____
City State Zip: _____
Phone/Fax: _____ / _____
E-mail: _____

Will the project involve any off-site work: YES ☐ NO ☐ Unknown ☐ **Location and description of off-site work:** _____

_____

Additional comments or information that may be needed to understand your project: _____

_____

This application does NOT replace the need for Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of The City of Cornelius and Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name: _____ Print/Type Title: _____

Signature: _____ Date: _____

FOR CITY AND CLEAN WATER SERVICES (CWS) USE ONLY

☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.

☐ Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does **NOT** eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by CWS Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.

☐ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does **NOT** eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by CWS Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

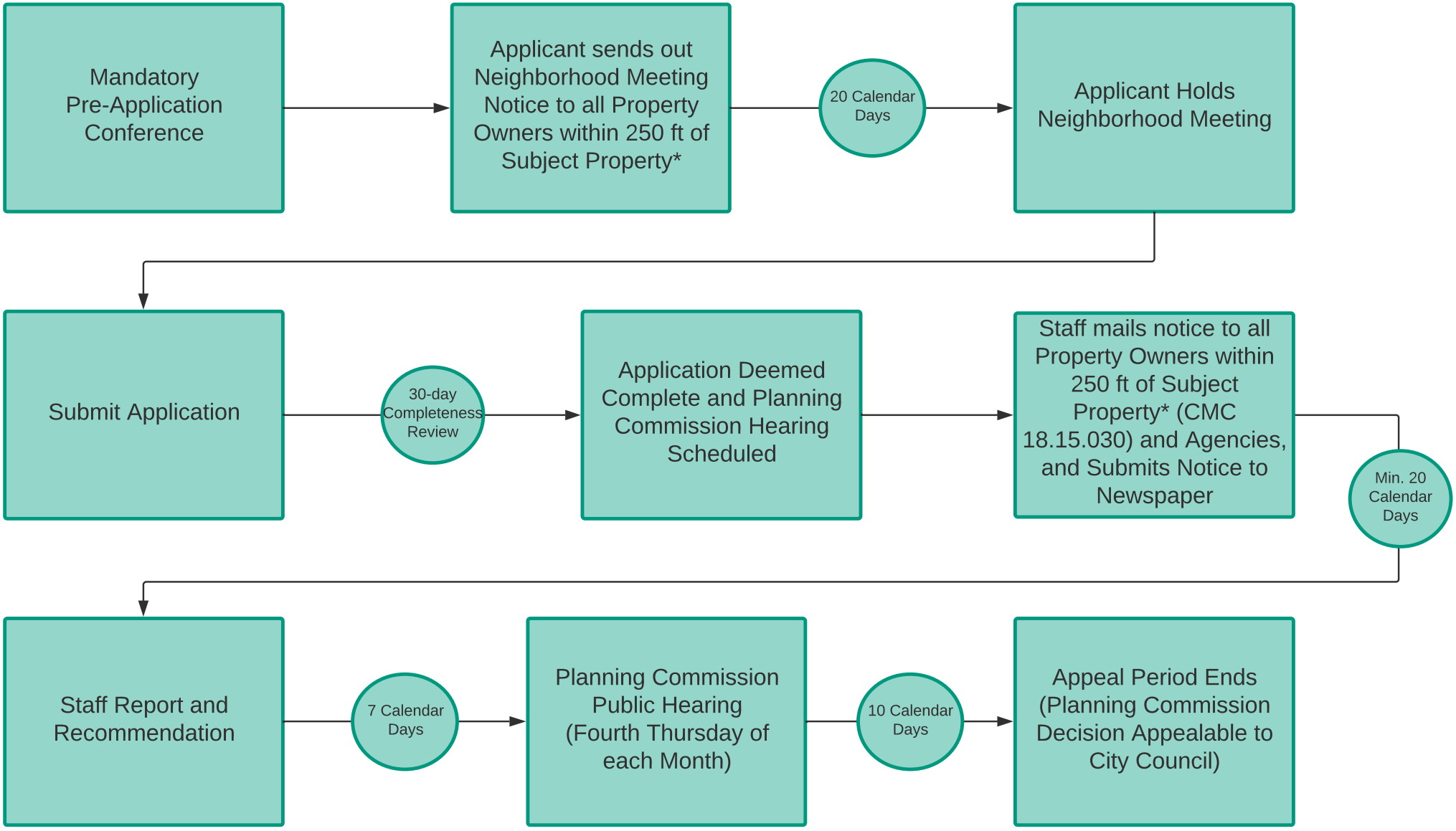
☐ **This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.**

☐ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed By: _____ **Agency:** _____ **Date:** _____

Cornelius
Oregon's Family Town

Type III Land Use Process Map



*Unless other requirements apply
**Application must be deemed complete by the 10th of the month prior to the following month's PC hearing date

Fore more information please contact the Community Development Department at 503-357-3011 or tfranz@ci.cornelius.or.us

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures.** Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator zone 10. The **horizontal datum** was NAD 83, GRS 80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (**301**) **713-3242**, or visit its website at http://www.ngs.noaa.gov/.

Base Map information shown on this FIRM was derived from multiple sources. Base map files were provided in digital format by the Metro Data Resources Center. This information was compiled from many local sources and includes transportation features, water features, political boundaries, and Public Land Survey System features.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on this map.

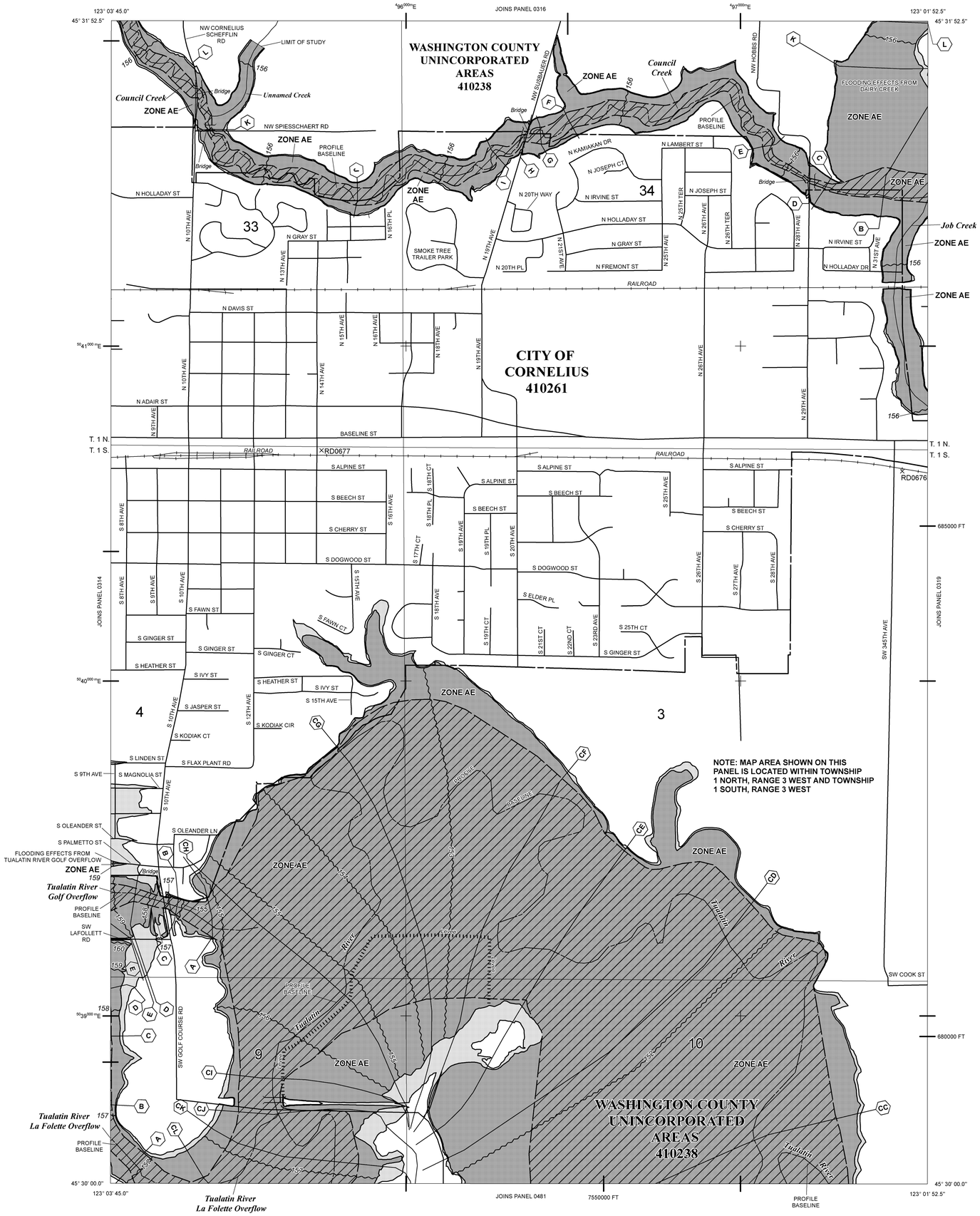
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

The **profile base lines** depicted on this map represent the hydraulic modeling base lines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile base line**, in some cases may deviate significantly from the channel centerline or appear outside the SFHA.

For information on available products associated with this FIRM visit the **FEMA Flood Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Area of special hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance of greater flood event.
ZONE A99	Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones, and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513	Base Flood Elevation line and value; elevation in feet *
(EL 978)	Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

A A	Cross section line
23 23	Transect line
97°10'30.5",32°10'30.5"	Geographic coordinates referenced to North American Datum of 1983 (NAD 83)
4276000mE	1000-meter Universal Transverse Mercator grid values, zone 10
600000 FT	5000-foot grid ticks: Oregon State Plane coordinate system, North zone (FIPSZONE 3601), Lambert Conformal Conic projection
MG5510x	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile
	Aqueduct, Culvert, Flume, Penstock, or Storm Sewer
	Road or Railroad Bridge

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
November 4, 2016

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0318E

FIRM

FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY, OREGON AND INCORPORATED AREAS

PANEL 318 OF 650

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CORNELIUS, CITY OF	410261	0318	E
WASHINGTON COUNTY	410238	0318	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 41067C0318E

EFFECTIVE DATE NOVEMBER 4, 2016

Federal Emergency Management Agency

Memo

Subject: Engineering Comments on 934 N 19th Avenue Pre-App - REVISED

Date: July 17, 2024

By: Terry, Keyes, P.E., City Engineer

These comments are based on conceptual plans for the parcel at 934 N. 19th Avenue. The comments are preliminary and designed to help create a final development plan that can be considered as part of the land use approval process.

While these comments are not the final engineering comments for the development, staff made every effort to address all the important engineering issues related to public infrastructure, stormwater treatment, and erosion control.

General

The site consists of 4.12 acres on the east side of N. 19th, just south of Council Creek. The site is bordered by Council Creek on the north, N. 19th Avenue on the west, a public stormwater facility on the east, and parcel containing a single-family home on the south. South of the single-family home parcel is the Sheeler Park subdivision which has private streets.

Street

General

All street rights-of-ways, including woonerfs, need to be dedicated to the City of Cornelius.

19th Avenue

19th Avenue is a City arterial. Arterials outside of downtown have the following dimensions:

- Two, 11-foot travel lanes
- Two, 6-foot bike lanes
- Two, 6-foot parkway strips (measured from curb face to edge of walk)
- Two, 6-foot sidewalks

The public right-of-way (ROW) shall contain all the above elements. Staff found that the ROW boundary should be 0.5 to 1-foot off the edge of sidewalk to allow survey corner pin placement.

Council Creek Terrace, the subdivision on the west side of N. 19th constructed new curbs along 19th a couple years ago. Adjacent to the curbs they constructed an 8-foot parking bay. The measurements above for widths should be taken from the curb face on the west side of the street, not the centerline of N. 19th. In other words, the fact of curb on the east side of the street shall be 42-feet (8' parking bay, 2-6' bike lanes, and 2-11' travel lanes) from the face of curb on the west side of the street.

If a retaining wall is used on the east side of N. 19th, the ROW line should encompass the retaining wall.

The overhead power lines along the N. 19th frontage shall be placed underground.

A street light may be required on N. 19th near the intersection of Irvine and N. 19th since the existing light is on a power pole that will be removed as overhead utilities are moved underground. An additional street light will likely be needed on the east side of N. 19th, just south of the bridge where an existing street light is mounted on a power pole. If this power pole remains, no new street light is required at this location.

Finally, to successfully design the improvements along N. 19th Avenue, a survey is needed to verify location of existing improvements; i.e., curbs, street cross-sections, ADA ramps, etc. This survey should include the intersection of 19th/Irvine to the north end of the Council Creek Bridge. The developer for Council Creek Terrace on the west side of N. 19th did not want to pay for a survey and that make it extremely difficult for the engineers to properly design the improvements along N. 19th.

Access to 19th Avenue

The applicant's access point to N. 19th opposite Irvine Street is appropriate. The subdivision to the south, Sheeler Park was designed so that their existing access south of Irvine would close when the applicant's site is developed. Therefore, the applicant's preliminary plans are acceptable with the following changes at the entrance:

- The street going into Sheeler Park from Irvine is a private street that currently has a driveway drop at Irvine Street. The driveway drop shall remain since this is a private driveway accessing a public street. Constructing curb radii are not required for this entry point to Sheeler Park.
- The bollards on the connection between Irvine Street and Sheeler Park shall be removed.
- Bollards shall be installed at the existing entrance into Sheeler Park at N. 19th Avenue.
- A new 6" curb and sidewalk shall be constructed across the current entrance of Sheeler Park and bollards or a curb shall be constructed at the old Sheeler Park entry to prevent vehicles from using it in the future.

The City is holding a $6,050 paid by the developer of Sheeler Park for the cost of closing their current entrance to 19th when the new entrance at Irvine is developed. The City will reimburse the applicant this amount for closing the existing entrance and constructing a new curb and sidewalk across it.

The applicant asked how to design the curb radius on the NE corner of Irving and 19th Avenue. The city's standard curb radius is 28-feet to allow most vehicles to make a turn while remaining in the travel lane. On N. 19th Avenue we have a bike lane which gives us some flexibility. In this case the 28-feet can be measured to the edge of the travel lane on 19th, not the curb. That means the curb radius on the NE corner can actually be 22-feet and still meet the 28-foot turning radius requirement.

Internal Local Streets

The current dimensional standards for local streets are:

- Two, 10-foot travel lanes
- No bike lanes
- Two, 6-foot parkway strips (measured from curb face to edge of walk)
- Two, 5-foot sidewalks

While this yields a right-of-way (ROW) width requirement of at least 42 feet which the applicant shows on the preliminary plans. The applicant's conceptual plan shows a 43-foot ROW which yields 0.5-feet on each side of the right-of-way to allow for survey corner pin placement. This is a good design.

The head-in parking shown in the preliminary plan is acceptable.

SE Woonerf

The woonerf shown in the SE corner of the project needs a slightly different design on how it accesses the local street. This woonerf is nearly identical to one that was recently constructed at Council Creek Terrace across N. 19th Avenue from this site.

In this situation, the local street is constructed with a curve where it changes direction and the woonerf accesses the street on the curve with a driveway drop. This is displayed in the aerial photo below of the similar woonerf at Council Creek Terrace.



Northern Woonerfs

While the two woonerfs on the north side of the project meet the maximum length requirements, the east-west woonerf provides access for 9-10 parcels. The Public Works Standards place the limit at 6 parcels. With that being said, due to topographic constraints facing this project, the City Engineer finds this variance from the standards acceptable. However, the variance will also need concurrence from the Community Development Director and possibly Planning Commission.

The intersection of the two woonerfs and the local street in the NE corner of the project presents a unique situation not faced before in Cornelius. One solution is to design the intersection as a raised concrete intersection. The sidewalk on the SW quadrant will feed into the intersection with truncated domes. The sidewalk on the east side of the local street will also end at the intersection with truncated domes. A picture of a raised intersection employing these concepts that the city recently completed at 12th and Dogwood is below.



Other Street Features

Street trees are required throughout the project. The City's Public Works Standards emphasize tree diversity with a wide mix of trees required throughout the project. Cornelius uses the City of Portland's Approved Street Tree Lists.

Street lights will be Cobrahead LEDs under Option C (city owned, city maintained). Light fixtures shall be LED with a color temperature (CCT) not exceeding 3000K.

One or two gang mailboxes shall be used rather than individual mail boxes.

When development of construction drawings for the streets is initiated, the design engineer should consult with the City Engineer to agree on the location of sidewalk ADA ramps.

Water

A public water main currently exists in North 19th adjacent to the site. This water main is 12" to a point about 100-feet north of Irvine. North of that point the water main is 8". This main ends near the sidewalk opposite the park on the west side of 19th, approximately 240 feet north of Irvine.

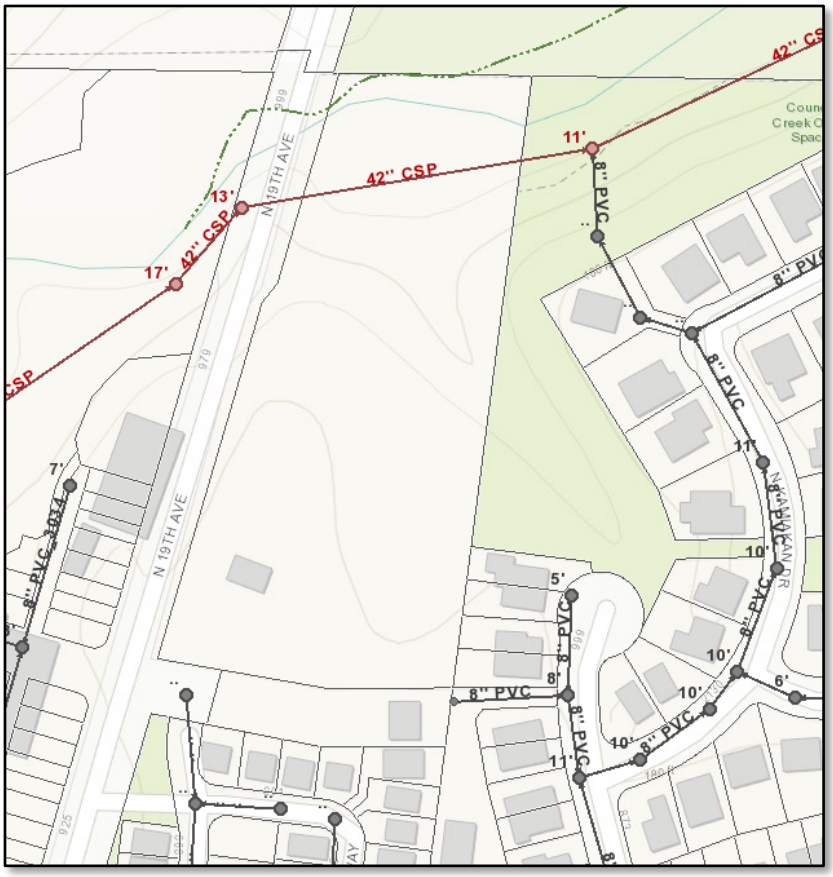
In the cul-de-sac of N. 21st Avenue, just east of the site, an 8" public water main ends in the blow-off.

A new 8" public water main shall be looped through the site and connect to the lines in N. 19th and N. 21st Avenue.

All water mains should be C-900 and built to City standards. The City Engineer will determine fire hydrant placement in consultation with the Fire Department and the design engineer.

Sanitary Sewer

The map below shows the sanitary sewers around the site. The only sewer with sufficient depth to serve the site is the CWS trunk line that follows Council Creek on the north side of the site. The applicant should tie their sanitary sewer into the CWS trunk line. While a connection permit from CWS for tapping their truck line is required, the review will be handled by the City.



Stormwater

In accordance with the regulations of Clean Water Services, storm runoff from the site must be treated and detained.

All runoff from the site needs to be treated in a public biofiltration water quality facilities. The City does not allow proprietary systems (e.g., Stormfilters) or low

impact development approaches (LIDA), except for biofiltration swales, for treatment of stormwater in City-maintained facilities.

The applicant, in their submitted materials, appears to favor use and enlargement/enhancement, as necessary, of the existing stormwater facility just east of the site. The City Engineer strongly encourages that approach.

During design, a key factor to keep in mind is access to the storm facilities such as manholes and detention structures. If the city cannot access structures and pipes, they cannot be approved. The City Engineer encourages the designers to work closely with the city to during design to ensure adequate access is provided.

Vegetated Corridors

The site is adjacent to Council Creek. Therefore, the site will need a Site Assessment approved by Clean Water Services that establishes the vegetated corridors through the site and defines the mitigation requirements to bring the corridors condition up to good. The construction plan set for infrastructure shall include the vegetated corridor mitigation plans.

The previous developer who proposed a project for this site discovered an intermittent stream running from the existing storm facility east of the site to Council Creek. This discovery killed his project. The applicant should get concurrence with Clean Water Services on the location and width of any required vegetated corridor before going too far with the project design.

Erosion Control

Because the site is larger than one acre, the project requires preparation and submittal of erosion control plans meeting the Clean Water Services (CWS) 1200-CN plans. With the improvements needed to N. 19th and the existing stormwater facility east of the site, the project will likely exceed 5 acres of disturbance, thereby requiring a 1200-C permit.

Unspecified Tracts

The preliminary drawings show a large tract SW of Lot 1. How will this tract be handled? Who will be responsible for maintaining it? How will it be landscaped? These questions needed to be answered during the design process. The City does not desire to assume maintenance responsibility for areas that serve no public purpose.

10
5
11

EIPH

Washington County, Oregon
01/22/2008 10:56:34 AM 2008-005232
D-DBS Cnt=1 Stn=9 C TOMPKINS
$10.00 $5.00 $11.00 - Total = $26.00

01208188200800052320020025

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

After recording return to:
Robert E. Kabacy
Kell, Alterman & Runstein, L.L.P.
520 SW Yamhill St., Suite 600
Portland, Oregon 97204

Until a change is requested, all tax statements shall be sent to:
No change

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that Patricia J. Decker, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto Patricia Jean Decker, Trustee, or her successor Trustee(s), in the Patricia Jean Decker Revocable Living Trust U/D/T December 13, 2007, and any amendments hereto, hereinafter called grantee, all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Washington, State of Oregon, commonly known as 934 N. 19th Avenue, Cornelius, Oregon 97123, and more particularly described as follows:

A portion of that certain tract of land located in the Northwest Quarter and the Southwest Quarter of Section 34, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon, conveyed to Albert S. Vuylsteke and Dorothy J. Vuylsteke by a deed recorded in Book 1024, page 851, in the Deed Records of said County, said portion being more particularly described as follows:

Beginning at the intersection of the centerline of Susbauer Road (County Road No. 196) and the North line of the William McLinn Donation Land Claim No. 65, which points bears South 89*50' East 14.12 chains from the Northwest corner of said Donald Land Claim, and running thence South 16*52' West along said centerline 661.51 feet to a point which is 60.00 feet distant, when measured at right angles, from the South line of said Vuylsteke tract; thence parallel with said South line South 78*43' 07" East 201.94 feet and South 89*50' East 138.22 feet to a point on the East line of said Vuylsteke tract; thence along the boundary of said Vuylsteke tract North 07*49' East 678.66 feet and North 89*50' West 236.6 feet to the point of beginning.

SUBJECT TO: 1) Statutory power of Unified Sewerage Agency; 2) That portion of the premises lying within the limits of Susbauer Road (County Rd. No. 196) and Council Creek; 3) Oil and gas lease whereby Atlantic Richfield Company is lessee recorded under Fee No. 80-13550.

The consideration for this transfer is $0 (Transfer to revocable living trust).

Non-Order Search
Doc: ORWASH:2008 00005232

Requested By: stephanie.smith, Printed: 11/6/2024 10:58 AM

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

IN WITNESS WHEREOF, the grantor has executed this instrument on December 13, 2007.

Patricia J. Decker

STATE OF OREGON)
) ss.
County of ~~Multnomah~~ Washington)

The foregoing instrument was acknowledged before me on December 13, 2007, by Patricia J. Decker.

OFFICIAL SEAL
ROBERT E KABACY
NOTARY PUBLIC-OREGON
COMMISSION NO. 401054
MY COMMISSION EXPIRES FEBRUARY 23, 2010

Notary Public, State of Oregon
My commission expires 2/23/2010

Non-Order Search Page 2 of 2 Requested By: stephanie.smith, Printed: 11/6/2024 10:58 AM
Doc: ORWASH:2008 00005232

FORM No. 682-1 – WARRANTY DEED (Individual). COPYRIGHT 1998 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

NS

Albert S. Vuylsteke, Dorothy J. Vuylsteke
2500 N.W. Susbauer Rd.
Cornelius, OR 97113
Grantor's Name and Address

Patricia J. Decker
33589 S.W. Laurel Rd.
Hillsboro, OR 97123
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Patricia J. Decker
33589 S.W. Laurel Rd.
Hillsboro, OR 97123

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Patricia J. Decker
33589 S.W. Laurel Rd.
Hillsboro, OR 97123

SPACE RESERVE FOR RECORDER'S US

STATE OF OREGON } ss
County of Washington

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 99099234
Rcct: 238638 31.00
08/24/1999 04:56:03pm

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Albert S. Vuylsteke & Dorothy J. Vuylsteke hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Patricia J. Decker hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Washington County, State of Oregon, described as follows, to-wit:

A portion of that certain tract of land located in the Northwest Quarter and the Southwest Quarter of Section 34, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon, conveyed to Albert S. Vuylsteke and Dorothy J. Vuylsteke by a deed recorded in Book 1024, page 851, in the Deed Records of said County, said portion being more particularly described as follows:
Beginning at the intersection of the centerline of Susbauer Road (County Road No. 196) and the North line of the William McLinn Donation Land Claim No. 67, which points bears South 89*50' East 14.12 chains from the Northwest corner of said Donation Land Claim, and running thence South 16*52' West along said centerline 661.51 feet to a point which is 60.00 feet distant, when measured at right angles, from the South line of said Vuylsteke tract; thence parallel with said South line South 78*43'07" East 201.94 feet and South 89*50' East 138.22 feet to a point on the East line of said Vuylsteke tract; thence along the boundary of said Vuylsteke tract North 07*49' East 678.66 feet and North 89*50' West 236.6 feet to the point of beginning.

* In fulfillment of contract recorded # 8501/1125
**lessee recorded under Fee No. 80-13550.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): SUBJECT TO: 1)Statutory power of Unified Sewerage Agency; 2) That portion of the premises lying within the limits of Susbauer Road (County Rd. No. 196) and Council Creek; 3) Oil and gas lease whereby Atlantic Richfield Company is**, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 63,500.00 * ① However, the actual consideration consists of or includes other property or value given or promised which ☒ the whole ☒ part of the (indicate which) consideration.① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument this ..... day of ....., 19.....; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

× Albert S. Vuylsteke
× Dorothy J. Vuylsteke

STATE OF OREGON, County of Washington) ss.
This instrument was acknowledged before me on 23rd August, 1999,

OFFICIAL SEAL
CURTIS A. FRAZIER
NOTARY PUBLIC-OREGON
COMMISSION NO. 319691
MY COMMISSION EXPIRES AUG 13, 2002

Notary Public for Oregon
My commission expires Aug 13/2002

From:	Tim <tim@evergreendisposalrecycling.com>
Sent:	Thursday, June 05, 2025 9:35 AM
To:	Geoff Mihalko
Cc:	Dawn Lucinio
Subject:	RE: Council Cove Subdivision - Cornelius Oregon

Good morning Geoff,

I wanted to summarize our discussion regarding the proposed Council Cove subdivision.

This subdivision like many of the new subdivisions is very tight for operating large trucks (potentially 3 trucks each week) for collection of trash and recycling. Not to mention providing adequate space (locations) at the street for placing potentially two roll carts and a glass bin at the curb on collection days for each tax lot.

This subdivision has one access point off N. 19th Ave. The street width is only 20 feet, with only one place to turn a truck around at the northern intersection of Street A and Woonerf. It is imperative there are no vehicles, trailers, stuff on Street A and dead end Woonerfs. If Street A and the Woonerfs are private drives, I strongly recommend NO PARKING – FIRE LANE signs posted everywhere, so the no parking can be enforced.

As you are aware our service trucks all work from the right side of the truck, so routes are set up according. As we enter the subdivision the first stop is lot 34, continuing through lot 16 (lots 27,28,29, 30 will need to place their carts at street A). The truck would then back out of the Woonerf to set up to proceed with collection of lots 15,14,13,12,11. Ideally lots 6,7,8,9,10 will place their carts on the north side of the woonerf in front / next to the carts from lots 11-15 so we only enter this area one time. We would service lots 5,4,3,2,1 on the way out of the subdivision.

Please call with any questions you may have. Thank you for contacting us and asking for our input.

Tim

Tim Brady
Evergreen
DISPOSAL & RECYCLING INC.
8145 NE Nicholas, Ct.
Hillsboro, Oregon 97123
P.O. Box 5069 | Aloha OR 97006
(503)357-3510 office
(971)424-8237 cell

Clean Water Services

CWS File Number

AMENDED Service Provider Letter

24-001681

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).

Jurisdiction:	City of Cornelius	**Review Type:**	Minor Encroachment
		SPL Original Date:	August 29, 2024
Site Address / Location:	934 N 19th Ave Cornelius, OR 97113	**SPL Amendment Date:**	June 10, 2025
		SPL Expiration Date:	June 10, 2027

Applicant Information:		**Owner Information:**	
Name	CALE DONEY	Name	
Company	SAGE BUILT HOMES	Company	SAGE BUILT HOMES
Address	1815 NW 169TH PL SUITE 1040 BEAVERTON OR 97006	Address	1815 NW 169TH PL SUITE 1040 BEAVERTON OR 97006
Phone/Fax	(503) 533-5167	Phone/Fax	
E-mail:	caled@sagebuilthomesllc.com	E-mail:	

Tax lot ID	**Development Activity**
1N334CA00201	Residential Subdivision

Pre-Development Site Conditions:		**Post Development Site Conditions:**	
Sensitive Area Present:	[X] On-Site [X] Off-Site	Sensitive Area Present:	[X] On-Site [X] Off-Site
Vegetated Corridor Width:	Variable	Vegetated Corridor Width:	Variable
Vegetated Corridor Condition:	Degraded		

Enhancement of Remaining Vegetated Corridor Required: [X]

Square Footage to be enhanced: 22,857

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
Retaining Wall, Stormwater Outfall (Permanent Encroachment; Mitigation Required)	93

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
On-site VC Replacement	100

[X] Conditions Attached [X] Development Figures Attached (2) [X] Planting Plan Attached [X] Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. **If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits. No wetland impacts proposed for this project.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. Prior to ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. For Vegetated Corridors that extend 35 feet from the break in slope, the width of Vegetated Corridors may be reduced to 15 feet wide if a stamped geotechnical report confirms that slope stability can be maintained with the reduced setback from the break in slope.
13. **For Vegetated Corridors greater than 50 feet in width, the applicant shall enhance the first 50 feet closest to the sensitive area to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.**
14. **For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.**
15. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
16. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management

Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

17. Clean Water Services and/or City shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&0 19-5, Appendix A, as amended by R&O 19-22).

18. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.**

19. **Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.**

20. **For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services may require that the Sensitive Area and Vegetated Corridor be contained in a separate tract and subject to a ""STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY"" to be granted to the City or Clean Water Services.**

FINAL PLANS

21. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.

22. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).

23. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.

24. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Stacy Benjamin

Stacy Benjamin
Environmental Plan Review

Attachments (5)

D:\PROJECTS\ESA\Projects\24001-24100\24023 Sage Built, Cornelius\CAD\24023 Figures.dwg, 8/23/2024 5:44:38 AM

1N3 34
TL 500

WETLAND
35,384 SF/0.812 AC

20' WIDE SANITARY SEWER EASEMENT
PER DOCUMENT NO. 89-062161

1N3 34CA
TL 17300
TRACT "G"

DP6
DP5
DP3
DP4
DP2
DP1

DEGRADED
DEGRADED

CWS V.C.
22,823 SF/0.524 AC

50' V.C.
50' V.C.

15' SLOPE SETBACK
w/ GEOTECH APPROVAL

15' SLOPE SETBACK
w/ GEOTECH APPROVAL

35' SLOPE SETBACK
35' SLOPE SETBACK

PROPOSED
RETAINING WALL

INTERMITTENT STREAM
The intermittent drainage within the northeast of the site was determined to have no Vegetated Corridor buffer according to DWS CDC Table 3-1, due to the fact that the drainage basin for the resource is less than 10 acres. (CWS CDC Chapter 3, Table 3-1)

1N3 34CA
TL 201

1N3 34CA
TL 9000
LOT 123

N. 19TH AVENUE

TRACT C
N. 20TH AVE
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
"SHEELAR PARK"
1N3 34CA
TL 200

CWS FILE NO. 24-001681
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 8/29/2024
SPL ATTACHMENT 1 OF 3

Amended SPL

CWS FILE NO. 24-001681
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 6/10/2025
SPL ATTACHMENT 1 OF 5

LEGEND

- STUDY AREA 3.92± AC
- WETLAND 35,384 SF / 0.812 AC
- CWS VC–DEGRADED 22,857 SF / 0.525 AC
- V.C.–15' SETBACK FROM BREAK IN SLOPE
- SLOPE BREAK
- DP2 DATA PLOT
- 1 PHOTO POINT

FIGURE 3

Rev: 8/23/2024
Job: 24023
Date: 7/25/2024
Mod. By: PD
Base Map Source: Pioneer Design Group

N
1"=50
0 25 50

EXISTING CONDITIONS

934 N. 19th Avenue
Cornelius, Oregon

Environmental Science & Assessment, LLC
4831 NE Fremont St., Suite 2B
Portland, OR 97213
Phone: 503.478.0424
www.esapdx.com

Amended SPL

CWS FILE NO. 24-001681
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 6/10/2025
SPL ATTACHMENT 2 OF 5

1N3 34
TL 500

WETLAND
35,384 SF/0.812 AC

20' WIDE SANITARY SEWER EASEMENT
PER DOCUMENT NO. 89-062161

1N3 34CA
TL 17300
TRACT "G"

WETLANDS

DEGRADED

CWS V.C.
22,823 SF/0.524 AC

50' V.C.

INTERMITTENT STREAM
The intermittent drainage within the northeast of the site was determined to have no Vegetated Corridor buffer according to DWS CDC Table 3-1, due to the fact that the drainage basin for the resource is less than 10 acres. (CWS CDC Chapter 3, Table 3-1)

N. 19TH AVENUE

15' SLOPE SETBACK
w/ GEOTECH APPROVAL

ENCROACHMENT
62 SF/0.001 AC

MITIGATION
100 SF/0.002 AC

ENCROACHMENT
31 SF/0.001 AC

PROPOSED
RETAINING WALL
NO ADDITIONAL
DISTURBANCE

1N3 34CA
TL 201

WOONERF STREET

STORMWATER ESMT

"COUNCIL CREEK ESTATES"

STREET A

1N3 34CA
TL 9000
LOT 123

1N3 34CA
TL 200

TRACT C

N. 20TH AVENUE

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5

"SHEELAR PARK"

LEGEND

- STUDY AREA 3.92± AC
- WETLAND 35,384 SF / 0.812 AC
- CWS V.C. - DEGRADED 22,887 SF / 0.525 AC
  V.C. ENHANCEMENT TO GOOD CONDITION (22,857 SF)
  228 TREES
  1,143 SHRUBS
- V.C. - 15' SETBACK FROM BREAK IN SLOPE
- SLOPE BREAK
- ENCROACHMENT 93 SF / 0.002 AC
- ENCROACHMENT 93 SF / 0.002 AC
  1 TREE, 5 SHRUBS

FIGURE 4

Rev: 6-2-2025
Job: 24023
Date: 7/25/2024
Mod. By: PD
Base Map Source: Pioneer Design Group

N
1"=50
0 25 50

SITE PLAN

934 N. 19th Avenue
Cornelius, Oregon

Environmental Science & Assessment, LLC
4831 NE Fremont St., Suite 2B
Portland, OR 97213
Phone: 503.478.0424
www.esapdx.com

between the existing VC and proposed development to act as additional buffer of the Sensitive Area.

- A mitigation area was added northeast of the proposed stormwater outfall, 93 SF. This area will be planted at 100% of plant density standards for CWS.

VC Mitigation (93 SF): 1 Tree & 5 Shrubs

Table 1. Plant List for Mitigation Area

Common Name	*Scientific Name*	Plant Form/Size [1]	Plant Spacing (ft on center)	Total Number of plants
VC Enhancement (93 SF)				
Trees				1
Pacific willow	*Salix lasiandra*	1 gal/3'	10 ft O.C.	1
Shrubs				5
Douglas's spiraea	*Spiraea douglasii*	1 gal/1.5'	Clustered	2
Clustered rose	*Rosa pisocarpa*	1 gal/1.5'	Clustered	3
			TOTAL	**6**

- NOTES: [1] Substitutes for plant form (e.g. bare root) and species may be used based on availability.
- [2] Individual species quantities to be determined during landscaping

Table 2. Mitigation Area Seed Mix

Common Name	Scientific Name	Percentage of Seed Mix **
Slender Rush	*Juncus tenuis*	25
One-sided-rush	*Carex unilateralis*	20
Tufted hairgrass	*Deschampsia cespitosa*	20
Spike bentgrass	*Agrostis exarata*	10
Dense-flower willowherb	*Epilobium densiflorum*	5
California Oat Grass	*Danthonia californica*	20
	TOTAL	**100**

*Seeding rate of pure live seed (PLS) in 30 pounds per acre for hydroseed application.

Amended SPL

CWS FILE NO. 24-001681
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 6/10/2025
SPL ATTACHMENT 3 OF 5

VC Enhancement

- No changes in VC enhancement is proposed at this time. The enhancement encompasses 22,857 SF (228 Trees & 1,143 SF), see the approved SPL (CWS 24-001681)

Table 1. Plant List for Enhancement Area

Common Name	*Scientific Name*	**Plant Form/Size** [1]	**Plant Spacing (ft on center)**	**Total Number of plants**
VC Enhancement (22,823 SF)				
Trees				228
Big leaf maple	*Acer macrophyllum*	2 gal/36"	10 ft O.C.	---[2]
Red alder	*Alnus rubra*	2 gal/36"	10 ft O.C.	---[2]
Western redcedar	*Thuja plicata*	2 gal/24"	10 ft O.C.	---[2]
Pacific willow	*Salix lasiandra*	1 gal/3'	10 ft O.C.	---[2]
Douglas hawthorn	*Crataegus douglasii*	2 gal/2'	10 ft O.C.	---[2]
Shrubs				1,141
Red Osier dogwood	*Cornus sericea*	1 gal/2'	Clustered 2 ft O.C.	---[2]
Douglas's spiraea	*Spiraea douglasii*	1 gal/1.5'	Clustered	---[2]
Clustered rose	*Rosa pisocarpa*	1 gal/1.5'	Clustered	---[2]
Tall Oregon-grape	*Mahonia aquifolium*	1 gal/18"	4-5 ft O.C.	---[2]
Black twinberry	*Lonicera involucrata*	1 gal/1.5'"	Single	---[2]
Osoberry	*Oemleria cerasiformis*	2 gal/2'	Clustered 2 ft O.C.	---[2]
Snowberry	*Symphoricarpos albus*	1 gal/18"	4-5 ft O.C.	---[2]
Sword fern	*Polystichum munitum*	2 gal	Cluster	---[2]
Serviceberry	*Amelanchier alnifolia*	2 gal/2'	Single	---[2]
Red elderberry	*Sambucus racemosa*	1 gal/1.5'	Single	---[2]
Vine maple	*Acer circinatum*	2 gal/ 2'	Single	---[2]
			TOTAL	**1,369**

- NOTES: [1] Substitutes for plant form (e.g. bare root) and species may be used based on availability.
- [2] Individual species quantities to be determined during landscaping

Amended SPL

CWS FILE NO. 24-001681
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 6/10/2025
SPL ATTACHMENT 4 OF 5

Table 2. Enhancement Area Seed Mix

Common Name	Scientific Name	Percentage of Seed Mix **
Native Wildflower/Grass Mix		
Western manna-grass	*Glyceria occidentalis*	15
Blue wildrye	*Elymus glaucus*	30
Meadow barley	*Hordeum brachyantherum*	15
Spike bentgrass	*Agrostis exarata*	20
California Oat Grass	*Danthonia californica*	20
	TOTAL	**100**

- *Seeding rate of pure live seed (PLS), 35 pounds per acre for hydroseed application. **Seed mix application quantity is to be calculated for VC planting area and is subject to availability and measure PLS.

Amended SPL

CWS FILE NO. 24-001681
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 6/10/2025
SPL ATTACHMENT 5 OF 5

Preliminary Storm Drainage Report

Council Cove

Cornelius, Oregon



Applicant:
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VALID THROUGH 12-31-24

Date: October 25, 2024
Prepared by: Ryan Stallings
Reviewed by: Geoff A. Mihalko, PE
PDG Job No. 155-027

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APPENDIX 'A' – CLEAN WATER SERVICES' MAPS & HYDROMODIFICATION MAP
APPENDIX 'B' – DETENTION POND SIZING CALCULATIONS
APPENDIX 'C' – COUNCIL CREEK ESTATES STORM REPORT EXCERPTS

1.0 INTRODUCTION

This report represents the preliminary storm drainage and stormwater analysis for the Council Cove subdivision project. The basis of this report is to comply with City of Cornelius, Washington County, Clean Water Services (CWS), and the State of Oregon's regulations and engineering standards as well as the latest edition of the Oregon Plumbing Specialty Code (OSPC). Compiled in this report are the design criteria for the site, the hydrologic methodology, and the preliminary drainage analysis.

2.0 SITE DESCRIPTION AND LOCATION

The proposed project is a 34-lot subdivision for single-family attached housing. The property is identified as tax lot 201 of Tax Map 1N334CA and is approximately 4.12 acres. The site is currently addressed as 934 N 19th Avenue, Corneilus and is located on the east side of N 19th Avenue, northeast of the intersection with N Irvine Street, in the City of Cornelius. The property is zoned A-2, multi-family residential, by the City of Cornelius zoning map and standards.

3.0 EXISTING CONDITIONS

The existing site is undeveloped, partially treed, and contains (1) small existing single family abandoned residence. There is an existing wetland on the north side of the subject property. (1) existing shed and most of the existing trees will be removed as required to construct the subdivision improvements.

3.1 Site Topography

The property is moderately steep and generally slopes from south to north at approximately a 10% average grade. The high point of the site is at the southwestern most corner, fronting N 19th Avenue, at an elevation of approximately 180 feet. The relative low point of the site is in the north at the edge of water, at an elevation of approximately 146 feet.

3.2 Soil Type

On-site soils are classified as Cove silty clay loam, Quatama loam, Xerochrepts and Haploxerolls, and Verboot silty clay loam with the corresponding hydrologic soil group (HSG) designations 'D', 'C', 'B', and 'D'. For more information, see the Natural Resources Conservation Service (NRCS) soil survey for Washington County included in this report.

3.3 Runoff Curve Numbers

Predeveloped pervious areas will use runoff curve numbers (RCN) of 74, corresponding to "Open Space" cover type (HSG designation 'C') in good condition in the immediate area around the house, and also an RCN of 74, corresponding to pasture, grassland, or range --

continuous forage for grazing beyond the immediate yard of the house and down the hillside. Developed pervious areas will use a runoff curve number (RCN) of 74 corresponding to "Open Space" cover type (HSG designation 'C') in good condition. A runoff curve number of 75 will be used for all existing impervious areas and a runoff curve number of 98 for all proposed impervious areas (refer to the *SCS Runoff Curve Numbers* Exhibit).

Table 3.3 – Runoff Curve Numbers		
Land Description	Existing RCN	Proposed RCN
Open Space, Good Condition	74	--
Pasture, grassland, or range -- continuous forage for grazing	74	--
Impervious Areas	75	98

4.0 PROPOSED IMPROVEMENTS

The proposed development will construct impervious surfaces as a result of public/private street improvements, private driveways, and construction of new homes. Public utilities will be extended throughout the site for the use of the proposed lots. The receiving reach for the project is identified on the District's Hydromodification Map as having a Moderate-Risk Level. This site also contributes more than 80,000 sf of impervious surface categorizing it as a "large" site, thus a Hydromodification Assessment of the project requires the proposed development to meet a Category 2 stormwater approach (refer to *Appendix A – Clean Water Services' Maps and Hydromodification Map*) per Section 4.03 of the *Design and Construction Standard's for Sanitary and Storm Water Management* (R&O 19-5).

An existing stormwater quality swale constructed as part of the Council Creek Estates subdivision located east of the proposed site and directly north of N. 21st Avenue will be redesigned and reconstructed to treat and detain the stormwater created by the new impervious areas of the proposed development.

As part of the proposed improvements, water quality runoff from the existing Council Creek Estates subdivision will be treated with the proposed stormwater from the proposed subdivision in a combined stormwater treatment facility.

4.1 Hydrology/Hydraulic Methodology

Using the Santa Barbara Urban Hydrograph (SBUH) method based on a Type 1A rainfall distribution, the site has been analyzed to determine the proposed peak runoff rates for the 2, 5, and 10-year 24-hour storm event. The SBUH method uses runoff curve numbers in conjunction with the property's hydrologic soil group to model the site's permeability.

A predeveloped time of concentration of 26.70 minutes, and a developed time of concentration of 7.89 minutes were calculated using the methodology outlined in the TR-55 technical manual *(refer to the Time of Concentration Calculations and Exhibits)*.

Rainfall depths for all storm events used in the calculations and design of the proposed storm drainage system are found in latest edition of Clean Water Services (CWS) Design and Construction Standards (R&O 19-5) and as shown below.

Table 4.1 – 24-Hour Rainfall Depths (CWS)					
Recurrence Interval, Years	2	5	10	25	100
24-Hour Depths, Inches	2.50	3.10	3.45	3.90	4.50

4.2 Water Quality

As required by Clean Water Services, runoff from any new impervious surfaces as well as existing impervious areas to remain will be treated. The water quality facility is designed to treat storm water generated by 0.36 inches of precipitation falling in 4 hours with an average storm return period of 96 hours. The water quality facilities, in conjunction with the sumped catch basins, will remove a minimum of 65% of the Total Phosphorous (TP) from the storm water runoff.

A water quality pond located east of the site and directly north of N.21st Avenue will provide treatment for all impervious surfaces relevant to the proposed development in accordance with Clean Water Services' *Design and Construction Standard's for Sanitary and Storm Water Management* (R&O 19-5) Section 4.04. According to Section 4.03.5.b.2, the water quality facility has also been designed for Peak-Flow Matching Detention using design criteria described in Section 4.08.6.

The water quality pond has been designed to treat the entire 113,833 sf (2.61 ac) of new and modified impervious area from the project (see attached *Water Quality Pond Calculations*). In addition, the water quality pond has been designed to accept and treat 8.42 acres of existing impervious surface from Council Creek Estates that was already contributing runoff to the existing stormwater swale. (Reference *Drainage at Council Creek Estates* stormwater memo, by Land Development Consultants, Inc., dated March 15, 1996.)

A water quality manhole installed upstream of the facility will provide pretreatment for the collected runoff from the proposed subdivision before discharging into the pond (see attached *Water Quality Manhole Calculations*).

The following summarizes the water quality pond parameters of the development:

Table 4.2 – CWS Water Quality Pond	
Permanent Pool Depth (ft.)	0.2 ft.
Permanent Pool Elevation (ft.)	160.80 ft.
Water Quality Storage Volume (cf.)	13,525 cuft.
Water Quality Storage Elevation (ft.)	164.61 ft.
Water Quality Orifice Size (in.)	1.25 in.
Pond Bottom Elevation (ft.)	161.00 ft.
Freeboard Elevation (ft.)	166.15 ft.

4.3 Detention

Water quantity control (detention) is being provided with this development in the proposed detention pond based upon CWS design standards.

Based on the CWS hydromodification map, the project site falls within the moderate risk level. Per CWS section 4.03.3, the site falls under development class 'Developed Area' and is a project size category of 'Large". Per CWS table 7-2 Hydromodification Approach Project Category Table, a Developed/Moderate/Large site will fall under Category 2. To satisfy the hydromodification criteria, the project proposes to use Peak-Flow Matching Detention in accordance with Sections 4.08.6.

The maximum elevation of the proposed water quality/detention pond will be at 161.51 feet for the 10-year storm. A chain link fence will surround the detention pond for safety and maintenance purposes with appropriate jurisdictional signage.

A flow control manhole with two orifices will attenuate the post-developed peak runoff for the 2, 5, 10-year storm events to the respective 50%-2 year, 5-year, and 10-year predeveloped peak flows for the facility. Orifice "A" will be sized to meet the 48-hour drawdown requirements of the water quality pond, while Orifice "B" will be set above the water quality storm volume elevation to attenuate larger storms. The pond will have a final total storage volume of 9,370 cubic feet (refer to the *Detention Pond Calculations*).

Storm Event (yr)	Developed (cfs)	Required Released Outflow (cfs)	Actual Released Outflow (cfs)	Water Surface Elevation in Facility (ft.)
WQ	0.94	0.08	0.08	164.61
2	1.49	0.08 (1/2-2yr)	0.08	165.06
5	1.90	0.36	0.28	165.14
10	2.15	0.49	0.36	165.15

4.4 Conveyance

Runoff from the private and public streets, and the proposed lots will be conveyed to the proposed stormwater pond via sumped catch basins, manholes and underground storm drain lines. Treated stormwater will be discharged from the pond into the existing resource at the 100-year floodplain limits.

Per the requirements of CWS, the drainage system has been designed to convey the 25-year storm event using a Manning's 'n' value of 0.013 without surcharging the proposed underground pipe network. The entire shed area can be safely conveyed in a 12" pipe with a 0.75% slope (refer to the *Conveyance Calculations)*, prior to outfalling into the proposed stormwater facility. The proposed storm facility receives an additional 0.76 cfs of water quality flow from the Council Creek Estates subdivision. After the stormwater is treated and detained in the pond and attenuated by a flow control manhole, the conveyance system will reconverge with the existing 18" high-flow bypass at an emergency overflow structure. At that manhole structure, the conveyance system will be receiving the additional 9.52 cfs of high-flow stormwater from Council Creek Estates. From that point on, the stormwater from the proposed site and the existing Council Creek Estates subdivision will be conveyed to the resource via a 24" diameter storm pipe at a slope of 1.40%. A riprap pad dissipating this flow into the resource is proposed at the outfall point.

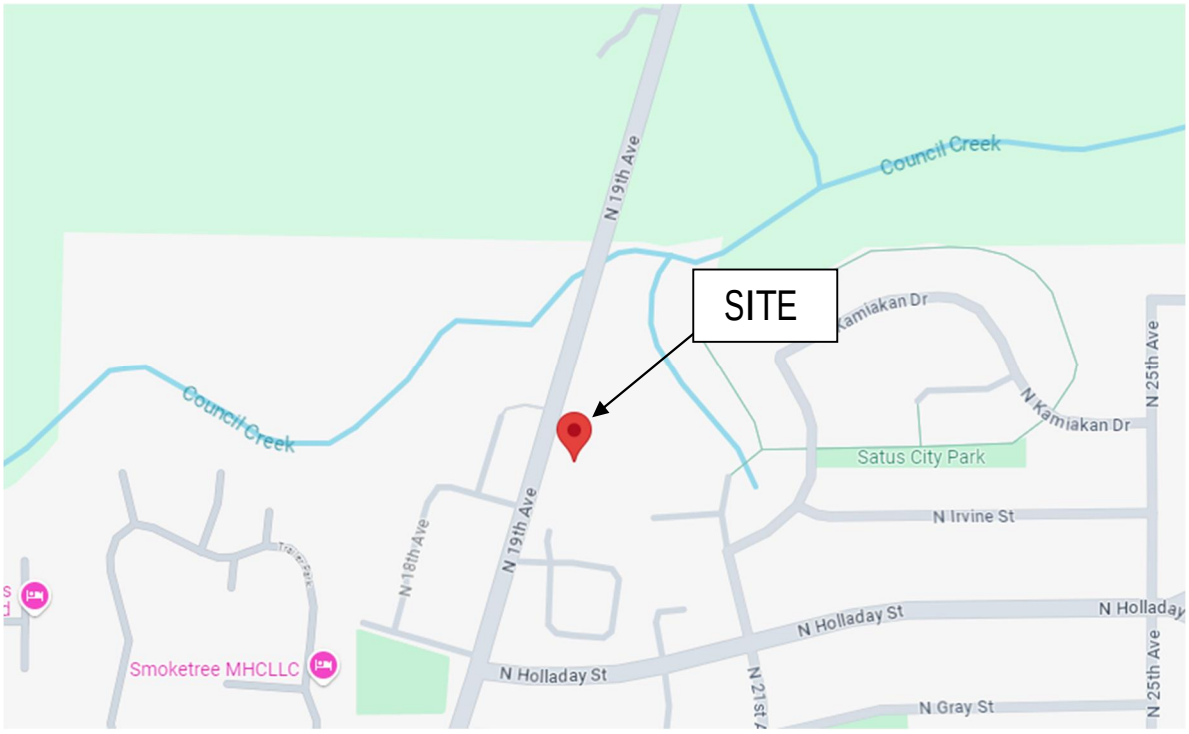
5.0 DOWNSTREAM ANALYSIS

The project is providing detention in accordance with the hydromodification standards for the development. As such, stormwater is being released from the proposed facility at or below the pre-developed condition and a downstream analysis is not required as part of this project.

6.0 CONCLUSION

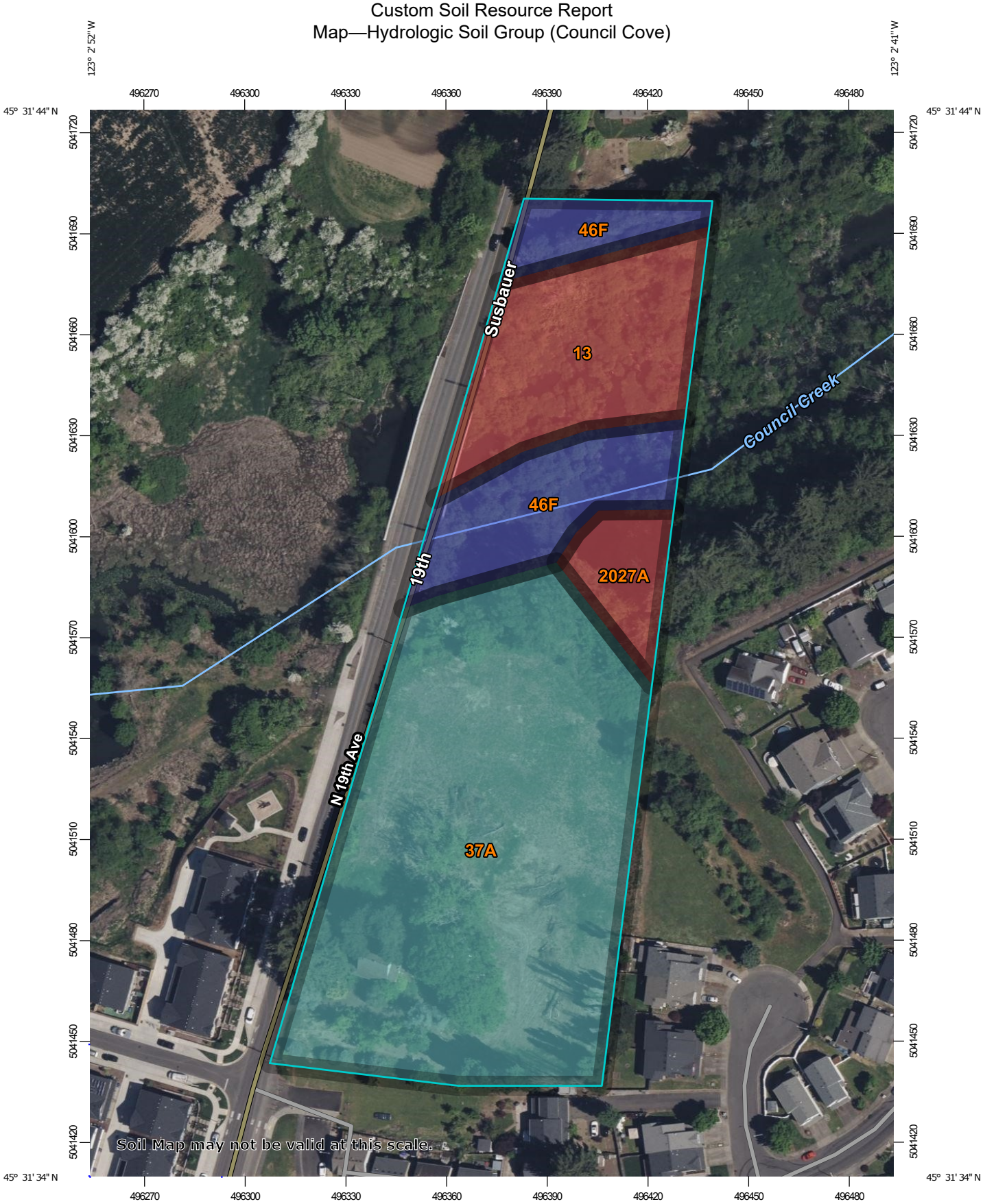
Based on the supporting stormwater calculations and attached analysis, it is the opinion of Pioneer Design Group that the development of the Council Cove subdivision project will not adversely affect the existing downstream drainage system or adjacent property owners. We have provided water quality treatment and quantity control for the development meeting current hydromodification standards. Therefore, all of the requirements associated with the Washington County and Clean Water Services' design and construction standards have been met for this project.

7.0 VICINITY MAP



ENGINEERING CALCULATIONS AND SPREADSHEETS

Custom Soil Resource Report
Map—Hydrologic Soil Group (Council Cove)



Map Scale: 1:1,540 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon
Survey Area Data: Version 24, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 17, 2023—Jun 3, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group (Council Cove)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
13	Cove silty clay loam	D	0.9	17.7%
37A	Quatama loam, 0 to 3 percent slopes	C	3.1	61.4%
46F	Xerochrepts and Haploxerolls, very steep	B	0.8	15.9%
2027A	Verboort silty clay loam, 0 to 3 percent slopes	D	0.3	5.1%
Totals for Area of Interest			**5.1**	**100.0%**

Rating Options—Hydrologic Soil Group (Council Cove)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

SOIL FEATURES FOR WASHINGTON COUNTY

Soil name and map symbol	Hydro-logic group	Flooding		
		Frequency	Duration	Months
Aloha:				
1	C	NONE	NONE	NONE
Amity:				
2	C	NONE	NONE	NONE
Astoria:				
3E, 3F	B	NONE	NONE	NONE
Briedwell:				
4B, 5B, 5C, 5D	B	NONE	NONE	NONE
Carlton:				
6B, 6C	B	NONE	NONE	NONE
Cascade:				
7B, 7C, 7D, 7E, 7F	C	NONE	NONE	NONE
Chehalem:				
8C	C	NONE	NONE	NONE
Chehalis:				
9, 10	B	COMMON	BRIEF	NOV-MAR
Cornelius:				
11B, 11C, 11D, 11E, 11F:				
Cornelius part	C	NONE	NONE	NONE
Kinton part	C	NONE	NONE	NONE
Cornelius Varient:				
12A, 12B, 12C	C	NONE	NONE	NONE
Cove:				
13, 14	D	COMMON	BRIEF	DEC-APR
Dayton:				
15	D	NONE	NONE	NONE
Delena:				
16C	D	NONE	NONE	NONE
Goble:				
17B, 17C, 17D, 17E, 18E, 18F	C	NONE	NONE	NONE
Helvetia:				
19B, 19C, 19D, 19E	C	NONE	NONE	NONE
Hembre:				
20E, 20F, 20G	B	NONE	NONE	NONE
Hillsboro:				
21A, 21B, 21C, 21D	B	NONE	NONE	NONE
Hubberly:				
22	D	NONE	NONE	NONE
Jory:				
23B, 23C, 23D, 23E, 23F	C	NONE	NONE	NONE
Kilchis:				
24G				
Kilchis part	C	NONE	NONE	NONE
Klickitat part	B	NONE	NONE	NONE

SOIL FEATURES FOR WASHINGTON COUNTY

Soil name and map symbol	Hydro-logic group	Flooding		
		Frequency	Duration	Months
Klickitat:				
25E, 25F, 25G	B	NONE	NONE	NONE
Knappa:				
26	B	NONE	NONE	NONE
Lablish:				
27	D	FREQUENT	VERY LONG	DEC - APR
Laurelwood:				
28B, 28C, 28D, 28E, 29E, 29F	B	NONE	NONE	NONE
McBee:				
30	B	FREQUENT	BRIEF	NOV - MAY
Melborne:				
31B, 31C, 31D, 31E, 31F	B	NONE	NONE	NONE
Melby:				
32C, 32D, 32E, 33E, 33F, 33G	C	NONE	NONE	NONE
Olyic:				
34C, 34D, 34E, 35E, 35F, 35G	B	NONE	NONE	NONE
Pervina:				
36C, 36D, 36E, 36F	C	NONE	NONE	NONE
Quatama:				
37A, 37B, 37C, 37D	C	NONE	NONE	NONE
Saum:				
38B, 38C, 38D, 38E, 38F	C	NONE	NONE	NONE
Tolke:				
39E, 39F	B	NONE	NONE	NONE
Udifluvents:				
40	B	FREQUENT	VERY LONG	NOV - APR
Verboot:				
42	D	FREQUENT	BRIEF	DEC - APR
Wapato:				
43	D	FREQUENT	BRIEF	DEC - APR
Willamette:				
44A, 44B, 44C, 44D	B	NONE	NONE	NONE
Woodburn:				
45A, 45B, 45C, 45D	C	NONE	NONE	NONE
Xerchrepts:				
46F				
Xerochrepts part	B	NONE	NONE	NONE
Haploxerolls part	C	NONE	NONE	NONE
47D				
Xerochrepts part	D	NONE	NONE	NONE
Rock outcrop part				



LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- CENTER LINE
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- UNDERGROUND POWER LINE
- OVERHEAD WIRE
- WOOD FENCE (AS NOTED)
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- CONIFEROUS TREE (DBH)
- DECIDUOUS TREE (DBH)
- CATCH BASIN/DRAIN INLET
- STORM DITCH INLET
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- GAS VALVE
- GAS METER
- STREET SIGN
- MAILBOX
- ELECTRIC PEDESTAL
- LIGHT POLE
- POWER POLE
- COMMUNICATION VAULT
- TELECOMMUNICATION PEDESTAL
- UTILITY EXTENSION
- FOUND SURVEY MONUMENT AS NOTED
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING BUILDING FOOTPRINT
- EXISTING TREE TO BE REMOVED
- -1.0% EXISTING SLOPE DIRECTION

DEMOLITION NOTES

1. EXISTING BUILDING TO BE REMOVED.
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING OVERHEAD WIRES TO REMAIN.
4. EXISTING OUTFALL TO REMAIN.
5. EXISTING CONCRETE TO BE REMOVED.
6. EXISTING WATER STRUCTURE TO BE REMOVED.
7. EXISTING ASPHALT DRIVEWAY APPROACH TO BE REMOVED.
8. EXISTING CURB TO BE REMOVED AND RECONSTRUCTED PER SITE PLAN.
9. EXISTING ULTRA BLOCK WALL TO BE REMOVED AND NEW WALL CONSTRUCTED PER GRADING PLAN.
10. EXISTING OVERHEAD LINES TO GO UNDERGROUND AT THIS POLE.
11. PROPOSED UNDERGROUND UTILITIES TO RETURN TO OVERHEAD AT THIS POLE.

SCALE
40 0 20 40
1 INCH = 40 FEET

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EXISTING CONDITIONS & DEMOLITION PLAN

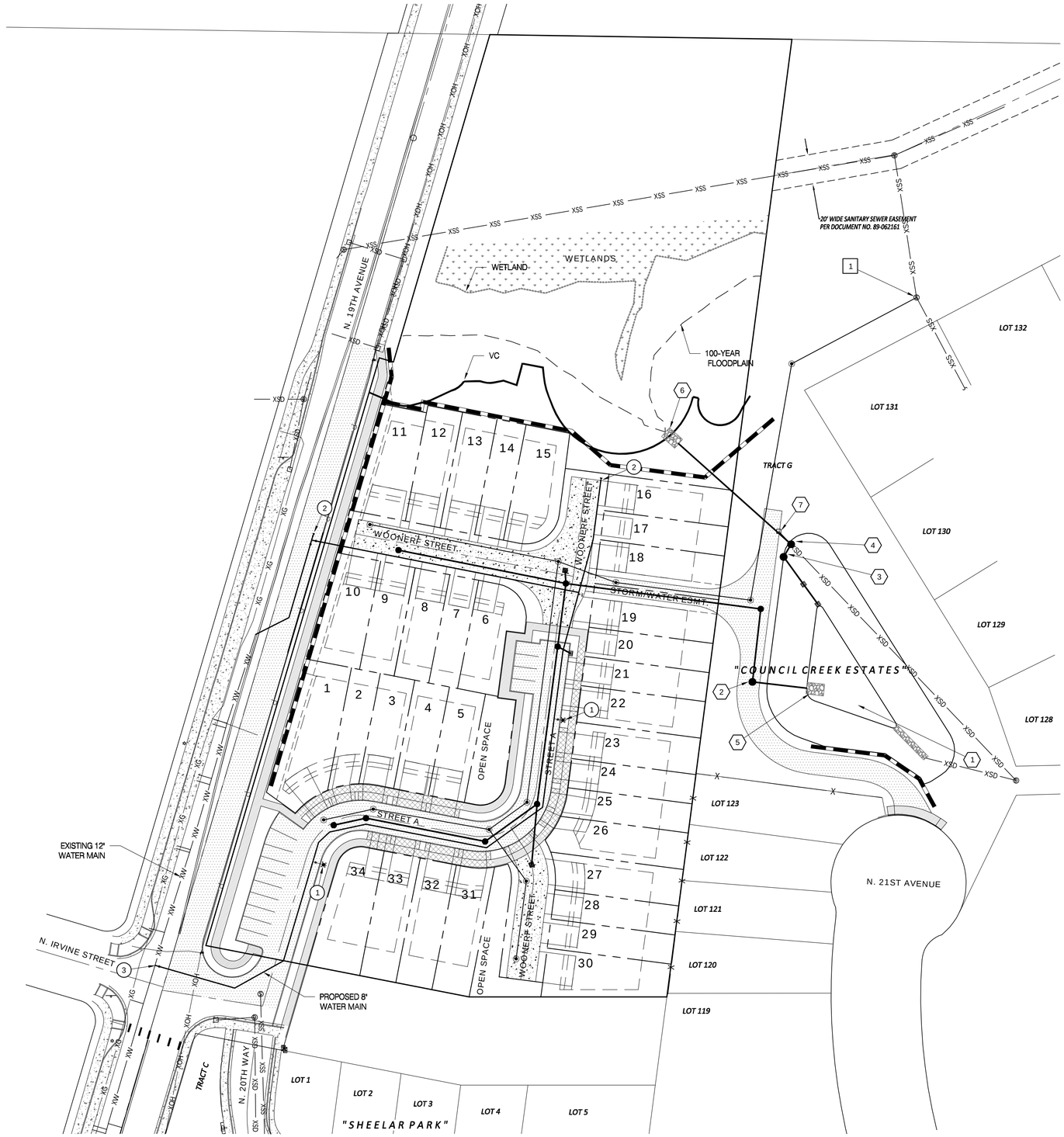
COUNCIL COVE
CITY OF CORNELIUS, OREGON

Designed by	GAM	Date	10/2024
Drawn by	RAS	Date	10/2024
Reviewed by	GAM	Date	10/2024
Project No.	155-027	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project COUNCIL COVE
No. 155-027
Type PLANNING
Sheet P2.0

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LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED STANDARD CURB
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED WATER LINE AND VALVE
- APPROXIMATE STREET LIGHT LOCATION (FINAL LOCATION WILL BE DESIGNED BY A LIGHTING DESIGNER).

WATER NOTES

1. PROPOSED FIRE HYDRANT TO SERVE SITE.
2. PROPOSED BLOWOFF VALVE.
3. PROPOSED 8" MAIN TO CONNECT TO EXISTING 12" WATERLINE.
4. PROPOSED WATER MAIN EXTENSION TO LOOP WATER SYSTEM.

SANITARY NOTES

1. CONNECT TO EXISTING 48" SANITARY MANHOLE.

STORM NOTES

1. PROPOSED WATER QUALITY AND DETENTION FACILITY TO TREAT AND DETAIN RUNOFF FROM THE SITE AND TREAT EXISTING RUNOFF FROM COUNCIL CREEK ESTATES.
2. PROPOSED WATER QUALITY MANHOLE.
3. PROPOSED FLOW CONTROL MANHOLE.
4. PROPOSED EMERGENCY OVERFLOW MANHOLE.
5. PROPOSED STORM OUTFALL TO STORM FACILITY.
6. PROPOSED STORM OUTFALL TO RESOURCE.
7. EXISTING AREA DRAIN TO BE REMOVED.
8. EXISTING STORM OUTFALL TO REMAIN.

NOTE: GRADING (INCLUDING WALLS) MAY CHANGE WITH FINAL ENGINEERING DESIGN.

SCALE
40 0 20 40
1 INCH = 40 FEET

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PRELIMINARY COMPOSITE UTILITY PLAN

COUNCIL COVE
CITY OF CORNELIUS, OREGON

Designed by	GAM	Date	10/2024
Drawn by	RAS	Date	10/2024
Reviewed by	GAM	Date	10/2024
Project No.	155-027	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project COUNCIL COVE
No. 155-027
Type PLANNING
Sheet P7.0

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RUNOFF CURVE NUMBERS (TR55)

Table 2-2a: Runoff curve numbers for urban areas [1]

Cover description		CN for hydrologic soil group				
Cover type and hydrologic condition	Average percent impervious area[2]	A	B	C	D	
Fully developed urban areas (vegetation established)						
Open space (lawns, parks, golf courses, cemeteries, etc.) [3]:						
Poor condition (grass cover <50%)		68	79	86	89	
Fair condition (grass cover 50% to 75%)		49	69	79	84	
Good condition (grass cover >75%)		39	61	74	80	PRE
Impervious areas:						
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	75/98	98	PRE/POST
Streets and roads:						
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98	
Paved; open ditches (including right-of-way)		83	89	92	93	
Gravel (including right-of-way)		76	85	89	91	
Dirt (including right-of-way)		72	82	87	89	
Western desert urban areas:						
Natural desert landscaping (pervious areas only) [4]		63	77	85	88	
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96	
Urban districts:						
Commercial and business	85	89	92	94	95	
Industrial	72	81	88	91	93	
Residential districts by average lot size:						
1/8 acre or less (town houses)	65	77	85	90	92	
1/4 acre	38	61	75	83	87	
1/3 acre	30	57	72	81	86	
1/2 acre	25	54	70	80	85	
1 acre	20	51	68	79	84	
2 acres	12	46	65	77	82	
Developing urban areas						
Newly graded areas (pervious areas only, no vegetation) [5]	77	86	91	94		
Idle lands (CNs are determined using cover types similar to those in table 2-2c)						

1: Average runoff condition, and $I_a = 0.2S$.

2: The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas hava a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

3: CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

4: Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

5: Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

MANNING'S "n" VALUES

SHEET FLOW EQUATION MANNING'S VALUES	n_s
Smooth Surfaces (concrete, asphault, gravel, or bare hand packed soil)	0.011
Fallow Fields or loose soil surface (no residue)	0.05
Cultivated soil with residue cover (≤ 20%)	0.06
Cultivated soil with residue cover (> 20%)	0.17
Short prairie grass and lawns	0.15
Dense grasses	0.24
Bermuda grasses	0.41
Range (natural)	0.13
Woods or forrest with light underbrush	0.40
Woods or forrest with dense underbrush	0.80

SHALLOW CONCENTRATED FLOW (after initial 300 ft of sheet flow, R = 0.1)	k_s
Forrest with heavy ground litter and meadows (n = 0.010)	3
Brushy ground with some trees (n = 0.060)	5
Fallow or minimum tillage cultivation (n = 0.040)	8
High grass (n = 0.035)	9
Short grass, pasture and lawns (n = 0.030)	11
Nearly bare ground (n = 0.25)	13
Paved and gravel areas (n = 0.012)	27

CHANNEL FLOW (Intermittent) (At the beginning of all visible channels, R = 0.2)	k_c
Forested swale with heavy ground cover (n = 0.10)	5
Forested drainage course/ravine with defined channel bed (n = 0.050)	10
Rock-lined waterway (n = 0.035)	15
Grassed waterway (n = 0.030)	17
Earth-lined waterway (n = 0.025)	20
CMP pipe (n = 0.024)	21
Concrete pipe (n = 0.012)	42
Other waterways and pipe 0.508/n	

CHANNEL FLOW (continuous stream, R = 0.4)	k_c
Meandering stream (n = 0.040)	20
Rock-lined stream (n = 0.035)	23
Grass-lined stream (n = 0.030)	27
Other streams, man-made channels and pipe (n = 0.807/n)	

PIONEER DESIGN GROUP

IMPERVIOUS AREA CALCULATIONS

JOB NUMBER: 155-027
PROJECT: Council Cove
FILE: 155-027_Preliminary Hydro

NEW IMPERVIOUS AREA

LOTS (<3000 SF)	67,682.00 ft^2	
LOTS (>3000 SF)	2,640.00 ft^2	
DRIVEWAYS	8,239.00 ft^2	
SIDEWALKS	6,725.00 ft^2	
STREETS	28,547.00 ft^2	
	113,833.00 ft^2	**2.61 ac**

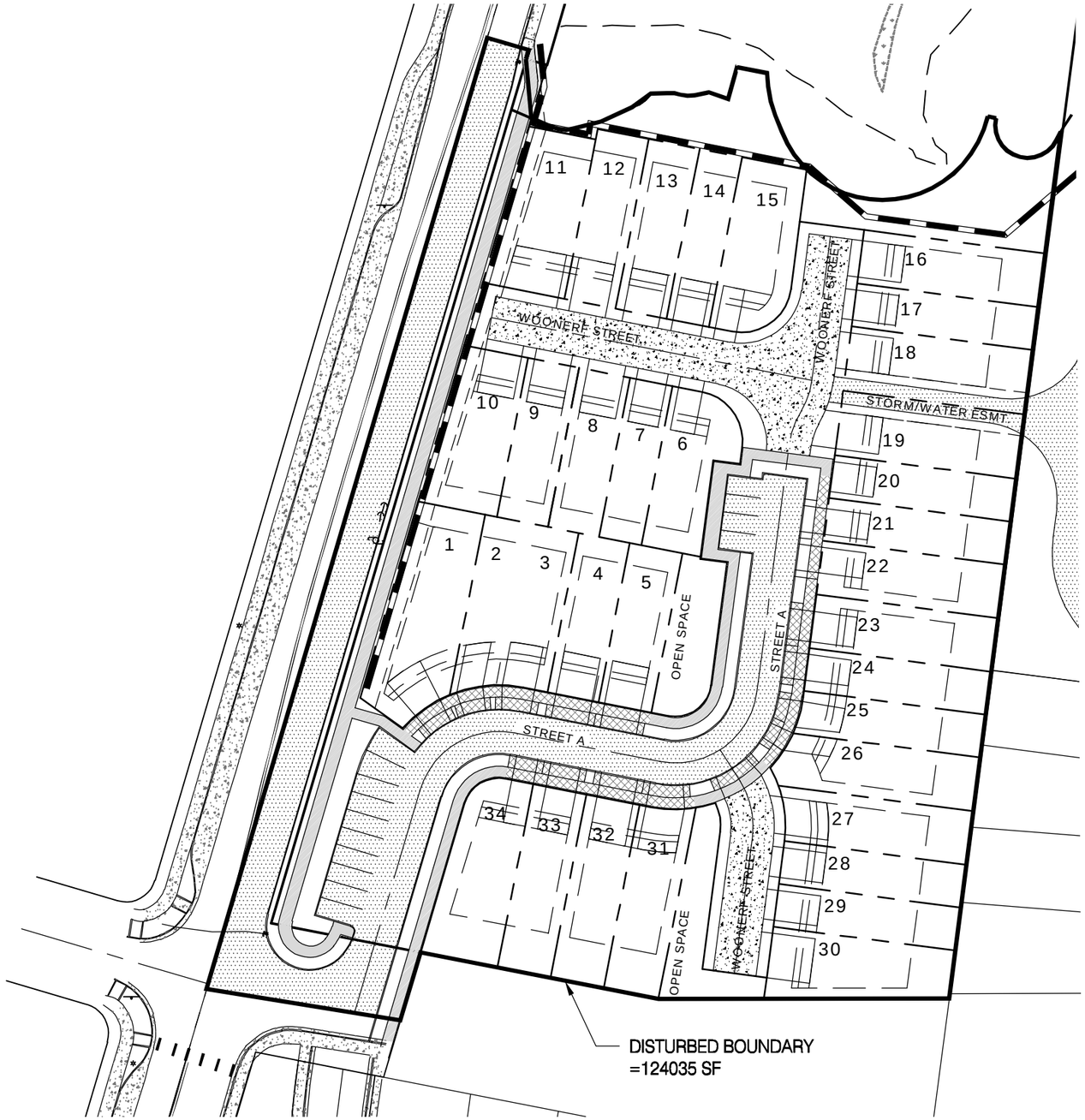
EXISTING IMPERVIOUS AREA

BUILDINGS	1,235.00 ft^2	
CONCRETE	185.00 ft^2	
STREETS	232.00 ft^2	
	1,652.00 ft^2	**0.04 ac**

Total Shed Area	**124,035.00 ft^2**	**2.85 ac**
Existing Impervious Area	**1,652.00 ft^2**	**0.04 ac**
% Impervious		**1.3 %**
Proposed Impervious Area	**113,833.00 ft^2**	**2.61 ac**
% Impervious		**91.8 %**

IMPERVIOUS AREA EXHIBIT

COUNCIL COVE



DEVELOPED IMPERVIOUS AREAS

LOTS (<3000 SF):	= 67,682 SF
LOTS (>3000 SF): (1 X 2640)	= 2,640 SF
SIDEWALKS	= 6,725 SF
STREETS	= 28,547 SF
DRIVEWAYS	= 8,239 SF
TOTAL PROPOSED IMPERVIOUS	= 113,833 SF (2.61 AC)

N

SCALE

60 0 30 60

1 INCH = 60 FEET

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Designed by RAS Date 10/2024
Drawn by RAS Date 10/2024
Reviewed by GAM Date 10/2024
Project No. 155-027 REF.
Horiz. Scale:
Vert. Scale:

Project
COUNCIL COVE

No.
155-027

Type
EXHIBIT

Sheet
1 of 1

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PIONEER DESIGN GROUP

PREDEVELOPED TIME OF CONCENTRATION

JOB NUMBER: 155-027
PROJECT: Council Cove
FILE: 155-027_Preliminary Hydro

				Accum. Tc
LAG ONE: SHEET FLOW (FIRST 300 FEET)				
Tt = Travel time				
Manning's "n " =	0.15			
Flow Length, L =	300	ft	(300 ft. max.)	
P = 2-year, 24hr storm =	2.5	in		
Slope, S_0 =	0.026	ft/ft		
$T_T = \frac{(0.42)(n * L)^{0.8}}{(P)^{0.5}(S_0)^{0.4}}$	24.04	min.		24.04 min.
LAG TWO: SHALLOW CONCENTRATED FLOW (NEXT 293 FEET)				
Tc Velocity factor, k=	11			
Slope, S_0 =	0.062	ft/ft		
$V = k\sqrt{S_o}$	2.74	ft/s		
Flow Length, L =	293	ft		
$T = \frac{L}{(60)(V)}$	1.78	min.		25.82 min.
LAG THREE: CHANNEL FLOW (NEXT 83 FEET)				
Tc Velocity factor, k=	5			
Slope, S_0 =	0.098	ft/ft		
$V = k\sqrt{S_o}$	1.57	ft/s		
Flow Length, L =	83	ft		
$T = \frac{L}{(60)(V)}$	0.88	min.		26.70 min.

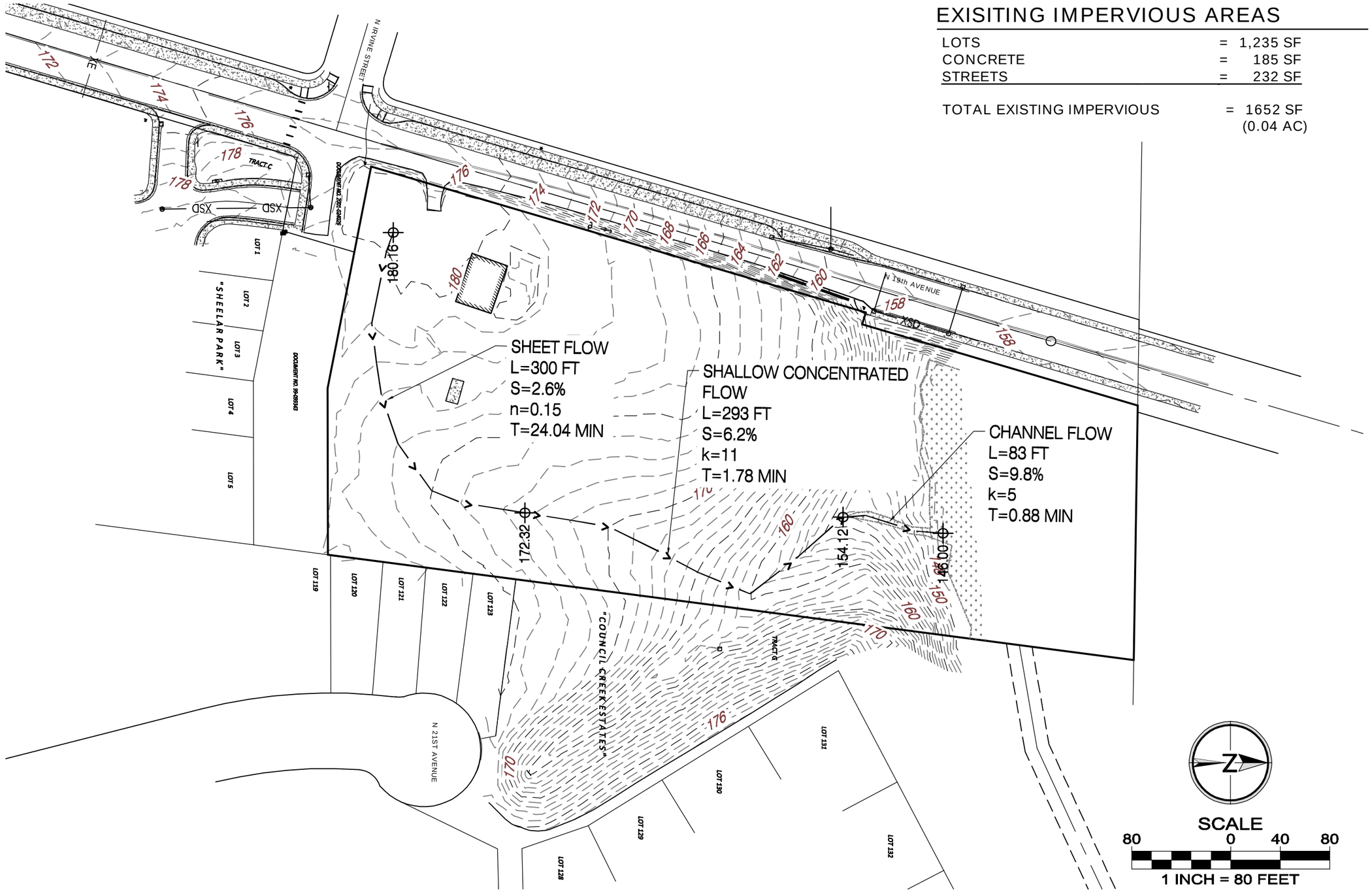
TOTAL PREDEVELOPED TIME OF CONCENTRATION (Tc) = 26.70 min.

PRE-DEVELOPED TIME OF CONCENTRATION EXHIBIT

COUNCIL COVE

EXISITING IMPERVIOUS AREAS

LOTS	=	1,235 SF
CONCRETE	=	185 SF
STREETS	=	232 SF
TOTAL EXISTING IMPERVIOUS	=	1652 SF (0.04 AC)



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Drawn by	RAS	Date	10/2024
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Project No.	155-027	REF.	
Horiz. Scale:			
Vert. Scale:			

Project
COUNCIL COVE

No.
155-027

Type
EXHIBIT

Sheet
1 of 1

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PIONEER DESIGN GROUP

DEVELOPED TIME OF CONCENTRATION

JOB NUMBER: 155-027
PROJECT: Council Cove
FILE: 155-027_Preliminary Hydro

Catchment Time	5	min.
Longest Run of Pipe	521	ft
Velocity of Flow	3	ft/s
Time in Pipe = (521 ft)/(3.00 ft/s) =	174	s
TOTAL DEVELOPED Tc =	**7.89**	**min.**

PIONEER DESIGN GROUP

WATER QUALITY POND CALCULATIONS

JOB NUMBER: 155-027
PROJECT: Council Cove
FILE: 155-027_Preliminary Hydro

REFERENCES:
1. Clean Water Services R&O 07-20.
2. Discussions with Clean Water Services.

REQUIRED WATER QUALITY TREATMENT: 65% Phosphorus Removal.

PROPOSED TREATMENT METHODS:

1. Sumped Catch Basins	15%
2. Water quality Pond	50%
total	65%

DESIGN STORM

Precipitation:	0.36	inches
Storm Duration:	4	hours
Storm Return Period:	96	hours
Storm Window:	2	weeks

IMPERVIOUS AREA:

Watershed Area:	11.27	acres
Percent imp:	91.8	%
Impervious Area:	10.35	acres

Design Inflow = (10.35 ac)*(43560 ft^2/ac)*(0.36 in / 4.0 hrs) = **0.94 cfs**

VOLUME CALCULATION:

POND VOLUME = (10.35 acres)(43560 sqft/acre)(0.36 inch)/(12 in/ft) = **13,525 ft^3**

POND OUTLET ORIFICE CALCULATIONS:

Q = (13,525 ft3)/(48 hrs)/(60 min/hrs)/(60 s/min)= **0.08** cfs

h = average hydraulic head = 12 inches below high flow

A = 0.02 ft^2

$A = \pi r^2$

r = 0.07 ft. radius

d = 2r

d = 1.70 in. diameter, use **1.25 " orifice**

PIONEER DESIGN GROUP

STORMWATER CONVEYANCE CALCULATIONS

JOB NUMBER: 155-027
PROJECT: Council Cove

FILE: 155-027_Preliminary Hydro
Design Storm: 25 YR
Storm Duration: 24 HRS
Precipitation: 3.9 IN
Manning's "n" 0.013

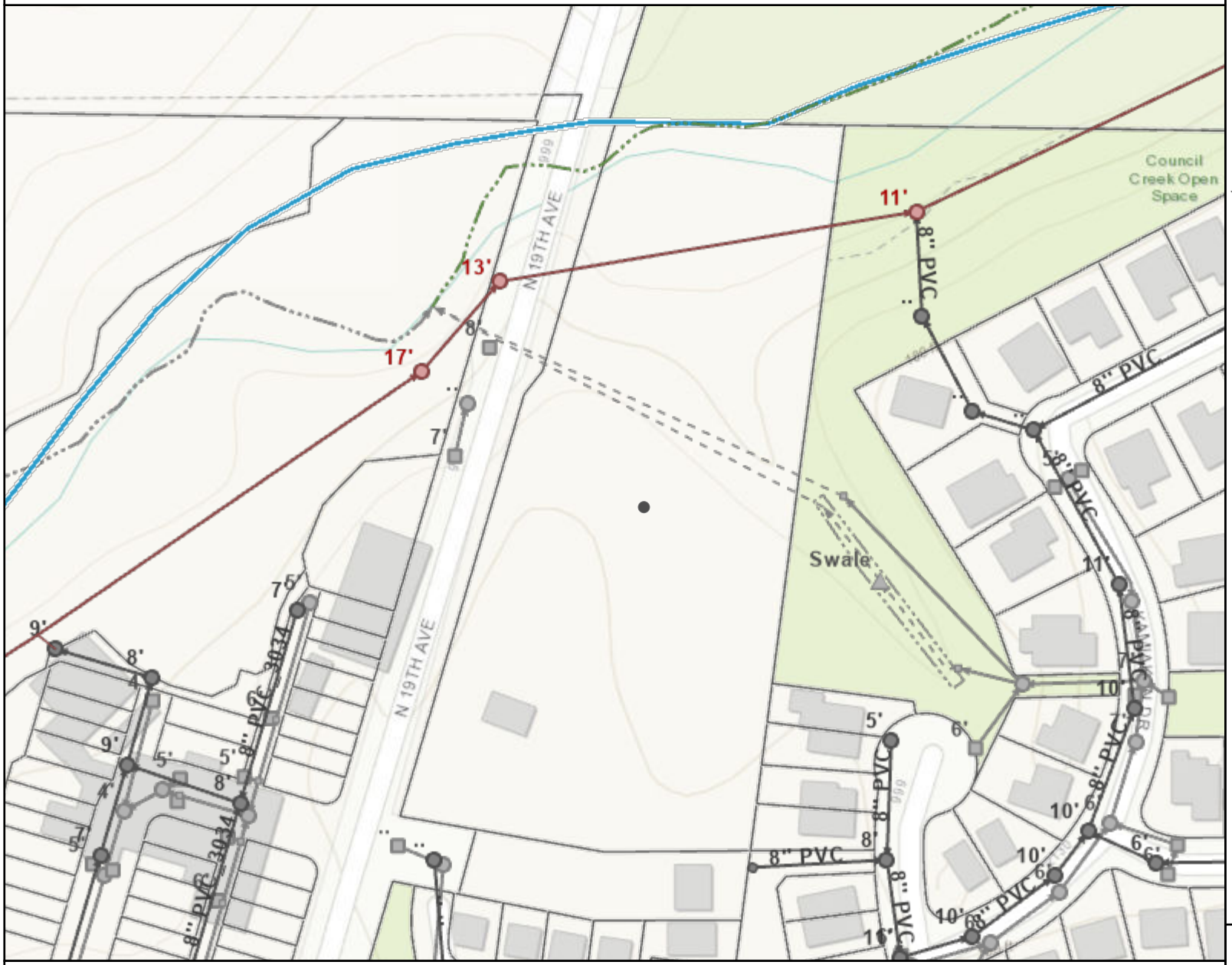
LINE	INC. AREA (AC)	AREA TOTAL (AC)	% IMP.	AREA PERV. (AC)	CN PER.	AREA IMP. (AC)	CN IMP.	TIME (MIN)	Q (CFS)	PIPE SIZE (IN)	SLOPE (FT/FT)	Qf (CFS)	Q/Qf (%)	Vf (FPS)	V/Vf (%)	ACTUAL V (FPS)
ENTIRE SHED TO POND	2.85	2.85	91.8	0.24	74	2.61	98	7.89	**2.52**	**12**	**0.0075**	3.09	**82%**	3.94	1.15	4.51
ENTIRE SHED FROM POND TO RESOURCE									**12.80**	**24**	**0.0140**	26.84	**48%**	8.54	0.99	8.43

↑

Proposed Site Runoff plus 9.52 cfs high flow from Council Creek Estates plus 0.76 cfs WQ flow from Council Creek Estates

APPENDIX 'A' – CLEAN WATER SERVICES MAPS

Proposed Council Cove Subdivision


N 19TH AVE
N 19TH AVE
Council Creek Open Space
Swale
11'
13'
17'
8" PVC
8" PVC
8" PVC

Hydromodification Planning Tool

Clean Water Services

934 N 19th Ave, Cornelius,

Show search results for 934 N ...

Expansion Areas

Expansion Areas

Current Urban Reserves

Hydromodification Planning Sites

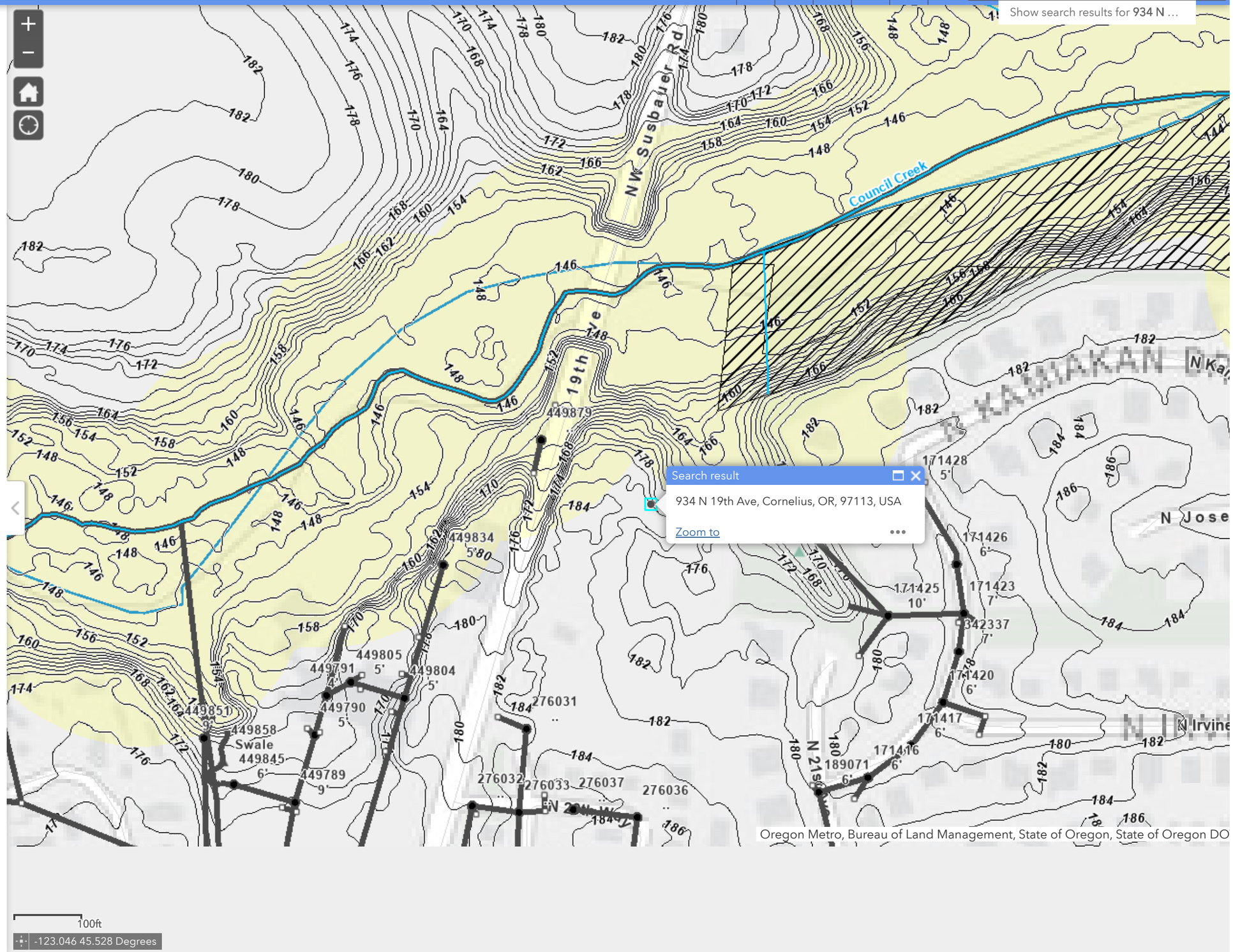
River Terrace Sub-basin Strategy Area

North Bethany Sub-basin Strategy Area

Hydromodification Risk Levels

Risk Levels

- Low
- Moderate
- High



APPENDIX 'B' – STORMWATER DETENTION FACILITY REPORT

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Hydrograph Reports 3
Hydrograph No. 1, SBUH Runoff, PRE 3
Hydrograph No. 2, SBUH Runoff, POST 4
Hydrograph No. 3, Reservoir, Reservoir 5
Pond Report 6

5 - Year

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Pond Report 16

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SBUH Runoff	-------	-------	0.17	-------	0.36	0.49	-------	-------	-------	PRE
2	SBUH Runoff	-------	-------	1.49	-------	1.90	2.15	-------	-------	-------	POST
3	Reservoir	2	-------	0.08	-------	0.28	0.36	-------	-------	-------	Reservoir

Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SBUH Runoff	0.17	5	500	6,823	----	------	------	PRE
2	SBUH Runoff	1.49	5	475	21,100	----	------	------	POST
3	Reservoir	0.08	5	1445	21,081	2	165.06	16,000	Reservoir

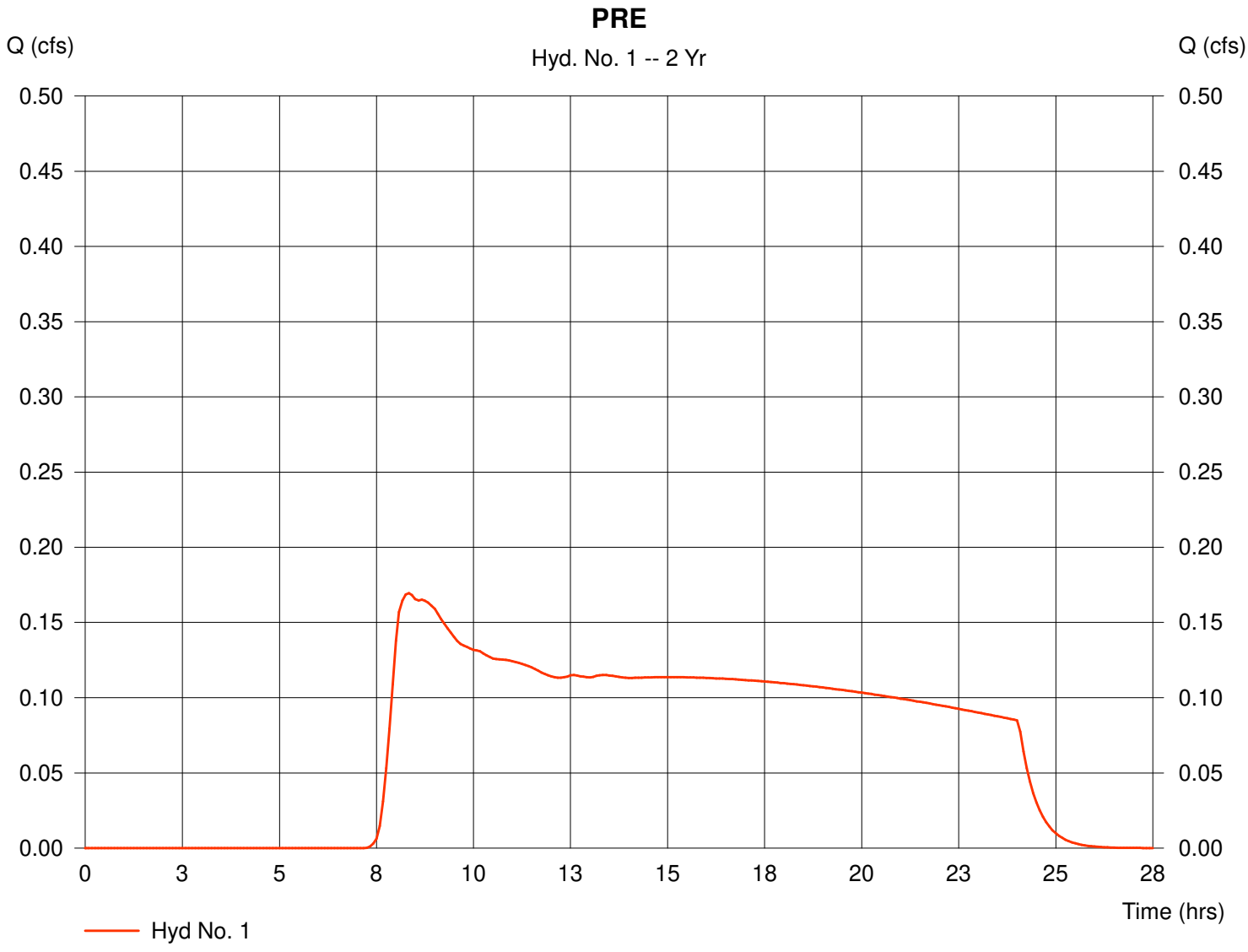
Hydrograph Plot

Hyd. No. 1

PRE

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.17 cfs
Storm frequency	= 2 yrs	Time interval	= 5 min
Drainage area	= 3.090 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 26.70 min
Total precip.	= 2.50 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 6,823 cuft



Hydrograph Plot

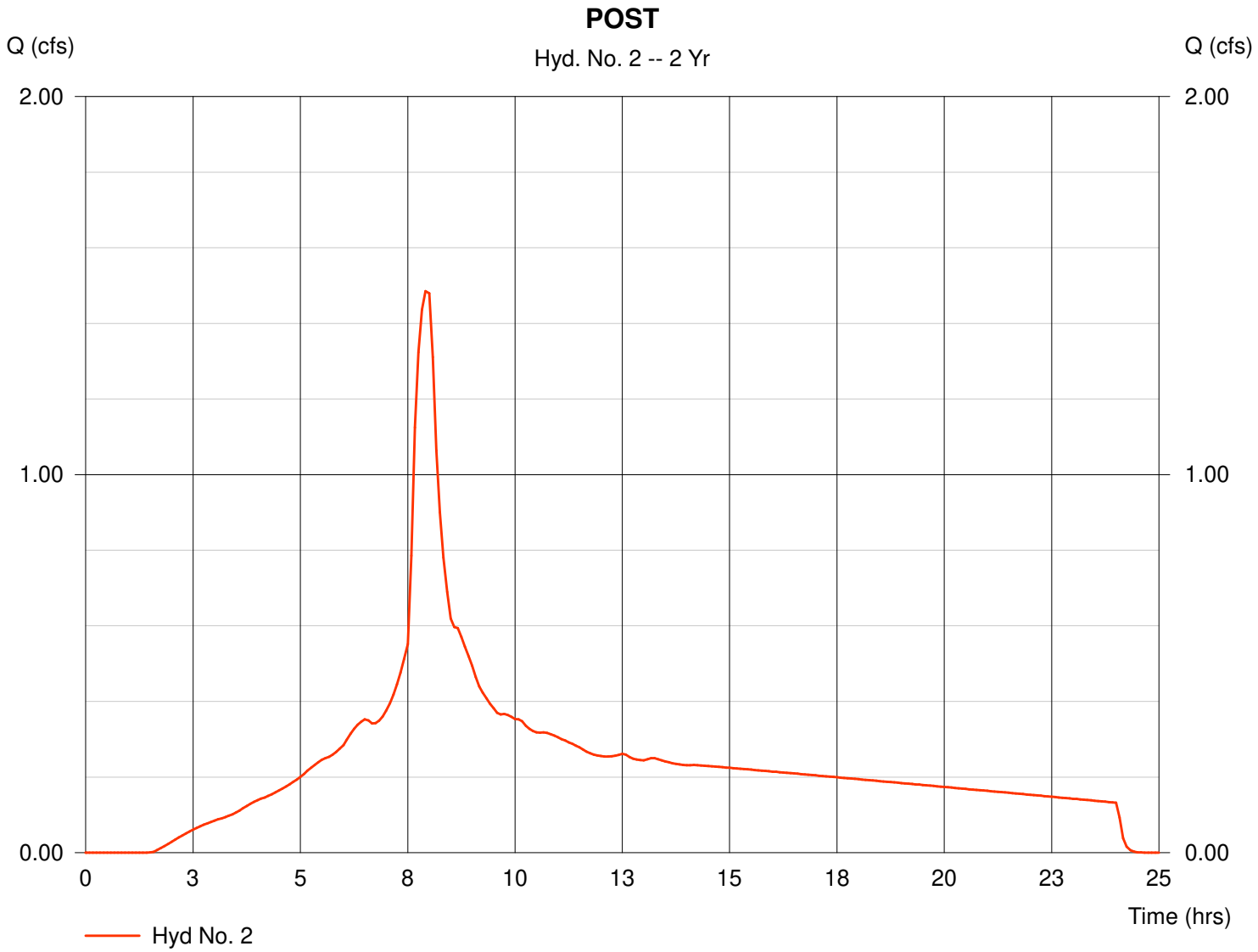
Hydraflow Hydrographs by Intelisolve | Friday, Oct 25 2024, 8:45 AM

Hyd. No. 2

POST

Hydrograph type	= SBUH Runoff	Peak discharge	= 1.49 cfs
Storm frequency	= 2 yrs	Time interval	= 5 min
Drainage area	= 2.820 ac	Curve number	= 96
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.50 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 21,100 cuft



Hydrograph Plot

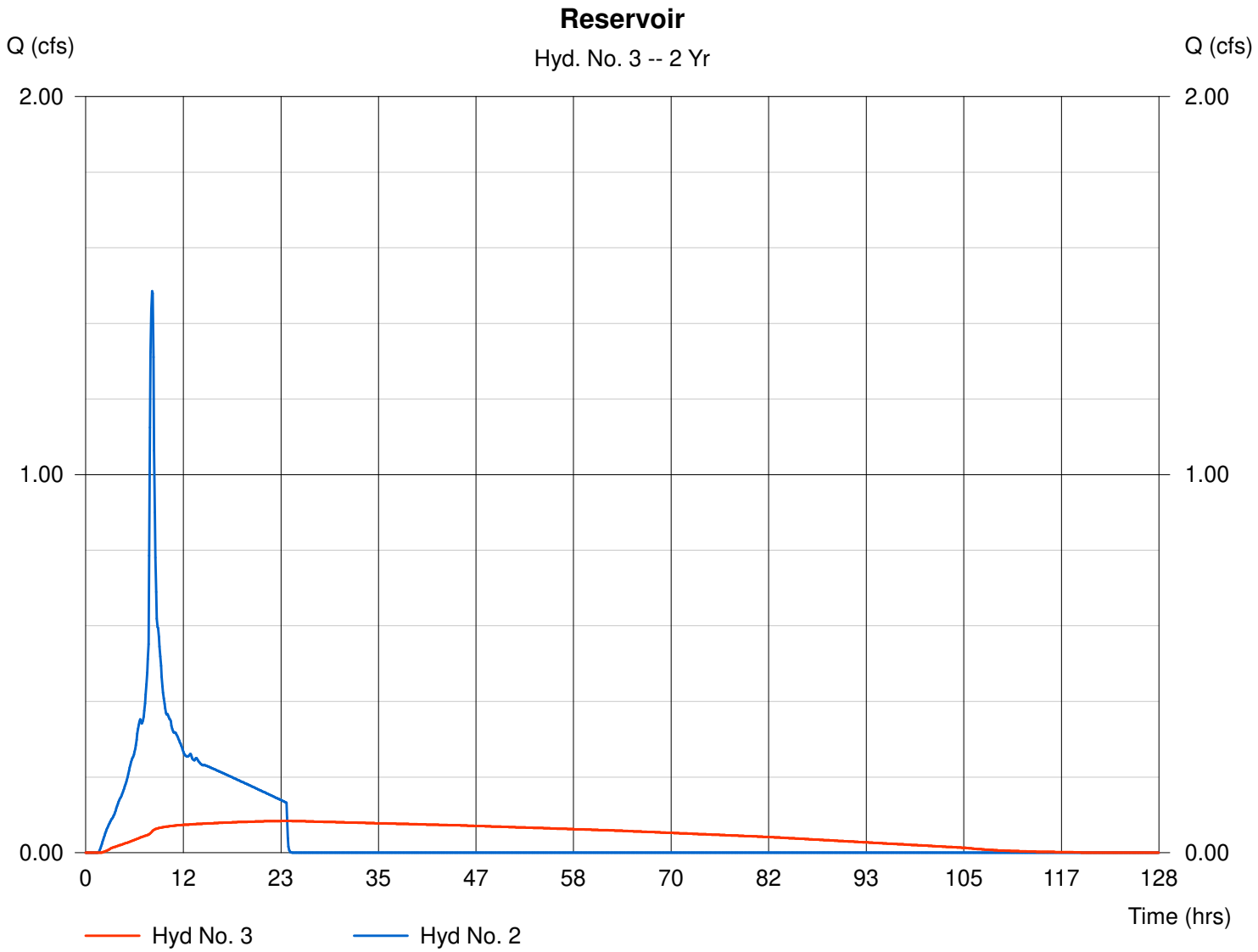
Hydraflow Hydrographs by Intelisolve | Friday, Oct 25 2024, 8:45 AM

Hyd. No. 3

Reservoir

Hydrograph type	=	Reservoir	Peak discharge	=	0.08 cfs
Storm frequency	=	2 yrs	Time interval	=	5 min
Inflow hyd. No.	=	2	Max. Elevation	=	165.06 ft
Reservoir name	=	Reservoir	Max. Storage	=	16,000 cuft

Storage Indication method used. | Hydrograph Volume = 21,081 cuft



Pond Report

Pond No. 1 - Reservoir

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	161.00	2,220	0	0
1.00	162.00	2,925	2,573	2,573
2.00	163.00	3,810	3,368	5,940
3.00	164.00	4,808	4,309	10,249
4.00	165.00	5,957	5,383	15,632
5.00	166.00	7,132	6,545	22,176
6.00	167.00	8,329	7,731	29,907
7.00	168.00	9,558	8,944	38,850
8.00	169.00	10,841	10,200	49,050

Culvert / Orifice Structures

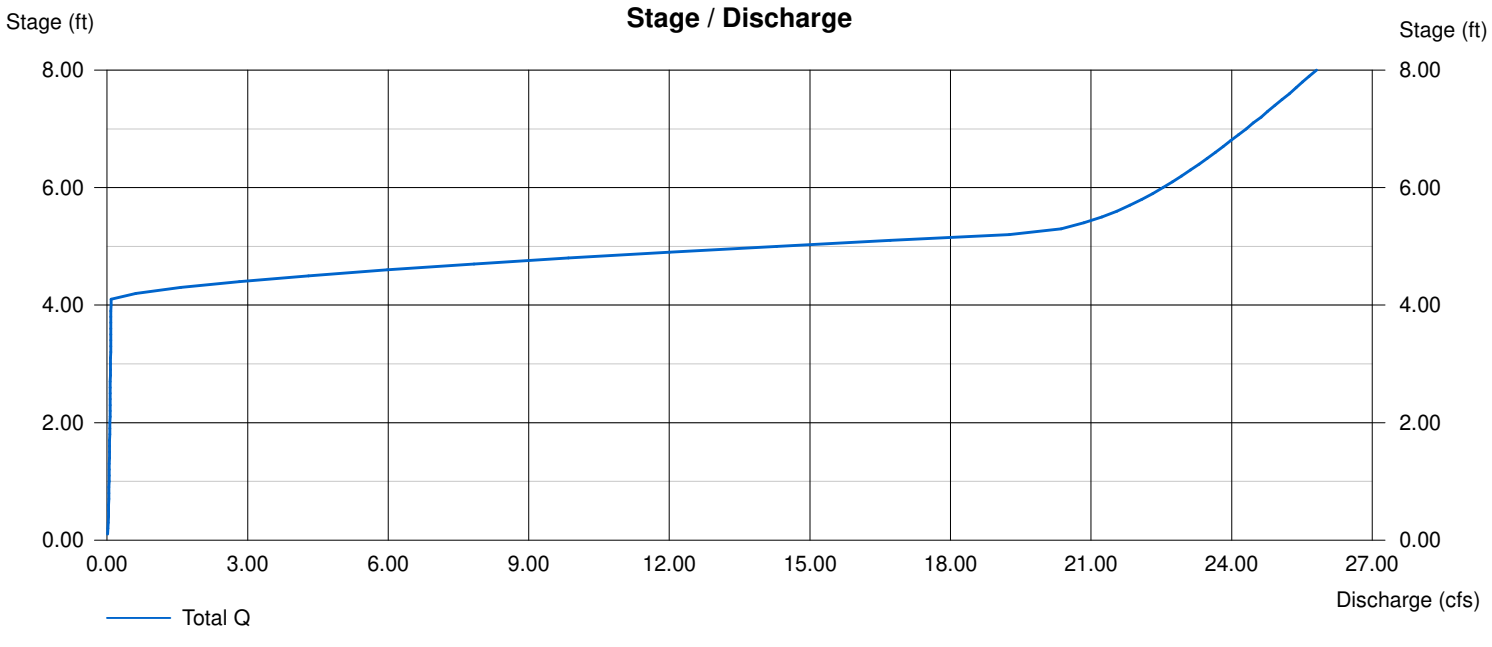
	[A]	[B]	[C]	[D]
Rise (in)	= 18.00	1.26	0.00	0.00
Span (in)	= 18.00	1.26	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 159.00	157.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	0.00
N-Value	= .013	.013	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 165.10	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	0.00	0.00
Weir Type	= Riser	---	---	---
Multi-Stage	= Yes	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SBUH Runoff	0.36	5	490	10,906	----	------	------	PRE
2	SBUH Runoff	1.90	5	475	27,133	----	------	------	POST
3	Reservoir	0.28	5	915	27,113	2	165.14	16,526	Reservoir

Hydrograph Plot

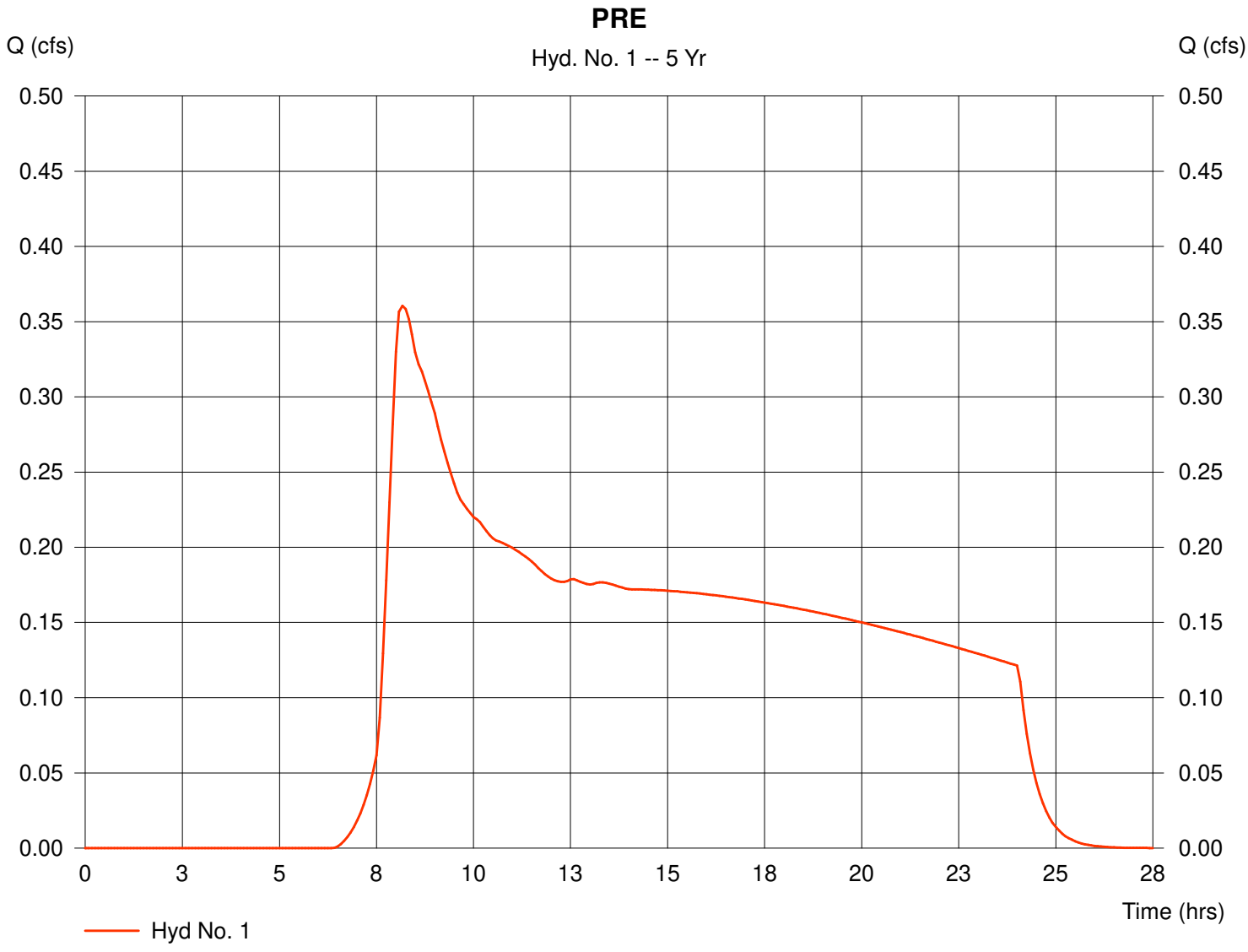
Hydraflow Hydrographs by Intelisolve | Friday, Oct 25 2024, 8:45 AM

Hyd. No. 1

PRE

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.36 cfs
Storm frequency	= 5 yrs	Time interval	= 5 min
Drainage area	= 3.090 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 26.70 min
Total precip.	= 3.10 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 10,906 cuft



Hydrograph Plot

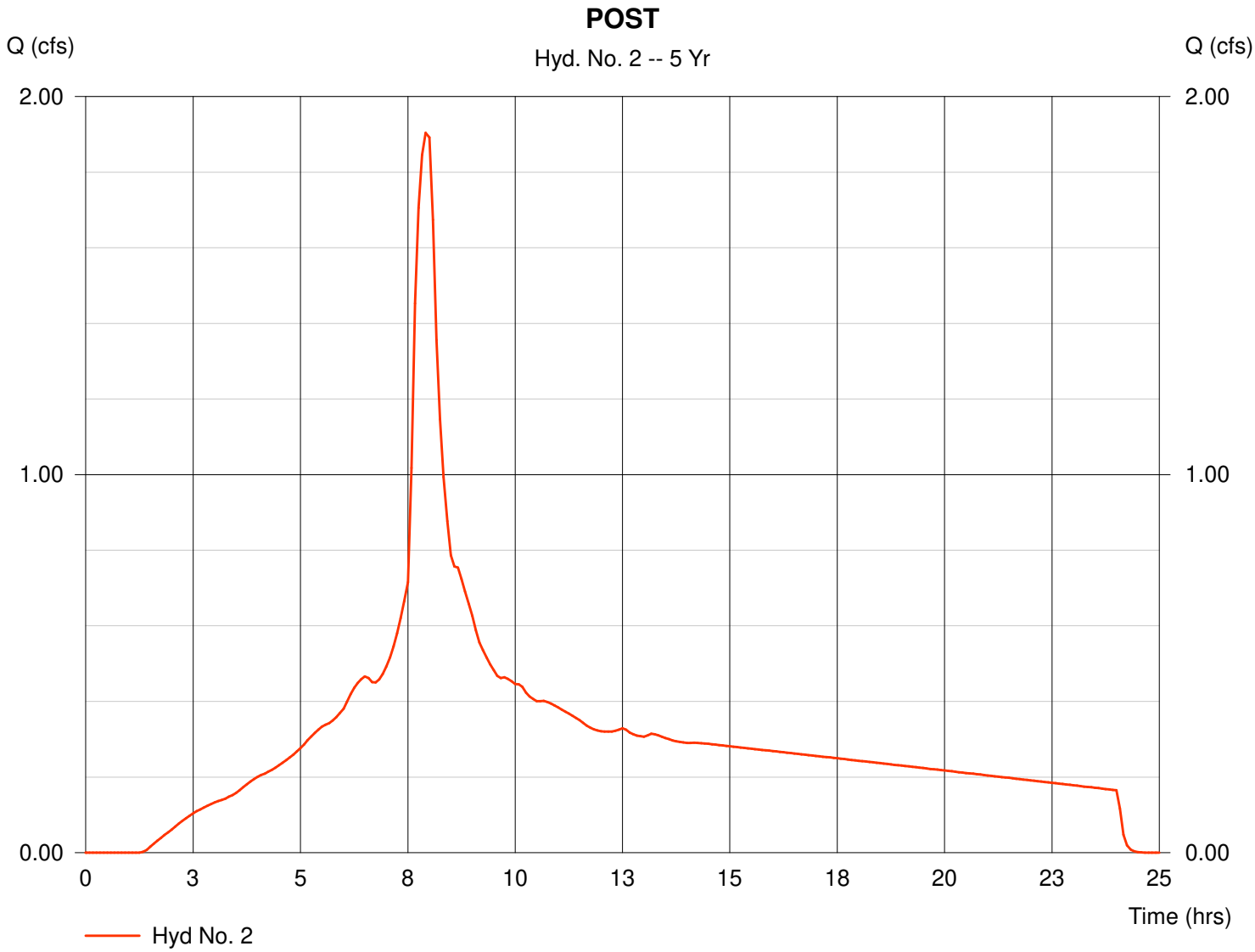
Hydraflow Hydrographs by Intelisolve | Friday, Oct 25 2024, 8:45 AM

Hyd. No. 2

POST

Hydrograph type	= SBUH Runoff	Peak discharge	= 1.90 cfs
Storm frequency	= 5 yrs	Time interval	= 5 min
Drainage area	= 2.820 ac	Curve number	= 96
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.10 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 27,133 cuft



Hydrograph Plot

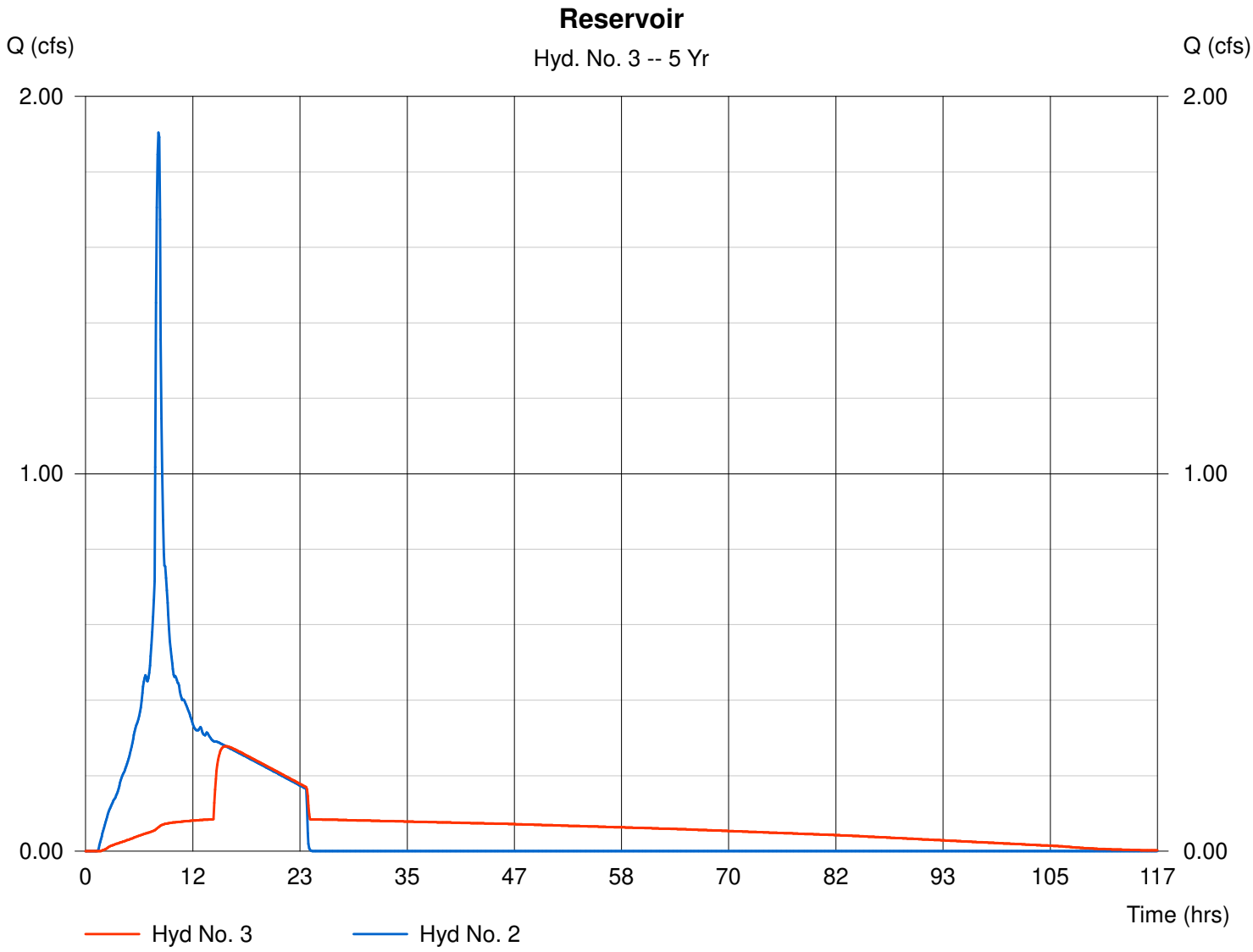
Hydraflow Hydrographs by Intelisolve | Friday, Oct 25 2024, 8:45 AM

Hyd. No. 3

Reservoir

Hydrograph type	=	Reservoir	Peak discharge	=	0.28 cfs
Storm frequency	=	5 yrs	Time interval	=	5 min
Inflow hyd. No.	=	2	Max. Elevation	=	165.14 ft
Reservoir name	=	Reservoir	Max. Storage	=	16,526 cuft

Storage Indication method used. | Hydrograph Volume = 27,113 cuft



Pond Report

Pond No. 1 - Reservoir

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	161.00	2,220	0	0
1.00	162.00	2,925	2,573	2,573
2.00	163.00	3,810	3,368	5,940
3.00	164.00	4,808	4,309	10,249
4.00	165.00	5,957	5,383	15,632
5.00	166.00	7,132	6,545	22,176
6.00	167.00	8,329	7,731	29,907
7.00	168.00	9,558	8,944	38,850
8.00	169.00	10,841	10,200	49,050

Culvert / Orifice Structures

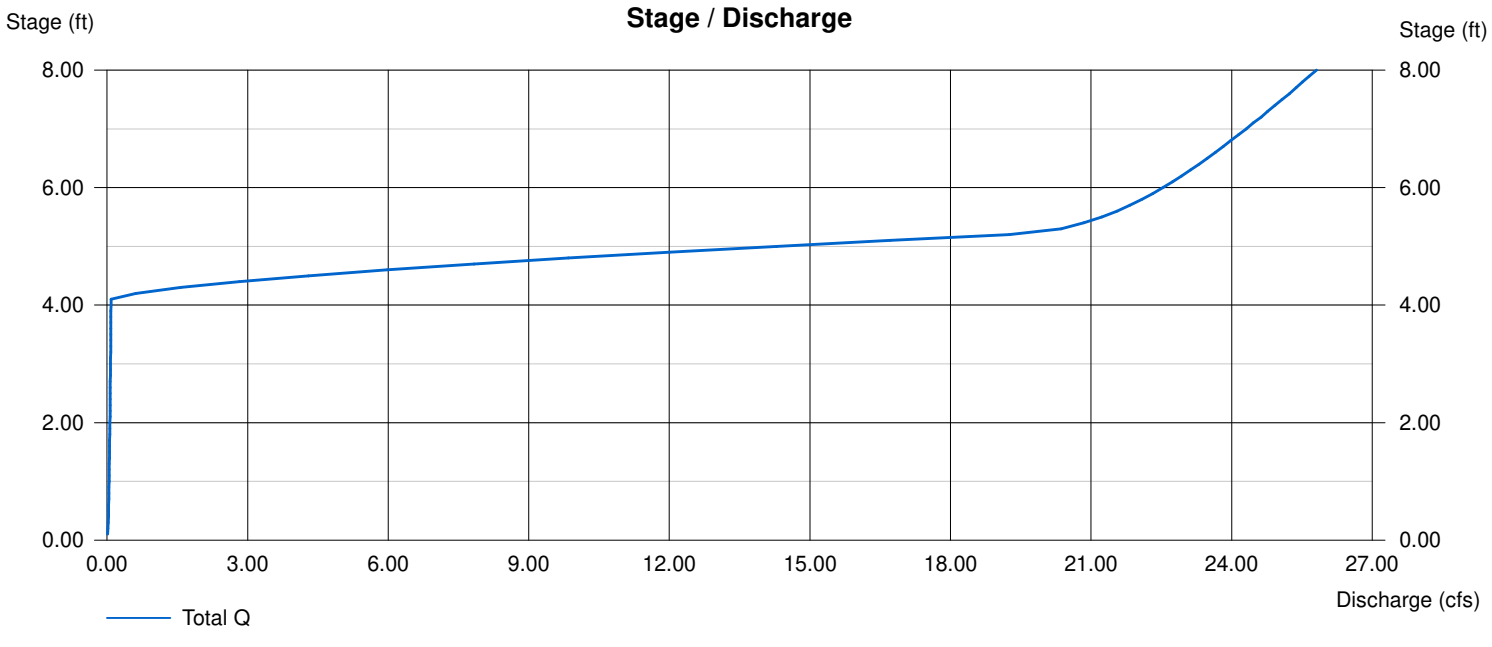
	[A]	[B]	[C]	[D]
Rise (in)	= 18.00	1.26	0.00	0.00
Span (in)	= 18.00	1.26	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 159.00	157.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	0.00
N-Value	= .013	.013	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 165.10	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	0.00	0.00
Weir Type	= Riser	---	---	---
Multi-Stage	= Yes	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SBUH Runoff	0.49	5	490	13,522	----	------	------	PRE
2	SBUH Runoff	2.15	5	475	30,668	----	------	------	POST
3	Reservoir	0.36	5	760	30,648	2	165.15	16,622	Reservoir

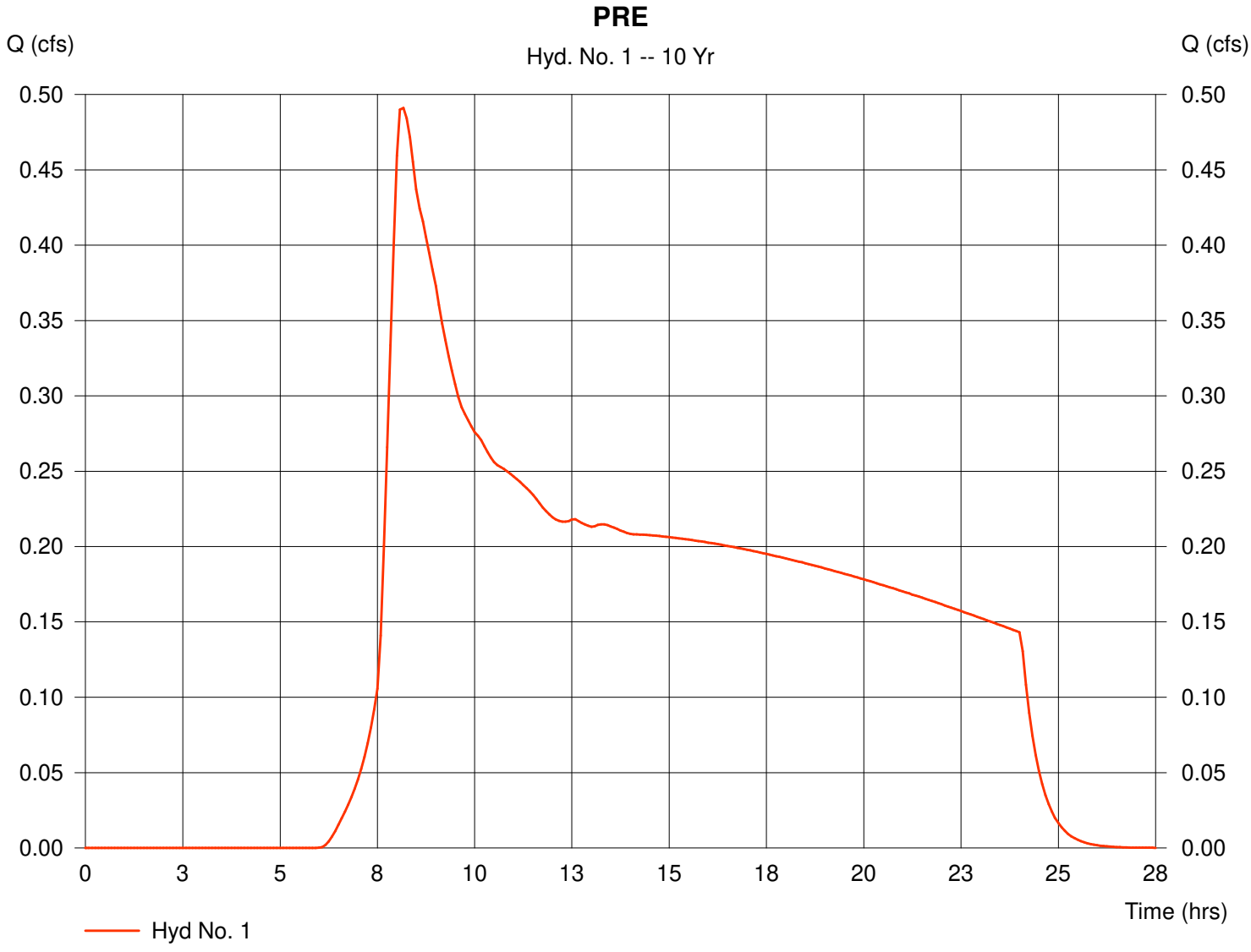
Hydrograph Plot

Hyd. No. 1

PRE

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.49 cfs
Storm frequency	= 10 yrs	Time interval	= 5 min
Drainage area	= 3.090 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 26.70 min
Total precip.	= 3.45 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 13,522 cuft



Hydrograph Plot

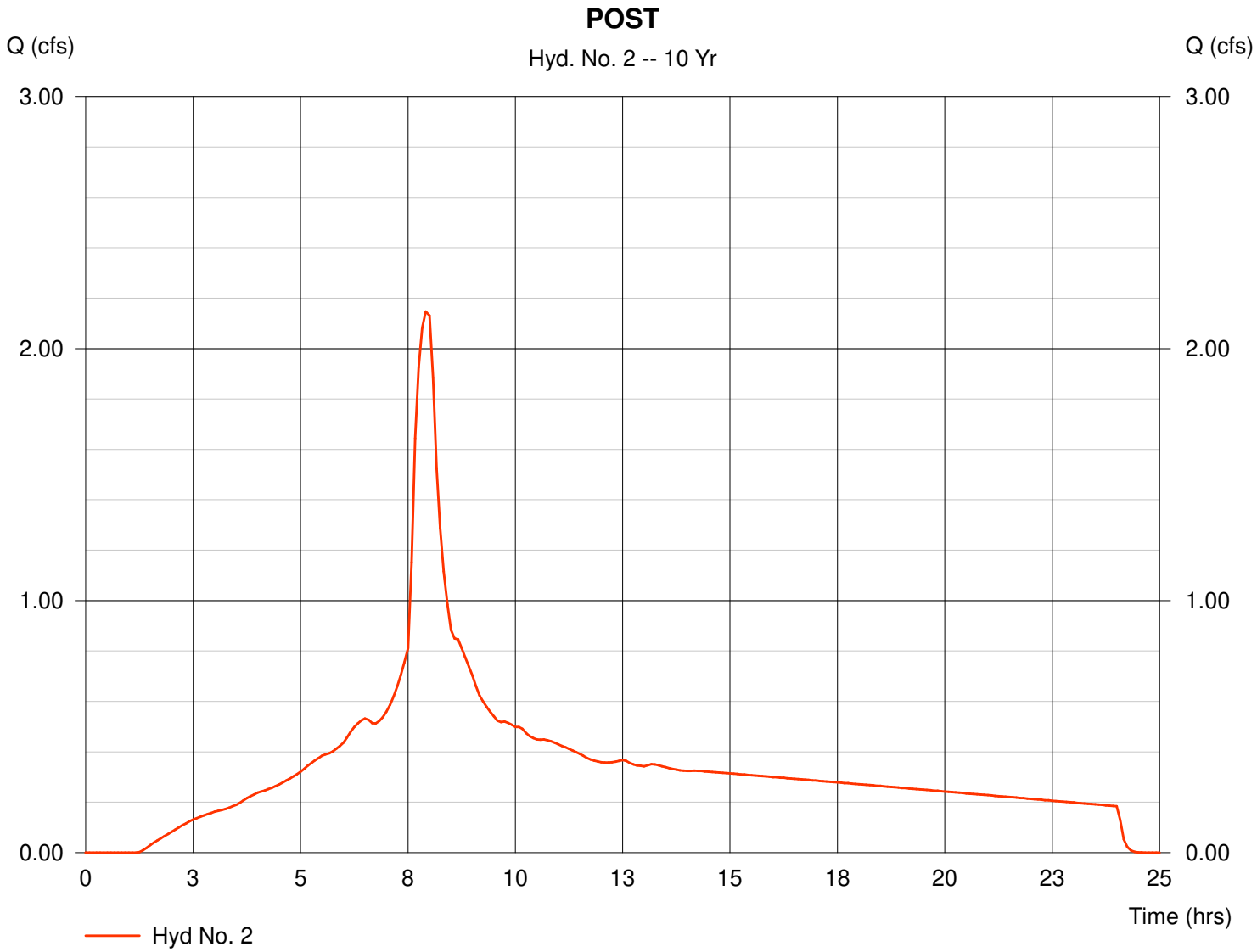
Hydraflow Hydrographs by Intelisolve | Friday, Oct 25 2024, 8:45 AM

Hyd. No. 2

POST

Hydrograph type	= SBUH Runoff	Peak discharge	= 2.15 cfs
Storm frequency	= 10 yrs	Time interval	= 5 min
Drainage area	= 2.820 ac	Curve number	= 96
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.45 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 30,668 cuft



Hydrograph Plot

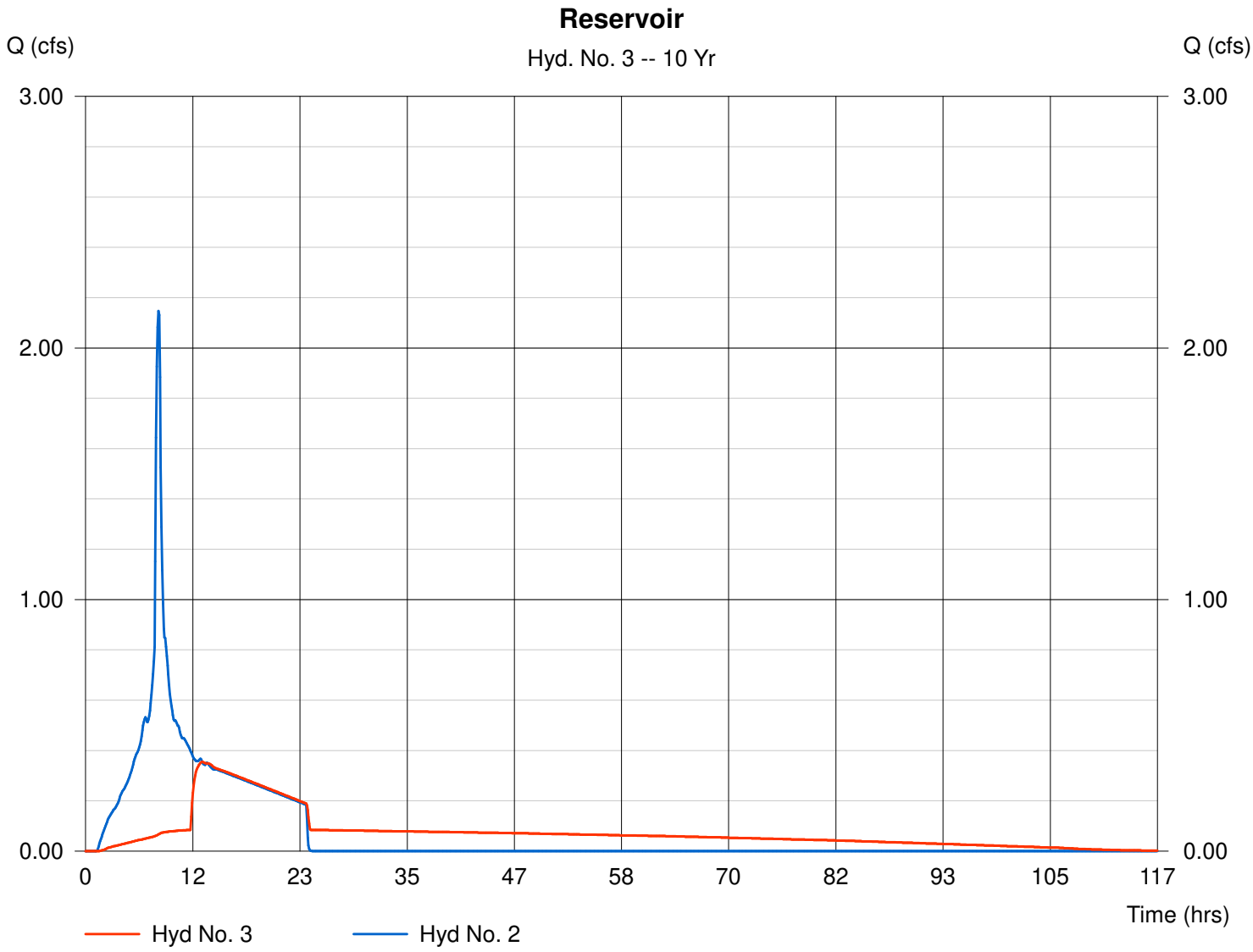
Hydraflow Hydrographs by Intelisolve | Friday, Oct 25 2024, 8:45 AM

Hyd. No. 3

Reservoir

Hydrograph type	=	Reservoir	Peak discharge	=	0.36 cfs
Storm frequency	=	10 yrs	Time interval	=	5 min
Inflow hyd. No.	=	2	Max. Elevation	=	165.15 ft
Reservoir name	=	Reservoir	Max. Storage	=	16,622 cuft

Storage Indication method used. | Hydrograph Volume = 30,648 cuft



Pond Report

Pond No. 1 - Reservoir

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	161.00	2,220	0	0
1.00	162.00	2,925	2,573	2,573
2.00	163.00	3,810	3,368	5,940
3.00	164.00	4,808	4,309	10,249
4.00	165.00	5,957	5,383	15,632
5.00	166.00	7,132	6,545	22,176
6.00	167.00	8,329	7,731	29,907
7.00	168.00	9,558	8,944	38,850
8.00	169.00	10,841	10,200	49,050

WQE=164.61

WQV=13,525

Culvert / Orifice Structures

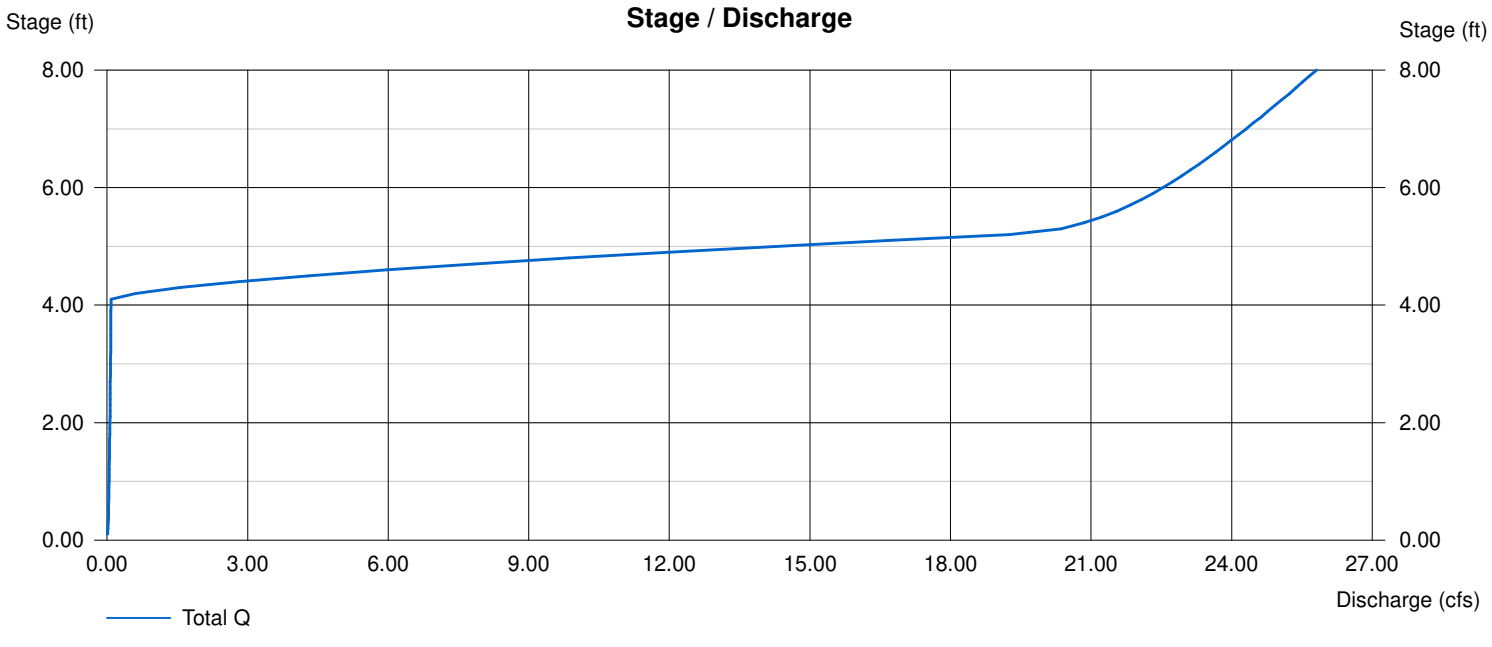
	[A]	[B]	[C]	[D]
Rise (in)	= 18.00	1.26	0.00	0.00
Span (in)	= 18.00	1.26	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 159.00	157.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	0.00
N-Value	= .013	.013	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 165.10	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	0.00	0.00
Weir Type	= Riser	---	---	---
Multi-Stage	= Yes	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



APPENDIX 'C' – COUNCIL CREEK ESTATES STORM REPORT EXCERPTS

1/100

LAND DEVELOPMENT CONSULTANTS, INC.

PLANNING
CIVIL ENGINEERING
SURVEYING

233 S.E. WASHINGTON STREET, HILLSBORO, OREGON 97123 PHONE: (503) 648-4061 FAX: (503) 681-7646

MEMO

U.S.A. review and approval copy

DATE: March 15, 1996

TO: Rob Dixon, P.E., Public Works Director
City of Cornelius

FROM: Thomas Curtis, P.E.

RE: DRAINAGE AT PROPOSED COUNCIL CREEK ESTATES

The attached exhibits comprise a hydrologic and hydraulic analysis of the storm drain system for the proposed Council Creek Estates. Exhibit "A" is a plan of the drainage basins affecting the subdivision; basins are named by the catchment structure; e.g., 06B is the basin draining into Catch Basin 06B, etc.

The hydrology of each drainage basin and the hydraulic analysis of each section of storm sewer pipe is evaluated line by line. Please refer to the Table of Contents to find each line segment in the storm sewer system calculations. The hydrology of each basin consists of the peak runoff flow following a 25-Year, 24-Hour, 4.0-inch storm as calculated by the Santa Barbara Urban Hydrograph Methodology, and the capacity for each line was calculated by the Chezy-Manning Formula. ✓

The calculations for the water quality facilities involve evaluation of two water quality swales and one extended detention pond of the types described in Chapter 3 of "Controlling Urban Runoff" by the Metropolitan Washington Council of Governments, 1987. These facilities were designed to remove 65 percent of the phosphorous from the runoff of 100 percent of the newly constructed impervious surfaces during a Mean Summertime Storm Event. ✓



Tom Curtis
681-2370

LDC.1708.4927

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3.	Lines 01 and 02	6
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6.	Line 05	23
7.	Line 06	28
8.	Lines 07 and 08	35
9.	Line 09	44
10.	Line 10	49
11.	Line 11	52
12.	Line 12	58
13.	Lines 13 and 14	63
14.	Line 15	72
l5.	Lines 16 and 17	83
16.	Line 18	86
17.	Line 19	88
18.	Line 20	89
19.	Miscellaneous Catch Basin Lines	92
20.	Water Quality Calculations	94

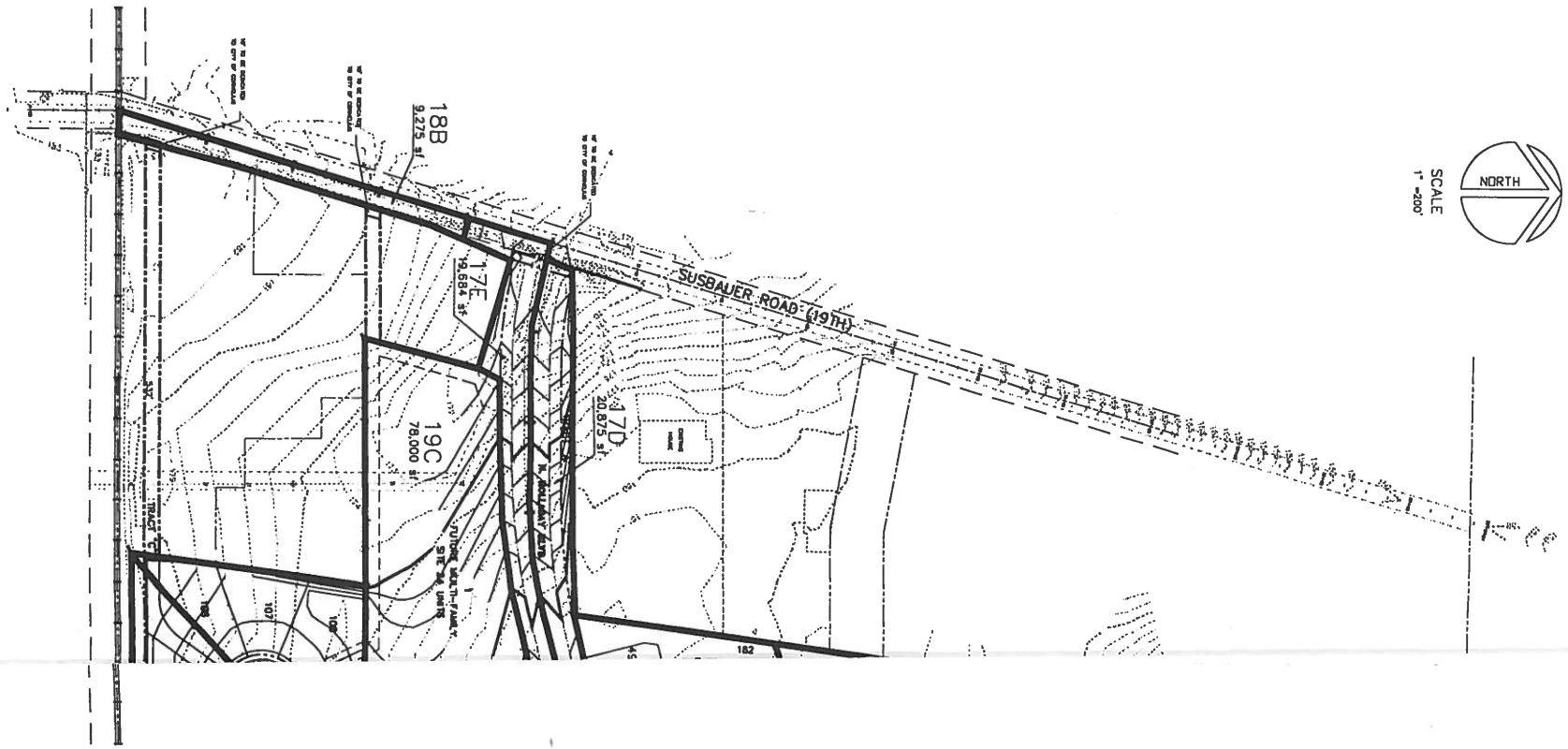


EXHIBIT "A"

JOB NO.: 1708 DRAWING NO. 1 of 1	CADD FILE: 1708BSNS PLOTTED 03-11-96 1425 AH REVISIONS	DRAWING TITLE: DRAINAGE BASINS	PROJECT COUNCIL CREEK ESTATES SW 1/4, SEC 34 T1N R5W CITY OF CORNELIUS	LAND DEVELOPMENT CONSULTANTS, INC. (503) 648-4061 (503) 681-7848 (FAX) 233 S.E. WASHINGTON ST. HILLSBORO, OREGON 97123	PREPARED FOR: KIFTON DEVELOPMENT, INC. 1536 S.W. HIGHLAND PARKWAY PORTLAND, OR 97221 (503) 242-3898	3/100

HYDRAULIC ANALYSIS

Upstream Node	Downstream Node	Additional Flow (cfs)	Upstream Rim Elevation (ft)	Downstream Rim Elevation (ft)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Capacity (cfs)
SDMH 01R	SDMH 01Q	1.77	180.36	180.05	174.00	173.14	85.83	0.0100	12 inch	3.57
SDMH 01Q	SDMH 01N	1.77	180.05	179.76	172.94	171.64	129.94	0.0100	12 inch	3.56
SDMH 01N	SDMH 01L	3.98	179.76	176.48	171.44	170.18	229.82	0.0055	15 inch	4.78
SDMH 01L	SDMH 01J	4.71	176.48	175.47	169.98	169.42	73.78	0.0076	15 inch	5.63
SDMH 01J	SDMH 01H	4.90	175.47	174.78	169.22	168.63	77.32	0.0076	15 inch	5.64
SDMH 01H	SDMH 01G	4.90	174.78	174.30	168.43	167.94	64.67	0.0076	15 inch	5.62
SDMH 01G	SDMH 01F	6.74	174.30	173.63	167.74	167.19	72.72	0.0076	18 inch	9.13
SDMH 01F	SDMH 01C	6.74	173.63	173.55	166.99	166.57	54.96	0.0076	18 inch	9.18
SDMH 01C	SDMH 01B	8.83	173.55	173.75	166.37	165.58	108.76	0.0073	18 inch	8.95
SDMH 01B	AD 02A	9.52	173.75	166.00	165.37	161.10	232.63	0.0184	18 inch	14.23

High Flow Bypass Flow Rate

95/100

3/14/96
T.C.

Council Creek Subdivision - Water Quality Calcs

Note: The Water Quality Facilities for this Subdivision consist of two swales and one pond which treat water from three separate drainage basins.

Facility	Location on Jobsite
Swale No. 1	N.W. Corner
Swale No. 2	N.E. Corner
Pond	South of Holladay Blvd. Near 19th Street Entrance

Swale No. 1

I.) Calculate Impervious Area: — Ai

A.) 88 lots × 2,640 s.f./lot = 232,320 s.f.

B.) Streets: Holladay 620' × 57' = 35,340
All Others 2,300' × 43' = + 98,900

Total Ai = 366,560 s.f. = 8.4 ac.

II.) Calculate Treatment Volume:

$V = 366{,}560 \text{ s.f.} \times 0.36 \text{ in} \times \frac{1}{12} \text{ ft/in} = 11{,}000 \text{ c.f.}$

III.) Calculate Avg. Flow Rate:

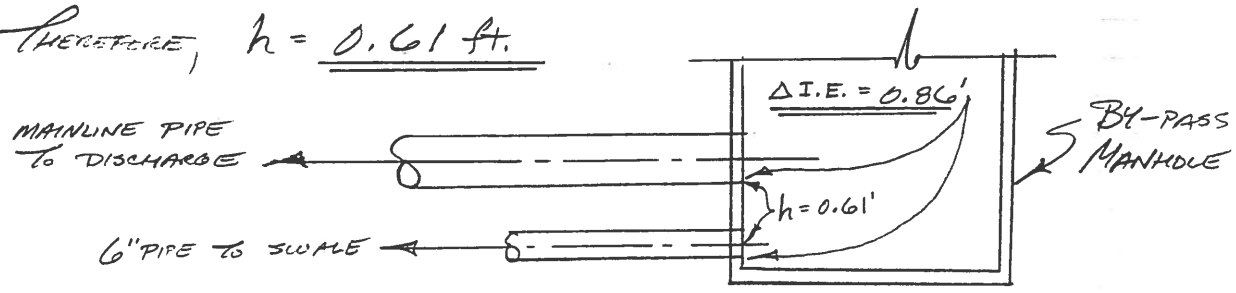
Water Quality Flow Rate

$$Q = \frac{11{,}000 \text{ c.f.}}{4 \text{ hrs.} \times 3600 \text{ sec/hr}} = 0.76 \text{ cfs.}$$

IV.) Calculate Orifice Size: (Try 6" pipe, where A = 0.196 s.f.)

$Q = CA\sqrt{2gh} \Rightarrow 0.76 = 0.62(0.196)\sqrt{64.4h}$

Therefore, $h = 0.61$ ft.



National Flood Hazard Layer FIRMette

FEMA

123°3'6"W 45°31'52"N



123°2'28"W 45°31'27"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/18/2024 at 11:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

OwnerNmFirst	OwnerNmLast	OwnerNm2First
	Metro	
Cesar	Mendoza	Teresa
Pedro	Machic	Pedro
Kira	Furby	Felix
Aguilar	Torres	
Andreas	Gionis	Dawn
Juan	Vera	Carmina
Olivia	Albor	
James	Creel	Sandra
Amanda	Carter	
Jonathan	Miller	Gizelle
Luke	Gorman	Hallie
Thomas	Weisgerber	Leslie
Sabath	Santos	Elizabeth
Juan	MacIel	Anita
Fabian	Lambert	
	Baldonado Living Trust	
Roger	Brown	Kathleen
Jose	Bardales	Blanca
	Branch Lisa R Living Trust	
Kyle	Kotaniemi	Stephanie
Miguel	Guzman	
Chizu	Maraia	
Barbara	Hedges	
Janet	Martsch	
Samuel	Waibel	Sara
Jan	Self	
	Council Creek Estates Hoa	
	Council Creek Estates Hoa	
Megan	Twomey	
	Young Living Trust	
Salvador	Morales-Resendiz	Erika
Jeffery	Loy	Barbara
Fernando	MacIas	Veronica
Mario	Cervantes	Gabriela
Jenieson	Pajarillo	Jenevie
Melody	Garcia	Eduardo
Tori	Hackney	
Zacarias	Miguel	
Juan	Velazquez-Lopez	Teresa
Eliseo	Nieto	Esther
Martha	Martinez-Calixto	
	Whiteacres Investments LLC	
	Whiteacres Investments LLC	
Shane	Conley	Shannon
Kelly	Thomas	Janel

Ashley	Hyatt	Trevor
	Sheelar Park Owners Of Lots 1-25	
	Sheelar Park Owners Of Lots 1-25	
Nathan	Bloeman	Samantha
Keenan	Moeller	Sarah
Aimee	Mazzarlo	
Uziel	Galvez	Socorro
Uziel	Galvez	Socorro
Vicente	Tello	
Roberto	Bautista	Marie
Veronica	Espinoza	
Erik	Batalgia	
David	Kabiru	
Deion	Johns	Andrea
	Albertson, Ross & Jacqueline Bordsky Rev Living Trust	
	Fresh, Sierra Jo	
Kenneth	Hermosillo Jr	
Valerie	Gonzales	
Kerstin	Miramontes	
Samantha	Alban	
Jared	Hartrampf	Litzi
Clifford	Ehly Jr	Heather
Alan	Salas	
Marc P	Valdez	
Adeyinka	Idowu	Mercy
Natasha	Parra	Natalie
Alma	Hernandez	Jose
Jose	Lara	
	Council Creek Terrace Hoa	
	Cornelius, City Of	
	Metro	
	Metro	
	Metro	
	Jacobsmuhlen Meats Inc	
	Jacobsmuhlen Meats Inc	
	Metro	
	Metro	
Gerardo	Martinez	Maria

OwnerNm2Last	OwnerNameLabelFormat	OwnerAddr
	Metro	600 NE Grand Ave
Herrera	Cesar Mendoza & Teresa Herrera	2031 N Holladay St
Mejia	Pedro Machic & Pedro Mejia	2057 N Holladay St
Furby	Kira & Felix Furby	831 N 21st Ave
	Aguilar Torres	845 N 21st Ave
Rosiejka	Andreas Gionis & Dawn Rosiejka	859 N 21st Ave
Devera	Juan Vera & Carmina Devera	873 N 21st Ave
	Olivia Albor	885 N 21st Ave
Creel	James & Sandra Creel	897 N 21st Ave
	Amanda Carter	2016 N Holladay St
Money	Jonathan Miller & Gizelle Money	909 N 21st Ave
Gorman	Luke & Hallie Gorman	925 N 21st Ave
Weisgerber	Thomas & Leslie Weisgerber	937 N 21st Ave
Santos	Sabath & Elizabeth Santos	953 N 21st Ave
MacIel	Juan & Anita MacIel	2118 N Kamiakan Dr
	Fabian Lambert	2124 N Kamiakan Dr
	Baldonado Living Trust	2130 N Kamiakan Dr
Brown	Roger & Kathleen Brown	2142 N Kamiakan Dr
Romero	Jose Bardales & Blanca Romero	PO Box 211
	Branch Lisa R Living Trust	2162 N Kamiakan Dr
Kotaniemi	Kyle & Stephanie Kotaniemi	2174 N Kamiakan Dr
	Miguel Guzman	2178 N Kamiakan Dr
	Chizu Maraia	2180 N Kamiakan Dr
	Barbara Hedges	2186 N Kamiakan Dr
	Janet Martsch	2192 N Kamiakan Dr
Waibel	Samuel & Sara Waibel	2115 N Kamiakan Dr
	Self, Jan Trust	2121 N Kamiakan Dr
	Council Creek Estates Hoa	
	Council Creek Estates Hoa	
	Megan Twomey	808 N 20th Way
	Young Living Trust	PO Box 651
Morales	Salvador Morales-Resendiz & Erika Morales	824 N 20th Way
Hoffman	Jeffery Loy & Barbara Hoffman	836 N 20th Way
MacIas	Fernando & Veronica MacIas	13325 SW Weir Rd
Gamez	Mario Cervantes & Gabriela Gamez	840 N 20th Way
Pajarillo	Jenieson & Jenevie Pajarillo	844 N 20th Way
Garcia	Melody & Eduardo Garcia	856 N 20th Way
	Tori Hackney	3985 Edison Rd NE
	Zacarias Miguel	3831 Pacific Ave SPC #A4
Trujillo	Juan Velazquez-Lopez & Teresa Trujillo	871 N 20th Way
Nieto	Eliseo & Esther Nieto	867 N 20th Way
	Martha Martinez-Calixto	853 N 20th Way
	Whiteacres Investments LLC	100 Third St
	Whiteacres Investments LLC	100 Third St
Conley	Shane & Shannon Conley	861 N 20th Way
Thomas	Kelly & Janel Thomas	857 N 20th Way

Hyatt	Ashley & Trevor Hyatt	845 N 20th Way
	Sheelar Park Owners Of Lots 1-25	
	Sheelar Park Owners Of Lots 1-25	
Odoherty	Nathan Bloeman & Samantha Odoherty	851 N 19th Ave
Moeller	Keenan & Sarah Moeller	861 N 19th Ave
	Aimee Mazzarlo	867 N 19th Ave
Galvez	Uziel & Socorro Galvez	4109 Cloudview Ct
Galvez	Uziel & Socorro Galvez	4109 Cloudview Ct
	Vicente Tello	885 N 19th Ave
Bautista	Roberto & Marie Bautista	891 N 19th Ave
	Veronica Espinoza	895 N 19th Ave
	Erik Batalgia	2610 Forge Dr
	David Kabiru	896 N 18th Ave
Hatch	Deion Johns & Andrea Hatch	888 N 18th Ave
	Albertson, Ross & Jacqueline Bordsky Rev Living Trust	79 Scenic Dr
	Fresh, Sierra Jo	876 N 18th Ave
	Kenneth Hermosillo Jr	868 N 18th Ave
	Valerie Gonzales	864 N 18th Ave
	Kerstin Miramontes	906 N 18th Ter
	Samantha Alban	914 N 18th Ter
Arellano	Jared Hartrampf & Litzi Arellano	905 N 19th Ave
Ehly	Clifford Ehly Jr & Heather Ehly	909 N 19th Ave
	Alan Salas	917 N 19th Ave
	Marc Valdez	921 N 19th Ave
Owoeye	Adeyinka Idowu & Mercy Owoeye	935 N 19th Ave
Parra	Natasha & Natalie Parra	939 N 19th Ave
Mariscal Jr	Alma Hernandez & Jose Mariscal Jr	941 N 19th Ave
	Jose Lara	953 N 19th Ave
	Council Creek Terrace Hoa	17933 NW Evergreen Pl #200
	Cornelius, City Of	1355 N Barlow St
	Metro	600 NE Grand Ave
	Metro	600 NE Grand Ave
	Metro	600 NE Grand Ave
	Jacobsmuhlen Meats Inc	1395 NW Susbauer Rd
	Jacobsmuhlen Meats Inc	1395 NW Susbauer Rd
	Metro	600 NE Grand Ave
	Metro	600 NE Grand Ave
Martinez	Gerardo & Maria Martinez	901 N 21st Ave

OwnerCityNm	OwnerState	OwnerZIP	SiteHouseNum	SiteDirPrefix	SiteStreetNmType
Portland	OR	97232			Ns
Cornelius	OR	97113	2031	N	Holladay St
Cornelius	OR	97113	2057	N	Holladay St
Cornelius	OR	97113	831	N	21st Ave
Cornelius	OR	97113	845	N	21st Ave
Cornelius	OR	97113	859	N	21st Ave
Cornelius	OR	97113	873	N	21st Ave
Cornelius	OR	97113	885	N	21st Ave
Cornelius	OR	97113	897	N	21st Ave
Cornelius	OR	97113	2016	N	Holladay St
Cornelius	OR	97113	909	N	21st Ave
Cornelius	OR	97113	925	N	21st Ave
Cornelius	OR	97113	937	N	21st Ave
Cornelius	OR	97113	953	N	21st Ave
Cornelius	OR	97113	2118	N	Kamiakan Dr
Cornelius	OR	97113	2124	N	Kamiakan Dr
Cornelius	OR	97113	2130	N	Kamiakan Dr
Cornelius	OR	97113	2142	N	Kamiakan Dr
Forest Grove	OR	97116	2156	N	Kamiakan Dr
Cornelius	OR	97113	2162	N	Kamiakan Dr
Cornelius	OR	97113	2174	N	Kamiakan Dr
Cornelius	OR	97113	2178	N	Kamiakan Dr
Cornelius	OR	97113	2180	N	Kamiakan Dr
Cornelius	OR	97113	2186	N	Kamiakan Dr
Cornelius	OR	97113	2192	N	Kamiakan Dr
Cornelius	OR	97113	2115	N	Kamiakan Dr
Cornelius	OR	97113	2121	N	Kamiakan Dr
	OR				Ns
	OR				Ns
Cornelius	OR	97113	808	N	20th Way
Banks	OR	97106	812	N	20th Way
Cornelius	OR	97113	824	N	20th Way
Cornelius	OR	97113	836	N	20th Way
Beaverton	OR	97008	838	N	20th Way
Cornelius	OR	97113	840	N	20th Way
Cornelius	OR	97113	844	N	20th Way
Cornelius	OR	97113	856	N	20th Way
Silverton	OR	97381	868	N	20th Way
Forest Grove	OR	97116	872	N	20th Way
Cornelius	OR	97113	871	N	20th Way
Cornelius	OR	97113	867	N	20th Way
Cornelius	OR	97113	853	N	20th Way
Gaston	OR	97119			Ns
Gaston	OR	97119	858	N	20th Way
Cornelius	OR	97113	861	N	20th Way
Cornelius	OR	97113	857	N	20th Way

Cornelius	OR	97113	845	N	20th Way
	OR				Ns
	OR				Ns
Cornelius	OR	97113	851	N	19th Ave
Cornelius	OR	97113	861	N	19th Ave
Cornelius	OR	97113	867	N	19th Ave
Hood River	OR	97031	873	N	19th Ave
Hood River	OR	97031	881	N	19th Ave
Cornelius	OR	97113	885	N	19th Ave
Cornelius	OR	97113	891	N	19th Ave
Cornelius	OR	97113	895	N	19th Ave
Forest Grove	OR	97116	898	N	18th Ave
Cornelius	OR	97113	896	N	18th Ave
Cornelius	OR	97113	888	N	18th Ave
Ashland	OR	97520	884	N	18th Ave
Cornelius	OR	97113	876	N	18th Ave
Cornelius	OR	97113	868	N	18th Ave
Cornelius	OR	97113	864	N	18th Ave
Cornelius	OR	97113	906	N	18th Ter
Cornelius	OR	97113	914	N	18th Ter
Cornelius	OR	97113	905	N	19th Ave
Cornelius	OR	97113	909	N	19th Ave
Cornelius	OR	97113	917	N	19th Ave
Cornelius	OR	97113	921	N	19th Ave
Cornelius	OR	97113	935	N	19th Ave
Cornelius	OR	97113	939	N	19th Ave
Cornelius	OR	97113	941	N	19th Ave
Cornelius	OR	97113	953	N	19th Ave
Beaverton	OR	97006	920	N	18th Ter
Cornelius	OR	97113	961	N	19th Ave
Portland	OR	97232	926	N	18th Ter
Portland	OR	97232	926	N	18th Ter
Portland	OR	97232			
Cornelius	OR	97113	1450	NW	Susbauer Rd
Cornelius	OR	97113	1415	NW	Susbauer Rd
Portland	OR	97232			Ns
Portland	OR	97232			Ns
Cornelius	OR	97113	901	N	21st Ave

SiteAddr	SiteCity	SiteState	SiteZIP	ParcelId	TaxAcctNum	MktTtlVal
Ns	Unincorporated	OR	97113	R1492432	1N3340000500	$253,300.00
2031 N Holladay St	Cornelius	OR	97113	R2063810	1N334CA07600	$400,740.00
2057 N Holladay St	Cornelius	OR	97113	R2063811	1N334CA07700	$401,680.00
831 N 21st Ave	Cornelius	OR	97113	R2063814	1N334CA08000	$369,790.00
845 N 21st Ave	Cornelius	OR	97113	R2063815	1N334CA08100	$374,170.00
859 N 21st Ave	Cornelius	OR	97113	R2063816	1N334CA08200	$369,790.00
873 N 21st Ave	Cornelius	OR	97113	R2063817	1N334CA08300	$379,880.00
885 N 21st Ave	Cornelius	OR	97113	R2063818	1N334CA08400	$369,980.00
897 N 21st Ave	Cornelius	OR	97113	R2063819	1N334CA08500	$394,090.00
2016 N Holladay St	Cornelius	OR	97113	R2063821	1N334CA08600	$414,500.00
909 N 21st Ave	Cornelius	OR	97113	R2063822	1N334CA08700	$385,930.00
925 N 21st Ave	Cornelius	OR	97113	R2063823	1N334CA08800	$387,400.00
937 N 21st Ave	Cornelius	OR	97113	R2063824	1N334CA08900	$369,980.00
953 N 21st Ave	Cornelius	OR	97113	R2063825	1N334CA09000	$393,570.00
2118 N Kamiakan Dr	Cornelius	OR	97113	R2063826	1N334CA09100	$360,940.00
2124 N Kamiakan Dr	Cornelius	OR	97113	R2063827	1N334CA09200	$383,180.00
2130 N Kamiakan Dr	Cornelius	OR	97113	R2063828	1N334CA09300	$481,550.00
2142 N Kamiakan Dr	Cornelius	OR	97113	R2063829	1N334CA09400	$479,360.00
2156 N Kamiakan Dr	Cornelius	OR	97113	R2063830	1N334CA09500	$626,910.00
2162 N Kamiakan Dr	Cornelius	OR	97113	R2063870	1N334CA09600	$597,200.00
2174 N Kamiakan Dr	Cornelius	OR	97113	R2063871	1N334CA09700	$668,470.00
2178 N Kamiakan Dr	Cornelius	OR	97113	R2063872	1N334CA09800	$562,910.00
2180 N Kamiakan Dr	Cornelius	OR	97113	R2063873	1N334CA09900	$444,800.00
2186 N Kamiakan Dr	Cornelius	OR	97113	R2063874	1N334CA10000	$430,430.00
2192 N Kamiakan Dr	Cornelius	OR	97113	R2063875	1N334CA10100	$441,760.00
2115 N Kamiakan Dr	Cornelius	OR	97113	R2063934	1N334CA13000	$460,350.00
2121 N Kamiakan Dr	Cornelius	OR	97113	R2063935	1N334CA13100	$416,060.00
Ns	Cornelius	OR	97113	R2063993	1N334CA17300	$0.00
Ns	Cornelius	OR	97113	R2063994	1N334CA17300	$0.00
808 N 20th Way	Cornelius	OR	97113	R2122257	1N334CA20600	$404,050.00
812 N 20th Way	Cornelius	OR	97113	R2122258	1N334CA20700	$336,810.00
824 N 20th Way	Cornelius	OR	97113	R2122259	1N334CA20800	$409,340.00
836 N 20th Way	Cornelius	OR	97113	R2122260	1N334CA20900	$409,450.00
838 N 20th Way	Cornelius	OR	97113	R2122261	1N334CA21000	$427,790.00
840 N 20th Way	Cornelius	OR	97113	R2122262	1N334CA21100	$402,530.00
844 N 20th Way	Cornelius	OR	97113	R2122263	1N334CA21200	$402,710.00
856 N 20th Way	Cornelius	OR	97113	R2122264	1N334CA21300	$422,720.00
868 N 20th Way	Cornelius	OR	97113	R2122265	1N334CA21400	$428,290.00
872 N 20th Way	Cornelius	OR	97113	R2122266	1N334CA21500	$432,820.00
871 N 20th Way	Cornelius	OR	97113	R2122270	1N334CA21900	$421,780.00
867 N 20th Way	Cornelius	OR	97113	R2122271	1N334CA22000	$431,190.00
853 N 20th Way	Cornelius	OR	97113	R2122272	1N334CA22100	$420,410.00
Ns	Cornelius	OR	97113	R2122273	1N334CA22200	$93,420.00
858 N 20th Way	Cornelius	OR	97113	R2122274	1N334CA22300	$522,690.00
861 N 20th Way	Cornelius	OR	97113	R2122279	1N334CA22800	$417,240.00
857 N 20th Way	Cornelius	OR	97113	R2122280	1N334CA22900	$417,240.00

845 N 20th Way	Cornelius	OR	97113	R2122281	1N334CA23000	$421,230.00
Ns	Cornelius	OR	97113	R2122284	1N334CA23300	$0.00
Ns	Cornelius	OR	97113	R2122285	1N334CA23400	$0.00
851 N 19th Ave	Cornelius	OR	97113	R2217859	1N334CB03500	$349,290.00
861 N 19th Ave	Cornelius	OR	97113	R2217860	1N334CB03600	$370,370.00
867 N 19th Ave	Cornelius	OR	97113	R2217861	1N334CB03700	$370,370.00
873 N 19th Ave	Cornelius	OR	97113	R2217862	1N334CB03800	$349,290.00
881 N 19th Ave	Cornelius	OR	97113	R2217863	1N334CB03900	$349,290.00
885 N 19th Ave	Cornelius	OR	97113	R2217864	1N334CB04000	$370,370.00
891 N 19th Ave	Cornelius	OR	97113	R2217865	1N334CB04100	$370,110.00
895 N 19th Ave	Cornelius	OR	97113	R2217866	1N334CB04200	$361,400.00
898 N 18th Ave	Cornelius	OR	97113	R2217867	1N334CB04300	$368,330.00
896 N 18th Ave	Cornelius	OR	97113	R2217868	1N334CB04400	$377,040.00
888 N 18th Ave	Cornelius	OR	97113	R2217869	1N334CB04500	$377,300.00
884 N 18th Ave	Cornelius	OR	97113	R2217870	1N334CB04600	$356,220.00
876 N 18th Ave	Cornelius	OR	97113	R2217871	1N334CB04700	$356,220.00
868 N 18th Ave	Cornelius	OR	97113	R2217872	1N334CB04800	$377,300.00
864 N 18th Ave	Cornelius	OR	97113	R2217873	1N334CB04900	$377,040.00
906 N 18th Ter	Cornelius	OR	97113	R2217899	1N334CB07500	$371,260.00
914 N 18th Ter	Cornelius	OR	97113	R2217900	1N334CB07600	$385,120.00
905 N 19th Ave	Cornelius	OR	97113	R2217901	1N334CB07700	$361,660.00
909 N 19th Ave	Cornelius	OR	97113	R2217902	1N334CB07800	$356,760.00
917 N 19th Ave	Cornelius	OR	97113	R2217903	1N334CB07900	$349,290.00
921 N 19th Ave	Cornelius	OR	97113	R2217904	1N334CB08000	$370,370.00
935 N 19th Ave	Cornelius	OR	97113	R2217905	1N334CB08100	$370,370.00
939 N 19th Ave	Cornelius	OR	97113	R2217906	1N334CB08200	$349,290.00
941 N 19th Ave	Cornelius	OR	97113	R2217907	1N334CB08300	$349,290.00
953 N 19th Ave	Cornelius	OR	97113	R2217908	1N334CB08400	$383,540.00
920 N 18th Ter	Cornelius	OR	97113	R2217911	1N334CB08700	$0.00
961 N 19th Ave	Cornelius	OR	97113	R2217912	1N334CB08800	$0.00
926 N 18th Ter	Cornelius	OR	97113	R2217913	1N334CB08900	$91,800.00
926 N 18th Ter	Cornelius	OR	97113	R2217914	1N334CB08900	$212,500.00
	Cornelius	OR	97113	R2217915	1N334CB09000	$138,550.00
1450 NW Susbauer Rd	Cornelius	OR	97113	R754909	1N3340000401	$8,380.00
1415 NW Susbauer Rd	Cornelius	OR	97113	R754918	1N3340000401	$1,302,900.00
Ns	Unincorporated	OR	97113	R754927	1N3340000500	$167,750.00
Ns	Unincorporated	OR	97113	R754945	1N3340000500	$261,250.00
901 N 21st Ave	Cornelius	OR	97113	R755043	1N334CA00200	$503,480.00

MktImprVal	MktLandVal	DocRcrdgDt	SaleAmt
$0.00	$253,300.00	05/30/2003	$320,000.00
$229,620.00	$171,120.00	07/22/2008	$209,900.00
$230,560.00	$171,120.00	01/22/2019	$319,900.00
$231,210.00	$138,580.00	05/26/2017	$300,000.00
$235,590.00	$138,580.00	07/17/2015	$205,000.00
$231,210.00	$138,580.00	03/07/2003	$152,500.00
$241,300.00	$138,580.00	10/16/2014	$209,900.00
$231,400.00	$138,580.00	04/29/2020	$206,500.00
$255,510.00	$138,580.00	04/10/2007	$230,000.00
$213,180.00	$201,320.00	04/08/2019	$335,000.00
$247,350.00	$138,580.00	04/02/2019	$300,000.00
$248,820.00	$138,580.00	07/02/2018	$300,000.00
$231,400.00	$138,580.00	10/22/2003	$152,000.00
$254,990.00	$138,580.00	09/24/2001	$150,000.00
$223,190.00	$137,750.00	07/06/2004	$172,000.00
$206,070.00	$177,110.00	08/23/2002	$157,000.00
$284,760.00	$196,790.00	09/26/2013	$243,500.00
$282,570.00	$196,790.00	09/15/1998	$155,275.00
$395,390.00	$231,520.00	07/15/2011	$240,000.00
$365,680.00	$231,520.00	08/28/2002	$218,900.00
$436,950.00	$231,520.00	09/07/2017	$434,999.00
$331,390.00	$231,520.00	01/17/2002	$210,000.00
$213,280.00	$231,520.00	11/25/1998	$144,750.00
$233,640.00	$196,790.00	08/21/2013	$219,000.00
$244,970.00	$196,790.00	10/19/2006	$263,000.00
$263,560.00	$196,790.00	08/23/2021	$435,000.00
$219,270.00	$196,790.00	03/28/2002	$152,950.00
$0.00	$0.00		
$0.00	$0.00		
$246,620.00	$157,430.00	04/30/2018	$312,000.00
$179,380.00	$157,430.00	02/10/2006	$175,900.00
$251,910.00	$157,430.00	09/21/2016	$254,000.00
$252,020.00	$157,430.00	03/26/2019	$220,000.00
$270,360.00	$157,430.00	08/12/2011	$105,000.00
$245,100.00	$157,430.00	07/09/2021	$386,000.00
$245,280.00	$157,430.00	09/25/2014	$183,000.00
$265,290.00	$157,430.00	12/17/2018	$315,000.00
$270,860.00	$157,430.00	03/28/2014	$166,000.00
$275,390.00	$157,430.00	07/08/2016	$252,000.00
$264,350.00	$157,430.00	06/03/2021	$398,900.00
$273,760.00	$157,430.00	08/09/2006	$221,400.00
$262,980.00	$157,430.00	09/15/2020	$319,900.00
$0.00	$93,420.00	11/19/2003	$176,000.00
$337,480.00	$185,210.00	11/19/2003	$176,000.00
$259,810.00	$157,430.00	04/21/2017	$278,700.00
$259,810.00	$157,430.00	05/16/2016	$236,900.00

$263,800.00	$157,430.00	10/16/2018	$295,900.00
$0.00	$0.00	08/11/2010	$218,189.00
$0.00	$0.00	08/11/2010	$218,189.00
$217,640.00	$131,650.00	12/07/2021	$344,995.00
$238,720.00	$131,650.00	12/08/2021	$366,520.00
$238,720.00	$131,650.00	10/26/2021	$366,520.00
$217,640.00	$131,650.00	10/27/2021	$346,195.00
$217,640.00	$131,650.00	10/28/2021	$346,195.00
$238,720.00	$131,650.00	12/03/2021	$367,995.00
$238,460.00	$131,650.00	01/28/2022	$374,520.00
$229,750.00	$131,650.00	02/11/2022	$371,520.00
$229,750.00	$138,580.00	03/15/2022	$401,525.00
$238,460.00	$138,580.00	08/27/2021	$380,995.00
$238,720.00	$138,580.00	11/09/2021	$380,465.00
$217,640.00	$138,580.00	11/09/2021	$359,195.00
$217,640.00	$138,580.00	11/29/2021	$359,195.00
$238,720.00	$138,580.00		
$238,460.00	$138,580.00	12/29/2021	$384,520.00
$232,680.00	$138,580.00	09/15/2021	$375,465.00
$232,680.00	$152,440.00	09/15/2021	$379,245.00
$230,010.00	$131,650.00	10/27/2021	$364,520.00
$225,110.00	$131,650.00	10/22/2021	$352,195.00
$217,640.00	$131,650.00	10/29/2021	$349,995.00
$238,720.00	$131,650.00	09/08/2023	$409,000.00
$238,720.00	$131,650.00	09/29/2021	$364,995.00
$217,640.00	$131,650.00	09/29/2021	$350,465.00
$217,640.00	$131,650.00	09/28/2021	$351,195.00
$238,720.00	$144,820.00	09/28/2021	$369,995.00
$0.00	$0.00		
$0.00	$0.00		
$0.00	$91,800.00		
$0.00	$212,500.00		
$0.00	$138,550.00		
$0.00	$0.00		
$184,130.00	$861,890.00		
$0.00	$167,750.00		
$0.00	$261,250.00		
$304,170.00	$199,310.00	10/15/2001	$185,000.00

LegalDsc	PlatNm
ACRES 2.98, CODE SPLIT	
COUNCIL CREEK ESTATES, LOT 109, ACRES 0.09	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 110, ACRES 0.09	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 113, ACRES 0.07	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 114, ACRES 0.07	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 115, ACRES 0.07	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 116, ACRES 0.07	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 117, ACRES 0.07	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 118, ACRES 0.07	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 119, ACRES 0.44	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 120	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 121, ACRES 0.09	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 122, ACRES 0.08	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 123, ACRES 0.10	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 124, ACRES 0.10	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 125, ACRES 0.10	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 126, ACRES 0.14	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 127, ACRES 0.12	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 128, ACRES 0.17	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 129, ACRES 0.17	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 130, ACRES 0.18	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 131, ACRES 0.20	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 132, ACRES 0.16	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 133, ACRES 0.13	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 134, ACRES 0.13	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 192, ACRES 0.12	Council Creek Estates
COUNCIL CREEK ESTATES, LOT 193, ACRES 0.12	Council Creek Estates
COUNCIL CREEK ESTATES, TRACT G, ACRES 2.00, CODE SPLIT	Council Creek Estates
COUNCIL CREEK ESTATES, TRACT G, ACRES 0.32, CODE SPLIT	Council Creek Estates
SHEELAR PARK, LOT 1, ACRES 0.06	Sheelar Park
SHEELAR PARK, LOT 2, ACRES 0.06	Sheelar Park
SHEELAR PARK, LOT 3, ACRES 0.05	Sheelar Park
SHEELAR PARK, LOT 4, ACRES 0.06	Sheelar Park
SHEELAR PARK, LOT 5, ACRES 0.08	Sheelar Park
SHEELAR PARK, LOT 6, ACRES 0.06	Sheelar Park
SHEELAR PARK, LOT 7, ACRES 0.06	Sheelar Park
SHEELAR PARK, LOT 8, ACRES 0.06	Sheelar Park
SHEELAR PARK, LOT 9, ACRES 0.05	Sheelar Park
SHEELAR PARK, LOT 10, ACRES 0.05	Sheelar Park
SHEELAR PARK, LOT 14, ACRES 0.05	Sheelar Park
SHEELAR PARK, LOT 15, ACRES 0.05	Sheelar Park
SHEELAR PARK, LOT 16, ACRES 0.06	Sheelar Park
SHEELAR PARK, LOT 17, ACRES 0.07	Sheelar Park
SHEELAR PARK, LOT 18, ACRES 0.16	Sheelar Park
SHEELAR PARK, LOT 23, ACRES 0.05	Sheelar Park
SHEELAR PARK, LOT 24, ACRES 0.05	Sheelar Park

SHEELAR PARK, LOT 25, ACRES 0.05	Sheelar Park
SHEELAR PARK, TRACT C, ACRES 0.12	Sheelar Park
SHEELAR PARK, TRACT D (PRIVATE STREET), ACRES 0.51	Sheelar Park
COUNCIL CREEK TERRACE, LOT 7, ACRES 0.03	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 8, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 9, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 10, ACRES 0.03	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 11, ACRES 0.03	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 12, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 13, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 14, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 15, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 16, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 17, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 18, ACRES 0.03	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 19, ACRES 0.03	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 20, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 21, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 47, ACRES 0.06	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 48, ACRES 0.05	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 49, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 50, ACRES 0.03	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 51, ACRES 0.03	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 52, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 53, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 54, ACRES 0.03	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 55, ACRES 0.03	Council Creek Terrace
COUNCIL CREEK TERRACE, LOT 56, ACRES 0.04	Council Creek Terrace
COUNCIL CREEK TERRACE, TRACT C, ACRES 0.11	Council Creek Terrace
COUNCIL CREEK TERRACE, TRACT D, ACRES 0.25	Council Creek Terrace
COUNCIL CREEK TERRACE, TRACT E, ACRES 1.08	Council Creek Terrace
COUNCIL CREEK TERRACE, TRACT E, ACRES 2.5	Council Creek Terrace
COUNCIL CREEK TERRACE, TRACT F, ACRES 1.63	Council Creek Terrace
ACRES 0.86, CODE SPLIT, POTENTIAL ADD'L TAX LIABILITY	
ACRES 30.16, CODE SPLIT, POTENTIAL ADD'L TAX LIABILITY	
ACRES 6.71, CODE SPLIT	
ACRES 10.45, CODE SPLIT	
ACRES 0.35	

LandUseStdDsc	LandUseDsc
Vacant Land (nec)	Exempt Port Properties Or Other Municpal Vacant
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
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Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Common Area	Exempt Common Property In Planned Communities
Common Area	Exempt Common Property In Planned Communities
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Residential Lot	Residential-Land Only
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved

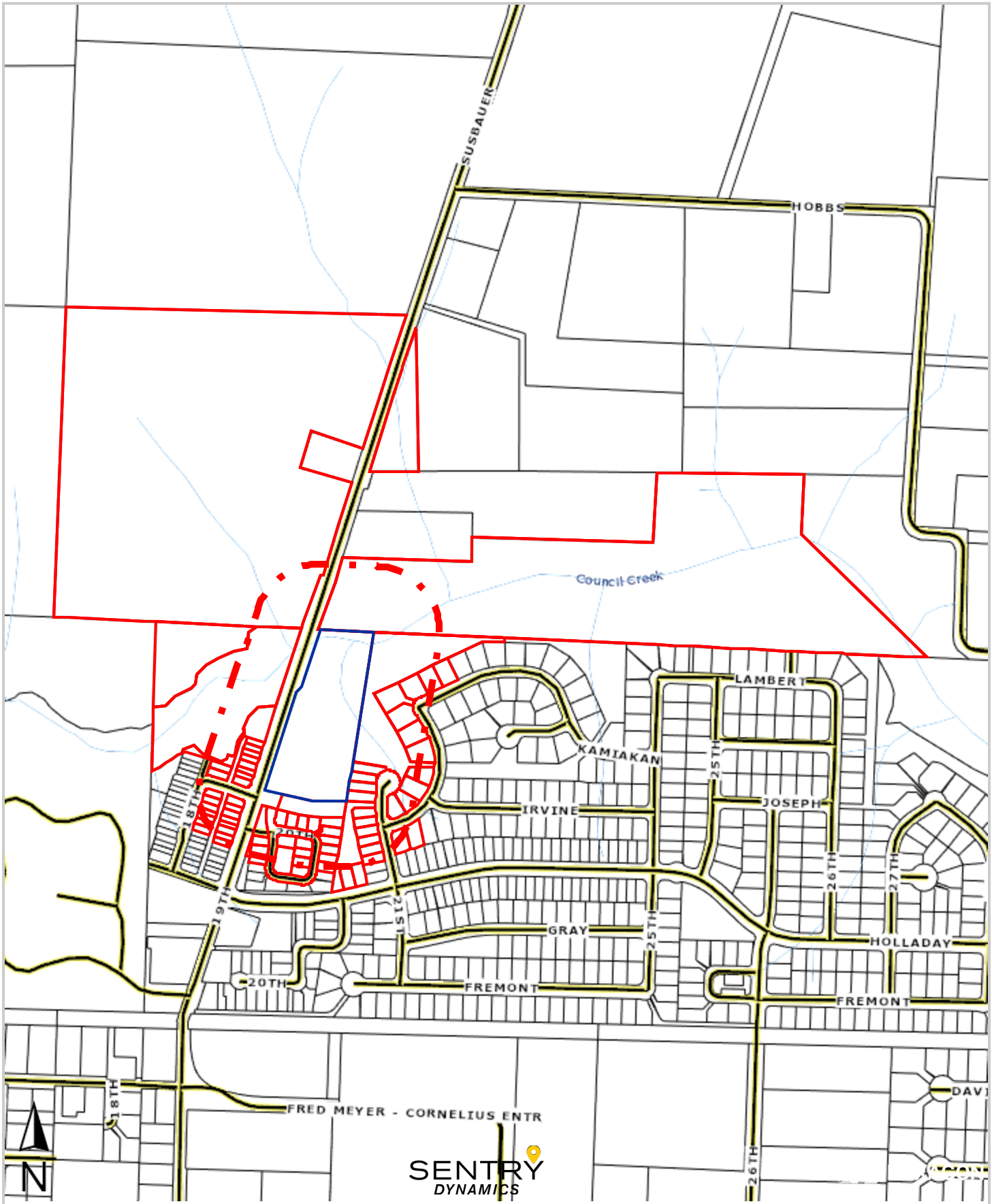
Single Family Residential	Residential Improved
Residential Lot	Residential-Land Only
Residential Lot	Residential-Land Only
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
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Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Single Family Residential	Residential Improved
Common Area	Exempt Common Property In Planned Communities
Vacant Land (nec)	Exempt City Gov Vacant
Vacant Land (nec)	Exempt Port Properties Or Other Municpal Vacant
Vacant Land (nec)	Exempt Port Properties Or Other Municpal Vacant
Vacant Land (nec)	Exempt Port Properties Or Other Municpal Vacant
Farms	Specially Assessed - Unzoned Farmland - Improved - Industrial
Farms	Specially Assessed - Unzoned Farmland - Improved - Industrial
Vacant Land (nec)	Exempt Port Properties Or Other Municpal Vacant
Vacant Land (nec)	Exempt Port Properties Or Other Municpal Vacant
Single Family Residential	Residential Improved

BldgUseCd	BldgUseDsc	BedCt	BathTtlCt	FinTtlSqFt	YrBlt	LotSqFt	Acres	TaxYr1
		0	0	0	0	129809	2.98	2023
R1	Residence Single Family	4	3	1523	1999	3920	0.09	2023
R1	Residence Single Family	4	3	1537	1999	3920	0.09	2023
R1	Residence Single Family	3	3	1596	1997	3049	0.07	2023
R1	Residence Single Family	3	3	1659	1997	3049	0.07	2023
R1	Residence Single Family	3	3	1596	1997	3049	0.07	2023
R1	Residence Single Family	3	3	1659	1997	3049	0.07	2023
R1	Residence Single Family	3	3	1598	1997	3049	0.07	2023
R1	Residence Single Family	3	3	1874	1997	3049	0.07	2023
R1	Residence Single Family	3	2	1404	2001	19166	0.44	2023
R1	Residence Single Family	3	3	1596	1997	4134	0.0949	2023
R1	Residence Single Family	3	3	1659	1997	3920	0.09	2023
R1	Residence Single Family	3	3	1598	1997	3485	0.08	2023
R1	Residence Single Family	3	3	1874	1997	4356	0.1	2023
R1	Residence Single Family	3	3	1371	1999	4356	0.1	2023
R1	Residence Single Family	3	3	1471	1999	4356	0.1	2023
R1	Residence Single Family	4	3	1838	1999	6098	0.14	2023
R1	Residence Single Family	4	3	1838	1999	5227	0.12	2023
R1	Residence Single Family	4	3	2936	1997	7405	0.17	2023
R1	Residence Single Family	4	3	2566	1997	7405	0.17	2023
R1	Residence Single Family	5	3	3295	1997	7841	0.18	2023
R1	Residence Single Family	4	3	2289	1998	8712	0.2	2023
R1	Residence Single Family	3	2	1444	1999	6970	0.16	2023
R1	Residence Single Family	3	2	1352	1999	5663	0.13	2023
R1	Residence Single Family	3	2	1466	1999	5663	0.13	2023
R1	Residence Single Family	3	3	1616	1999	5227	0.12	2023
R1	Residence Single Family	3	2	1256	1999	5227	0.12	2023
		0	0	0	0	87120	2	2023
		0	0	0	0	13939	0.32	2023
R1	Residence Single Family	3	3	1305	2008	2614	0.06	2023
R1	Residence Single Family	3	3	1433	2005	2614	0.06	2023
R1	Residence Single Family	3	3	1433	2005	2178	0.05	2023
R1	Residence Single Family	3	3	1433	2005	2614	0.06	2023
R1	Residence Single Family	4	3	1487	2005	3485	0.08	2023
R1	Residence Single Family	3	3	1307	2005	2614	0.06	2023
R1	Residence Single Family	3	3	1307	2005	2614	0.06	2023
R1	Residence Single Family	4	3	1530	2005	2614	0.06	2023
R1	Residence Single Family	4	3	1530	2005	2178	0.05	2023
R1	Residence Single Family	4	3	1536	2006	2178	0.05	2023
R1	Residence Single Family	4	3	1520	2005	2178	0.05	2023
R1	Residence Single Family	4	3	1500	2005	2178	0.05	2023
R1	Residence Single Family	4	3	1504	2005	2614	0.06	2023
		0	0	0	0	3049	0.07	2023
R1	Residence Single Family	3	2	3684	1956	6970	0.16	2023
R1	Residence Single Family	4	3	1470	2004	2178	0.05	2023
R1	Residence Single Family	4	3	1470	2004	2178	0.05	2023

R1	Residence Single Family	4	3	1486	2007	2178	0.05	2023
		0	0	0	0	5227	0.12	2023
		0	0	0	0	22216	0.51	2023
R1	Residence Single Family	3	3	1437	2021	1307	0.03	2023
R1	Residence Single Family	3	3	1519	2021	1742	0.04	2023
		3	3	1519	2021	1742	0.04	2023
R1	Residence Single Family	3	3	1437	2021	1307	0.03	2023
R1	Residence Single Family	3	3	1437	2021	1307	0.03	2023
R1	Residence Single Family	3	3	1519	2021	1742	0.04	2023
R1	Residence Single Family	3	3	1519	2021	1742	0.04	2023
R1	Residence Single Family	3	3	1441	2021	1742	0.04	2023
R1	Residence Single Family	3	3	1441	2021	1742	0.04	2023
R1	Residence Single Family	3	3	1519	2021	1742	0.04	2023
R1	Residence Single Family	3	3	1519	2021	1742	0.04	2023
R1	Residence Single Family	3	3	1437	2021	1307	0.03	2023
R1	Residence Single Family	3	3	1437	2021	1307	0.03	2023
R1	Residence Single Family	3	3	1519	2021	1742	0.04	2023
R1	Residence Single Family	3	3	1519	2021	1742	0.04	2023
R1	Residence Single Family	3	3	1509	2021	2614	0.06	2023
R1	Residence Single Family	3	3	1509	2021	2178	0.05	2023
R1	Residence Single Family	3	3	1441	2021	1742	0.04	2023
R1	Residence Single Family	3	3	1437	2021	1307	0.03	2023
R1	Residence Single Family	3	3	1437	2021	1307	0.03	2023
R1	Residence Single Family	3	3	1519	2021	1742	0.04	2023
R1	Residence Single Family	3	3	1519	2021	1742	0.04	2023
R1	Residence Single Family	3	3	1437	2021	1307	0.03	2023
R1	Residence Single Family	3	3	1437	2021	1307	0.03	2023
R1	Residence Single Family	3	3	1519	2021	1742	0.04	2023
		0	0	0	0	4792	0.11	2023
		0	0	0	0	10890	0.25	2023
		0	0	0	0	47045	1.08	2023
		0	0	0	0	108900	2.5	2023
		0	0	0	0	71003	1.63	2023
		0	0	0	0	37462	0.86	2023
CR1	Residence	0	0	1160	0	1313770	30.16	2023
		0	0	0	0	292288	6.71	2023
		0	0	0	0	455202	10.45	2023
R1	Residence Single Family	4	3	1782	2001	15246	0.35	2023

TaxTtl1	ZoneCd	OwnerOccupiedInd	LikelyListing	CntyNm
$0.00	Washington Co.-FD-20	FALSE	FALSE	Washington
$3,409.38	Cornelius-R7	TRUE	FALSE	Washington
$3,428.65	Cornelius-R7	TRUE	FALSE	Washington
$3,298.80	Cornelius-R7	TRUE	FALSE	Washington
$3,357.29	Cornelius-R7	TRUE	FALSE	Washington
$3,292.93	Cornelius-R7	TRUE	FALSE	Washington
$3,399.35	Cornelius-R7	TRUE	TRUE	Washington
$3,299.62	Cornelius-R7	TRUE	FALSE	Washington
$3,530.48	Cornelius-R7	TRUE	FALSE	Washington
$3,517.40	Cornelius-R7	TRUE	FALSE	Washington
$3,302.01	Cornelius-R7	TRUE	FALSE	Washington
$3,481.11	Cornelius-R7	TRUE	FALSE	Washington
$3,299.62	Cornelius-R7	TRUE	FALSE	Washington
$3,534.77	Cornelius-R7	TRUE	FALSE	Washington
$3,255.00	Cornelius-R7	TRUE	FALSE	Washington
$3,252.63	Cornelius-R7	TRUE	FALSE	Washington
$3,846.71	Cornelius-R7	TRUE	TRUE	Washington
$3,843.21	Cornelius-R7	TRUE	FALSE	Washington
$5,509.65	Cornelius-R7	FALSE	FALSE	Washington
$4,801.33	Cornelius-R7	TRUE	FALSE	Washington
$5,921.66	Cornelius-R7	TRUE	FALSE	Washington
$4,993.47	Cornelius-R7	TRUE	FALSE	Washington
$3,411.94	Cornelius-R7	TRUE	FALSE	Washington
$3,574.26	Cornelius-R7	TRUE	TRUE	Washington
$3,672.42	Cornelius-R7	TRUE	FALSE	Washington
$3,767.86	Cornelius-R7	TRUE	FALSE	Washington
$3,483.32	Cornelius-R7	TRUE	FALSE	Washington
$0.00	Cornelius-R7	FALSE	FALSE	Washington
$0.00	Cornelius-R7	FALSE	FALSE	Washington
$3,196.56	Cornelius-A2	TRUE	FALSE	Washington
$2,746.34	Cornelius-A2	FALSE	FALSE	Washington
$3,581.98	Cornelius-A2	TRUE	FALSE	Washington
$3,582.49	Cornelius-A2	TRUE	FALSE	Washington
$3,741.12	Cornelius-A2	FALSE	FALSE	Washington
$3,509.00	Cornelius-A2	TRUE	FALSE	Washington
$3,524.42	Cornelius-A2	TRUE	TRUE	Washington
$3,687.20	Cornelius-A2	TRUE	FALSE	Washington
$3,687.90	Cornelius-A2	FALSE	FALSE	Washington
$2,897.51	Cornelius-A2	FALSE	FALSE	Washington
$3,767.13	Cornelius-A2	TRUE	FALSE	Washington
$3,762.62	Cornelius-A2	TRUE	FALSE	Washington
$3,660.00	Cornelius-A2	TRUE	FALSE	Washington
$993.75	Cornelius-A2	FALSE	FALSE	Washington
$3,909.63	Cornelius-A2	FALSE	FALSE	Washington
$3,732.14	Cornelius-A2	TRUE	FALSE	Washington
$3,732.14	Cornelius-A2	TRUE	FALSE	Washington

$3,186.18	Cornelius-A2	TRUE	FALSE	Washington
$0.00	Cornelius-A2	FALSE	FALSE	Washington
$0.00	Cornelius-A2	FALSE	FALSE	Washington
$3,275.82	Cornelius-A2	TRUE	FALSE	Washington
$3,484.37	Cornelius-A2	TRUE	FALSE	Washington
$3,484.37	Cornelius-A2	TRUE	FALSE	Washington
$3,275.82	Cornelius-A2	FALSE	FALSE	Washington
$3,275.82	Cornelius-A2	FALSE	FALSE	Washington
$3,484.37	Cornelius-A2	TRUE	FALSE	Washington
$3,481.60	Cornelius-A2	TRUE	FALSE	Washington
$3,394.75	Cornelius-A2	TRUE	FALSE	Washington
$3,451.79	Cornelius-A2	FALSE	FALSE	Washington
$3,538.97	Cornelius-A2	TRUE	FALSE	Washington
$3,541.41	Cornelius-A2	TRUE	FALSE	Washington
$3,332.86	Cornelius-A2	FALSE	FALSE	Washington
$3,332.86	Cornelius-A2	TRUE	FALSE	Washington
$3,541.41	Cornelius-A2	TRUE	FALSE	Washington
$3,538.97	Cornelius-A2	TRUE	FALSE	Washington
$3,479.18	Cornelius-A2	TRUE	FALSE	Washington
$3,593.58	Cornelius-A2	TRUE	FALSE	Washington
$3,397.18	Cornelius-A2	TRUE	FALSE	Washington
$3,347.07	Cornelius-A2	TRUE	FALSE	Washington
$3,275.82	Cornelius-A2	TRUE	FALSE	Washington
$3,484.37	Cornelius-A2	TRUE	FALSE	Washington
$3,484.37	Cornelius-A2	TRUE	FALSE	Washington
$3,275.82	Cornelius-A2	TRUE	FALSE	Washington
$3,275.82	Cornelius-A2	TRUE	FALSE	Washington
$3,592.93	Cornelius-A2	TRUE	FALSE	Washington
$0.00	Cornelius-A2	FALSE	FALSE	Washington
$0.00	Cornelius-A2	FALSE	FALSE	Washington
$0.00	Cornelius-A2	FALSE	FALSE	Washington
$0.00	Cornelius-A2	FALSE	FALSE	Washington
$0.00	Cornelius-A2	FALSE	FALSE	Washington
$2.37	Washington Co.-AF-20	FALSE	FALSE	Washington
$8,463.91	Washington Co.-AF-20	FALSE	FALSE	Washington
$0.00	Washington Co.-FD-20	FALSE	FALSE	Washington
$0.00	Washington Co.-FD-20	FALSE	FALSE	Washington
$3,155.31	Cornelius-A2	TRUE	FALSE	Washington



WFG National Title Company
a Williston Financial Group Company

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

PIONEER DESIGN GROUP, INC.
CIVIL LAND USE PLANNING SURVEY
P 503.643.8286 F 844.715.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

November 20, 2024

RE: NOTICE OF NEIGHBORHOOD REVIEW MEETING

PROPOSED DEVELOPMENT: 34-Lot Subdivision at 934 N 19th Avenue - Council Cove

Dear Resident:

Pioneer Design Group, Inc. is representing the owner/developer of a property located on the west side of N 19th Avenue just south of Council Creek, more specifically identified as Tax Lot 201 of Tax Map 1N334CA, as shown on the attached map. The Owner is proposing a 34-lot Subdivision. This land is located in the Multi-Unit Residential zone (A-2) with a Natural Resource Overlay (NRO).

Prior to applying to the City of Cornelius, we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that such issues may be considered before the formal application is turned in to the City. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with Cornelius Zoning and Community Development Code.

Pursuant to the City of Cornelius Zoning and Community Development Code 18.10.030, you are invited to attend a meeting on:

Wednesday December 18, 2024
At 6:00 pm
Cornelius Public Library-Walters Gallery
1370 N Adair St.
Cornelius, OR 97113

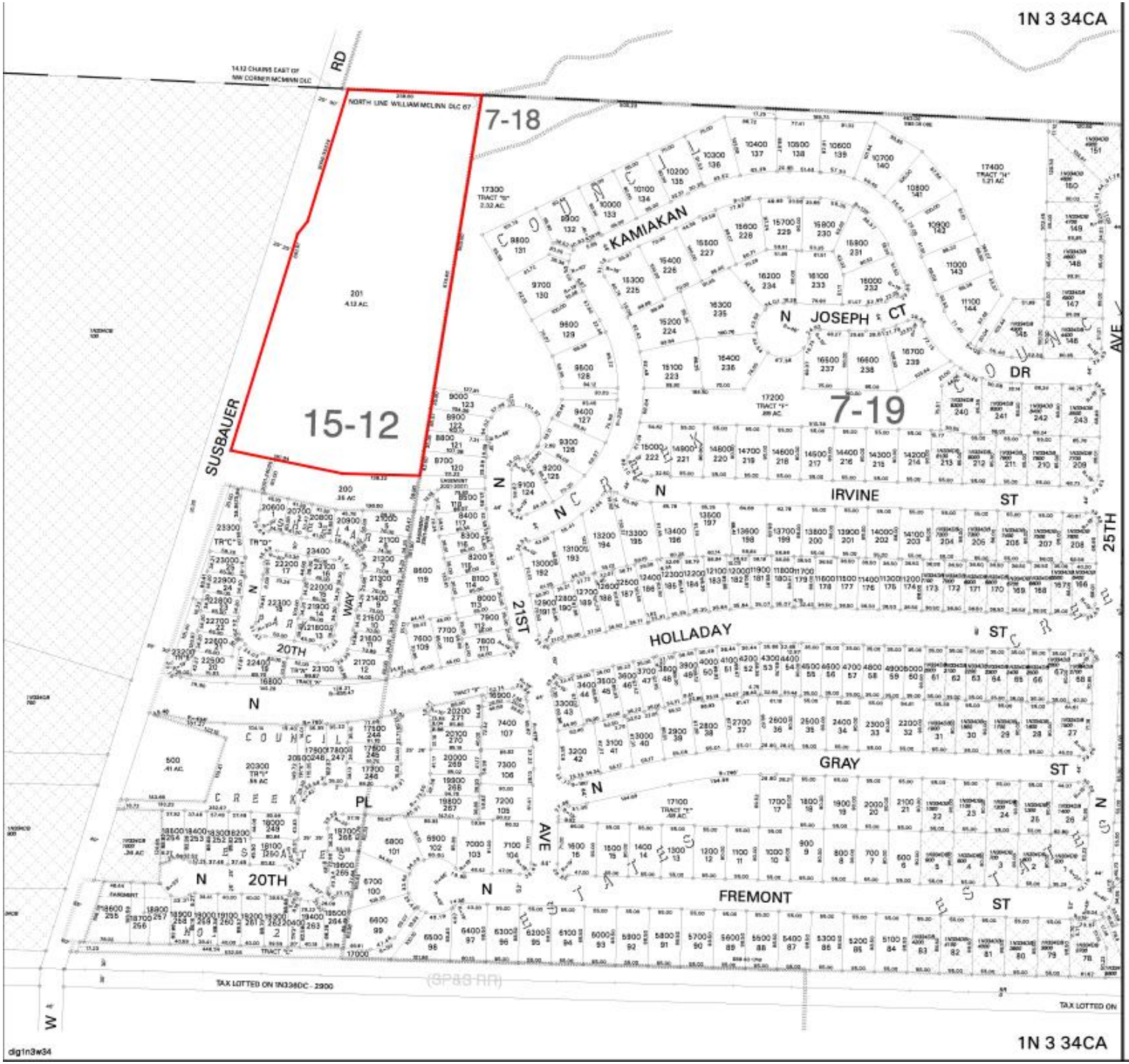
Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to the submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the County for you to either participate with written comments and/or an opportunity to attend a public hearing.

I look forward to more specifically discussing the proposal with you. Please feel free to call me at (503) 643-8286 or email whayson@pd-grp.com if you have questions.

Sincerely,

Wayne Hayson
Planning Manager

Attached:
Current Tax Map
Site Plan



1N 3 34CA



WASHINGTON COUNTY OREGON
NE1/4 SW1/4 SECTION 34 T1N R3W W.M.
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
	B	A	
BC	BD	AC	AD
	SECTION 34		
CB	CA	DB	DA
	C	D	
CC	CD	DC	DD

Cancelled Taxlots For: 1N334CA
100,400,7500,300,10701,10801,10802,

Assessment CARTOGRAPHY Taxation

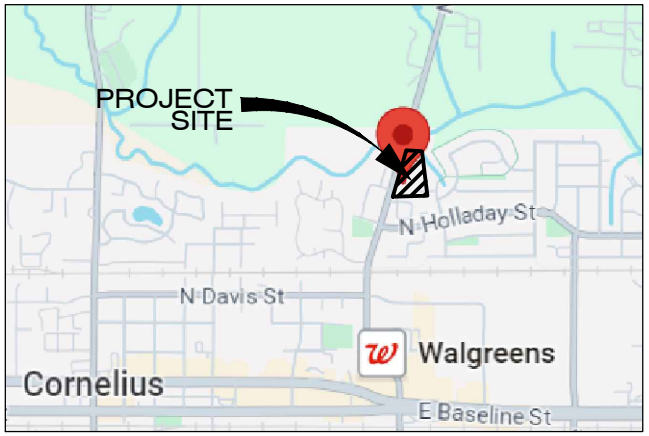
PLOT DATE: April 06, 2007
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

CORNELIUS
1N 3 34CA

COUNCIL COVE 34 LOT SUBDIVISION





VICINITY MAP

N.T.S.

PLANNING/ENGINEERING/SURVEY

PIONEER DESIGN GROUP, INC
9020 SW WASHINGTON SQUARE RD.,SUITE 170
PORTLAND OR 97223
PHONE: 503-643-8286
CONTACT: WAYNE HAYSON

SITE INFORMATION

TAX MAP:	1N334CA
TAX LOT:	201
SITE ADDRESS:	934 N 19TH AVENUE CORNELIUS, OR 97113
SITE SIZE:	4.12 ACRES
ZONING	A-2 (MULTI UNIT RESIDENTIAL)

COUNCIL COVE SUBDIVISION

34 LOT SUBDIVISION OF TAX LOT 00201 OF TAX MAP 1N334CA
934 N AVENUE, CORNELIUS, OR 97113

DEVELOPER OR AGENT: Pioneer Design Group

PROJECT LOCATION: 934 N 19th Ave

AFFIDAVIT OF MAILING NOTICE

I, Victoria Korynta, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Cornelius for a proposed 34 Lot Subdivision affecting land located at 934 N 19th Ave, and that pursuant to Ordinance 810, Chapter 18.10, and the guidelines set out by the Community Development Director, did on the 20th day of November, 2024, personally mail notice to affected property owners within 250 feet of the proposed development site.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.

Signature: Victoria Korynta

Dated this 20th day of November, 2024.

State of Oregon
County of Washington

Subscribed and sworn to (or affirmed) before me this 20th *day of* Nov., 2024.

Yvonne L Troutman

Notary Public for the State of Oregon

OFFICIAL STAMP
YVONNE L TROUTMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1022174
MY COMMISSION EXPIRES FEBRUARY 17, 2026

My Commission expires: February 17, 2026

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

PROJECT: _____ **MEETING DATE:**

PLEASE PRINT LEGIBLY!

PRINTED NAME	FULL MAILING ADDRESS & E-MAIL ADDRESS	CITY, STATE	ZIP CODE	PHONE #
Lisa Branch	LisaBranchmomma4@gmail.com	Cornelius OR	97113	9715630446
Salvador Morales	824 N 20th way 97113 moraspoto@gmail.com	97113 →		971 226 4649
Jeff Loy	836 N 20th Way 97113 Loyloy2009@gmail.com	Cornelius OR	97113	503 3347480
Jamel Thomas	857 N 20th Way jamelmthomas@gmail.com	Cornelius	97113	
Shannon Conley	861 N 20th Way shannon.conley02@gmail	Cornelius	97113	
Luke Gorman Hollie Gorman	925 N 21st Ave, Cornelius gormanfamily2021@gmail.com	" "	97113	216-256-4072
* VERONICA CARMOLINDA	895 N. 19th Ave Carmo.VC@gmail.com	Cornelius	97113	858-220-8967

(Attachment I)

City of Cornelius Neighborhood Meeting
Meeting Notes
Proposed 34-Lot PUD/Subdivision-Council Cove
934 N 19th Avenue, Cornelius, Oregon 97113
December 18, 2024 @ - 6:00 PM
Meeting location: Walters Gallery of the City of Cornelius Library
1370 N Adair St, Cornelius, Oregon 97113

Wayne Hayson and Victoria Korynta, Pioneer Design Group, hosted the meeting in the Walters Gallery at the City of Cornelius Library. The exhibits presented in the meeting are attached with these notes. No questions or emails were received before 4 PM that day.

Wayne began the meeting at 6:00 PM, starting with introductions and a reminder to sign in on the attendance roster. He also noted that Victoria Korynta would be taking notes and helping answer questions. He then outlined the agenda/schedule for the meeting which would include an explanation of the land use procedures, background information on the proposed development, an explanation of the proposed development using the poster boards and lastly, time for the attendees to ask questions at the end of the meeting.

Next, Wayne read the purpose of the neighborhood meeting, and described the procedures of a Type III Land Use application as listed in the City of Cornelius Development Code:

(C) Type III – Commission Review. A Type III request shall be processed with notice and a public hearing as follows:

(1) All Type III requests shall require a preapplication meeting to obtain a preliminary understanding of the proposed project and to collectively discuss considerations related to planning and land use; building; fire, life, and safety; and public works standards.

(2) Prior to submittal of a Type III request which requires review by the planning commission, and for the application to be complete, the applicant shall provide an opportunity to meet with neighboring property owners, residents and businesses by conducting a neighborhood review meeting.

(3) Once a complete application is accepted, the City shall schedule a public hearing before the planning commission at their next regularly scheduled meeting where legally sufficient notice can be provided. Notice under this section shall be provided to the applicant and the owners of record of property on the most recent property tax assessment roll where such property is located within 250 feet of the property that is the subject of the notice at least 20 days prior to the date of the hearing.

(4) The City shall prepare a staff report, which shall be made available at least seven days prior to the date of public hearing. At the public hearing, the staff, any applicant, and interested persons may present information relevant to the policies, criteria, and standards pertinent to the proposal, giving reasons why the application should or should not be approved or proposing

modifications or conditions. The decision of the hearing body shall be written and adopted, setting forth all conditions of approval or basis for denial.

(5) The City shall provide notice of final decision to the applicant and interested parties. The notice shall invite persons to submit information within 10 days relevant to the standards pertinent to the proposal and giving reasons why the application should or should not be approved or proposing conditions. The notice shall also advise the person of the right to appeal the decision on the proposed development if the person's concerns are not resolved. If the application is approved and no appeal filed within the time period allowed, the community development director shall issue a development permit consistent with the standards and conditions of approval.

(6) A decision of the commission may be appealed by the applicant or affected party pursuant to CMC 18.15.090.

Showing the aerial Plan, Wayne described the proposed access location and discussed the access to the development and the closure of the original access driveway for the neighborhood south of the Council Cove development. He also explained that this access point was required by the City of Cornelius and that the plans for the intersection had been determined by the City long before this development and funds had been set aside in an account to fund the changes to this intersection.

Showing the Zoning Map, Wayne showed that the proposed development is located in the A-2 zone, which requires a higher density of housing. The surrounding areas are in the R-7 zone which has a lower housing density requirement and allows for more single-family residential homes. He also explained that the density requirement for townhomes in the A-2 zone is 8-25 units per acre and that the proposed development with 34 units has an average density of 15 units per acre, which is significantly lower than the maximum density.

Showing the site plan, Wayne showed the location of the flood plain at the north end of the site and the lines depicting the edge of the 100-year floodplain and the vegetated corridor. As shown on the site plan, the proposed development is outside of the floodplain and vegetated corridor and the design provides for more open space than required by the city code. The proposed development includes 34 townhome units:5 duplexes, 4 triplexes and 3 quadplexes all of which are attached. Wayne then described the public improvements included in the proposed development. The stormwater for the site will be treated by an existing facility located in a parcel owned by the city. This existing facility will be rebuilt to meet current standards and an access road for maintenance vehicles will be built. Each of the townhomes will be 3 stories tall and no more than 35 feet tall. The east side of N 19th avenue will be widened and improved to meet current city standards.

Moving into the question portion of the meeting, Wayne called on individuals who raised their hand. The questions and responses are included below.

- **Is there one access road for both neighborhoods or only a single accessway? Is there a plan for a traffic light at the intersection of Irvine & 19th Ave or any traffic analysis for the area?**

VERBAL RESPONSE: There will be one access point at the intersection of Irvine Street and 19th Avenue. This has been approved/required by the City of Cornelius, which would not allow for an additional access point onto 19th Avenue. Furthermore, the existing driveway entrance was constructed as a temporary access point with the intention of closing once the proposed access driveway is constructed. There is no plan for a traffic light at the intersection of Irvine & 19th Avenue and no traffic analysis has been done because there are not enough trips generated by the proposed development.

- **The main issue is speed and visibility at the intersection of Irvine & 19th Avenue. How will this project affect this intersection, by potentially adding more traffic to the area?**

VERBAL RESPONSE: There is not anything that we can specifically do with this project to limit the speed and visibility of these roads and intersections. The access location was determined by the approved development of the surrounding neighborhoods and by the standards determined by the City of Cornelius traffic engineering department.

- **How will the widening of 19th avenue affect traffic in the area?**

VERBAL RESPONSE: The street widening will not provide any additional parking along 19th Avenue. The widening of the road is to make improvements and to meet the City of Cornelius standards.

- **How many parking spaces will be provided with this project? What is the minimum requirement?**

VERBAL RESPONSE: Each lot will have at least a one-car garage with an additional parking spot provided by the driveway. There are also 14 proposed parking spaces for visitors within the development. There is no minimum parking for middle housing developments. The removal of the parking minimum requirements comes from a state requirement that cities get rid of the parking minimum requirements. In the design of this project, we have made an effort to create as much parking as possible while also meeting density and open space requirements.

- **How many bedrooms will each unit have?**

VERBAL RESPONSE: Each unit will have a minimum of 3 bedrooms and be 3 stories high. However the ground floor is mainly the garage.

- **Is the maintenance access path meant to have 2-way traffic and is it wide enough for that?**

VERBAL RESPONSE: The maintenance access path is 15’ wide and is only meant for maintenance vehicles. It is not wide enough for 2-way vehicular traffic; however it may be open to cyclists and pedestrians.

- **What do the different textures on the site map represent for the pavement areas?**

VERBAL RESPONSE: The pattern used for the woonerf streets is different, as these streets are considered to have shared access and are usually constructed using a different building material to differentiate these areas from the regular roadways.

- **Can the Woonerf Street access N 19th avenue?**

VERBAL RESPONSE: The proposed Woonerf Street is not able to access N 19th avenue. The only access point that the city will allow is at the intersection of Irvine and 19th. This is based on the standards set by the City of Cornelius and their traffic engineers.

- **What is the impact on Council Creek?**

VERBAL RESPONSE: There are no permanent impacts to Council Creek. There will be some temporary disturbance due to the location of the connection to the existing sewer line.

- **Who will be the point of contact through the land development and construction process?**

VERBAL RESPONSE: Wayne will be the point of contact through the Land Use Application Process. Once the project is in review, the best point of contact will be the City of Cornelius. During construction the contractor will be the best contact. However, Wayne will be able to provide the necessary contact information during any point of the process.

- **Can you explain the reasoning/ history of the zoning in the area?**

VERBAL RESPONSE: We don't have any specific information on the zoning history of this location. In general, many areas have changed their zoning to meet the housing requirements for the greater Portland Metro area.

- **How much will each unit sell for?**

VERBAL RESPONSE: Each unit will sell for around $ 550,000 to $600,000.

- **What will be done to the land to prepare it for construction?**

VERBAL RESPONSE: Prior to home construction, erosion control measures and fencing will be installed and construction for utilities will take place. Specifically, the storm line connection near Council Creek and the connection to the existing sanitary sewer will be done before any other construction takes place.

- **Where will the utility connections be located?**

VERBAL RESPONSE: As shown on the utility plans, the sanitary connection will be located to the northeast of the site and the storm connection will be near Council Creek.

- **What changes to the green space will be made in the area around the existing water quality facility?**

VERBAL RESPONSE: The old existing water facility is likely silted and needs to be replaced as it was built many years ago. The new water quality facility will be built to the current standards and will allow for proper detention, treatment and hydromodification. The existing plants will be removed during construction and the facility will be replanted as required.

- **Can you verify the existing and proposed access locations?**

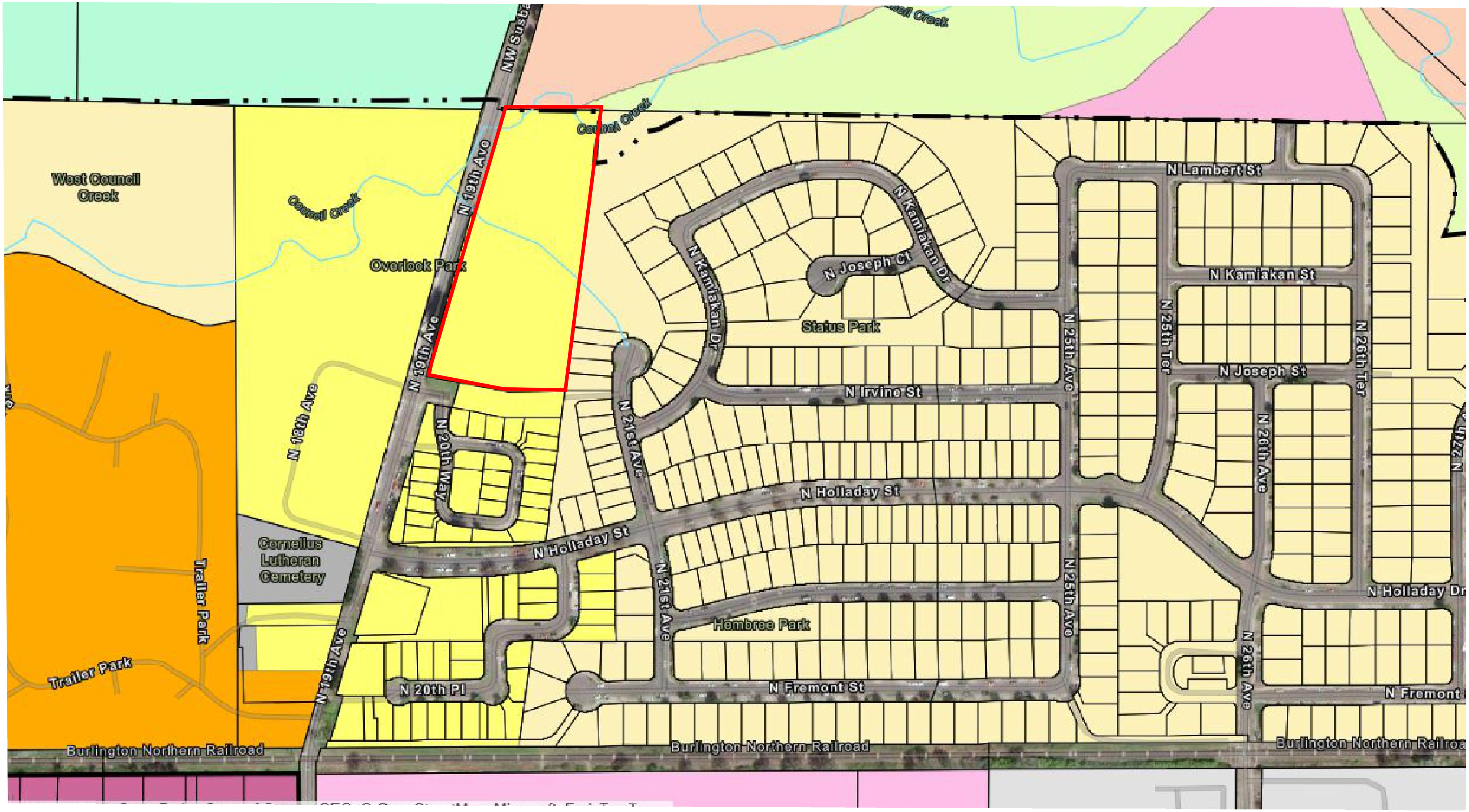
VERBAL RESPONSE: Proposed and existing access locations confirmed using site plan. Also, any attendees that would like a copy of the site plan can add a star next to their name on the attendance roster to receive a copy of the site exhibits via email.

- **Can you give an expected timeline for the project?**

VERBAL RESPONSE: The approval process would take place from now until March or April when the proposal is presented to the Planning Commission, and then possibly another month would pass before actual approval. Then the engineering permits would need to be acquired which would take around 6 months which would be around the end of 2025. Site construction could then start during the spring or summer of 2026 and home construction would finish at the end of summer 2026. The homes would be completely done and have residents in early 2027, depending on market conditions.

Wayne thanked everyone for participating in the neighborhood meeting and noted that he will be available via email for any additional questions or concerns. He closed the meeting at 7:07 PM.

COUNCIL COVE SUBDIVISION



COUNCIL COVE SUBDIVISION

34 LOT SUBDIVISION ON TAX LOT 00201, TAX MAP 1N334CA
934 N AVENUE, CORNELIUS, OREGON

COUNCIL COVE SUBDIVISION



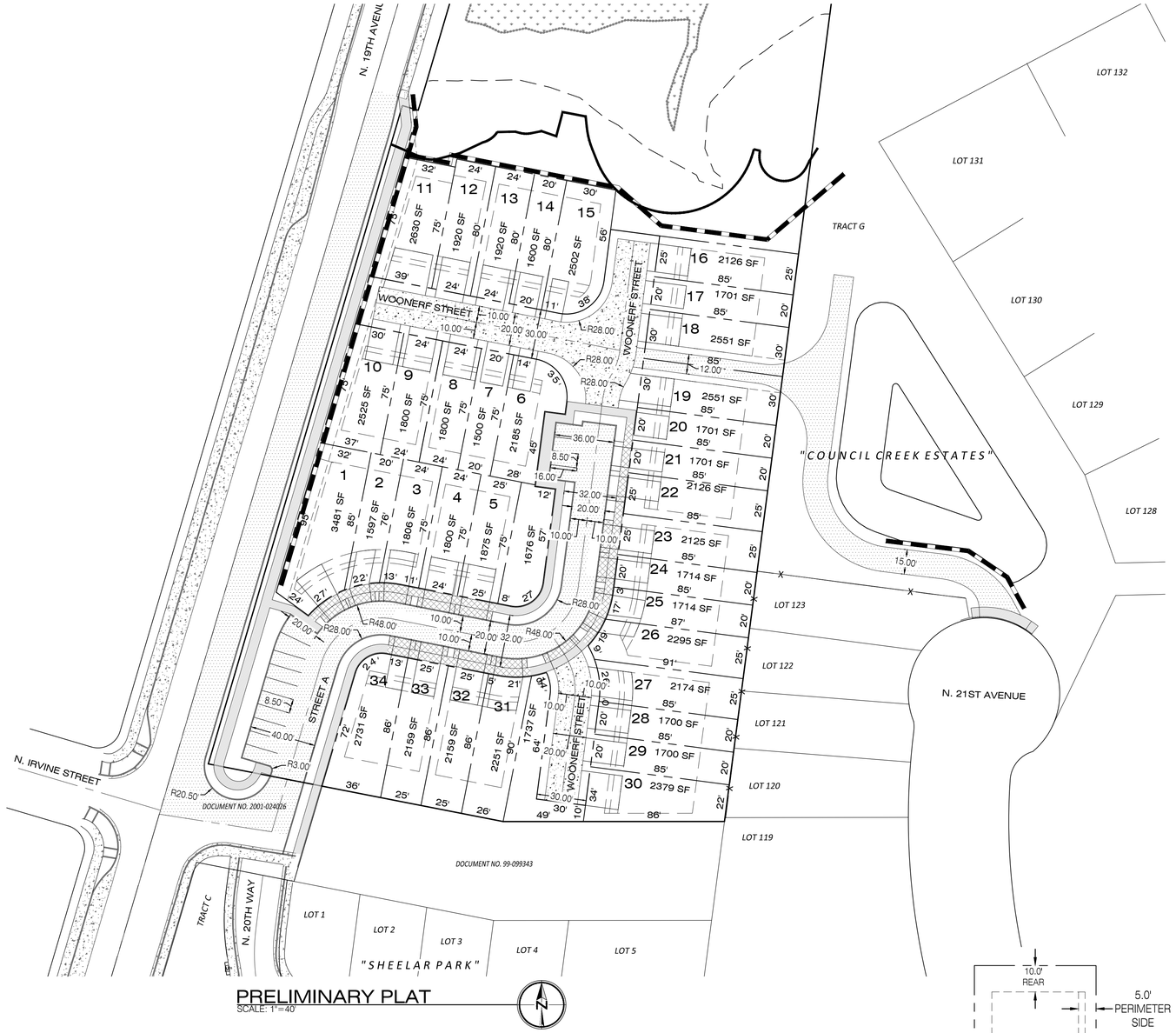
COUNCIL COVE SUBDIVISION

34 LOT SUBDIVISION ON TAX LOT 00201, TAX MAP 1N334CA
934 N AVENUE, CORNELIUS, OREGON

COUNCIL COVE

A 34 LOT SUBDIVISION ON TAX LOT 00201, TAX MAP 1N334CA

934 N. 19TH AVENUE, CORNELIUS, WASHINGTON COUNTY, OREGON

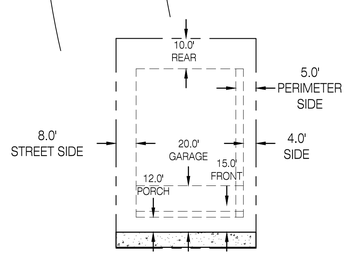


PRELIMINARY PLAT

SCALE: 1"=40

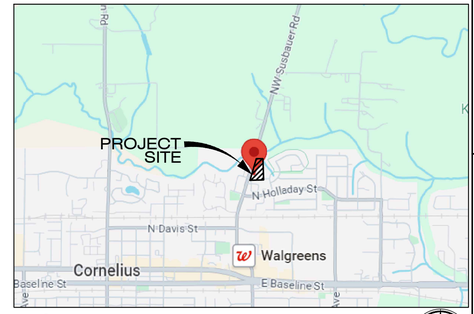
SETBACKS (A-2)

FRONT PORCH:	12 FT.
FRONT BUILDING:	15 FT.
FRONT GARAGE:	20 FT.
SIDE YARD:	4 FT.
STREET SIDE YARD:	8 FT.
PERIMETER SIDE YARD:	5 FT.
REAR BUILDING:	10 FT.



PROPOSED A-2 SETBACKS

NTS



VICINITY MAP

N.T.S.

APPLICANT

SAGE BUILT HOMES
1815 NW 169TH PACE, SUITE 1040
BEAVERTON, OR 97006
PHONE:503.533.5167
CONTACT: CALE DONEY

OWNERS

SAGE BUILT HOMES
9900 SW WILSHIRE STREET, SUITE 170
PORTLAND, OR 97225
PHONE: 503-969-8298
EMAIL: CALED@SAGEBUILTHOMESLLC.COM
CONTACT: CALE DONEY

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: MATT SPRAGUE

SITE INFORMATION

TAX MAP:	1N334CA
TAX LOTS:	201
SITE ADDRESS:	934 N. 19TH AVE., CORNELIUS, OREGON
SITE SIZE:	4.12 ACRES
ZONING:	A-2 (MULTI-UNIT RESIDENTIAL)

VERTICAL DATUM

BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 501

DESCRIPTION: BRASS DISC AT THE NORTHWEST CORNER OF SUSBAUER ROAD AND B.N. RAILROAD TRACKS INTERSECTION.

TRS: 1N3W34

ELEVATION: 182.865' NGVD 29

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P1.0	COVER SHEET & PRELIMINARY PLAT
P2.0	EXISTING CONDITIONS & DEMOLITION PLAN
P3.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN
P4.0	PRELIMINARY GRADING SECTIONS
P5.0	PRELIMINARY STREETS PLAN
P6.0	TYPICAL STREET SECTIONS
P7.0	PRELIMINARY COMPOSITE UTILITY PLAN
P8.0	CIRCULATION AND AERIAL PLAN
L1.0	STREET TREE & WATER QUALITY PLANTING PLAN

PIONEER DESIGN GROUP
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
PH: 503.643.8286 | PH: 808.465.9369
WWW.PD-GRP.COM

COVER SHEET & PRELIMINARY PLAT

COUNCIL COVE
CITY OF CORNELIUS, OREGON

Designed by	GAM	Date	10/2024
Drawn by	RAS	Date	10/2024
Reviewed by	GAM	Date	10/2024
Project No.	155-027	REF.	
Horiz. Scale:			
Vert. Scale:			

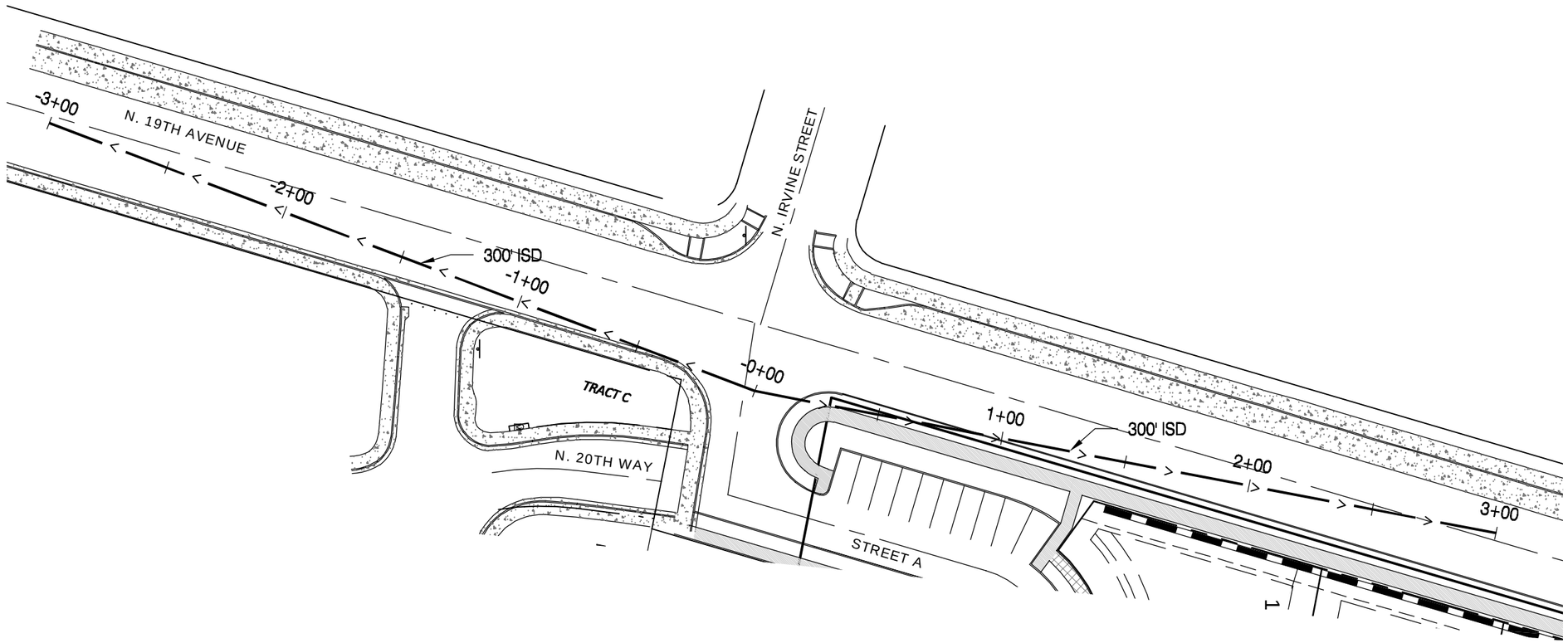
No.	Date	Revision	By

Project COUNCIL COVE
No. 155-027
Type PLANNING
Sheet P1.0

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N. 19TH AVE & STREET A HORIZONTAL SIGHT DISTANCE - 30 MPH

COUNCIL COVE





PIONEER DESIGN GROUP
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
PH: 503.643.8286 PH: 808.400.5959
WWW.PD-GRP.COM

Designed by	GAM	Date	01/2025
Drawn by	RAS	Date	01/2025
Reviewed by	GAM	Date	01/2025
Project No.	155-027	REF.	
Horiz. Scale:			
Vert. Scale:			

Project
COUNCIL COVE

No.
155-027

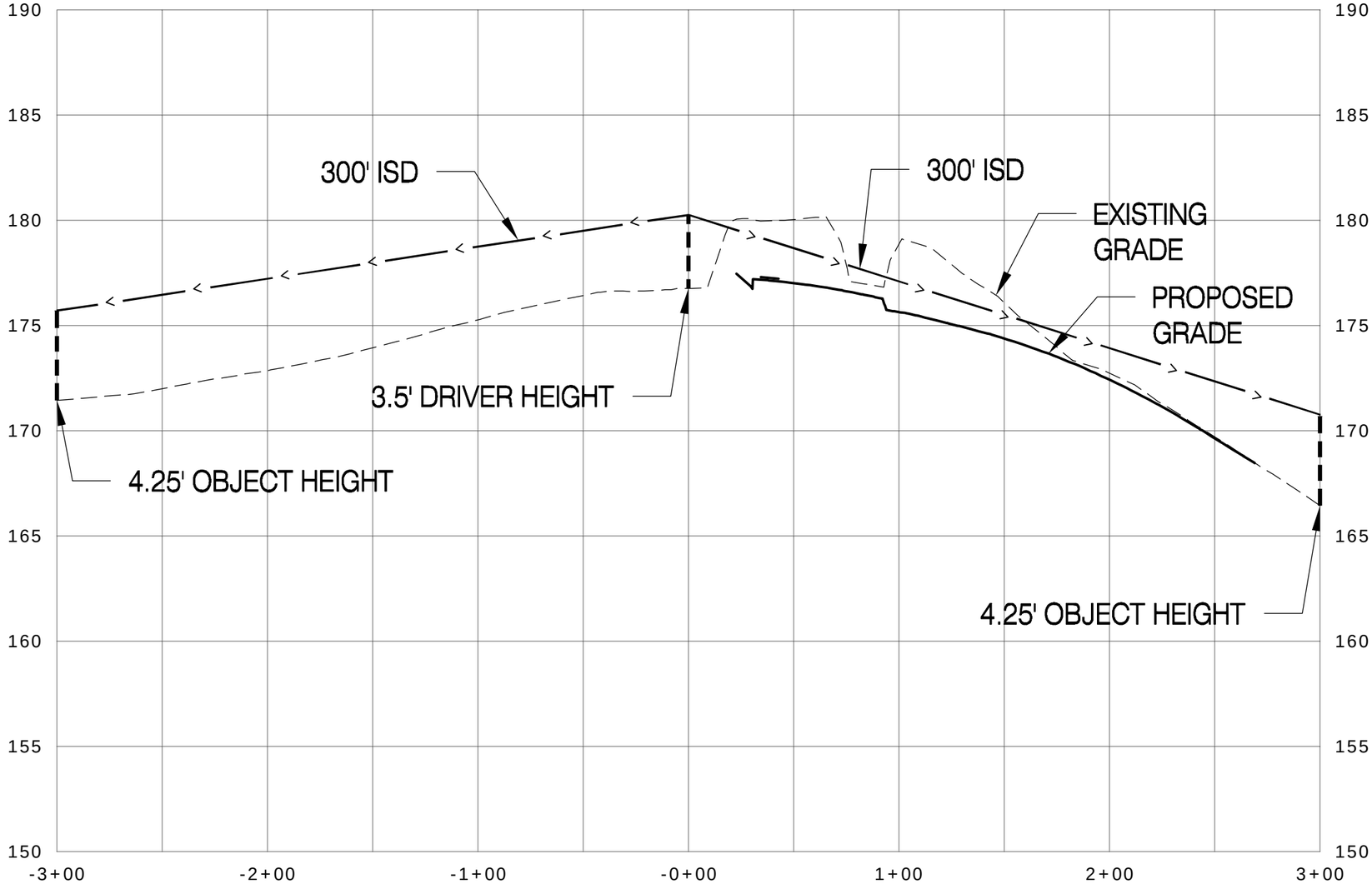
Type
EXHIBIT

Sheet
1 of 2

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N. 19TH AVE & STREET A VERTICAL SIGHT DISTANCE - 30 MPH

COUNCIL COVE



SCALE
60 0 30 60
1 INCH = 60 FEET

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PH: 503.643.8286 PH: 808.400.5959
WWW.PD-GRP.COM

Designed by	GAM	Date 01/2025
Drawn by	RAS	Date 01/2025
Reviewed by	GAM	Date 01/2025
Project No.	155-027	REF.
Horiz. Scale:		
Vert. Scale:		

Project
COUNCIL COVE

No.
155-027

Type
EXHIBIT

Sheet
2 of 2

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PIONEER DESIGN GROUP, INC.
CIVIL • PLANNING • SURVEY • LANDSCAPE
P 503.643.8286 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

MEMORANDUM

To: Terry Keyes, P.E., City Engineer
City of Cornelius

From: Wayne Hayson
Pioneer Design Group, Inc.

Project: **Council Cove**
PDG No. 155-027

Date: May 28, 2025

RE: **Woonerf Deviation Request – Council Cove Type III Conditional Use Permit/Planned Unit Development**

The applicant requests a Type III Planned Unit Development (PUD)for a 34-Lot Subdivision of the property located at 934 N 19th Avenue, Cornelius. The property is further identified as Tax Lot 0201, Tax Map 1N3 34CA and is located on the east side of N 19th Avenue, near Overlook Park. In addition, the applicant will undertake public works including storm and sanitary sewer improvements on Tax Lot 17300 (Tract G, Council Creek Estates). Tax Lot G is subject to a Storm, Surface Water Drainage and Detention Easement to the City of Cornelius. It is noted that only Tax Lot 201 will be platted as part of the land division, and included in the PUD. Tax Lot 17300 is included in the application only for the purposes of access to, and installation of, utilities, and is therefore not further addressed here.

The proposed development includes a dead-end street system including a local street, with 3 woonerf streets accessed from the new internal local street. As described below and shown on the included figure 1, the woonerf streets will provide direct access to the following lots:

- Woonerf 1 – Lots 6-15 (10 Lots)
- Woonerf 2 – Lots 16-19 (4 Lots)
- Woonerf 3 – Lots 27-30 (4 Lots)

MEMORANDUM

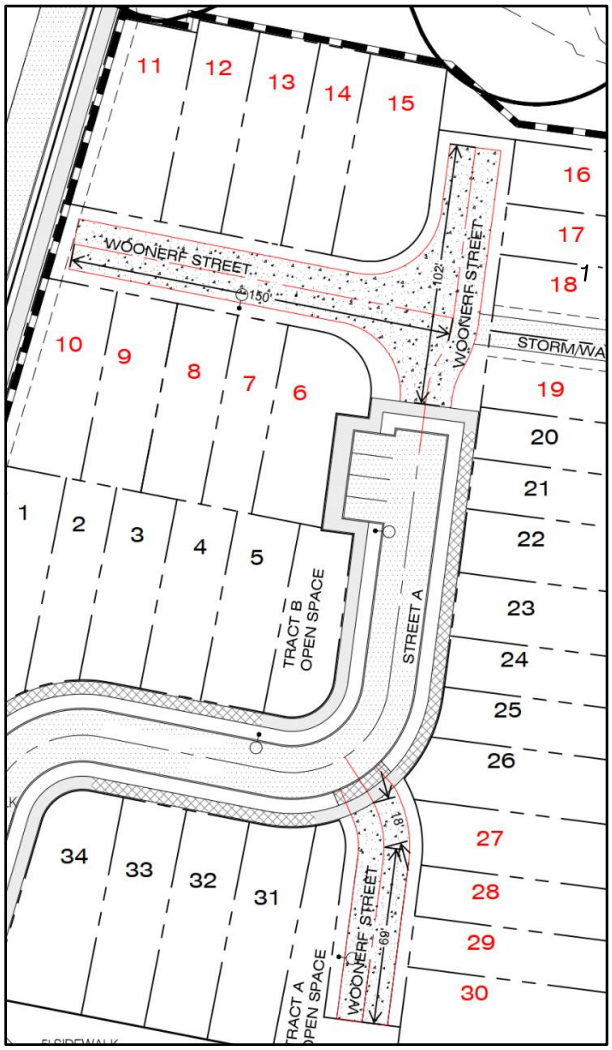


Figure 1 - Woonerf Design for Council Cove

In accordance with the Cornelius Public Works Standards, Section 5.03(d), woonerf streets shall meet the following standards:

d. Woonerfs

1. Woonerfs shall be used where two or more adjoining parcels require driveways in excess of 50 feet to reach a street.

2. Woonerfs shall be less than 150 feet long to avoid a hammerhead at the end.

3. Woonerfs shall serve no more than six parcels.

PIONEER DESIGN GROUP

As shown in Figure 1, each of the required woonerfs are proposed where more than 2 adjoining parcels would otherwise require driveways in excess of 50 feet to reach a street. Further, the longest of the 3 woonerfs, Woonerf 1, has been designed with a length of 150 feet and therefore meets the maximum length requirement of this section. However, in serving 10 Lots, Woonerf 1 exceeds the maximum number of lots able to be served under Cornelius Public Works Standards Section 5.03.(d).3. As such, **the applicant requests a Deviation from the Standards of Section 5.03.(d).3 in accordance with Cornelius Public Works Standards Section 2.04.** Section 2.04. states:

> *Standards are great for the majority of situations. However, sometimes circumstances make use of these standards difficult or even bizarre. Also, a designer may have ideas of how the City's objectives can be better met using methods not covered by the standards. In these cases, a Deviation from the Standards is appropriate. Deviations from the Standards are granted by the City Engineer after consultation with the Public Works Director, and when appropriate, the Community Development Director. Requests for Deviations should include a description of the proposal, location where it will occur, and why it is appropriate. The Request for Deviation can be made in email form and will typically be approved or denied in email form. Approved Deviations do not set precedent. If the Deviation makes sense and provides a better or alternative way to meet the objectives of these Standards, the Deviation eventually will be incorporated into the Standards.*

The subject site is surrounded by environmental and topographical constraints which, along with surrounding development patterns and roadways, serve to prohibit the connection of streets and accessways at all but the very southern end of the site. To the north, the site is bordered by Council Creek, its associated flood plain, vegetated corridor, and wetlands, and the Urban Growth Boundary, which precludes the connection of streets to the north. To the east, Open Space Tract G prevents the connection of streets through the Council Creek Estates subdivision. To the west, arterial access restrictions exist to N 19th Avenue, along with a significant grade difference and retaining wall ranging from 5 feet tall at the southern end of Lot 1 to almost 13 feet tall at the northern end of Lot 11. A 10-foot grade difference exists at the terminus of Woonerf 1, as shown in Figure 2 below:



Figure 2. Woonerf Street 1

Woonerf's are described in the Cornelius Public Works Standards as streets where vehicles, bikes, and pedestrians share the same paved surface. Given the low traffic nature of the development, combined with the constraints described above, it is considered that the use of Woonerf streets within the development is an effective tool to help avoid or mitigate the impacts of development on surrounding natural and physical resources, through a reduction in right-of-way dedication needs and a reduction of impervious surfaces. This is especially true given the required alternative, which would otherwise include a cul-de-sac street with a full bulb terminus per Cornelius Public Works Standards. The proposed street design is sufficient to accommodate the proposed number of units safely, particularly given proposed trip generation from attached single units such as those proposed is considerably lower than from detached units.

In accordance with the ITE Trip Generation Manual (11th Edition), detached single dwelling units (ITE Code 210) have an expected trip generation of 9.43 Average Daily Trips (ADT) per unit. Accordingly, as shown below, with up to 6 units permitted on a Woonerf Street, allowed trip generation per Section 5.03.(d).3 is up to 56.58 ADT.

ITE Code	**ADT**	**6 units x ADT**
210 - Single-family detached housing	9.43	56.58

In contrast, per the ITE Trip Generation Manual (11th Edition), attached single dwelling units (ITE Code 215) have an expected trip generation of 7.20 Average Daily Trips (ADT) per unit. Accordingly, as shown below, with 10 attached single units proposed on Woonerf 1, expected trip generation is up to 72 ADT.

ITE Code	**ADT**	**10 units x ADT**
215 - Single-family attached housing	7.2	72

The above represents a 15.42 ADT increase over the permitted baseline of 56.58 ADT for single detached units. This can be considered a minor increase equivalent to the addition of 1.6 single detached dwelling units, and is not anticipated to impact the functioning or safety of Woonerf 1.

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2021 EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. THE STRUCTURAL COMPONENTS WERE DESIGNED IN ACCORDANCE WITH THE 2022 OREGON STRUCTURAL SPECIALTY CODE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THESE REQUIREMENTS DURING CONSTRUCTION. WHERE THERE IS A CONFLICT BETWEEN A GENERAL NOTE AND THE PLANS, THE MORE RESTRICTIVE SHALL APPLY.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 72" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. SIZE FANS TO PROVIDE MINIMUM 5 MINUTE AIR EXCHANGE IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

ALL WOOD IN DIRECT CONTACT WITH CONCRETE, AND ALL EXPOSED WOOD SUPPORTING PORCHES AND DECKS, TO BE PRESSURE TREATED OR OF NATURAL RESISTANCE TO DECAY.

BUILDING THIS PLAN ON SITE CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE PLANS MAY REQUIRE MODIFIED FOUNDATION AND FRAMING DETAILS. THE CONTRACTOR MUST REVIEW SPECIFIC SITE CONDITIONS WITH THIS OFFICE BEFORE CONSTRUCTION.

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING SPECIFICATIONS AND FOUNDATION REQUIREMENTS..

NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	TOE NAIL	(3) 8d
BRIDGING TO JOIST	TOE NAIL EA END	(2) 8d
SOLE PLATE TO JOIST OR BLOCKING	FACE NAIL	16d @ 16 O/C OR PER SHEAR WALL SCHED.
TOP PLATE TO STUD	END NAIL	(2) 16d
DOUBLE STUDS	FACE NAIL	16d @ 16" O/C
DOUBLE TOP PLATES	FACE NAIL	16d @ 12" O/C
TOP PLATE LAPS (24" MIN LAP LENGTH)	FACE NAIL	(6) 16d
CEILING JOISTS TO TOP PLATE	TOE NAIL	(3) 8d
CONTINUOUS HEADER TO STUD	TOE NAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL	(3) 16d
RAFTER TO TOP PLATE	TOE NAIL	(2) 16d
BUILT-UP CORNER STUDS	FACE NAIL	16d @ 6" O/C

FLOOR & ROOF SHEATHING:

2x6 DECKING	(2) 16d EA JOIST OR BEARING POINT
½" NOM ROOF & WALL SHEATHING	8d @ 6" O/C PANEL EDGES, 12" FIELD OR PER SHEAR WALL SCHED.
¾" NONM. FLOOR SHEATHING	10d @ 6" O/C PANEL EDGES, 12" FIELD

ENERGY CODE COMPLIANCE per 2021 ORSC Table N1101.1(1)

2021 ORSC CH11. TABLE N1101.1(1)	
MAX WINDOW AREA	NO LIMIT
WINDOW CLASS	U=0.27
EXTERIOR DOORS	U=0.20
EXTERIOR DOORS w/> 2.5 SF GLAZING	U=0.40
WALL INSUL - ABOVE GRADE	R-21
UNDERFLOOR INSUL	R-30
FLAT CLG INSUL	R-49
SLAB FLOOR EDGE INSUL	R-15
FORCED AIR DUCT INSUL	R-8

ADDITIONAL MEASURES per 2021 ORSC TABLE N1101.1(2)

2021 ORSC CH11. TABLE N1101.1(2)
ONE ADDITIONAL MEASURE REQUIRED: OPTION 1
HIGH EFFICIENCY HVAC SYSTEM:
a. GAS-FIRED FURNACE AFUE 94% or
b. AIR SOURCE HEAT PUMP HSPF 10.0/14.0 SEER COOLING or
c. GROUND SOURCE HEAT PUMP COP 3.5 OR ENERGY STAR RATED.

HVAC SYSTEM NOTES:
ALL DUCTS AND AIR HANDLING EQUIPMENT AND APPLIANCES SHALL BE LOCATED FULLY WITHIN THE BUILDING THERMAL ENVELOPE EXCEPT AS FOLLOWS:
1. VENTILATION INTAKE AND EXHAUST DUCTWORK.
2. UP TO 5% OF THE LENGTH THE HVAC SYSTEM DUCTWORK
3. DUCTS DEEPLY BURIED IN ATTIC INSULATION PROVIDED INSULATION FILLS ALL GAPS AND VOIDS AND R-19 INSULATION IS INSTALLED ABOVE THE DUCT BETWEEN THE DUCT AND UNCONDITIONED ATTIC WITH INSULATION DEPTH MARKERS INSTALLED ON THE DUCTS EVERY 10'.
4. A BALANCED WHOLE HOUSE VENTILATION SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH ORSC TABLE M1505.4.3(1). THE CODE MINIMUM FOR THIS DWELLING UNIT IS 60 CMF.



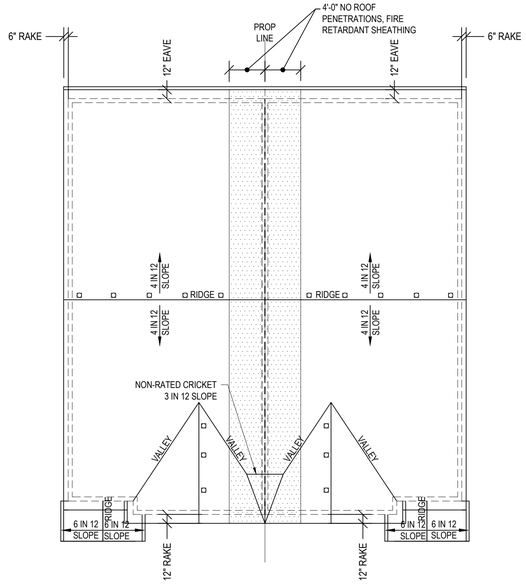
FACADE DESIGN STANDARDS

	LOT 12	LOT 13
FACADE AREA	660.6 sq ft	660.6 sq ft
GLAZING AREA	112 sq ft	112 sq ft
PERCENTAGE	16.9 %	16.9 %

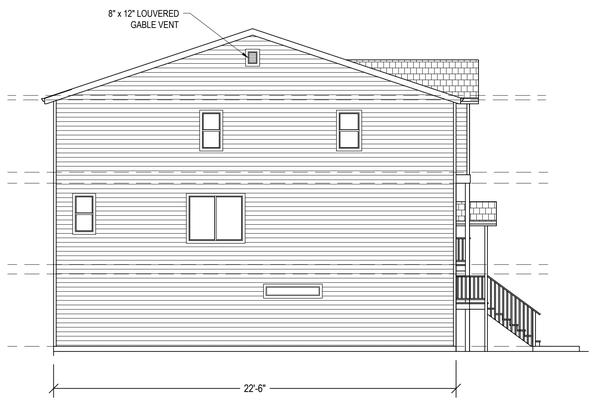
1 A-1 **FRONT ELEVATION**
1/4" = 1'-0"

ATTIC VENTING CALCULATIONS

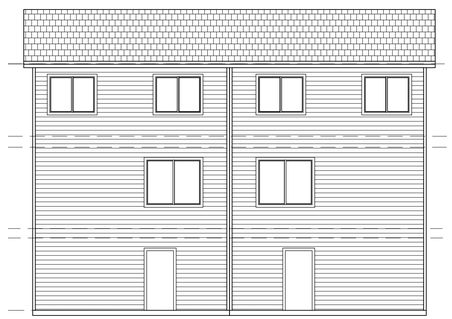
ATTIC AREA:	1,010.1 SQ FT
REQ'D VENT AREA:	3.37 SQ FT
JACK VENTS @ RIDGE:	8 @ 0.25 SQ FT = 2.00 SQ FT
LOVERED GABLE VENT:	(1) 0.67 SQ FT = 0.67 SQ FT
EAVE VENTS:	(14) @ 0.065 SQ FT = 0.91 SQ FT
TOTAL	3.58 SQ FT, 79% IN UPPER PORTION



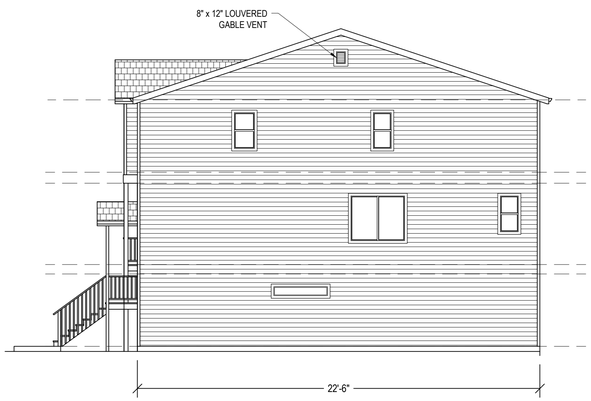
5 A-1 **ROOF PLAN**
1/8" = 1'-0"



2 A-1 **LEFT SIDE ELEVATION**
1/8" = 1'-0"



3 A-1 **REAR ELEVATION**
1/8" = 1'-0"



4 A-1 **RIGHT SIDE ELEVATION**
1/8" = 1'-0"

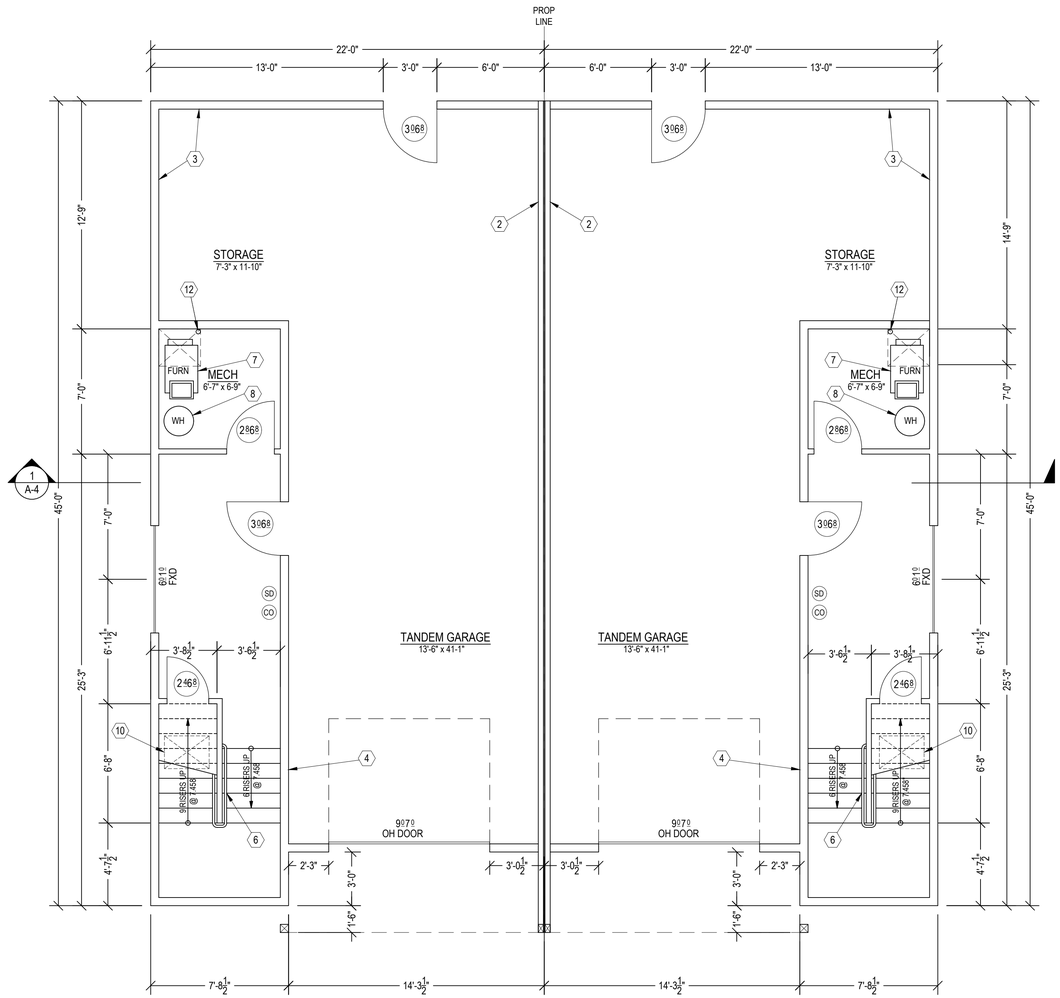
SAGEBUILT Homes LLC.

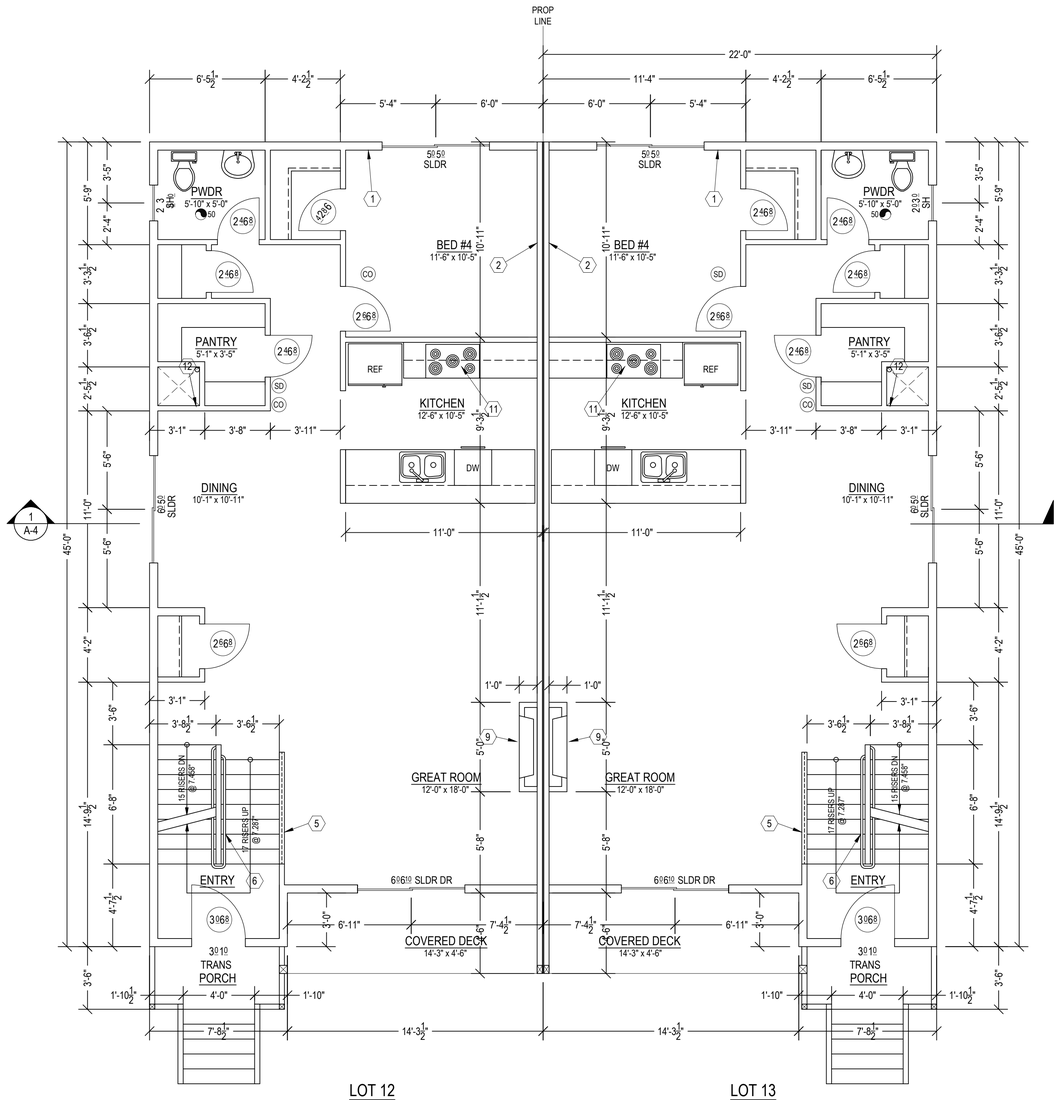
ELM CROSSING LOTS 12 & 13
SW PILSNER STREET
ELEVATIONS

DRAWN:
MEB 1/26/24

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor and sub-contractors shall verify and be responsible for all dimensions and conditions on the job. The City's Department must be notified of any variations from these drawings before construction. Any variations made in the field or on shop drawings not approved by the City's Department may be subject to removal and/or replacement at the contractor's expense.
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SHEET
A-1





1 A-2 LOWER FLOOR PLAN

1/4" = 1'-0"

PLAN KEYNOTES

1. EXTERIOR WARM WALLS SHALL BE 2x6 STUDS @ 16" O/C WITH MINIMUM R-21 INSULATION. SHEATH WITH MIN 7/16" APA-RATED SHEATHING ON EXTERIOR AND ½" GYPSUM WALLBOARD ON INTERIOR.
2. MODIFIED 2-HOUR PARTY WALL w/ 2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD ON EACH OCCUPIED SIDE ON 2x4 STUDS w/ 1" CLEAR SPACE BETWEEN STUDS.
3. APPLY 5/8" GYPSUM BOARD TO ALL WALLS AND CEILING IN GARAGE. INSULATE ALL WARM WALLS IN GARAGE w/ R-23. INSULATE WARM CEILING IN GARAGE w/ R-38.
4. APPLY ½" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.
5. 36" HIGH HALF WALL w/ WOOD CAP.
6. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL RETURN ENDS TO WALL.
7. INSTALL MINIMUM 94% (AFUE) EFFICIENT GAS FURNACE WITH BACKDRAFT DAMPER.
8. GAS WATER HEATER WITH BACKDRAFT DAMPER. ELEVATE FLAME 18" (MINIMUM) ABOVE F.F.E.. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES. PROVIDE OUTSIDE COMBUSTION AIR KIT. STRAP TO WALL PER 8/A-4.
9. INSTALL 42" ELECTRIC FIREPLACE.
10. 22" x 32" CRAWL SPACE ACCESS.
11. 36" COOKTOP VENT TO OUTSIDE w/ 150 CFM DRAWDOWN VENT TO OUTSIDE
12. 3" Ø RADON VENT STACK. SEE SHEET 4 FOR DETAILS.

2 A-2 MAIN FLOOR PLAN

1/4" = 1'-0"

50 50 CFM MIN CEILING EXHAUST FAN
80 80 CFM MIN CEILING EXHAUST FAN
SD 110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP
CO 110 VOLT CARBON MONOXIDE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP
T TEMPERED GLASS

	LOT 12	LOT 13
LOWER FLOOR	175 sq ft	175 sq ft
MAIN FLOOR	945 sq ft	945 sq ft
UPPER FLOOR	935 sq ft	935 sq ft
TOTAL	2,055 sq ft	2,055 sq ft
GARAGE/SHOP	693 sq ft	693 sq ft

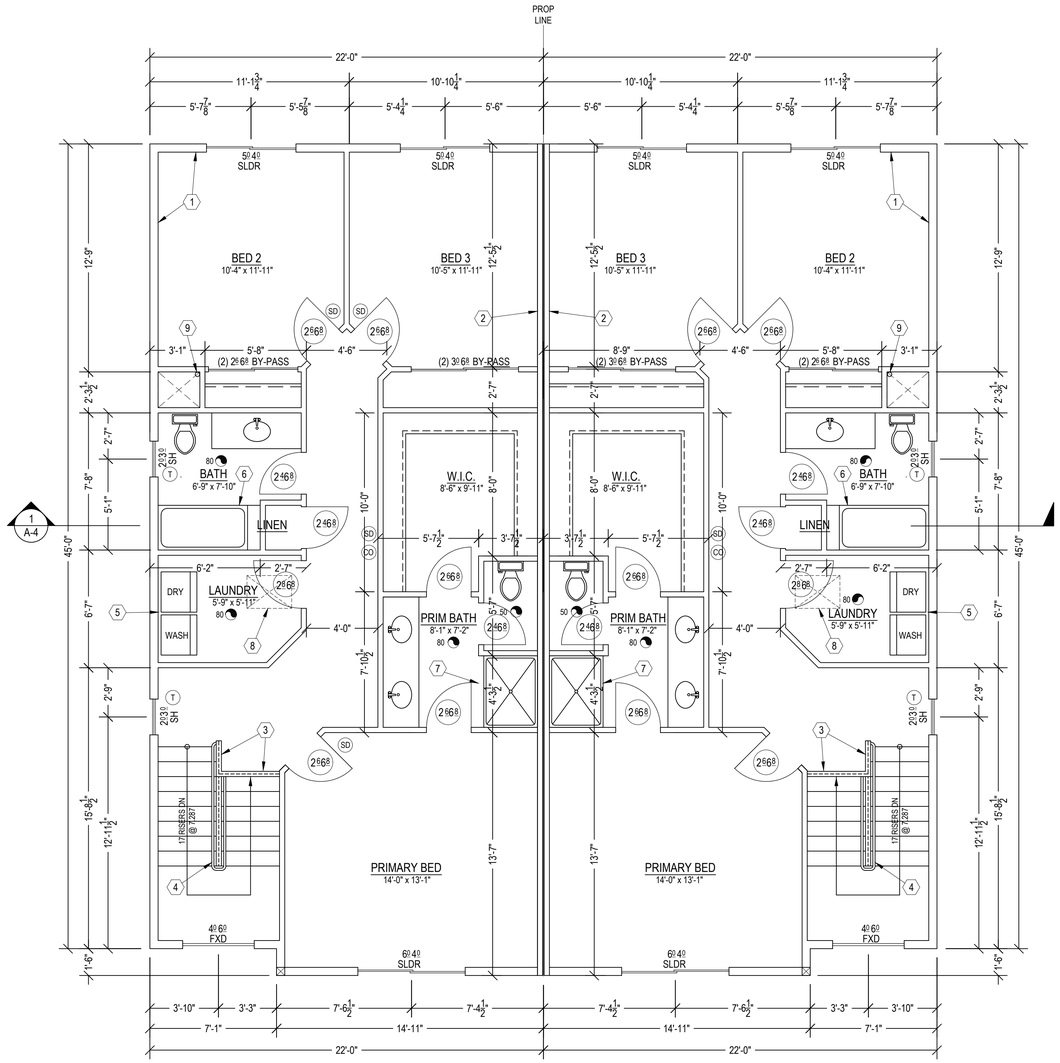
SAGEBUILT Homes LLC.

ELM CROSSING LOTS 12 & 13
SW PILSNER STREET
FLOOR PLANS

DRAWN:
MEB 1/26/24

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor and owner shall verify all dimensions and conditions on the job site. The party responsible shall be notified of any discrepancies before proceeding with the work. These plans are the property of Sage Built Homes, LLC. Neither copies nor reproductions may be made without the written consent from Sage Built Homes, LLC.

SHEET
A-2



LOT 12 LOT 13

1/A-3 UPPER FLOOR PLAN

1/4" = 1'-0"

50 50 CFM MIN CEILING EXHAUST FAN
80 80 CFM MIN CEILING EXHAUST FAN
(SD) 110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP
(CO) 110 VOLT CARBON MONOXIDE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP
(T) TEMPERED GLASS

PLAN KEYNOTES

1. EXTERIOR WARM WALLS SHALL BE 2x6 STUDS @ 16" O/C WITH MINIMUM R-23 INSULATION. SHEATH WITH MIN 7/16" APA-RATED SHEATHING ON EXTERIOR AND ½" GYPSUM WALLBOARD ON INTERIOR.
2. MODIFIED 2-HOUR PARTY WALL w/ 2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD ON EACH OCCUPIED SIDE ON 2x4 STUDS w/ 1" CLEAR SPACE BETWEEN STUDS.
3. 36" HIGH HALF WALL w/ WOOD CAP.
4. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL RETURN ENDS TO WALL.
5. RECESSED WASHER/DRYER HOOKUP.
6. 32" x 60" FIBERGLASS TUB WITH SHOWER.
7. 32" x 48" SHOWER.
8. 22" x 32" ATTIC ACCESS w/ INSULATED LID.
9. 3" Ø RADON VENT STACK. SEE SHEET 4 FOR DETAILS.

SAGEBUILT Homes LLC.

TRILLIUM WOODS LOT 12
HAWTHORNE PLAN B ELEVATION
UPPER FLOOR PLAN

DRAWN:	
MEB	1/24/24

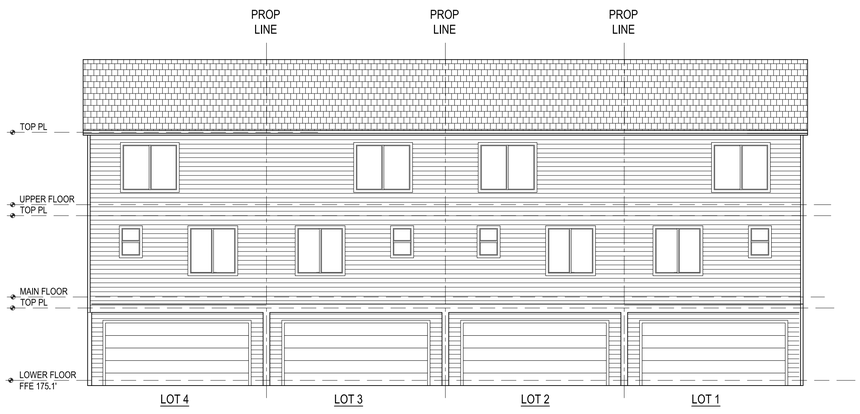
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SHEET
A-3



1 / A-2 **FRONT ELEVATION**
1/4" = 1'-0"







2 / A-2 **LEFT SIDE ELEVATION**
1/8" = 1'-0"

3 / A-2 **REAR ELEVATION**
1/8" = 1'-0"

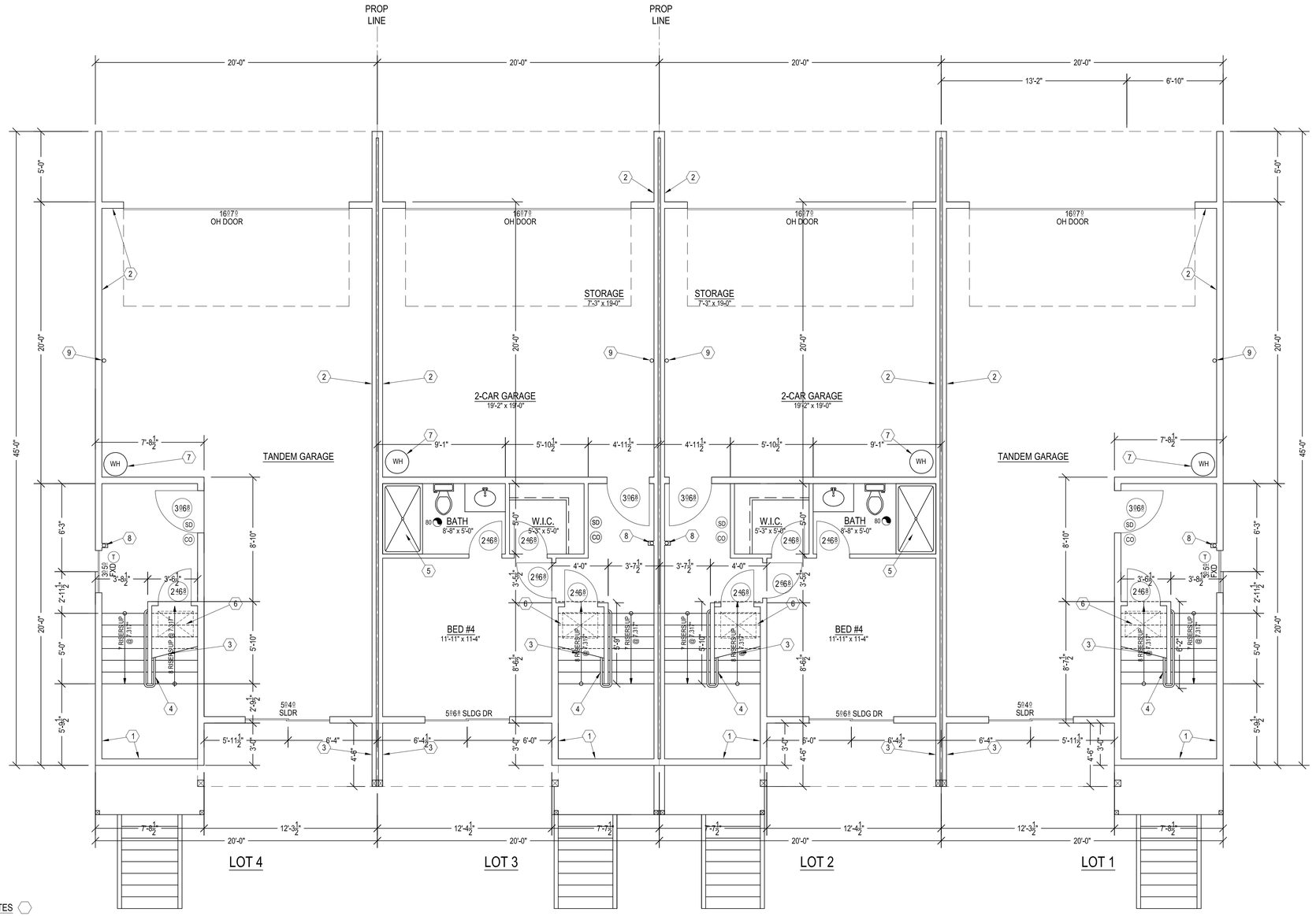
4 / A-2 **RIGHT SIDE ELEVATION**
1/8" = 1'-0"

SAGEBUILT Homes LLC.

ASH BROOK VILLAS
LOTS 1 - 4 SW 95TH AVENUE
ELEVATIONS

DRAWN:
MEB 7/08/22

SHEET
A-2



PLAN KEYNOTES

1. EXTERIOR WARM WALLS SHALL BE 2x6 STUDS @ 16" O/C WITH MINIMUM R-23 INSULATION. SHEATH WITH MIN 7/16" APA-RATED SHEATHING ON EXTERIOR AND ½" GYPSUM WALLBOARD ON INTERIOR.
2. FIRE RATED MODIFIED 2-HOUR WALL w/ STC RATING > 45 w/ 2 LAYERS ⅝" TYPE X GYPSUM WALLBOARD ON OCCUPIED SIDE. EXTEND RATED WALL TO OUTSIDE FACE OF DECK ABOVE
3. APPLY ½" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.
4. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL RETURN ENDS TO WALL.
5. 32" x 60" FIBERGLASS TUB WITH SHOWER.
6. 22" x 32" CRAWL SPACE ACCESS w/ INSULATED HATCH.
7. GAS WATER HEATER WITH BACKDRAFT DAMPER. ELEVATE FLAME 18" (MINIMUM) ABOVE F.F.E.. PROVIDE R-4 INSULATION AROUND WATER PIPES IN UNHEATED SPACES. PROVIDE OUTSIDE COMBUSTION AIR KIT. STRAP TO WALL PER 8/A-5.
8. 3" Ø RADON VENT STACK. SEE SHEET 5 FOR DETAILS.

50 50 CFM MIN CEILING EXHAUST FAN
80 80 CFM MIN CEILING EXHAUST FAN
SD 110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP
CO 110 VOLT CARBON MONOXIDE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP
T TEMPERED GLASS

1 / A-3

LOWER FLOOR PLAN

1/4" = 1'-0"

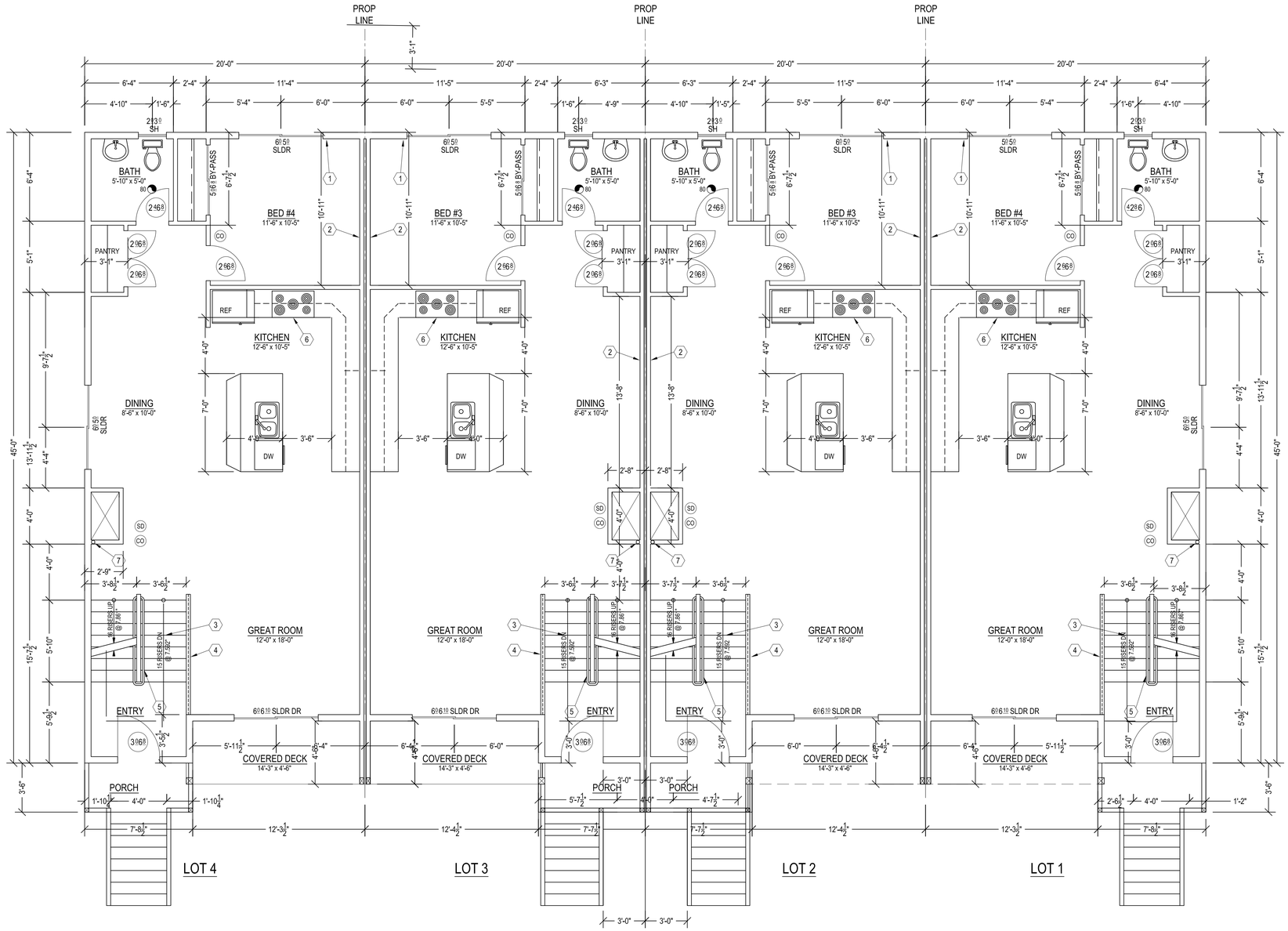
	LOT 1	LOT 2	LOT 3	LOT 4
ADDRESS	11044 SW 95TH	11036 SW 95TH	11022 SW 95TH	11018 SW 95TH
LOWER FLOOR	73 SQ FT	290 SQ FT	290 SQ FT	73 SQ FT
MAIN FLOOR	860 SQ FT	856 SQ FT	856 SQ FT	860 SQ FT
UPPER FLOOR	835 SQ FT	833 SQ FT	833 SQ FT	835 SQ FT
TOTAL	1,768 SQ FT	1,979 SQ FT	1,979 SQ FT	1,768 SQ FT
GARAGE	602 SQ FT	388 SQ FT	388 SQ FT	602 SQ FT
COVERED PORCH	26 SQ FT	25 SQ FT	25 SQ FT	26 SQ FT
COVERED DECK	54 SQ FT	55 SQ FT	55 SQ FT	54 SQ FT

SAGEBUILT Homes LLC.

ASH BROOK VILLAS
LOTS 1 - 4 SW 95TH AVENUE
LOWER FLOOR PLAN

DRAWN: MEB 7/08/22

SHEET A-3



PLAN KEYNOTES

1. EXTERIOR WARM WALLS SHALL BE 2x6 STUDS @ 16" O/C WITH MINIMUM R-23 INSULATION. SHEATH WITH MIN 7/16" APA-RATED SHEATHING ON EXTERIOR AND ½" GYPSUM WALLBOARD ON INTERIOR.
2. FIRE RATED MODIFIED 2-HOUR WALL w/ STC RATING > 45 w/ 2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD ON OCCUPIED SIDE. EXTEND RATED WALL TO OUTSIDE FACE OF DECK ABOVE
3. APPLY ½" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.
4. 36" HIGH HALF WALL w/ WOOD CAP.
5. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL RETURN ENDS TO WALL.
6. 36" COOKTOP VENT TO OUTSIDE w/ 150 CFM VENT TO OUTSIDE.
7. 3" Ø RADON VENT STACK. SEE SHEET 5 FOR DETAILS.

50 50 CFM MIN CEILING EXHAUST FAN
80 80 CFM MIN CEILING EXHAUST FAN
SD 110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP
CO 110 VOLT CARBON MONOXIDE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP
T TEMPERED GLASS

1 / A-4 MAIN FLOOR PLAN
1/4" = 1'-0"

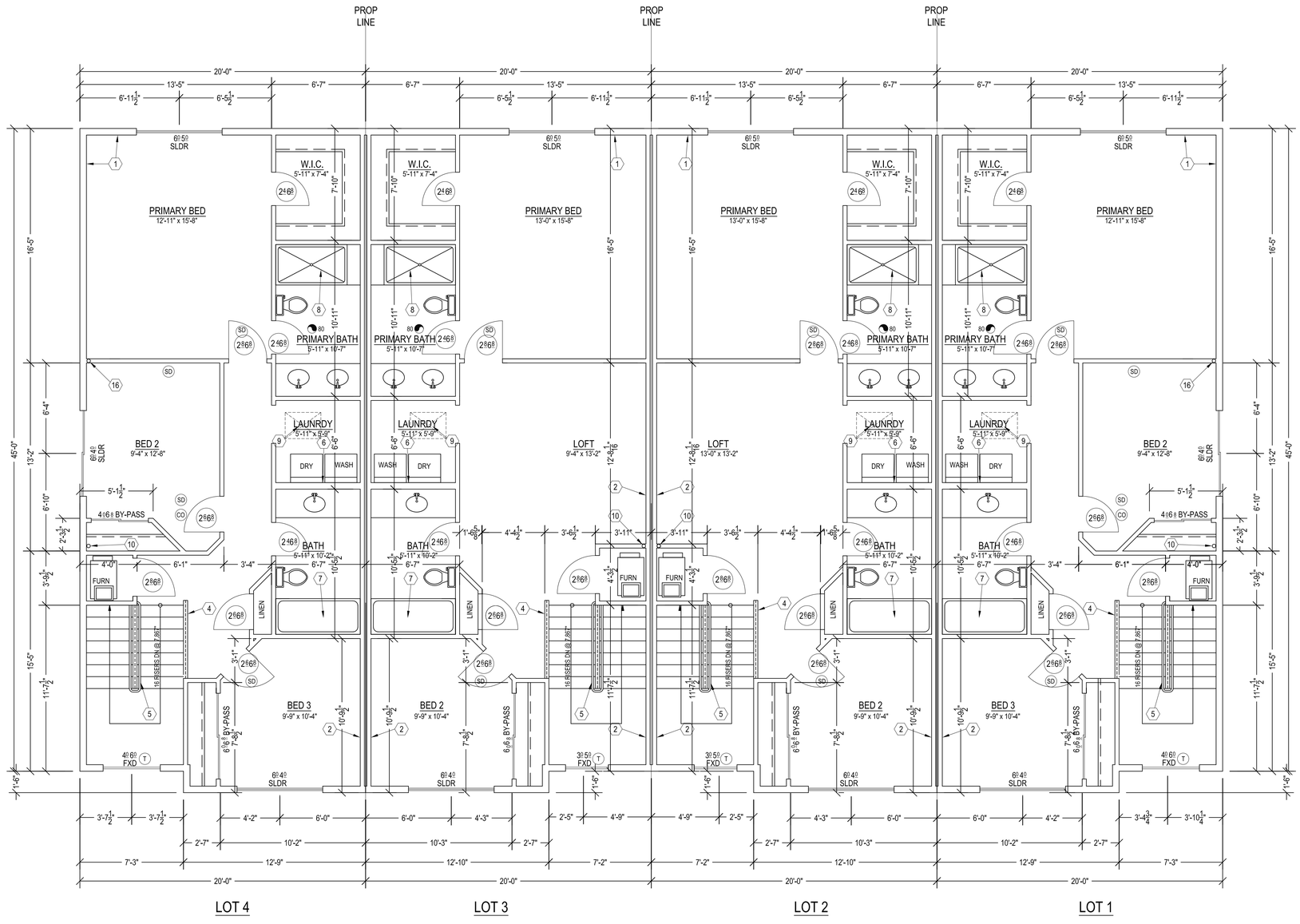
	LOT 1	LOT 2	LOT 3	LOT 4
ADDRESS	11044 SW 95TH	11036 SW 95TH	11022 SW 95TH	11018 SW 95TH
LOWER FLOOR	73 SQ FT	290 SQ FT	290 SQ FT	73 SQ FT
MAIN FLOOR	860 SQ FT	856 SQ FT	856 SQ FT	860 SQ FT
UPPER FLOOR	835 SQ FT	833 SQ FT	833 SQ FT	835 SQ FT
TOTAL	1,768 SQ FT	1,979 SQ FT	1,979 SQ FT	1,768 SQ FT
GARAGE	602 SQ FT	388 SQ FT	388 SQ FT	602 SQ FT
COVERED PORCH	26 SQ FT	25 SQ FT	25 SQ FT	26 SQ FT
COVERED DECK	54 SQ FT	55 SQ FT	55 SQ FT	54 SQ FT

SAGEBUILT Homes LLC.

ASH BROOK VILLAS
LOTS 1 - 4 SW 95TH AVENUE
MAIN FLOOR PLAN

DRAWN: MEB 7/08/22

SHEET A-4



PLAN KEYNOTES

1. EXTERIOR WARM WALLS SHALL BE 2x6 STUDS @ 16" O/C WITH MINIMUM R-23 INSULATION. SHEATH WITH MIN 7/16" APA-RATED SHEATHING ON EXTERIOR AND ½" GYPSUM WALLBOARD ON INTERIOR.
2. FIRE RATED MODIFIED 2-HOUR WALL w/ STC RATING > 45 w/ 2 LAYERS ⅝" TYPE X GYPSUM WALLBOARD ON OCCUPIED SIDE. EXTEND RATED WALL TO OUTSIDE FACE OF DECK ABOVE
3. APPLY ½" GYPSUM BOARD TO WALLS AND CEILING UNDER STAIRS.
4. 36" HIGH HALF WALL w/ WOOD CAP.
5. 34" HIGH CONTINUOUS TRADITIONAL HANDRAIL MOUNTED ON BRASS PLATED RAIL BRACKETS ON WALL RETURN ENDS TO WALL.
6. RECESSED WASHER/DRYER HOOKUP.
7. 32" x 60" FIBERGLASS TUB WITH SHOWER.
8. 32" x 60" FIBERGLASS SHOWER
9. 22" x 32" ATTIC ACCESS w/ INSULATED LID.
10. 3" Ø RADON VENT STACK. SEE SHEET 5 FOR DETAILS.

50 50 CFM MIN CEILING EXHAUST FAN
80 80 CFM MIN CEILING EXHAUST FAN
SD 110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP
CO 110 VOLT CARBON MONOXIDE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP
T TEMPERED GLASS

1 / A-5 **UPPER FLOOR PLAN**

1/4" = 1'-0"

	LOT 1	LOT 2	LOT 3	LOT 4
ADDRESS	11044 SW 95TH	11036 SW 95TH	11022 SW 95TH	11018 SW 95TH
LOWER FLOOR	73 SQ FT	290 SQ FT	290 SQ FT	73 SQ FT
MAIN FLOOR	860 SQ FT	856 SQ FT	856 SQ FT	860 SQ FT
UPPER FLOOR	835 SQ FT	833 SQ FT	833 SQ FT	835 SQ FT
TOTAL	1,768 SQ FT	1,979 SQ FT	1,979 SQ FT	1,768 SQ FT
GARAGE	602 SQ FT	388 SQ FT	388 SQ FT	602 SQ FT
COVERED PORCH	26 SQ FT	25 SQ FT	25 SQ FT	26 SQ FT
COVERED DECK	54 SQ FT	55 SQ FT	55 SQ FT	54 SQ FT

SAGEBUILT Homes LLC.

ASH BROOK VILLAS
LOTS 1 - 4 SW 95TH AVENUE
UPPER FLOOR PLAN

DRAWN: MEB 7/08/22

SHEET A-5

WASHINGTON COUNTY

LAND USE AND TRANSPORTATION

SURVEYOR'S OFFICE

SUBDIVISION PLAT NAMING

I request that the Washington County Surveyor's Office reserve the following subdivision name:

PROPOSED NAME OF SUBDIVISION:	Council Cove
MAP AND TAX LOT NUMBER:	1N3 34CA 00201
CITY JURISDICTION (Which City?) or COUNTY JURISDICTION:	Cornelius
SURVEYOR'S NAME: **PLS NUMBER:** **COMPANY NAME:**	Michael Harris 57863 Pioneer Design Group
OWNER'S NAME:	Sage Built Homes, LLC

I understand that if the name is not used within five years, it will be automatically canceled.

Name of person reserving name: Wayne Hayson

Company name: Pioneer Design Group

Address: 9020 SW Washington Square Drive

Telephone number: 503-643-8286

E-Mail: whayson@pd-grp.com

10-17-24

Name approved *Date*

Washington County Surveyor's Office

Name added to SID ✓

155 North First Avenue, Suite 350, MS 15, Hillsboro, OR 97124 ***Phone: 503-846-8723***

COUNCIL CREEK ESTATES

IN THE S.W., S.E., N.W., AND N.E. ONE QUARTERS
OF SECTION 34, T. 1 N., R. 3 W., W.M.,
CITY OF CORNELIUS,
WASHINGTON COUNTY, OREGON
JULY 23, 1996

PLAT BOOK 106, PAGE 10
RECORDED AS DOCUMENT NO. 96081784

LAND DEVELOPMENT CONSULTANTS INC.
233 S.E. WASHINGTON ST. HILLSBORO, OREGON 97123
(503) 648-4061 FAX 681-7646

INDEX

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SHEET 3: LOTS 6-21, 32-50, 84-96, 104-107, 174-191 TRACT "B", TRACT "E"
SHEET 4: LOTS 1-5, 22-31, 61-83, 160-173, 204-213 TRACT "D", DETAIL
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SHEET 8: DECLARATION, ACKNOWLEDGEMENT, APPROVALS, SURVEYORS CERTIFICATE, NOTES AND CONSENT AFFIDAVIT



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
ROBERT OQUIST
2008

EXPIRES: 12/31/96

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "COUNCIL CREEK ESTATES"

ROBERT OQUIST P.L.S. NO. 2008

SHEET 1 OF 8

COUNCIL CREEK ESTATES

IN THE S.W., S.E., N.W., AND N.E. ONE QUARTERS
OF SECTION 34, T. 1 N., R. 3 W., W.M.,
CITY OF CORNELIUS,
WASHINGTON COUNTY, OREGON
JULY 23, 1996

PLAT BOOK 106, PAGE 11
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TRACT "B"
MATCH SHEET 3
MATCH SHEET 6
N. FREMONT STREET
N. HOLLADAY STREET
TRACT "A"
TRACT "C"
"FOUNTAIN ESTATES"
N.W. SUSBAUER ROAD
INITIAL POINT
FOUND 5/8" I.R. YPC "G & L PLS 1989"
WASHINGTON COUNTY GEODETIC CONTROL MONUMENT NO. 158 OF SURVEY GC-14, A 5/8" I.R. WITH YPC INSCRIBED "WASH C.S."
FOUND 1-1/2" I.P. S89°29'21"W, 1.32'
FOUND 5/8" I.R. YPC "SUMMERS PLS 1044"
FOUND 2" I.P. S07°25'53"W 0.36'
FOUND 3/4" I.P. S09°06'40"E 0.35'
FOUND 5/8" I.R.
FOUND 5/8" I.R. N89°29'21"E, 0.95'
FOUND 5/8" I.R. S80°31'10"E 1.48'
SET BRASS SCREW AND WASHER "LDC LS2008"
STORM DRAINAGE EASEMENT PER DOCUMENT NO. 83-046204
EASEMENT (SEE NOTE 4, SHEET 8)
SCALE 1" = 50'

LEGEND:

- ⌀ DENOTES A 5/8" I.R. WITH YELLOW PLASTIC CAP INSCRIBED "G&L PLS 1989" FOUND
- ○ DENOTES MONUMENT FOUND AS NOTED
- ⌀ DENOTES A 5/8" x 30" I.R. WITH YELLOW PLASTIC CAP INSCRIBED "LAND DEV. CONSULTANTS" SET
- ● DENOTES A 5/8" x 30" I.R. WITH YELLOW PLASTIC CAP INSCRIBED "LAND DEV. CONSULTANTS" TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.

SET ON: 12-27-96

- △ DENOTES A 5/8" x 30" I.R. WITH 1-1/2" ALUMINUM CAP INSCRIBED "LAND DEV. CONSULTANTS" TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.

SET ON: 12-27-96

- ✱ DENOTES SET BRASS SCREW AND WASHER "LDC LS2008"

"I.R." DENOTES IRON ROD
"I.P." DENOTES IRON PIPE
"SF" DENOTES SQUARE FEET
"YPC" DENOTES YELLOW PLASTIC CAP
"(r)" DENOTES RADIAL BEARING
"P.S.S.E." DENOTES PUBLIC SANITARY SEWER EASEMENT
"P.S.D.E." DENOTES PUBLIC STORM DRAINAGE EASEMENT

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ROBERT OQUIST P.L.S. NO. 2008

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 16, 1982 ROBERT OQUIST 2008
EXPIRES: 12/31/96

LAND DEVELOPMENT CONSULTANTS INC.
233 S.E. WASHINGTON ST. HILLSBORO, OREGON 97123
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COUNCIL CREEK ESTATES

IN THE S.W., S.E., N.W., AND N.E. ONE QUARTERS OF SECTION 34, T. 1 N., R. 3 W., W.M., CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON
JULY 23, 1996

PLAT BOOK 106, PAGE 12
RECORDED AS DOCUMENT NO. 96081784

SCALE 1" = 50'

* AMENDED BY INTERIOR MONUMENTATION AFFIDAVIT RECORDING DOCUMENT NO. 97/40470

LEGEND:

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- △ DENOTES A 5/8" x 30" I.R. WITH 1-1/2" ALUMINUM CAP INSCRIBED "LAND DEV. CONSULTANTS" TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.

SET ON: 12-27-96

"I.R." DENOTES IRON ROD
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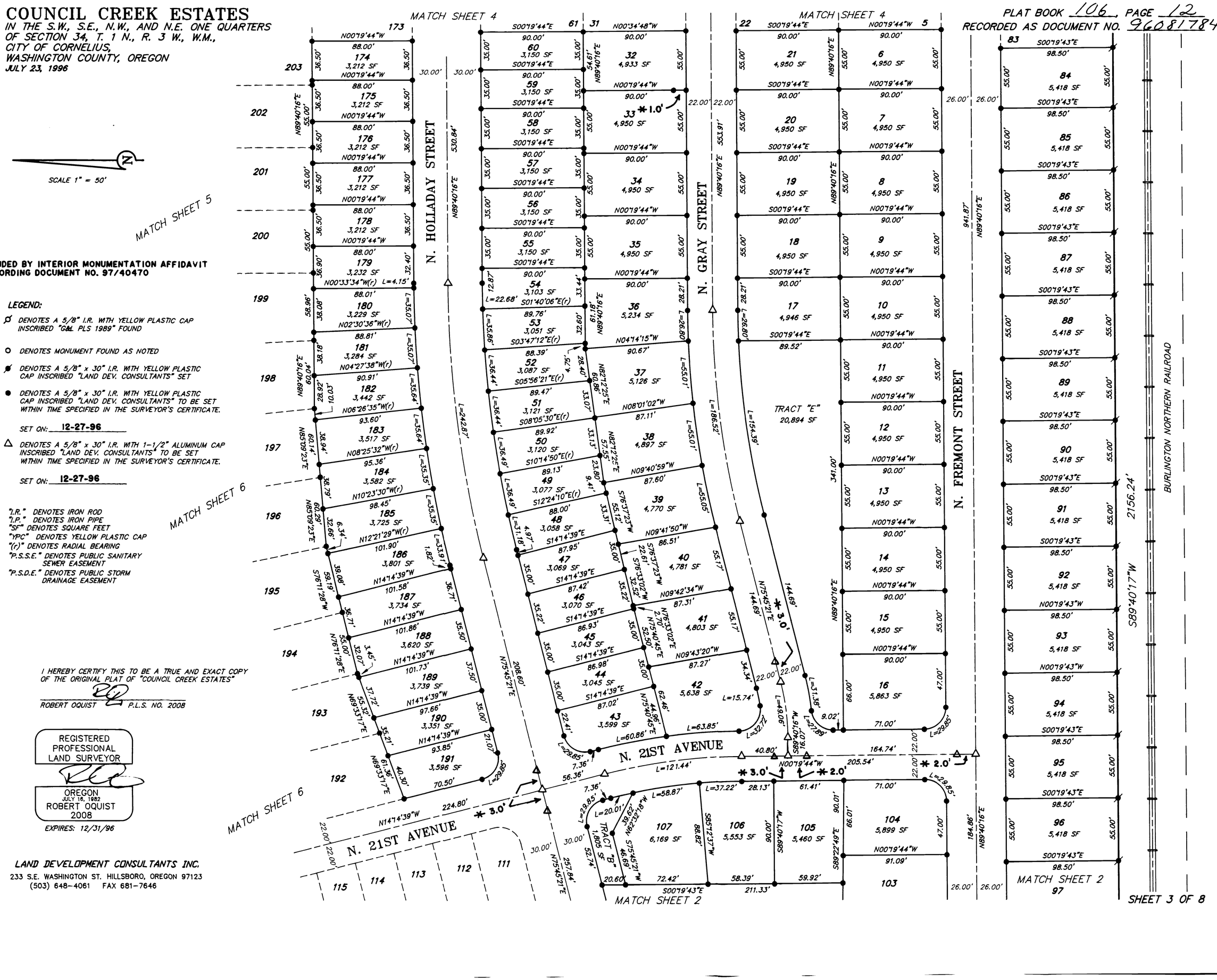
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DETAIL

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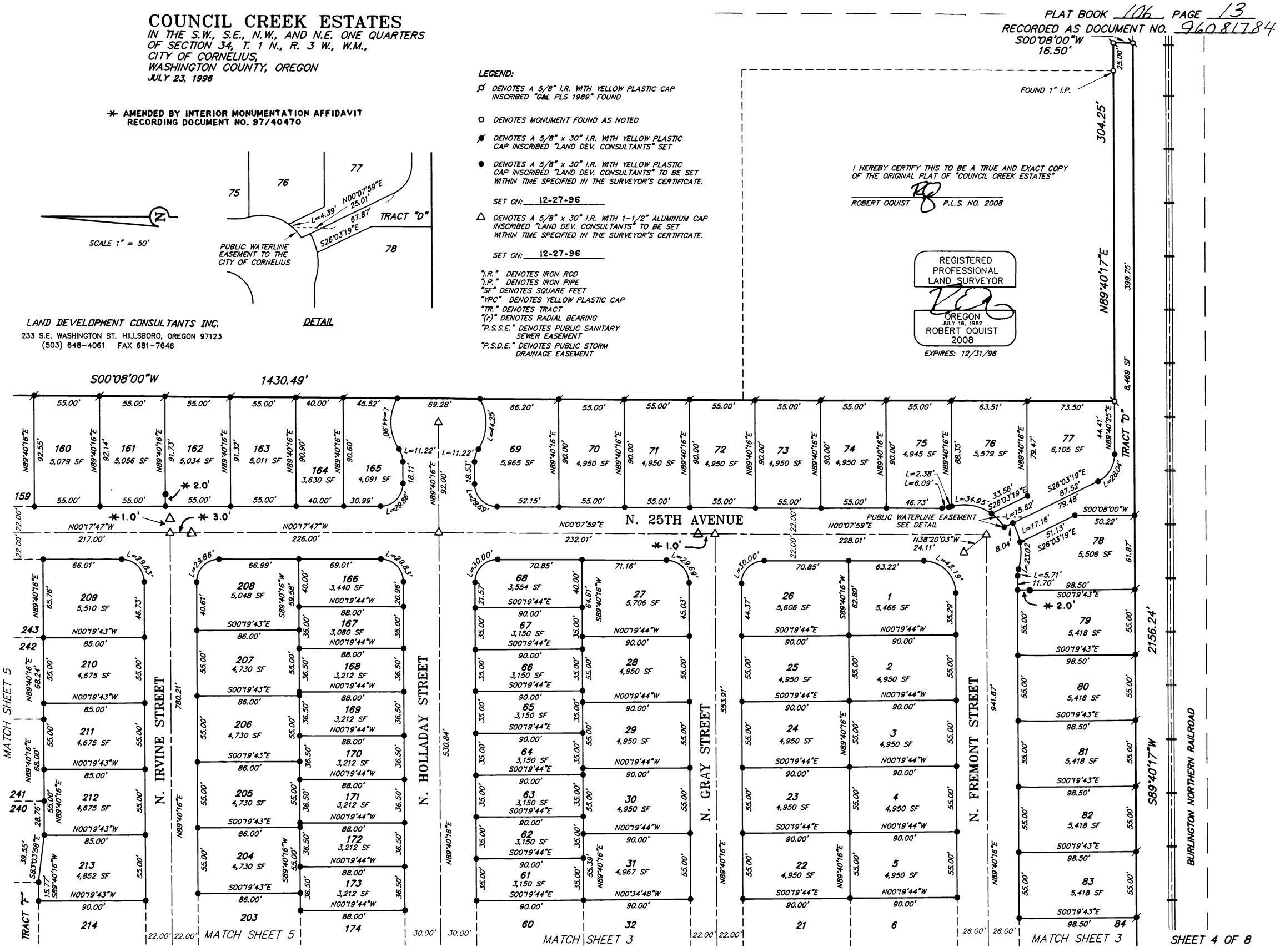
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OREGON
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ROBERT OQUIST
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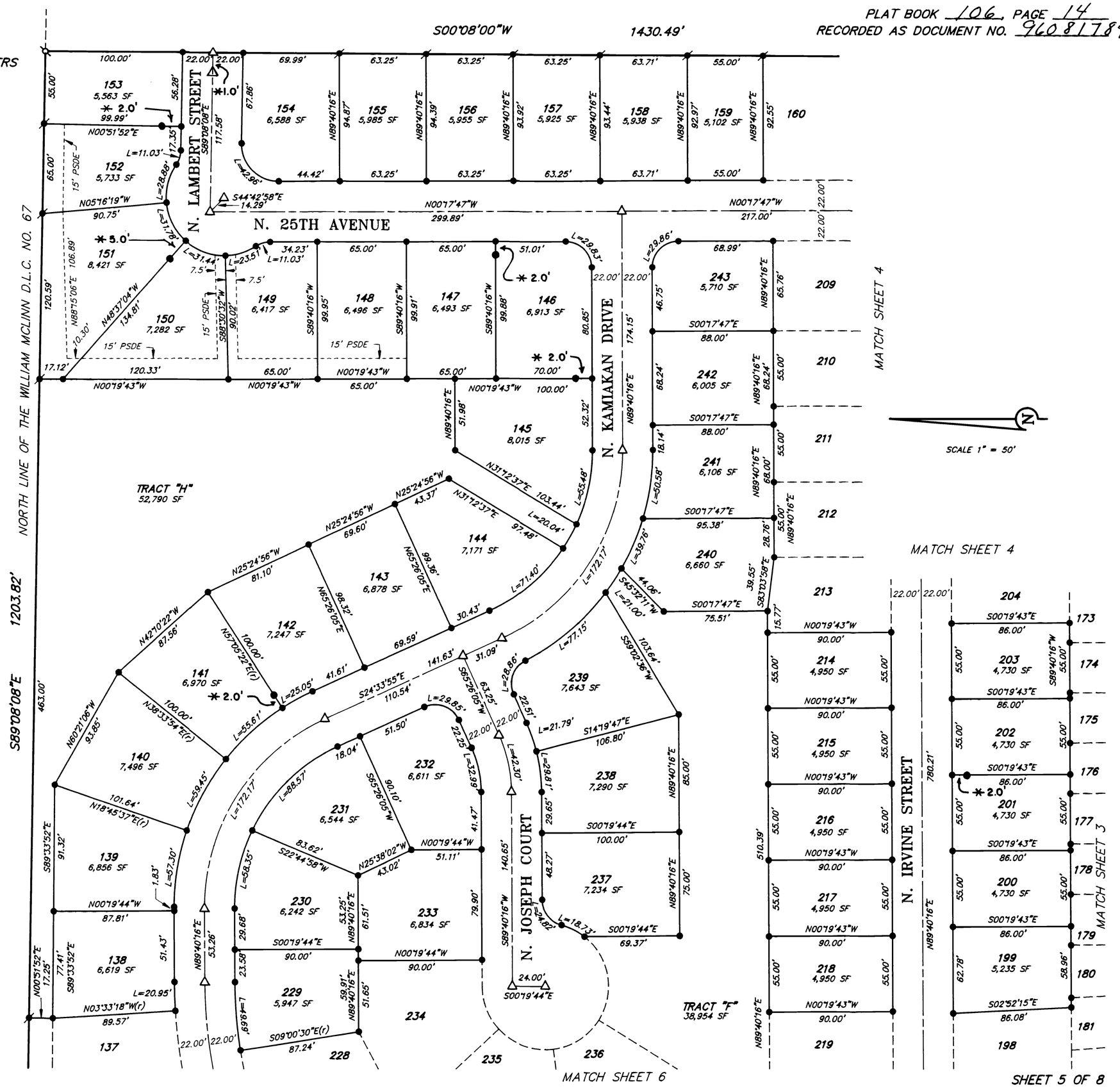
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REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 15, 1982
ROBERT OQUIST
2008
EXPIRES: 12/31/96

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PLAT BOOK 106, PAGE 15
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* AMENDED BY INTERIOR MONUMENTATION AFFIDAVIT RECORDING DOCUMENT NO. 97140470

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"P.S.D.E." DENOTES PUBLIC STORM DRAINAGE EASEMENT

MATCH SHEET 5

MATCH SHEET 3

MATCH SHEET 2

SHEET 6 OF 8

TRACT "F" 38,954 SF

TRACT "G" 100,978 SF 2.32 ACRES

N. JOSEPH COURT

N. KAMIAKAN DRIVE

N. IRVINE STREET

N. 21ST AVENUE

N. HOLLADAY STREET

NORTH LINE OF THE WILLIAM McLINN D.L.C. NO. 67

S89°08'08"E 1203.82'

3-1/4" ALUMINUM DISK N.W. CORNER OF THE WILLIAM McLINN D.L.C. NO. 67

N89°08'08"W 1163.38'

N07°25'53"E 503.51'

1005.92'

20' SANITARY SEWER EASEMENT DOC. NO. 89062161

15' PSSE

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 16, 1982 ROBERT OQUIST 2008
EXPIRES: 12/31/96

SCALE 1" = 50'

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FOUND 1-1/2" I.P. S89°29'20"W, 1.32'

PLAT BOOK 106, PAGE 16
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COUNCIL CREEK ESTATES

IN THE S.W., S.E., N.W., AND N.E. ONE QUARTERS
OF SECTION 34, T. 1 N., R. 3 W., W.M.,
CITY OF CORNELIUS,
WASHINGTON COUNTY, OREGON
JULY 23, 1996

LOT	RADIUS	LENGTH	CHORD	BEARING	DELTA
CL	400.00'	116.92'	116.50'	S81°57'18"E	16°44'50"
CL	500.00'	121.44'	121.14'	N82°42'49"E	13°54'56"
CL	1000.00'	242.87'	242.27'	N82°42'49"E	13°54'56"
CL	500.00'	121.44'	121.14'	S07°17'11"E	13°54'56"
CL	202.00'	49.06'	48.94'	N82°42'49"E	13°54'56"
CL	768.00'	186.52'	186.07'	N82°42'49"E	13°54'56"
CL	405.00'	153.22'	152.30'	N03°24'23"W	21°40'32"
CL	405.00'	147.95'	147.13'	N03°02'02"W	20°55'50"
CL	405.00'	5.27'	5.27'	N13°52'18"W	00°44'42"
CL	250.00'	472.42'	405.20'	N22°21'54"E	108°16'16"
CL	250.00'	193.29'	188.51'	N54°21'04"E	44°17'58"
CL	250.00'	279.13'	264.86'	N00°12'55"E	63°58'19"
CL	100.00'	55.65'	54.93'	S74°23'11"E	31°53'05"
CL	350.00'	167.47'	165.87'	N75°57'50"E	27°24'54"
CL	150.00'	172.17'	162.87'	S57°26'49"E	65°45'49"
CL	100.00'	42.30'	41.99'	S77°33'11"W	24°14'11"
CL	150.00'	172.17'	162.87'	S57°26'49"E	65°45'49"
TR. A	19.00'	8.20'	8.14'	S65°37'21"E	24°44'28"
TR. A	366.00'	78.80'	78.65'	S84°09'39"E	12°20'09"
TR. A	630.47'	128.21'	127.99'	N83°50'44"E	11°39'05"
TR. B	478.00'	20.01'	20.00'	S13°02'43"E	02°23'53"
TR. B	19.00'	29.85'	26.87'	S59°14'39"E	90°00'00"
TR. C	49.00'	16.83'	16.75'	N64°33'23"W	19°40'41"
TR. D	48.00'	17.16'	17.07'	S69°09'43"W	20°29'08"
TR. E	19.00'	27.89'	25.45'	N41°43'38"E	84°06'43"
TR. E	224.00'	31.38'	31.36'	S79°46'10"W	08°01'39"
TR. E	746.00'	154.39'	154.11'	N81°41'04"E	11°51'27"
TR. F	272.00'	58.84'	58.73'	S04°45'39"W	12°23'42"
TR. F	46.00'	67.36'	61.50'	N80°07'05"E	83°54'25"
TR. F	172.00'	21.00'	20.99'	S56°44'11"E	06°59'44"
TR. G	46.00'	101.97'	82.34'	S37°37'29"E	127°00'21"
TR. G	228.00'	20.03'	20.02'	S01°04'21"W	05°01'56"
TR. H	128.00'	20.04'	20.02'	N61°00'33"W	08°58'06"
1	27.00'	42.19'	38.03'	S44°54'08"W	89°32'17"
16	19.00'	29.85'	26.87'	N45°19'44"W	90°00'00"
17	746.00'	26.80'	26.79'	N88°38'32"E	02°03'29"
26	19.00'	30.00'	26.98'	S45°05'52"E	90°27'43"
27	19.00'	29.69'	26.76'	S44°54'08"W	89°32'17"
36	790.00'	26.80'	26.79'	S88°41'58"W	01°56'36"
37	790.00'	55.01'	55.00'	S85°43'59"W	03°59'23"
38	790.00'	55.01'	55.00'	S81°44'36"W	03°59'23"
39	790.00'	55.05'	55.04'	S77°45'07"W	03°59'33"
42	522.00'	63.85'	63.81'	S04°03'36"E	07°00'30"
42	19.00'	32.72'	28.83'	N49°53'42"W	98°40'42"
42	180.00'	15.74'	15.73'	S78°15'39"W	05°00'36"
43	19.00'	29.85'	26.87'	S30°45'21"W	90°00'00"
43	522.00'	60.86'	60.82'	S10°54'15"E	06°40'48"
48	970.00'	31.18'	31.18'	N76°40'35"E	01°50'30"
49	970.00'	36.49'	36.49'	N78°40'30"E	02°09'20"
50	970.00'	36.49'	36.49'	N80°49'50"E	02°09'20"
51	970.00'	36.44'	36.44'	N82°59'04"E	02°09'09"
52	970.00'	36.44'	36.44'	N85°08'14"E	02°09'09"
53	970.00'	35.86'	35.86'	N87°16'21"E	02°07'06"
54	970.00'	22.68'	22.68'	N89°00'05"E	01°20'22"
68	19.00'	30.00'	26.98'	S45°05'52"E	90°27'43"
69	40.00'	44.25'	42.03'	S88°10'22"E	63°23'09"
69	19.00'	11.22'	11.06'	N73°24'15"W	33°50'56"
69	19.00'	29.69'	26.76'	S44°54'08"W	89°32'17"

LOT	RADIUS	LENGTH	CHORD	BEARING	DELTA
75	19.00'	6.09'	6.06'	S09°02'30"E	18°20'59"
75	40.00'	2.38'	2.38'	S16°30'43"E	03°24'34"
76	40.00'	34.95'	33.85'	S10°13'20"W	50°03'31"
77	40.00'	15.82'	15.72'	S46°34'52"W	22°39'33"
77	25.00'	28.04'	26.60'	N58°11'27"W	64°16'16"
78	19.00'	5.71'	5.69'	S81°43'25"E	17°12'38"
78	48.00'	23.02'	22.80'	S86°51'24"E	27°28'37"
97	19.00'	14.56'	14.20'	S67°43'22"W	43°53'49"
97	49.00'	4.97'	4.97'	S48°40'50"W	05°48'45"
98	49.00'	46.20'	44.50'	S78°35'45"W	54°01'05"
99	46.00'	28.43'	27.98'	S37°00'40"E	35°24'44"
99	50.00'	47.46'	45.70'	S62°28'38"W	54°23'19"
100	46.00'	33.66'	32.91'	S01°39'23"W	41°55'22"
101	46.00'	34.09'	33.32'	S43°50'56"W	42°27'44"
102	46.00'	60.60'	56.31'	N77°10'40"W	75°29'04"
103	19.00'	16.88'	16.33'	N64°52'56"W	50°53'35"
104	19.00'	29.85'	26.87'	S44°40'16"W	90°00'00"
106	478.00'	37.22'	37.21'	S02°33'33"E	04°27'40"
107	478.00'	58.87'	58.83'	S08°19'05"E	07°03'23"
108	763.00'	185.31'	184.86'	S82°42'49"W	13°54'56"
108	434.00'	101.27'	101.04'	N83°38'39"W	13°22'10"
108	19.00'	14.46'	14.11'	S81°14'23"W	43°36'08"
111	19.00'	29.85'	26.87'	N30°45'21"E	90°00'00"
116	427.00'	19.84'	19.84'	S12°54'47"E	02°39'44"
117	427.00'	32.59'	32.59'	S09°23'43"E	04°22'25"
118	427.00'	33.95'	33.94'	S04°55'51"E	04°33'20"
119	427.00'	19.82'	19.82'	S01°19'23"E	02°39'35"
119	630.47'	24.92'	24.91'	N76°53'16"E	02°15'51"
120	427.00'	33.58'	33.57'	S02°15'36"W	04°30'22"
121	427.00'	19.69'	19.69'	S05°50'04"W	02°38'34"
121	19.00'	8.61'	8.54'	S05°49'30"E	25°57'41"
121	46.00'	7.31'	7.30'	S14°15'08"E	09°06'25"
122	46.00'	34.02'	33.25'	S11°29'14"W	42°22'19"
123	46.00'	37.09'	36.09'	S55°46'22"W	46°11'57"
124	46.00'	12.84'	12.80'	S66°36'19"W	15°59'33"
124	19.00'	24.02'	22.45'	S38°23'26"W	72°25'20"
124	383.00'	59.87'	59.81'	S02°17'54"E	08°57'21"
124	19.00'	34.44'	29.91'	S58°41'57"E	103°50'44"
124	228.00'	49.35'	49.25'	N63°10'40"E	12°24'03"
125	46.00'	23.60'	23.34'	S43°54'37"W	29°23'52"
125	228.00'	70.20'	69.93'	S48°09'22"W	17°38'32"
126	46.00'	2.68'	2.68'	S27°32'41"W	03°19'59"
126	228.00'	66.27'	66.04'	S31°00'30"W	16°39'14"
127	228.00'	75.98'	75.62'	S13°08'06"W	19°05'33"
128	228.00'	98.22'	97.46'	S13°47'04"E	24°40'54"
129	228.00'	22.46'	22.46'	S28°56'52"E	05°38'43"
130	19.00'	6.67'	6.64'	S41°49'47"E	20°07'06"
130	40.00'	40.53'	38.82'	S22°51'39"E	58°03'22"
131	40.00'	20.25'	20.03'	S20°40'08"W	29°00'13"
132	40.00'	30.83'	30.07'	S57°15'01"W	44°09'34"
132	19.00'	5.66'	5.64'	S70°47'36"W	17°04'25"
135	372.00'	30.28'	30.27'	S64°35'17"W	04°39'49"
136	372.00'	63.52'	63.44'	S71°48'41"W	09°46'58"
137	372.00'	63.25'	63.18'	S81°34'26"W	09°44'32"
138	372.00'	20.95'	20.94'	S88°03'29"W	03°13'34"
139	172.00'	57.30'	57.04'	N80°47'03"W	19°05'20"
140	172.00'	59.45'	59.16'	N61°20'15"W	19°48'17"
141	172.00'	55.61'	55.37'	N42°10'22"W	18°31'28"
142	172.00'	25.05'	25.03'	N28°44'16"W	08°20'43"

LOT	RADIUS	LENGTH	CHORD	BEARING	DELTA
144	128.00'	71.40'	70.48'	N40°32'42"W	31°57'35"
145	128.00'	55.48'	55.05'	N77°54'40"W	24°50'08"
146	19.00'	29.83'	26.86'	S44°41'15"W	89°58'03"
149	19.00'	11.03'	10.88'	N16°55'58"W	33°16'23"
149	42.00'	23.51'	23.21'	N17°31'50"W	32°04'41"
150	42.00'	31.44'	30.71'	N19°57'00"E	42°53'02"
151	42.00'	31.78'	31.03'	N63°04'03"E	43°21'03"
152	42.00'	28.88'	28.31'	N75°33'35"W	39°23'40"
152	19.00'	11.03'	10.88'	S72°29'57"E	33°16'23"
154	27.00'	42.96'	38.57'	S45°17'02"W	91°09'39"
165	19.00'	29.86'	26.88'	N45°18'45"W	90°01'57"
165	19.00'	11.22'	11.06'	S72°44'48"W	33°50'56"
165	40.00'	44.90'	42.58'	S87°58'38"W	64°18'36"
166	19.00'	29.83'	26.86'	S44°41'15"W	89°58'03"
179	1030.00'	4.15'	4.15'	S89°33'21"W	00°13'51"
180	1030.00'	35.07'	35.06'	S88°27'55"W	01°57'02"
181	1030.00'	35.07'	35.06'	S86°30'53"W	01°57'02"
182	1030.00'	35.64'	35.64'	S84°32'54"W	01°58'57"
183	1030.00'	35.64'	35.64'	S82°33'57"W	01°58'57"
184	1030.00'	35.35'	35.35'	S80°35'29"W	01°57'59"
185	1030.00'	35.35'	35.35'	S78°37'30"W	01°57'59"
186	1030.00'	33.91'	33.91'	S76°41'56"W	01°53'10"
191	19.00'	29.85'	26.87'	N59°14'39"W	90°00'00"
192	272.00'	43.85'	43.81'	S67°10'15"W	09°14'15"
192	19.00'	28.53'	25.92'	N28°46'21"E	86°02'01"
193	272.00'	58.41'	58.29'	S56°24'02"W	12°18'11"
194	19.00'	14.60'	14.25'	S62°11'25"W	44°02'20"
194	272.00'	47.84'	47.78'	S45°12'36"W	10°04'41"
195	122.00'	60.98'	60.35'	S76°00'35"E	28°38'18"
195	19.00'	11.31'	11.14'	S78°44'25"E	34°05'59"
208	19.00'	29.86'	26.88'	S45°18'45"E	90°01'57"
209	19.00'	29.83'	26.86'	S44°41'15"W	89°58'03"
222	272.00'	61.39'	61.25'	S17°25'25"W	12°55'50"
222	19.00'	30.10'	27.05'	S21°30'04"E	90°46'48"
222	78.00'	31.91'	31.69'	N78°36'35"W	23°26'16"
223	272.00'	62.49'	62.35'	S08°01'04"E	13°09'45"
224	272.00'	62.43'	62.30'	S21°10'29"E	13°09'04"
225	19.00'	31.16'	27.80'	S15°14'34"W	94°01'37"
225	272.00'	19.09'	19.08'	S29°45'37"E	04°01'13"
227	328.00'	29.58'	29.57'	N64°50'24"E	05°10'01"
228	328.00'	77.67'	77.49'	S74°12'27"W	13°34'06"
229	328.00'	49.69'	49.64'	N85°19'53"E	08°40'46"
230	128.00'	58.35'	57.85'	S77°16'08"E	26°07'11"
231	128.00'	88.57'	86.81'	S44°23'14"E	39°38'38"
232	78.00'	32.99'	32.75'	S77°33'11"W	24°14'11"
232	19.00'	29.85'	26.87'	S20°26'05"W	90°00'00"
234	46.00'	34.07'	33.29'	S68°27'21"W	42°25'52"
235	46.00'	43.89'	42.25'	S19°54'19"W	54°40'12"
236	46.00'	40.54'	39.24'	S32°40'45"E	50°29'56"
237	19.00'	24.82'	23.09'	N52°15'07"E	74°50'19"
237	46.00'	18.73'	18.60'	S26°29'55"W	23°19'55"
238	122.00'	29.81'	29.74'	N82°40'15"E	14°00'03"
239	172.00'	77.15'	76.50'	S40°23'20"E	25°41'58"
239	19.00'	28.86'	26.16'	S71°03'08"E	87°01'34"
239	122.00'	21.79'	21.77'	N70°33'09"E	10°14'08"
240	172.00'	39.76'	39.67'	S66°51'22"E	13°14'40"
241	172.00'	50.58'	50.40'	S81°54'13"E	16°51'01"
243	19.00'	29.86'	26.88'	S45°18'45"E	90°01'57"

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
ROBERT OQUIST
2008

EXPIRES: 12/31/96

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY
OF THE ORIGINAL PLAT OF "COUNCIL CREEK ESTATES"

ROBERT OQUIST P.L.S. NO. 2008

LAND DEVELOPMENT CONSULTANTS INC.
233 S.E. WASHINGTON ST. HILLSBORO, OREGON 97123
(503) 648-4061 FAX 681-7646

PLAT BOOK 106, PAGE 17
RECORDED AS DOCUMENT NO. 96081784

COUNCIL CREEK ESTATES

IN THE S.W., S.E., N.W., AND N.E. ONE QUARTERS
OF SECTION 34, T. 1 N., R. 3 W., W.M.,
CITY OF CORNELIUS,
WASHINGTON COUNTY, OREGON
JULY 23, 1996

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT COUNCIL CREEK ESTATES LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DO HEREBY DECLARE THE ANNEXED MAP OF "COUNCIL CREEK ESTATES" TO BE A TRUE AND ACCURATE PLAT THEREOF; ALL LOTS AND TRACTS BEING THE DIMENSIONS SHOWN AND ALL EASEMENTS OF THE WIDTHS THEREIN SET FORTH, AND HEREBY DEDICATE ALL STREETS TO THE PUBLIC FOR PUBLIC USE AND HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID PLAT.
TRACTS "C" AND "D" ARE HEREBY CONVEYED TO THE CITY OF CORNELIUS.

COUNCIL CREEK ESTATES LIMITED PARTNERSHIP
AN OREGON LIMITED PARTNERSHIP

Robert S. Morey

ROBERT S. MOREY PRESIDENT
KIFTON DEVELOPMENT, INC.
MANAGING GENERAL PARTNER

ACKNOWLEDGEMENT:

STATE OF OREGON | ss
COUNTY OF WASHINGTON |

THIS CERTIFIES THAT ON THIS 29th DAY OF JULY 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT S. MOREY, PRESIDENT OF KIFTON DEVELOPMENT, INC, MANAGING GENERAL PARTNER, OF COUNCIL CREEK LIMITED PARTNERSHIP WHO BEING FIRST DULY SWORN, DOES SAY THAT HE IS THE IDENTICAL OFFICER NAMED IN THE FOREGOING INSTRUMENT, AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE A FREE ACT AND DEED.

Trisha M. Holland
NOTARY PUBLIC

OFFICIAL SEAL
TRISHA M. HOLLAND
NOTARY PUBLIC - OREGON
COMMISSION NO. 025787
MY COMMISSION EXPIRES JULY 1, 1997

NOTES:

1. THERE SHALL BE NO DIRECT MOTOR VEHICLE ACCESS ONTO N. SUSBAUER AVENUE FROM LOT 108 OR TRACT "C".
2. TRACTS "C" AND "D" ARE SUBJECT TO A PUBLIC PEDESTRIAN, BICYCLE AND PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT OVER THEIR ENTIRETY.
3. MAINTENANCE AND OWNERSHIP OF TRACT "A":
   ALL BENEFITS, RIGHTS AND DUTIES OF UNDIVIDED AND COMMON OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE USE AND MAINTENANCE OF THE COMMON AREA DESIGNATED IN THIS PLAT AND ENTITLED TRACT "A" SHALL INURE TO COUNCIL CREEK ESTATES LIMITED PARTNERSHIP. IN THE EVENT OF FAILURE TO FULFILL ANY OR ALL DUTIES AND RESPONSIBILITIES OF RESPONSIBLE OWNERSHIP BY SAID LIMITED PARTNERSHIP, AND EACH OF THEM, OR BY THEIR DELEGATED AGENT FOR SUCH, THE CITY OF CORNELIUS, OR ITS SUCCESSORS OR DELEGATES IS HEREBY GRANTED THE RIGHT TO ENFORCE SAID DUTIES OF RESPONSIBLE OWNERSHIP, INCLUDING BUT NOT LIMITED TO REASONABLE MAINTENANCE COMPATIBLE WITH THE OTHER AREAS AND LOTS IN THE PLAT, AGAINST SAID LIMITED PARTNERSHIP, JOINTLY AND SEVERALLY BY ALL MEANS PROVIDED BY LAW.
4. THAT PORTION OF LOT 108 LYING WESTERLY OF THE 20 FOOT WIDE STORM DRAINAGE EASEMENT DESCRIBED IN DOCUMENT 83046204 IS SUBJECT TO A STORM, SURFACE WATER DRAINAGE AND DETENTION EASEMENT TO THE CITY OF CORNELIUS.
5. AN EIGHT FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE FRONTAGE OF ALL LOTS AND TRACTS ABUTTING PUBLIC STREETS.
6. TRACTS "C" AND "D" ARE SUBJECT TO A UTILITY EASEMENT TO THE CITY OF CORNELIUS OVER THEIR ENTIRETY.
7. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOC. NO. 96081785
8. TRACTS "G" AND "H" ARE SUBJECT TO A STORM, SURFACE WATER DRAINAGE AND DETENTION EASEMENT OVER THEIR ENTIRETY TO THE CITY OF CORNELIUS.
9. MAINTENANCE AND OWNERSHIP OF TRACTS "B", "E", "F", "G" AND "H":
   ALL BENEFITS, RIGHTS AND DUTIES OF UNDIVIDED AND COMMON OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE USE AND MAINTENANCE OF THE COMMON AREA DESIGNATED IN THIS PLAT AND ENTITLED TRACTS "B", "E", "F", "G" AND "H" SHALL INURE TO THE COUNCIL CREEK ESTATES HOMEOWNERS ASSOCIATION. IN THE EVENT OF FAILURE TO FULFILL ANY OR ALL DUTIES AND RESPONSIBILITIES OF RESPONSIBLE OWNERSHIP BY SAID HOMEOWNERS ASSOCIATION, AND EACH OF THEM, OR BY THEIR DELEGATED AGENT FOR SUCH, THE CITY OF CORNELIUS, OR ITS SUCCESSORS OR DELEGATES IS HEREBY GRANTED THE RIGHT TO ENFORCE SAID DUTIES OF RESPONSIBLE OWNERSHIP, INCLUDING BUT NOT LIMITED TO REASONABLE MAINTENANCE COMPATIBLE WITH THE OTHER AREAS AND LOTS IN THE PLAT, AGAINST SAID HOMEOWNERS ASSOCIATION, JOINTLY AND SEVERALLY BY ALL MEANS PROVIDED BY LAW.
10. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER THE CITY OF CORNELIUS

SURVEYOR'S CERTIFICATE:

I, ROBERT OQUIST, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS ALL LOT AND TRACT CORNERS; CURVE POINTS AND BOUNDARY LINE CHANGES IN DIRECTION THE LANDS REPRESENTED ON THE ANNEXED MAP OF "COUNCIL CREEK ESTATES", THAT, AS INITIAL POINT, I HELD A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L PLS 1989" FOUND AT THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 93104659 OF THE DEED RECORDS OF WASHINGTON COUNTY; SAID POINT BEARS S89°08'08"E, 1163.38 AND S07°25'53"W, 1005.92 FEET FROM THE N.W. CORNER OF THE WILLIAM MCLINN D.L.C. NO. 67; THENCE N07°25'53"E, 1005.92 FEET ALONG THE WEST LINE OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 93108448 OF SAID RECORDS TO A POINT ON THE NORTH LINE OF WILLIAM MCLINN DLC NO. 67; THENCE S89°08'08"E, 1203.82 FEET ALONG SAID NORTH LINE; THENCE S00°08'00"W, 1430.49 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID MCLINN DLC TO A POINT 16.5 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE N89°40'17"E, 304.25 FEET ALONG A LINE PARALLEL WITH SAID NORTH RIGHT OF WAY LINE TO A POINT ON SAID EAST LINE OF THE WEST HALF OF THE MCLINN DLC; THENCE S00°08'00"W, 16.50 FEET ALONG SAID EAST LINE TO A POINT ON SAID RAILROAD NORTH RIGHT OF WAY LINE; THENCE S89°40'17"W, 2156.24 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. SUSBAUER ROAD; THENCE N16°25'07"E, 17.23 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE N89°40'17"E, 456.78 FEET; THENCE N07°25'53"E, 230.82 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 93104659 OF SAID RECORDS; THENCE S89°29'21"W, 419.53 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF N.W. SUSBAUER ROAD; THENCE N16°25'07"E, 16.72 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N89°29'21"E, 143.68 FEET; THENCE ALONG THE WESTERLY BOUNDARY LINES OF SAID TRACT DESCRIBED IN DOCUMENT NO. 9310459, N16°19'21"E, 113.41 FEET; THENCE N73°40'39"W, 137.26 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF N.W. SUSBAUER ROAD; THENCE N16°25'07"E, 68.67 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N89°29'21"E, 381.61 FEET TO THE INITIAL POINT.
CONTAINING 45.501 ACRES.

AS PER O.R.S. 92.070 (PAR. 2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF THE INTERIOR MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 16, 1982
ROBERT OQUIST
2008
EXPIRES: 12/31/96

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "COUNCIL CREEK ESTATES"

ROBERT OQUIST P.L.S. NO. 2008

BASIS OF BEARINGS AND BOUNDARY DETERMINATION:

SURVEY NO. 25,371

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM STERLING SAVINGS ASSOCIATION, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED AS DOCUMENT NO. 96081786

INTERIOR CORNER MONUMENTATION:

IN ACCORDANCE WITH 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN DOCUMENT NO. 97140470 WASHINGTON COUNTY DEED RECORDS.

APPROVED THIS 12 DAY OF Aug. 1997

WASHINGTON COUNTY SURVEYOR

LAND DEVELOPMENT CONSULTANTS INC.
233 S.E. WASHINGTON ST. HILLSBORO, OREGON 97123
(503) 648-4061 FAX 681-7646

CITY OF CORNELIUS APPROVALS:

APPROVED THIS 6th DAY OF Sept. 1996
CHAIRMAN OF THE CITY OF CORNELIUS PLANNING COMMISSION

BY: Marian R. Backus

APPROVED THIS 5th DAY OF September 1996
CITY OF CORNELIUS, CITY MANAGER

BY: John C Shearer

WASHINGTON COUNTY APPROVALS:

APPROVED THIS 11 DAY OF Sept 1996
WASHINGTON COUNTY SURVEYOR

BY: R C Pearson

APPROVED THIS ELEVENTH DAY OF SEPTEMBER 1996
DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

BY: Paul A. Kaffenberger

APPROVED THIS 23rd DAY OF JULY 1996
WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY: Andy Duyck

BY: Linda B. Peters

BY: Kathy Christy

BY:

APPROVED THIS 11 DAY OF September 1996
DIRECTOR OF ASSESSMENT AND TAXATION
EX OFFICIO COUNTY CLERK

BY: Janice Gregory
DEPUTY

STATE OF OREGON | ss
COUNTY OF WASHINGTON |

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THE 11 DAY OF September 1996 AT 4:37 O'CLOCK P M., AND RECORDED IN THE COUNTY CLERK RECORDS.

BY: Janice Gregory
DEPUTY COUNTY CLERK

STATE OF OREGON | ss
COUNTY OF WASHINGTON |

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED TO ME BY THE SURVEYOR OF THIS SUBDIVISION PLAT TO BE A TRUE AND EXACT COPY OF THE ORIGINAL, AND THAT IT WAS RECORDED ON THE 11 DAY OF September 1996 AT 4:37 O'CLOCK P M., AND RECORDED IN THE COUNTY CLERK RECORDS.

BY: Janice Gregory
DEPUTY COUNTY CLERK

LOT-B
AFTER RECORDING:
COUNTY SURVEYOR
#15

STATE OF OREGON } SS
County of Washington

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 97040470
Inv : 6835 18.00
05/01/1997 02:19:26pm

INTERIOR MONUMENTATION AFFIDAVIT

I, ROBERT OQUIST, P.L.S. No. 2008, being first duly sworn, do hereby say that in accordance with O.R.S. 92.070, I have correctly surveyed and marked with proper monuments, the interior corners as indicated on the plat of **"COUNCIL CREEK ESTATES"** as recorded in Plat Book 106, Page(s) 10-17, Records of Plats of Washington County. Said interior corners, as noted on the original plat, were set on December 27th, 1996.

The changes and/or additions to said plat are as follows:

1. The 5/8" iron rod with yellow plastic cap inscribed "Land Dev. Consultants" marking the Southwest corner of Lot 32, also being the Southeast corner of Lot 33, is offset N00°19'44"W, 1.00 feet, along the line common to Lots 32 and 33 because of a light pole in true position.

2. The 5/8" iron rod with yellow plastic cap inscribed "Land Dev. Consultants" marking the Northwest corner of Lot 78, also being the Northeast corner of Lot 79, is offset S00°19'43"E, 2.00 feet, along the line common to Lots 78 and 79, due to a water meter in true position.

3. The 5/8" iron rod with yellow plastic cap inscribed "Land Dev. Consultants" marking the Northwest corner of Lot 142, also being the Southeast corner of Lot 141, is offset N57°05'22"E, 2.00 feet, along the line common to Lots 141 and 142 because of a light pole in true position.

4. The 5/8" iron rod with yellow plastic cap inscribed "Land Dev. Consultants" marking the Southeast corner of Lot 145, also being the Southwest corner of Lot 146, is offset N00°19'43"W, 2.00 feet, along the line common to Lots 145 and 146 because of a light pole in true position.

5. The 5/8" iron rod with yellow plastic cap inscribed "Land Dev. Consultants" marking the Northeast corner of Lot 146, also being the Southeast corner of Lot 147, is offset S89°40'16"W, 2.00 feet, along the line common to Lots 145 & 146 because of a light pole in true position.

6. The 5/8" iron rod with yellow plastic cap inscribed "Land Dev. Consultants" marking the Northwest corner of Lot 150, also being the most northerly Southwest corner of Lot 151, is offset N48°37'04"W, 5.00 feet, along the line common to Lots 150 and 151 due to a manhole in true position.

7. The 5/8" iron rod with yellow plastic cap inscribed "Land Dev. Consultants" marking the Southeast corner of Lot 152, also being the Southwest corner of Lot 153, is offset N00°51'52"E, 2.00 feet, along the line common to Lots 152 and 153 because of a light pole in true position.

8. The 5/8" iron rod with yellow plastic cap inscribed "Land Dev. Consultants" marking the Southwest corner of Lot 161, also being the Northwest corner of Lot 162, is offset N89°40'16"E, 2.00 feet, due to a light pole in true position.

9. The 5/8" iron rod with yellow plastic cap inscribed "Land Dev Consultants" marking the Northeast corner of Lot 192, also being the Northwest corner of Lot 193, is offset S14°14'39"E, 2.00 feet, due to a light pole in true position.

10. The 5/8" iron rod with yellow plastic cap inscribed "Land Dev Consultants" marking the Northeast corner of Lot 201, also being the Northwest corner of Lot 202, is offset S00°19'43"E, 2.00 feet, due to a water meter in true position.

11. The 5/8" iron rod with 1½" aluminum cap inscribed "Land Dev. Consultants" marking the centerline intersection of North Gray Street and North 25th Avenue is offset N00°07'59"E, 1.00 feet, along the center line of North 25th Avenue because of a manhole in true position.

12. The 5/8" iron rod with 1½" aluminum cap inscribed "Land Dev. Consultants" marking the centerline intersection of North Irvine Street and North 25th Avenue is offset with two 5/8" iron rods with 1 1/2" aluminum caps inscribed "Land Dev. Consultants", N89°41'16"E, 1.00 foot and S00°17'47" E, 3.00 feet along the center line of North Irvine Street and North 25th Avenue, due to a manhole in true position.

13. The 5/8" iron rod with 1½" aluminum cap inscribed "Land Dev. Consultants" marking the centerline intersection of North Lambert Street along the East boundary of "Council Creek Estates" has been offset N89°08'08"W, 1.00 foot along the centerline of North Lambert Street due to street barricade post in true position.

14. The 5/8" iron rod with 1½" aluminum cap inscribed "Land Dev. Consultants" marking the centerline intersection of North Freemont and North 21st Avenue has been offset N00°19'44"W, 2.00 feet, along the center line of North 21st Avenue due to a manhole in true position.

15. The 5/8" iron rod with 1½" aluminum cap inscribed "Land Dev. Consultants" marking the centerline intersection of North 21st Avenue and North Gray Street has been offset with two 5/8" iron rods with 1 1/2" aluminum caps inscribed "Land Dev. Consultants", S00°19'44"E, 2.00 feet and N00°19'44"W, 3.00 feet, along the center line of North 21st Avenue due to a manhole in true position.

16. The 5/8" iron rod with 1½" aluminum cap inscribed "Land Dev. Consultants" marking the point of curvature along the center line of North Gray Street, being perpendicular to and 22.00 feet distant from the 5/8" iron rod with yellow plastic cap inscribed "Land Dev Consultants" marking the point of curvature along the East boundary of Lot 42, being N75°45'21"E, 34.34 feet from the Southeast corner of Lot 42, said center line monument is offset N75°45'21"E, 3.00 feet, along the center line of North Gray Street due to a manhole in true position.

17. The 5/8" iron rod with 1½" aluminum cap inscribed "Land Dev. Consultants" marking the centerline intersection of North 21st Avenue and North Holladay Street is offset with two 5/8" iron rods with 1 1/2" aluminum caps inscribed "Land Dev. Consultants", N75°45'21"E, 3.00 feet and S75°45'21"W, 3.00 feet, along the center line of North Holladay Street due to a personhole in true position.

Robert Oquist, P.L.S. No. 2008

STATE OF OREGON)
) ss.
County of Washington)

Subscribed and sworn to before me this 21ST day of APRIL, 1997.

Notary Public for the State of Oregon
My commission expires 7-1-97

OFFICIAL SEAL
TRISHA McCLELLAND
NOTARY PUBLIC - OREGON
COMMISSION NO. 025787
MY COMMISSION EXPIRES JULY 1, 1997

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
ROBERT OQUIST
2008

Exp 12/31/98

COUNTY SURVEYOR APPROVAL

Approved this 25TH day of APRIL, 1997,
in accordance with ORS 92.070(4).

R.D. Soan D.C.S.
Washington County Surveyor

LDC 1708.6145

Clean Water Services

CWS File Number

AMENDED Service Provider Letter

24-001681

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).

Jurisdiction:	City of Cornelius	**Review Type:**	Minor Encroachment
		SPL Original Date:	August 29, 2024
Site Address / Location:	934 N 19th Ave Cornelius, OR 97113	**SPL Amendment Date:**	June 10, 2025
		SPL Expiration Date:	June 10, 2027

Applicant Information:		**Owner Information:**	
Name	CALE DONEY	Name	
Company	SAGE BUILT HOMES	Company	SAGE BUILT HOMES
Address	1815 NW 169TH PL SUITE 1040 BEAVERTON OR 97006	Address	1815 NW 169TH PL SUITE 1040 BEAVERTON OR 97006
Phone/Fax	(503) 533-5167	Phone/Fax	
E-mail:	caled@sagebuilthomesllc.com	E-mail:	

Tax lot ID	**Development Activity**
1N334CA00201	Residential Subdivision
1N334CA17300 Tract G	Off-site Improvements

Pre-Development Site Conditions:		**Post Development Site Conditions:**	
Sensitive Area Present:	[X] On-Site [X] Off-Site	Sensitive Area Present:	[X] On-Site [X] Off-Site
Vegetated Corridor Width:	Variable	Vegetated Corridor Width:	Variable
Vegetated Corridor Condition:	Degraded		

Enhancement of Remaining Vegetated Corridor Required: [X]

Square Footage to be enhanced: 22,857

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
Retaining Wall, Stormwater Outfall (Permanent Encroachment; Mitigation Required)	93

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
On-site VC Replacement	100

[X] Conditions Attached [X] Development Figures Attached (2) [X] Planting Plan Attached [X] Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.
2. **Prior to any site clearing, grading or construction on-site and for the off-site improvements the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.**
3. **If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits. No wetland impacts proposed for this project.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. Prior to ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. For Vegetated Corridors that extend 35 feet from the break in slope, the width of Vegetated Corridors may be reduced to 15 feet wide if a stamped geotechnical report confirms that slope stability can be maintained with the reduced setback from the break in slope.
13. **For Vegetated Corridors greater than 50 feet in width, the applicant shall enhance the first 50 feet closest to the sensitive area to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.**
14. **For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.**
15. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
16. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management

Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

17. Clean Water Services and/or City shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&0 19-5, Appendix A, as amended by R&O 19-22).

18. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.**

19. **Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.**

20. **For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services may require that the Sensitive Area and Vegetated Corridor be contained in a separate tract and subject to a ""STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY"" to be granted to the City or Clean Water Services.**

FINAL PLANS

21. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.

22. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).

23. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.

24. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Stacy Benjamin

Stacy Benjamin
Environmental Plan Review

Attachments (5)

D:\PROJECTS\ESA\Projects\24001-24100\24023 Sage Built, Cornelius\CAD\24023 Figures.dwg, 7/1/2025 7:12:41 AM

1N3 34
TL 500

WETLAND
35,384 SF/0.812 AC

20' WIDE SANITARY SEWER EASEMENT
PER DOCUMENT NO. 89-062161

EXISTING SANITARY SEWER

1N3 34CA
TL 17300
TRACT "G"

9

7 & 8

10

15' SLOPE SETBACK
w/ GEOTECH APPROVAL

EXISTING PATHWAY

DP6

DP5

DP3

DP4

DP2

DP1

2

4

6

5

3

1

DEGRADED

CWS V.C.
22,823 SF/0.524 AC

50' V.C.

WTB

146

150

155

160

165

170

N. 19TH AVENUE

15' SLOPE SETBACK
w/ GEOTECH APPROVAL

INTERMITTENT STREAM
The intermittent drainage within the northeast of the site was determined to have no Vegetated Corridor buffer according to DWS CDC Table 3-1, due to the fact that the drainage basin for the resource is less than 10 acres. (CWS CDC Chapter 3, Table 3-1)

1N3 34CA
TL 201

"COUNCIL CREEK ESTATES"

EXISTING STORM SEWER

1N3 34CA
TL 17300
TRACT "G"

1N3 34CA
TL 9000
LOT 123

1N3 34CA
TL 200

Amended SPL

CWS FILE NO. 24-001681
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 7/8/2025
SPL ATTACHMENT 1 OF 5

LEGEND

- STUDY AREA 4.72± AC
- WETLAND 35,384 SF / 0.812 AC
- CWS VC–DEGRADED 22,857 SF / 0.525 AC
- V.C.–15' SETBACK FROM BREAK IN SLOPE
- SLOPE BREAK
- DP2 DATA PLOT
- 1 PHOTO POINT

FIGURE 3

Rev: 7-1-2025
Job: 24023
Date: 7/25/2024
Mod. By: PD
Base Map Source: Pioneer Design Group

N
1"=50
0 25 50

EXISTING CONDITIONS

934 N. 19th Avenue
Cornelius, Oregon

Environmental Science & Assessment, LLC
4831 NE Fremont St., Suite 2B
Portland, OR 97213
Phone: 503.478.0424
www.esapdx.com

D:\PROJECTS\ESA\Projects\24001-24100\24023 Sage Built, Cornelius\CAD\24023 Figures.dwg, 7/1/2025 7:16:32 AM

1N3 34
TL 500

Location of off-site Vegetated Corridor to be marked with construction fence prior to construction. No impacts approved.

20' WIDE SANITARY SEWER EASEMENT PER DOCUMENT NO. 89-062161

EXISTING SANITARY SEWER

1N3 34CA
TL 17300
TRACT "G"

TEMPORARY (upslope of VC) DISTURBANCE AREA
FOR CONNECTION TO EXISTING SANITARY SEWER MANHOLE
1,059 SF/0.024 AC

15' SLOPE SETBACK w/ GEOTECH APPROVAL

MITIGATION
100 SF/0.002 AC

EXISTING PATHWAY

ENCROACHMENT
62 SF/0.001 AC

ENCROACHMENT
31 SF/0.001 AC

EXISTING STORM SEWER

15' SLOPE SETBACK w/ GEOTECH APPROVAL

N. 19TH AVENUE

PROPOSED RETAINING WALL NO ADDITIONAL DISTURBANCE

WOONERF STREET

1N3 34CA
TL 201

STORMWATER FSM1

"COUNCIL CREEK ESTATES" WATER QUALITY SWALE
EXISTING WATER QUALITY SWALE AND TRACT G, OWNED BY THE CITY OF CORNELIUS, TO BE ENLARGED TO ACCOMMODATE PROPOSED DEVELOPMENT.

1N3 34CA
TL 17300
TRACT "G"

1N3 34CA
TL 9000
LOT 123

STREET A

1N3 34CA
TL 200

DEGRADED

50' V.C.

WTB

WTB

LEGEND

- STUDY AREA 4.72± AC
- WETLAND 35,384 SF / 0.812 AC
- CWS V.C. - DEGRADED 22,887 SF / 0.525 AC
  V.C. ENHANCEMENT TO GOOD CONDITION (22,857 SF)
  228 TREES
  1,143 SHRUBS
- V.C. - 15' SETBACK FROM BREAK IN SLOPE
- SLOPE BREAK
- ENCROACHMENT 93 SF / 0.002 AC
- ENCROACHMENT 93 SF / 0.002 AC
  1 TREE, 5 SHRUBS
- TEMPORARY DISTURBANCE AREA 1,059 SF / 0.024 AC

Amended SPL

CWS FILE NO. 24-001681
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 7/8/2025
SPL ATTACHMENT 2 OF 5

FIGURE 4

Rev: 7-1-2025
Job: 24023
Date: 7/25/2024
Mod. By: PD
Base Map Source: Pioneer Design Group

N
1"=50
0 25 50

SITE PLAN

934 N. 19th Avenue
Cornelius, Oregon

Environmental Science & Assessment, LLC
4831 NE Fremont St., Suite 2B
Portland, OR 97213
Phone: 503.478.0424
www.esapdx.com

between the existing VC and proposed development to act as additional buffer of the Sensitive Area.

- A mitigation area was added northeast of the proposed stormwater outfall, 93 SF. This area will be planted at 100% of plant density standards for CWS.

VC Mitigation (93 SF): 1 Tree & 5 Shrubs

Table 1. Plant List for Mitigation Area

Common Name	*Scientific Name*	Plant Form/Size [1]	Plant Spacing (ft on center)	Total Number of plants
VC Enhancement (93 SF)				
Trees				1
Pacific willow	*Salix lasiandra*	1 gal/3'	10 ft O.C.	1
Shrubs				5
Douglas's spiraea	*Spiraea douglasii*	1 gal/1.5'	Clustered	2
Clustered rose	*Rosa pisocarpa*	1 gal/1.5'	Clustered	3
			TOTAL	**6**

- NOTES: [1] Substitutes for plant form (e.g. bare root) and species may be used based on availability.
- [2] Individual species quantities to be determined during landscaping

Table 2. Mitigation Area Seed Mix

Common Name	Scientific Name	Percentage of Seed Mix **
Slender Rush	*Juncus tenuis*	25
One-sided-rush	*Carex unilateralis*	20
Tufted hairgrass	*Deschampsia cespitosa*	20
Spike bentgrass	*Agrostis exarata*	10
Dense-flower willowherb	*Epilobium densiflorum*	5
California Oat Grass	*Danthonia californica*	20
	TOTAL	**100**

*Seeding rate of pure live seed (PLS) in 30 pounds per acre for hydroseed application.

Amended SPL

CWS FILE NO. 24-001681
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 6/10/2025
SPL ATTACHMENT 3 OF 5

VC Enhancement

- No changes in VC enhancement is proposed at this time. The enhancement encompasses 22,857 SF (228 Trees & 1,143 SF), see the approved SPL (CWS 24-001681)

Table 1. Plant List for Enhancement Area

Common Name	*Scientific Name*	**Plant Form/Size** [1]	**Plant Spacing (ft on center)**	**Total Number of plants**
VC Enhancement (22,823 SF)				
Trees				228
Big leaf maple	*Acer macrophyllum*	2 gal/36"	10 ft O.C.	---[2]
Red alder	*Alnus rubra*	2 gal/36"	10 ft O.C.	---[2]
Western redcedar	*Thuja plicata*	2 gal/24"	10 ft O.C.	---[2]
Pacific willow	*Salix lasiandra*	1 gal/3'	10 ft O.C.	---[2]
Douglas hawthorn	*Crataegus douglasii*	2 gal/2'	10 ft O.C.	---[2]
Shrubs				1,141
Red Osier dogwood	*Cornus sericea*	1 gal/2'	Clustered 2 ft O.C.	---[2]
Douglas's spiraea	*Spiraea douglasii*	1 gal/1.5'	Clustered	---[2]
Clustered rose	*Rosa pisocarpa*	1 gal/1.5'	Clustered	---[2]
Tall Oregon-grape	*Mahonia aquifolium*	1 gal/18"	4-5 ft O.C.	---[2]
Black twinberry	*Lonicera involucrata*	1 gal/1.5'"	Single	---[2]
Osoberry	*Oemleria cerasiformis*	2 gal/2'	Clustered 2 ft O.C.	---[2]
Snowberry	*Symphoricarpos albus*	1 gal/18"	4-5 ft O.C.	---[2]
Sword fern	*Polystichum munitum*	2 gal	Cluster	---[2]
Serviceberry	*Amelanchier alnifolia*	2 gal/2'	Single	---[2]
Red elderberry	*Sambucus racemosa*	1 gal/1.5'	Single	---[2]
Vine maple	*Acer circinatum*	2 gal/ 2'	Single	---[2]
			TOTAL	**1,369**

- NOTES: [1] Substitutes for plant form (e.g. bare root) and species may be used based on availability.
- [2] Individual species quantities to be determined during landscaping

Amended SPL

CWS FILE NO. 24-001681
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 6/10/2025
SPL ATTACHMENT 4 OF 5

Table 2. Enhancement Area Seed Mix

Common Name	Scientific Name	Percentage of Seed Mix **
Native Wildflower/Grass Mix		
Western manna-grass	*Glyceria occidentalis*	15
Blue wildrye	*Elymus glaucus*	30
Meadow barley	*Hordeum brachyantherum*	15
Spike bentgrass	*Agrostis exarata*	20
California Oat Grass	*Danthonia californica*	20
	TOTAL	**100**

- *Seeding rate of pure live seed (PLS), 35 pounds per acre for hydroseed application. **Seed mix application quantity is to be calculated for VC planting area and is subject to availability and measure PLS.

Amended SPL

CWS FILE NO. 24-001681
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 6/10/2025
SPL ATTACHMENT 5 OF 5

Articles of Dissolution - Nonprofit

Secretary of State - Corporation Division - 255 Capitol St. NE, Suite 151 - Salem, OR 97310-1327 - sos.oregon.gov/business - Phone: (503) 986-2200

FILED: JAN 5, 2022
OREGON SECRETARY OF STATE

54907887-22813058

REGISTRY NUMBER: 549078-89

COUNCIL CREEK ESTATES... **DISART**

In accordance with Oregon Revised Statute 192.410-192.490, the information on this application is p
We must release this information to all parties upon request and it will be posted on our website.

For office use only

Please Type or Print Legibly in **Black** Ink. Attach Additional Sheet if Necessary.

1. **ENTITY NAME:** Council Creek Estates Owners' Association

2. **DATE DISSOLUTION WAS AUTHORIZED:** November 1, 2021

(●) The dissolution was approved by a sufficient vote of the board.

3. **CHECK THE APPROPRIATE STATEMENT:**

( ) Approval of members was not required and dissolution was approved by a sufficient vote of the board of directors or incorporators.

(●) Membership approval was required.

The vote was as follows:

Class(es) entitled to vote	Number of members entitled to vote	Number of votes entitled to be cast	Number of votes cast FOR	Number of votes cast AGAINST
1	269	269	202	4

4. **NOTICE OF DISSOLUTION:** (Public benefit and religious corporations)

By submission of this form to the Corporation Division, you are acknowledging that notice of dissolution has also been sent to the Charitable Activities Section of the Attorney General.

(For more information, see: http://www.doj.state.or.us/charigroup/pages/howtoclose.aspx)

5. **EXECUTION:** I declare as an authorized signer, under penalty of perjury, that this document does not fraudulently conceal, obscure, alter, or otherwise misrepresent the identity of any person including officers, directors, employees, members, managers or agents. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

Signature: [signature]

Printed Name: Angela Horton Gapay

Title: Agent/Acting Secretary

CONTACT NAME: (To resolve questions with this filing)

Angela Horton Gapay

PHONE NUMBER: (Include area code)

971-235-0432

FEES

Required Processing Fee $50

Processing Fees are nonrefundable. Please make check payable to "Corporation Division".

Free copies are available at sos.oregon.gov/business using the Business Name Search program

SHEELAR PARK

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON.

SCALE 1"= 30' OCTOBER 2, 2002

SHEET 1 OF 2

* AMENDED BY DOCUMENT NUMBER 2004065693

RECORDED AS DOCUMENT NO. 2003169480

SUMMERS LAND SERVICES, INC.
549 S.W. WALNUT STREET
P.O. BOX 1044
HILLSBORO, OREGON 97123
503-648-2019

99099343

- ● = FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED. ORIGIN STATED IF KNOWN.
- ▲ = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LAND DEV. CONSULTANTS" PER PLAT OF "COUNCIL CREEK ESTATES".
- ■ = FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "SUMMERS PLS 1042" PER SURVEY NO. 28,925.
- ⊡ = 5/8" X 30" IRON ROD WITH ALUMINUM CAP STAMPED "LS 2097" TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE. MONUMENTS SET ON MAY 5, 2004.
- △ = 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "S.L.S., INC. LS 2097" TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE. MONUMENTS SET ON MAY 5, 2004.
- ⊙ = 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "S.L.S., INC. LS 2097" OFFSET 1.00 FOOT ON LINE OR RADIAL ON CURVES DUE TO LOCATION OF SIDEWALKS AND OR CURBS. MONUMENTS TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE. MONUMENTS SET ON MAY 5, 2004.
- YPC = YELLOW PLASTIC CAP STAMPED AS NOTED.
- SN = SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS.
- SSE = PUBLIC SANITARY SEWER EASEMENT.
- SDE = PUBLIC STORM DRAINAGE EASEMENT.
- ########## = DOCUMENT NUMBER, WASHINGTON COUNTY DEED RECORDS.

CURVE DATA

LOT	DELTA	RADIUS	LENGTH		LONG CHORD	
1	7°56'48"	105.00	14.56	N	3°27'29"	E 14.55
1	82°03'11"	20.00	28.64	N	41°32'31"	W 26.26
4	22°47'45"	50.00	19.89	N	71°10'15"	W 19.76
5	11°57'22"	50.00	10.43	N	53°47'40"	W 10.41
6	11°30'50"	50.00	10.05	N	42°03'36"	W 10.03
7	31°55'08"	50.00	27.85	N	20°20'36"	W 27.50
8	11°48'55"	50.00	10.31	N	1°31'26"	E 10.29
11	23°01'55"	50.00	20.10	N	18°56'50"	E 19.96
12	33°10'22"	50.00	28.95	N	47°02'59"	E 28.55
13	90°00'00"	20.00	31.42	N	52°25'53"	E 28.28
16	90°00'00"	20.00	31.42	N	37°34'07"	W 28.28
17	101°56'50"	20.00	35.59	N	46°27'28"	E 31.07
17	8°30'47"	135.00	20.06	N	0°15'34"	W 20.04
18	3°26'03"	135.00	8.09	N	5°42'52"	E 8.09
18	90°00'00"	20.00	31.42	N	37°34'07"	W 28.28
19	38°58'44"	50.00	34.02	N	63°04'45"	W 33.36
20	11°28'42"	50.00	10.02	N	37°51'02"	W 10.00
21	11°42'23"	50.00	10.22	N	26°15'29"	W 10.20
22	27°50'11"	50.00	24.29	N	6°29'12"	W 24.05
25	16°57'18"	105.00	31.07	N	1°02'46"	W 30.96

TRACT	DELTA	RADIUS	LENGTH		LONG CHORD	
"A"	33°47'43"	50.00	29.49	N	80°32'02"	E 29.07
"B"	69°39'59"	19.00	23.10	N	18°24'32"	W 21.70
"C"	16°57'18"	135.00	39.95	N	1°02'46"	W 39.80

C/L	DELTA	RADIUS	LENGTH		LONG CHORD	
1	16°57'18"	120.00	35.51	N	1°02'46"	W 35.38
2	90°00'00"	35.00	54.98	N	37°34'07"	W 49.50
3	90°00'00"	35.00	54.98	N	52°25'53"	E 49.50
4	90°00'00"	35.00	54.98	N	37°34'07"	W 49.50
5	16°57'18"	120.00	35.51	N	1°02'46"	W 35.38

I HEREBY CERTIFY THIS TRACING TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "SHEELAR PARK"

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 19, 1994
2097
JIMMY W. HILLSTROM
RENEWABLE JUNE 30, 2005

BASIS OF BEARINGS AND BOUNDARY RESOLUTION PER SURVEY NO. 28,925

BRASS SCREW & WASHER STAMPED "LDC LS2008" PER PLAT OF "COUNCIL CREEK ESTATES."

TRACT "A" COUNCIL CREEK ESTATES

YPC "G & L PLS 1989" SN 25,371 INITIAL POINT

N. HOLLADAY STREET

NORTH 19TH. AVENUE (C.R. NO. 196)

N. 20TH WAY

N. 20TH. WAY

N. 20TH. WAY

COUNCIL CREEK ESTATES

LOT 119

LOT 109

SHEELAR PARK

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, CITY OF CORNELIUS,
WASHINGTON COUNTY, OREGON.

OCTOBER 2, 2002

SHEET 2 OF 2

RECORDED AS DOCUMENT NO. 2003169480

SUMMERS AND LS SERVICES, INC.
549 S.W. WALNUT STREET
P.O. BOX 1044
HILLSBORO, OREGON 97123
503-648-2019

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SUMCO, LTD., AN OREGON CORPORATION IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND DEPICTED ON THE ANNEXED MAP AND HAS CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED INTO LOTS AND TRACTS AS DEPICTED ON THE ANNEXED MAP AND GRANTS ALL EASEMENTS AS SHOWN OR NOTED HEREON AND HEREBY DEDICATES ADDITIONAL RIGHT-OF-WAY ALONG NORTH 19TH. AVENUE (C.R. NO. 196) TO THE PUBLIC FOR PUBLIC USE.

SUMCO, LTD.
JOHNNIE M. SUMMERS
PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON)
) SS.
County of Washington)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF August, 2003 BY JOHNNIE M. SUMMERS AS PRESIDENT OF SUMCO, LTD.

KELLIE S. DOTTER
NOTARY PUBLIC - OREGON
COMMISSION NO. 339406
MY COMMISSION EXPIRES DECEMBER 20, 2004

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT

NO. 2004065693, WASHINGTON COUNTY DEED RECORDS.

APPROVED THIS 28th DAY OF June, 2004.

BY Kenneth A Bauer
WASHINGTON COUNTY SURVEYOR.

APPROVALS

APPROVED THIS 2ND DAY OF OCT., 2003.
WASHINGTON COUNTY SURVEYOR
BY Linda K. Rogers D.C.S.

APPROVED THIS 19th DAY OF AUG., 2003.
WASHINGTON COUNTY BOARD OF COMMISSIONERS
BY Roy R Rogers

APPROVED THIS 1st DAY OF October 2003.
CITY OF CORNELIUS PLANNING DIRECTOR
BY

APPROVED THIS 2ND DAY OF Oct., 2003.
DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)
BY Karen A. Kaffrey

ATTEST THIS 2nd DAY OF October 2003.
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK
Teresa M Eakin

STATE OF OREGON)
) SS.
County of Washington)

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THIS 2nd DAY OF October, 2003.

AT 3:52 O'CLOCK P.M. AND RECORDED IN THE COUNTY CLERK RECORDS.

Teresa M. Eakin
DEPUTY COUNTY CLERK

STATE OF OREGON)
) SS.
County of Washington)

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY CERTIFIED TO ME, BY THE SURVEYOR OF THIS SUBDIVISION PLAT, TO BE A TRUE AND EXACT COPY OF THE ORIGINAL AND THAT IT WAS RECORDED

ON THE 2ND DAY OF October, 2003.

AT 3:52 O'CLOCK P.M., IN THE COUNTY CLERK RECORDS.

Teresa M Eakin
DEPUTY COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, JIMMY W. HILLSTROM, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN ON THE ATTACHED PLAT OF SHEELAR PARK CONTAINING 2.447 ACRES MORE OR LESS, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS;

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 119, COUNCIL CREEK ESTATES, A PLAT OF RECORD IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON AND RUNNING THENCE S 89°29'21" W ALONG THE NORTH LINE OF TRACT A, SAID COUNCIL CREEK ESTATES 381.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 19TH. AVENUE (C.R. NO. 196), THENCE N 16°25'07" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 19TH. AVENUE 340.62 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2001024026, WASHINGTON COUNTY DEED RECORDS, THENCE S 78°55'50" E ALONG THE SOUTHERLY LINES OF THAT SAID TRACT OF LAND AS DESCRIBED IN DEED DOCUMENT NO. 2001024026 AND THEN THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 99099343 SAID DEED RECORDS 193.74 FEET TO AN IRON ROD, THENCE N 89°57'00" E ALONG THE SAID SOUTHERLY LINE OF THAT SAID TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 99099343 132.52 FEET TO AN IRON ROD ON THE WESTERLY LINE OF SAID LOT 119, "COUNCIL CREEK ESTATES", THENCE S 7°25'53" W ALONG THE SAID WESTERLY LINE OF LOT 119 288.67 FEET TO THE POINT OF BEGINNING.

AS PER O.R.S. 99.070 (PAR 2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF THE REMAINING CORNERS WITHIN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST.

I HEREBY CERTIFY THIS TRACING TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "SHEELAR PARK"

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 1984
2097
JIMMY W. HILLSTROM
RENEWABLE JUNE 30, 2005

NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL OF THE CITY OF CORNELIUS PLANNING DEPARTMENT FILE NO'S. PUD-01-02, SUB-0202 & DR-17-02.
2. THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF PROTECTIVE RESTRICTIONS AS RECORDED IN THE RECORDS OF WASHINGTON COUNTY AS DOCUMENT NO. 2003169482
3. TRACT A IS HEREBY DECLARED OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 25.
4. TRACT B IS HEREBY DECLARED OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 25 AND SHALL BE SUBJECT TO A PUBLIC STORM DRAINAGE AND SURFACE WATER DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY.
5. TRACT C IS HEREBY DECLARED OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 25 AND SHALL BE SUBJECT TO A PUBLIC UTILITY EASEMENT OVER ITS ENTIRETY.
6. TRACT D SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 25 IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE RESTRICTIONS AS RECORDED IN THE RECORDS OF WASHINGTON COUNTY AS DOCUMENT NO. 2003169482.
7. AN 8.00 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ON ALL LOT AND TRACT FRONTAGES ABUTTING A PUBLIC STREET OR TRACT D.
8. BOUNDARY RESOLUTION AND BASIS OF BEARINGS PER SURVEY NUMBER 28,925.
9. TRACT D IS SUBJECT TO PUBLIC UTILITY, PUBLIC STORM DRAINAGE AND PUBLIC SANITARY SEWER EASEMENTS OVER ITS ENTIRETY.
10. A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM WILLAMETTE VIEW FUNDING, LLC, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED IN THE RECORDS OF WASHINGTON COUNTY, OREGON AS DOCUMENT NO. 2003169481.
11. ACCESS EASEMENTS DEPICTED ON LOTS 5 AND 6 AND LOTS 20 AND 21 SHALL BE MAINTAINED EQUALLY BY THE OWNERS OF SAID ADJOINING LOTS IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE RESTRICTIONS AS RECORDED IN THE RECORDS OF WASHINGTON COUNTY, OREGON AS DOCUMENT NO. 2003169482.

5
11
6

#16556

Washington County, Oregon
06/10/2004 02:48:19 PM **2004-065693**
D-AIM Cnt=1 Stn=4 A DUYCK
$5.00 $6.00 $11.00 - Total = $22.00

00598536200400656930010016

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry Hanson

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

After recording:
County Surveyor #15
155 North First Avenue
Hillsboro, OR. 97124

INTERIOR MONUMENTATION AFFIDAVIT

I, Jimmy W. Hillstrom, P.L.S. No. 2097, being duly sworn, did say that I am the surveyor who surveyed the Plat of Sheelar Park, recorded in Document Number 2003169480, Washington County, Oregon Deed Records. In accordance with O.R.S. 92.070, the subdivision plat has been correctly surveyed and marked with proper monuments at the interior corners of the subdivision as noted on the original subdivision plat. The monuments were set on May 5, 2004.

The following change is necessary and is as follows:

1. The easterly corner common to lots 10 and 11 was set N 82°34'07" W 1.00 foot.

REGISTERED PROFESSIONAL LAND SURVEYOR
JIMMY W. HILLSTROM

Renewal date: June 30, 2005

Jimmy W. Hillstrom, P.L.S.
Summers Land Services, Inc.
549 S.W. Walnut Street
P.O. Box 1044
Hillsboro, OR. 97123

NOTARY CERTIFICATE

STATE OF OREGON)
) ss
County Of Washington)

Signed and sworn to before me on this 6th day of May, 2004,
by Jimmy W. Hillstrom

Notary Public for the State of Oregon

OFFICIAL SEAL
CAROL A SUMMERS
NOTARY PUBLIC - OREGON
COMMISSION NO. 368190
MY COMMISSION EXPIRES JUNE 30, 2005

COUNTY SURVEYOR APPROVAL

Approved this 10th day of June, 2004, in accordance with ORS 92.070.

Kenneth A. Bauer, PLS
Washington County Surveyor

COUNCIL COVE

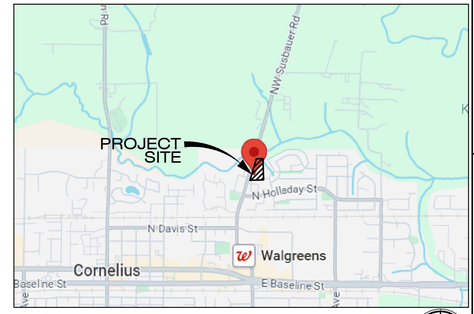
A 34 LOT SUBDIVISION ON TAX LOT 00201, TAX MAP 1N334CA

934 N. 19TH AVENUE, CORNELIUS, WASHINGTON COUNTY, OREGON



PRELIMINARY PLAT

SCALE: 1"=40'



VICINITY MAP

N.T.S.

APPLICANT

SAGE BUILT HOMES
9900 SW WILSHIRE STREET, SUITE 170
PORTLAND, OR 97225
PHONE: 503-969-8298
EMIAL: CALED@SAGEBUILTHOMES.COM
CONTACT: CALE DONEY

OWNERS

PATRICIA JEAN DECKER REV. LIV. TRUST
934 N 19TH AVE
CORNELIUS, OR 97113
PHONE: 503-997-6868
EMAIL: patty.trevor@frontier.com
CONTACT: PATTY TREVOR

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: MATT SPRAGUE

SITE INFORMATION

TAX MAP:	1N334CA
TAX LOTS:	201
SITE ADDRESS:	934 N. 19TH AVE., CORNELIUS, OREGON
SITE SIZE:	4.12 ACRES
ZONING:	A-2 (MULTI-UNIT RESIDENTIAL)

VERTICAL DATUM

BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 501

DESCRIPTION: BRASS DISC AT THE NORTHWEST CORNER OF SUSBAUER ROAD AND B.N. RAILROAD TRACKS INTERSECTION.

TRS: 1N3W34

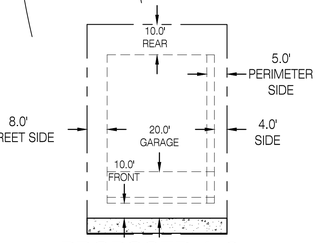
ELEVATION: 182.865' NGVD 29

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P1.0	COVER SHEET & PRELIMINARY PLAT
P2.0	EXISTING CONDITIONS & DEMOLITION PLAN
P3.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN
P4.0	PRELIMINARY GRADING SECTIONS
P5.0	PRELIMINARY STREETS PLAN
P6.0	TYPICAL STREET SECTIONS
P7.0	PRELIMINARY COMPOSITE UTILITY PLAN
P8.0	CIRCULATION AND AERIAL PLAN
L1.0	STREET TREE & WATER QUALITY PLANTING PLAN

SETBACKS (A-2)

	REQUIRED	PROPOSED
FRONT BUILDING	10 Ft	10 Ft
FRONT GARAGE	20 Ft	20 Ft
SIDE YARD	5 Ft	4 Ft
STREET SIDE YARD	10 Ft	8 Ft
PERIMETER SIDE YARD	N/A	5 Ft
REAR BUILDING	10FT + 5FT PER STORY	10 OR 15 FT



PROPOSED A-2 SETBACKS

NTS



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COVER SHEET & PRELIMINARY PLAT

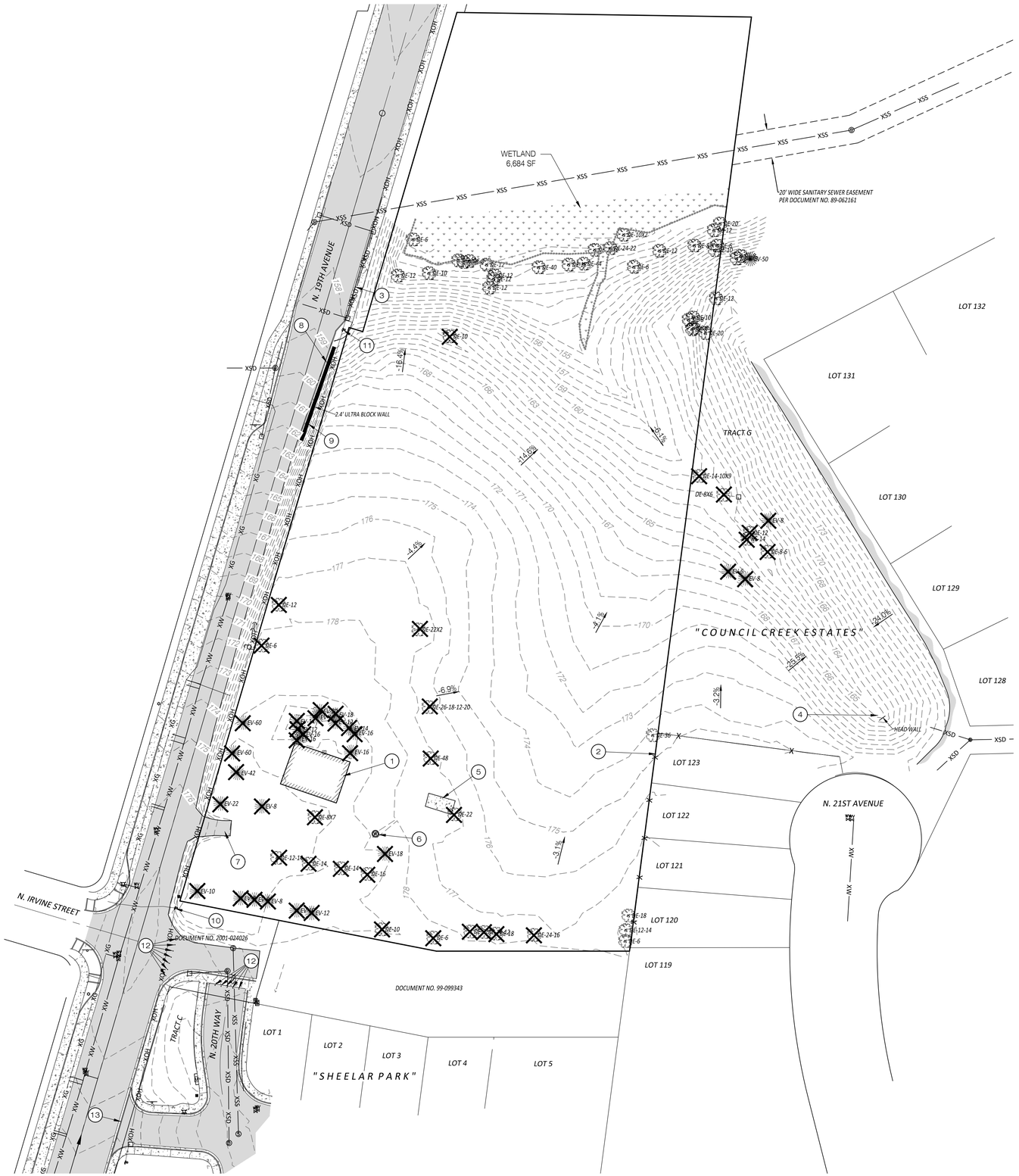
COUNCIL COVE
CITY OF CORNELIUS, OREGON

Designed by	GAM	Date	10/2024
Drawn by	RAS	Date	10/2024
Reviewed by	GAM	Date	10/2024
Project No.	155-027	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project COUNCIL COVE
No. 155-027
Type PLANNING
Sheet P1.0

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LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- CENTER LINE
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- UNDERGROUND POWER LINE
- OVERHEAD WIRE
- WOOD FENCE (AS NOTED)
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- CONIFEROUS TREE (DBH)
- DECIDUOUS TREE (DBH)
- CATCH BASIN/DRAIN INLET
- STORM DITCH INLET
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- GAS VALVE
- GAS METER
- STREET SIGN
- MAILBOX
- ELECTRIC PEDESTAL
- LIGHT POLE
- POWER POLE
- COMMUNICATION VAULT
- TELECOMMUNICATION PEDESTAL
- UTILITY EXTENSION
- FOUND SURVEY MONUMENT AS NOTED
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING BUILDING FOOTPRINT
- EXISTING TREE TO BE REMOVED
- -1.0% EXISTING SLOPE DIRECTION

DEMOLITION NOTES

1. EXISTING BUILDING TO BE REMOVED.
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING OVERHEAD WIRES TO REMAIN.
4. EXISTING OUTFALL TO REMAIN.
5. EXISTING CONCRETE TO BE REMOVED.
6. EXISTING WATER STRUCTURE TO BE REMOVED.
7. EXISTING ASPHALT DRIVEWAY APPROACH TO BE REMOVED.
8. EXISTING CURB TO BE REMOVED AND RECONSTRUCTED PER SITE PLAN.
9. EXISTING ULTRA BLOCK WALL TO BE REMOVED AND NEW WALL CONSTRUCTED PER GRADING PLAN.
10. EXISTING OVERHEAD LINES TO GO UNDERGROUND AT THIS POLE.
11. PROPOSED UNDERGROUND UTILITIES TO RETURN TO OVERHEAD AT THIS POLE.
12. EXISTING BOLLARDS TO BE REMOVED
13. EXISTING DRIVEWAY TO BE CLOSED

SCALE
40 0 20 40
1 INCH = 40 FEET

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EXISTING CONDITIONS & DEMOLITION PLAN

COUNCIL COVE
CITY OF CORNELIUS, OREGON

Designed by	GAM	Date	10/2024
Drawn by	RAS	Date	10/2024
Reviewed by	GAM	Date	10/2024
Project No.	155-027	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project
COUNCIL COVE
No.
155-027
Type
PLANNING
Sheet
P2.0

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LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED EROSION CONTROL FENCING
- PROPOSED RETAINING WALL
- PROPOSED FLOW LINE
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED STOCKPILE LOCATION
- TW:170.8 / FG:168.7 — PROPOSED WALL ELEVATIONS
- TYPE 4 INLET PROTECTION
- TYPE 5 INLET PROTECTION

CONSTRUCTION NOTES

1. PROPOSED CONSTRUCTION ENTRANCE.
2. PROPOSED SILT FENCE, TYP.
3. PROPOSED TYPE 4 INLET PROTECTION, TYP.
4. PROPOSED TYPE 5 INLET PROTECTION, TYP.
5. PROPOSED STOCKPILE LOCATION.
6. PROPOSED RETAINING WALL.
7. PROPOSED OFFSITE STORM FACILITY REGRADING.
8. PROPOSED OFFSITE STORM FACILITY ACCESS

CUT / FILL TOTALS

PROPOSED STRIPPING = 2,660 CY
PROPOSED CUT = 6,958 CY
PROPOSED FILL = 5,832 CY
NET CUT / FILL = 3,426 CY CUT

NOTE: GRADING (INCLUDING WALLS) MAY CHANGE WITH FINAL ENGINEERING DESIGN.

N

SCALE
40 0 20 40
1 INCH = 40 FEET

215
PIONEER DESIGN GROUP
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PRELIMINARY GRADING & EROSION CONTROL PLAN

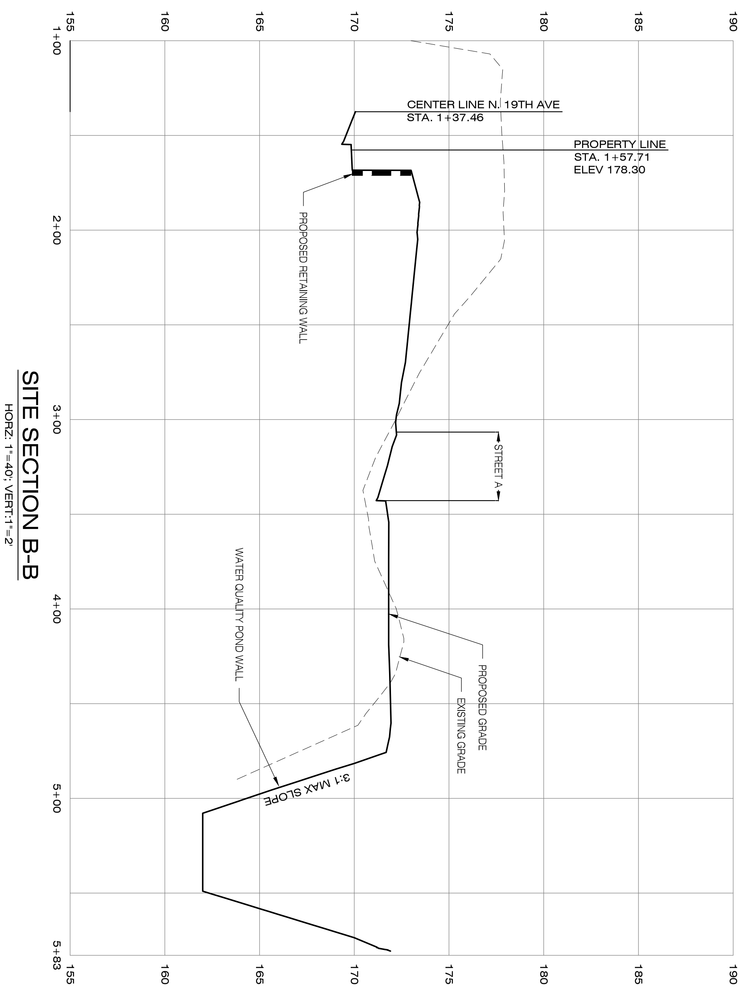
COUNCIL COVE
CITY OF CORNELIUS, OREGON

	Date	By
Designed by	10/2024	GAM
Drawn by	10/2024	RAS
Reviewed by	10/2024	GAM
Project No.	155-027	REF.
Horiz. Scale:		
Vert. Scale:		

No.	Date	Revision	By

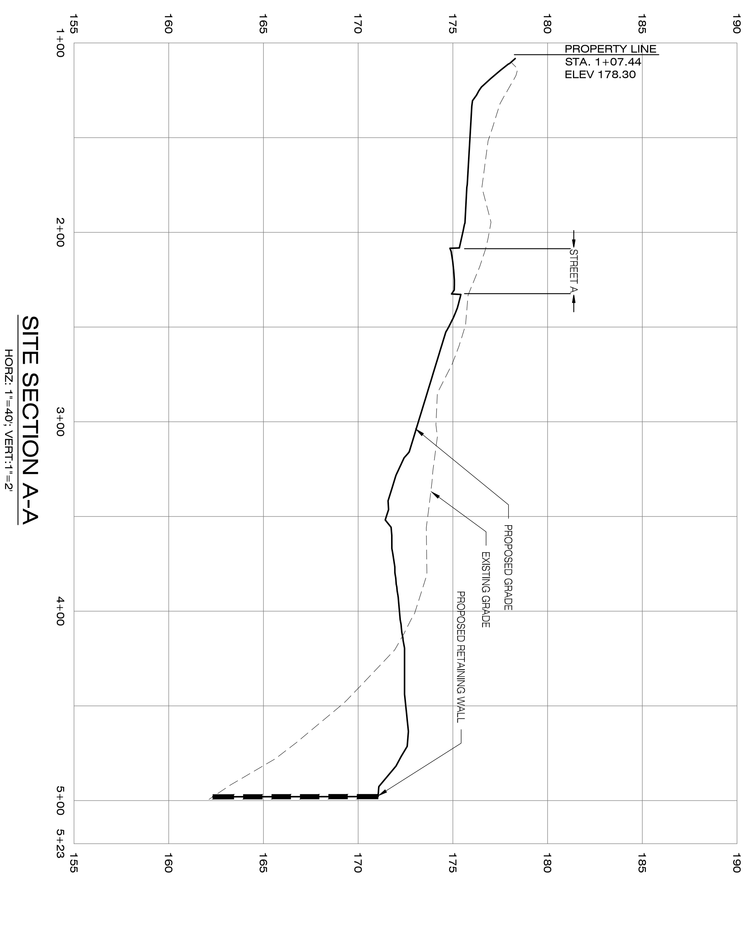
Project COUNCIL COVE
No. 155-027
Type PLANNING
Sheet **P3.0**

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SITE SECTION B-B

HORZ: 1"=40'; VERT:1"=2'



SITE SECTION A-A

HORZ: 1"=40'; VERT:1"=2'

Project	COUNCIL COVE		
No.	155-027		
Type	PLANNING		
Sheet	**P4.0**		

No.	Date	Revision	By

Designed by	GAM	**Date**	10/2024
Drawn by	RAS	**Date**	10/2024
Reviewed by	GAM	**Date**	10/2024
Project No.	155-027	**REF.**	
Horiz. Scale:			
Vert. Scale:			

PRELIMINARY GRADING SECTIONS

COUNCIL COVE
CITY OF CORNELIUS, OREGON

PIONEER DESIGN GROUP
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LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- CONCRETE SIDEWALK TO BE BUILT BY HOMEBUILDER
- CONCRETE SIDEWALK TO BE BUILT WITH SITE DEVELOPMENT
- PROPOSED PAVEMENT

STREET NOTES

1. SAWCUT EXISTING PAVEMENT ON N 19th AVE AND CONSTRUCT HALF STREET IMPROVEMENTS PER SECTION ON SHEET P6.0.
2. CONNECT TO EXISTING CURB.
3. CONNECT TO EXISTING SIDEWALK AND INSTALL NEW 6.0' WIDE CONCRETE SIDEWALK.
4. INSTALL COMMERCIAL DRIVEWAY APPROACH FOR WATER QUALITY FACILITY ACCESS.
5. CONSTRUCT PARKING BAY WITH 8.5' WIDE PARKING STALLS.
6. CONSTRUCT LOCAL STREET PER SECTION ON SHEET P6.0.
7. CONSTRUCT WOONERF PER SECTION ON SHEET P6.0.
8. CONSTRUCT STORM FACILITY ACCESS PER SECTION ON SHEET P6.0.
9. INSTALL BOLLARDS TO CLOSE EXISTING DRIVEWAY ENTRANCE

NOTE: GRADING (INCLUDING WALLS) MAY CHANGE WITH FINAL ENGINEERING DESIGN.

SCALE
40 0 20 40
1 INCH = 40 FEET

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PRELIMINARY STREET PLAN

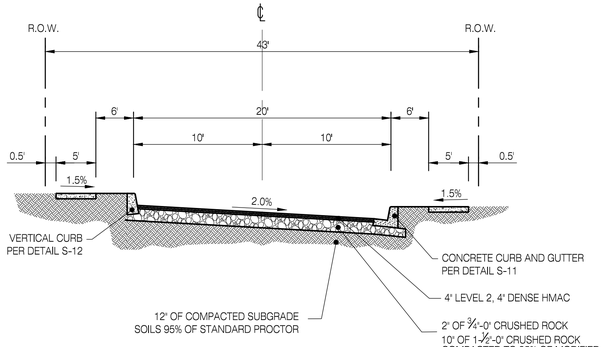
COUNCIL COVE
CITY OF CORNELIUS, OREGON

Designed by	GAM	Date	10/2024
Drawn by	RAS	Date	10/2024
Reviewed by	GAM	Date	10/2024
Project No.	155-027	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

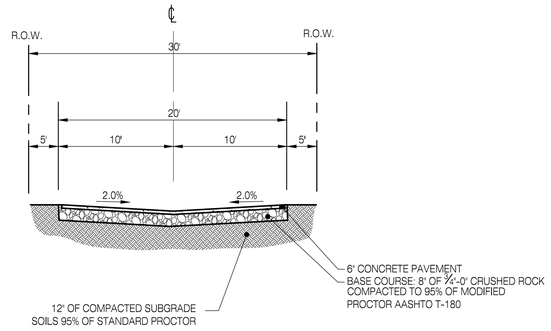
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No. 155-027
Type PLANNING
Sheet P5.0

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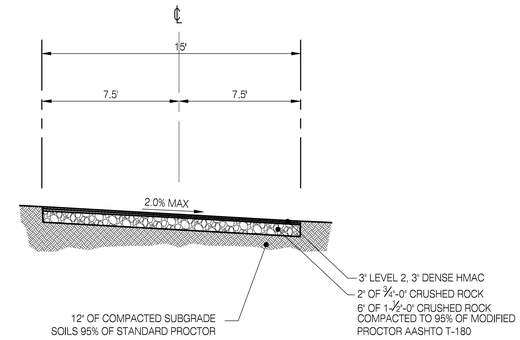
TYPICAL LOCAL STREET

STREET A
STA.
N.T.S.



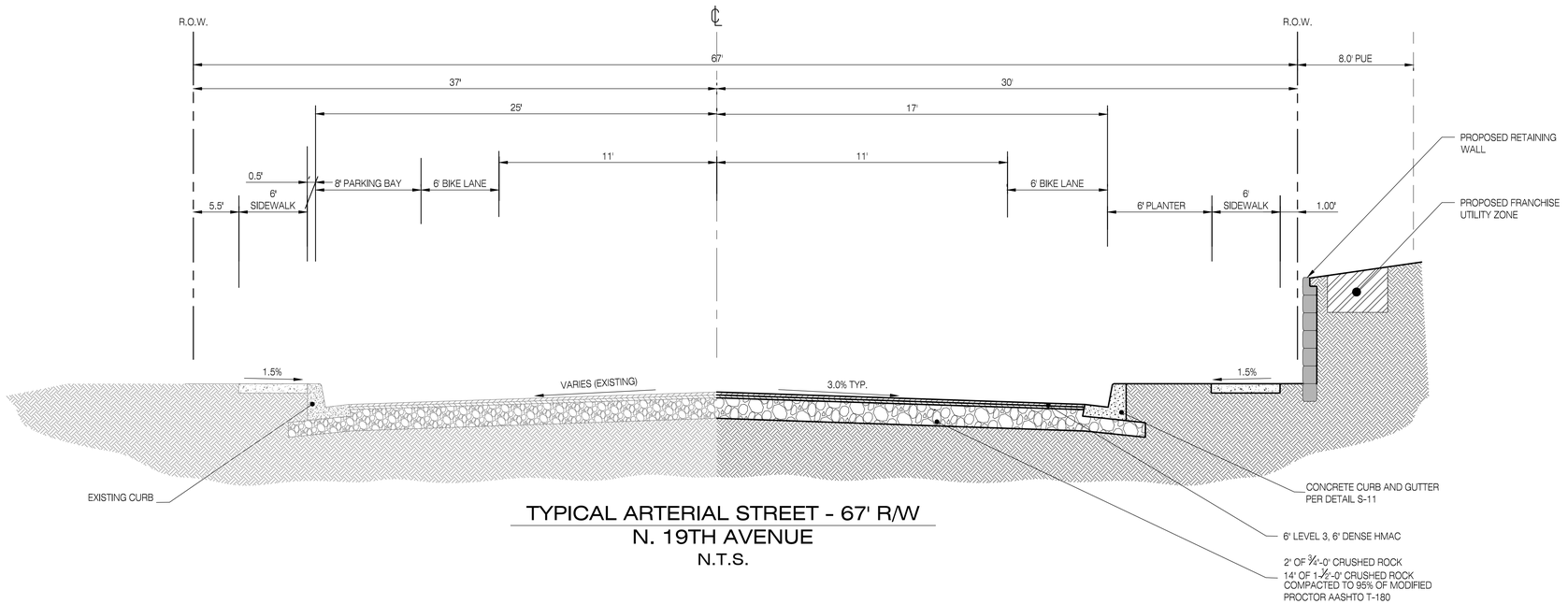
TYPICAL WOONERF

N.T.S.



MAINTENANCE ROAD

N.T.S.



TYPICAL ARTERIAL STREET - 67' R/W

N. 19TH AVENUE
N.T.S.

215
PIONEER DESIGN GROUP
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
PH: 503.643.8286 PH: 808.400.5969
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TYPICAL STREET SECTIONS

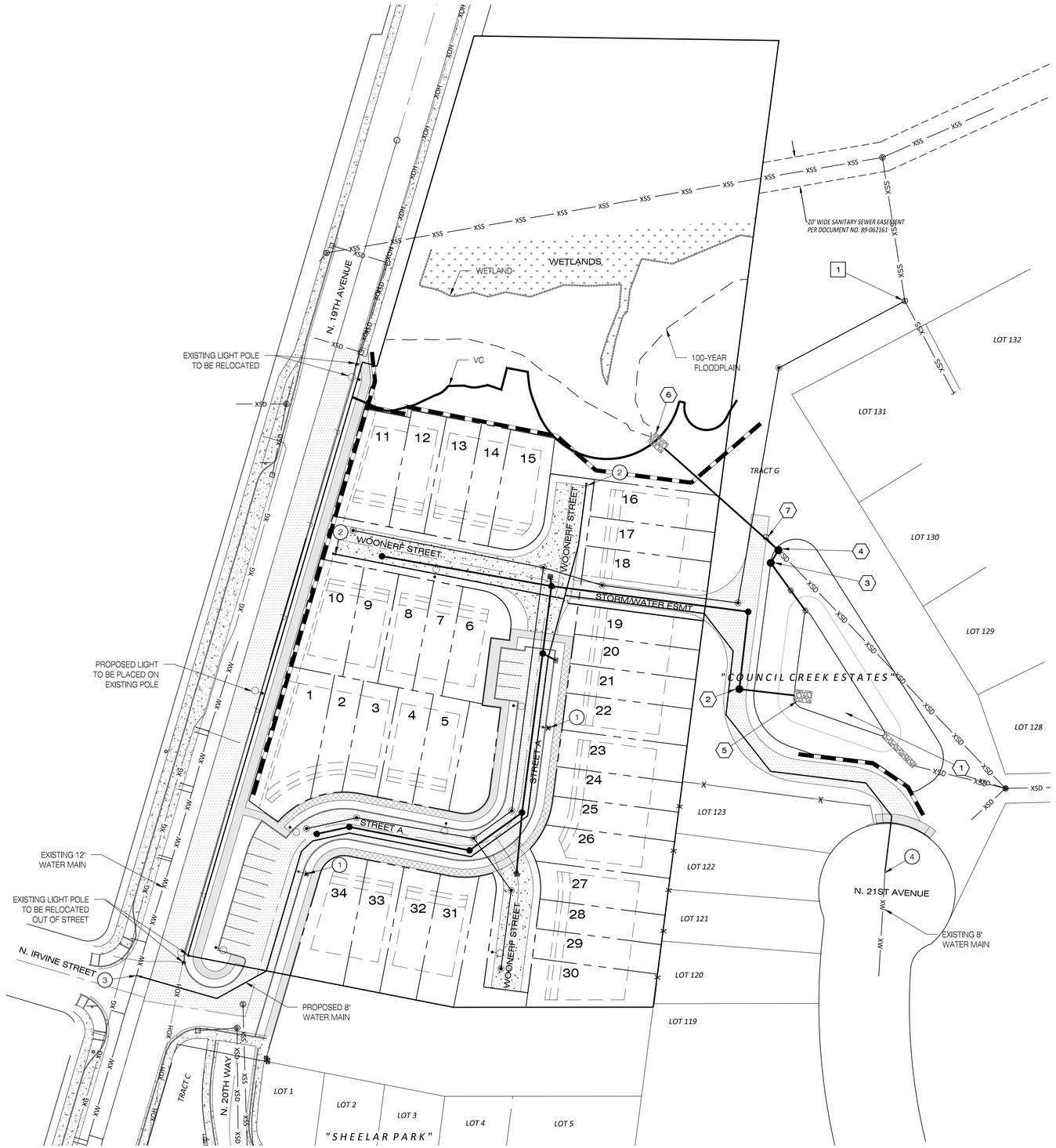
COUNCIL COVE
CITY OF CORNELIUS, OREGON

Designed by	GAM	**Date**	10/2024
Drawn by	RAS	**Date**	10/2024
Reviewed by	GAM	**Date**	10/2024
Project No.	155-027	**REF.**	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project
COUNCIL COVE
No.
155-027
Type
PLANNING
Sheet
P6.0

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LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED STANDARD CURB
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED WATER LINE AND VALVE
- APPROXIMATE STREET LIGHT LOCATION (FINAL LOCATION WILL BE DESIGNED BY A LIGHTING DESIGNER).

WATER NOTES

1. PROPOSED FIRE HYDRANT TO SERVE SITE.
2. PROPOSED BLOWOFF VALVE.
3. PROPOSED 8" MAIN TO CONNECT TO EXISTING 12" WATERLINE.
4. PROPOSED WATER MAIN EXTENSION LOOP TO CONNECT TO EXISTING 8" WATER MAIN TERMINATION IN N. 21ST AVE.

SANITARY NOTES

1. CONNECT TO EXISTING 48" SANITARY MANHOLE.

STORM NOTES

1. PROPOSED WATER QUALITY AND DETENTION FACILITY TO TREAT AND DETAIN RUNOFF FROM THE SITE AND TREAT EXISTING RUNOFF FROM COUNCIL CREEK ESTATES.
2. PROPOSED WATER QUALITY MANHOLE.
3. PROPOSED FLOW CONTROL MANHOLE.
4. PROPOSED EMERGENCY OVERFLOW MANHOLE.
5. PROPOSED STORM OUTFALL TO STORM FACILITY.
6. PROPOSED STORM OUTFALL TO RESOURCE.
7. EXISTING AREA DRAIN TO BE REMOVED.
8. EXISTING STORM OUTFALL TO REMAIN.

NOTE: GRADING (INCLUDING WALLS) MAY CHANGE WITH FINAL ENGINEERING DESIGN.

SCALE
40 0 20 40
1 INCH = 40 FEET

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PRELIMINARY COMPOSITE UTILITY PLAN

COUNCIL COVE
CITY OF CORNELIUS, OREGON

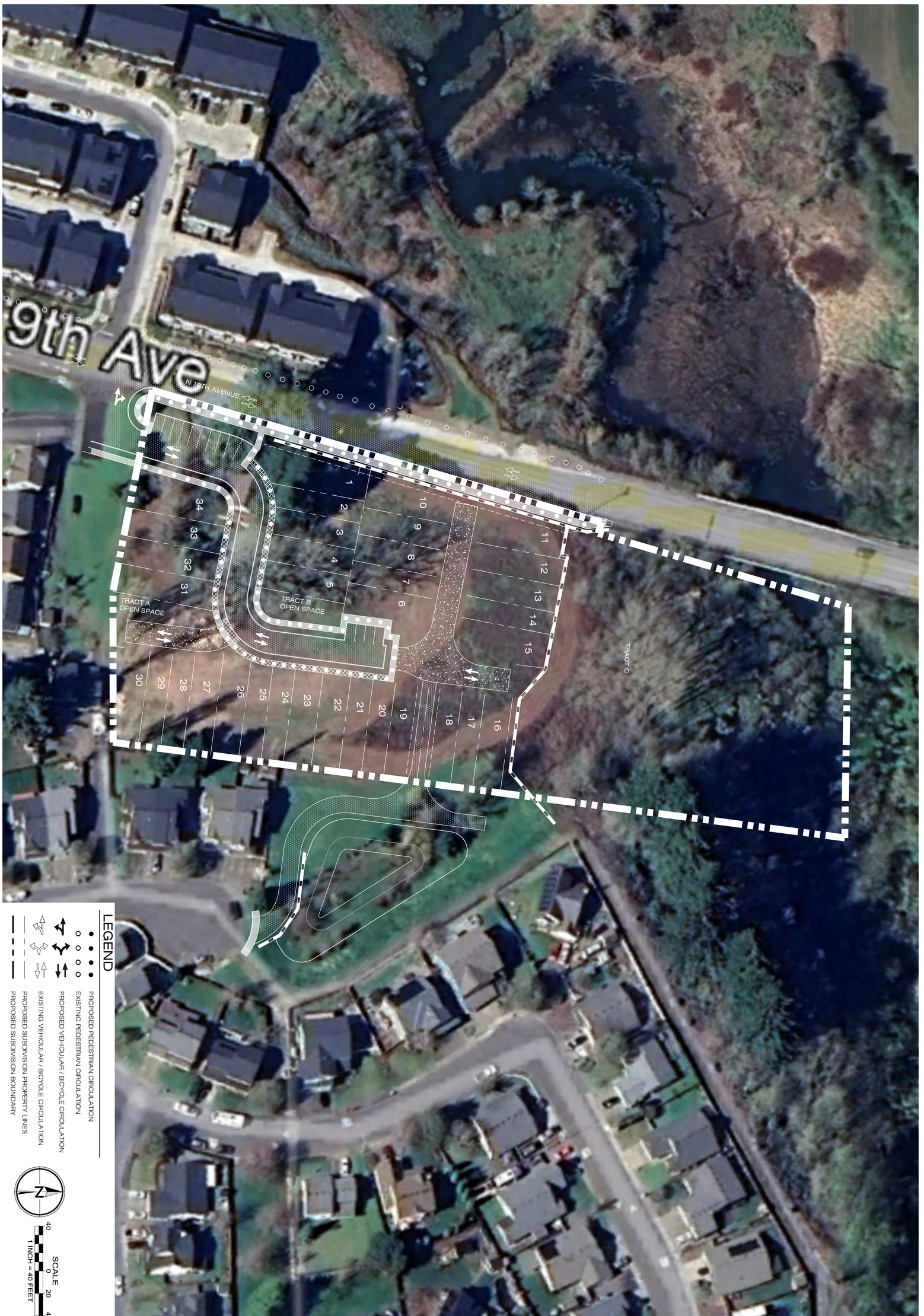
Designed by	GAM	Date	10/2024
Drawn by	RAS	Date	10/2024
Reviewed by	GAM	Date	10/2024
Project No.	155-027	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project COUNCIL COVE
No. 155-027
Type PLANNING
Sheet P7.0

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Project	No.	Type	Sheet
COUNCIL COVE	155-027	PLANNING	P8.0

No.	Date	Revision	By

Designed by	GAM	Date	10/2024
Drawn by	RAS	Date	10/2024
Reviewed by	GAM	Date	10/2024
Project No.	155-027	REF.	
Horiz. Scale:			
Vert. Scale:			

CIRCULATION & AERIAL PLAN

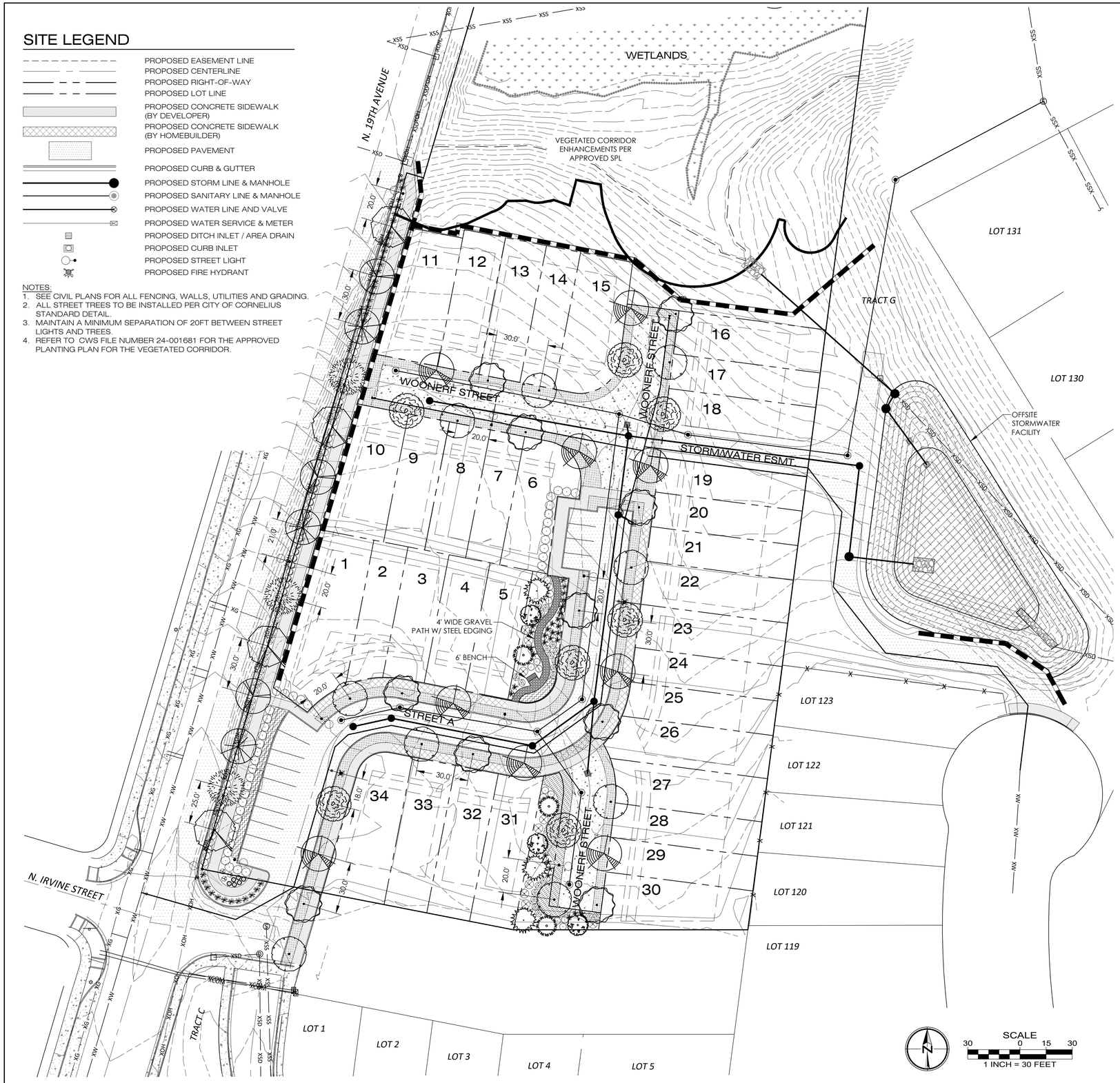
COUNCIL COVE
CITY OF CORNELIUS, OREGON

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WWW.PD-GRP.COM

SITE LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED WATER LINE AND VALVE
- PROPOSED WATER SERVICE & METER
- PROPOSED DITCH INLET / AREA DRAIN
- PROPOSED CURB INLET
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT

NOTES:
1. SEE CIVIL PLANS FOR ALL FENCING, WALLS, UTILITIES AND GRADING.
2. ALL STREET TREES TO BE INSTALLED PER CITY OF CORNELIUS STANDARD DETAIL.
3. MAINTAIN A MINIMUM SEPARATION OF 20FT BETWEEN STREET LIGHTS AND TREES.
4. REFER TO CWS FILE NUMBER 24-001681 FOR THE APPROVED PLANTING PLAN FOR THE VEGETATED CORRIDOR.



PLANT MATERIAL SCHEDULE

STREET TREES

SYM	QTY	COMMON NAME / BOTANICAL NAME	FAMILY	SIZE	SPACING
	4	FIRESPIRE AMERICAN HORNBEAM CARPINUS CAROLINIANA 'J.N. UPRIGHT'	BIRCH (BETULACEAE)	2" CAL	30' O.C., PER PLAN
	3	VANESSA PERSIAN IRONWOOD PARROTIA PERSICA 'VANESSA'	WITCH-HAZEL (HAMAMELIDACEAE)	2" CAL	30' O.C., PER PLAN
	3	GUM DROP TUPELO NYSSA SYLVATICA 'GUM DROP'	TUPELO (NYSSACEAE)	2" CAL	30' O.C., PER PLAN
	3	SARATOGA GINKGO BILOBA GINKGO BILOBA 'SARATOGA'	GINKGO (GINKGOACEAE)	2" CAL	30' O.C., PER PLAN
	9	FOREST GREEN OAK QUERCUS FRAINETTO 'SCHMIDT'	BEECH (FAGACEAE)	2" CAL	30' O.C., PER PLAN
	10	HARVEST GOLD LITTLE LEAF LINDEN TILIA CORDATA X MONGOLICA 'HARVEST GOLD'	MALLOW (MALVACEAE)	2" CAL	30' O.C., PER PLAN
	7	PYRAMIDAL EUROPEAN HORNBEAM CARPINUS BETULUS 'FASTIGIATA'	BIRCH (BETULACEAE)	2" CAL	30' O.C., PER PLAN
	9	VILLAGE GREEN ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN'	ELM (ULMACEAE)	2" CAL	30' O.C., PER PLAN

SITE TREES

SYM	QTY	COMMON NAME / BOTANICAL NAME	FAMILY	SIZE	SPACING
	3	DOUGLAS FIR PSEUDOTSUGA MENZIESII	PINE (PINACEAE)	6' HT	PER PLAN
	3	WEEPING NOOTKA CYPRESS CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	CYPRESS (CUPRESSACEAE)	6' HT	PER PLAN
	3	PACIFIC FIRE VINE MAPLE ACER CIRCINATUM 'PACIFIC FIRE'	SOAPBERRY (SAPINDACEAE)	5 GAL	PER PLAN

SITE SHRUBS & GROUNDCOVERS

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING
	40	SHAMROCK INKBERRY / ILEX GLABRA 'SHAMROCK'	2 GAL	5'-0" O.C.
	9	RED TWIG DOGWOOD / CORNUS SERICEA	3 GAL	6'-0" O.C.
	41	COMPACT OREGON GRAPE / MAHONIA AQUIFOLIUM 'COMPACTA'	2 GAL	4'-0" O.C.
	51	GOLDFLAME SPIREA / SPIRAEA X BUMALDA 'GOLDFLAME'	2 GAL	4'-0" O.C.
	17	ANCHOR BAY CEANOTHUS / CEANOTHUS GLORIOSUS 'ANCHOR BAY'	2 GAL	4'-0" O.C.
	24	WESTERN SWORDFERN / POLYSTICHUM MUNITUM	1 GAL	4'-0" O.C.
	38	TOM THUMB COTONEASTER / COTONEASTER APICULATUS 'TOM THUMB'	1 GAL	4'-0" O.C.
	6	KARL FORESTER FEATHER REED GRASS / CALAMAGROSTIS × ACUTIFLORA 'KARL FOERSTER'	2 GAL	3'-0" O.C.
	3	HELMOND PILLAR BARBERRY / BERBERIS THUNBERGII 'HELMOND PILLAR'	2 GAL	4'-0" O.C.
	126	SILVERY SUNPROOF LILYTURF / LIRIOPE MUSCARI 'SILVERY SUNPROOF'	1 GAL	2'-0" O.C., TRI.
	6,867 SF	LAWN (SOD)		
	868 SF	PT 400 NATIVE UPLAND MIX (PRO TIME LAWN SEED) APPLICATION RATE: 1 LB PER 1,000 SF		

NOTES:
1. ALL STREET AND SITE PLANTING AREAS SHALL BE PROVIDED WITH A PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.
2. ALL PROPOSED STREET TREES WERE SELECTED FROM THE CITY OF PORTLAND APROVED STREET TREE PLANTING LISTS PER CITY OF CORNELIUS PUBLIC WORKS REQUIREMENTS.
3. THE PROPOSED STREET TREE PLANTING INCLUDES A MINIMUM OF 10 DIFFERENT SPECIES, A MINIMUM OF 5 DIFFERENT TREE GENERA, AND A MINIMUM OF 4 DIFFERENT FAMILIES TO MEET CITY DIVERSITY GUIDELINES.

WATER QUALITY PLANTING

TREES

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING
	22	BITTER CHERRY / PRUNUS EMARGINATA	2 GAL	SINGLE
	22	CASCARA / RHAMNUS PURSHIANA	2 GAL	SINGLE
	24	VINE MAPLE / ACER CIRCINATUM	2 GAL	SINGLE
TOTAL:	68	6,750 SF OF VEGETATED SIDE SLOPE 6,750 SF X .01 = 68 REQUIRED TREES		

SHRUBS

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING
	40	RED FLOWERING CURRANT / RIBES SANGUINEUM	1 GAL	CLUSTER
	40	PACIFIC NINEBARK / PHYCOCARPUS CAPITATUS	1 GAL	SINGLE
	50	RED TWIG DOGWOOD / CORNUS SERICEA	1 GAL	CLUSTER
	70	DOUGLAS'S SPIRAEA / SPIRAEA DOUGLASII	1 GAL	CLUSTER
	78	CLUSTERED ROSE / ROSA PISCARPA	1 GAL	CLUSTER
	60	SNOWBERRY/ SYMPHORICARPUS ALBUS	1 GAL	CLUSTER
TOTAL:	338	6,750 SF OF VEGETATED SIDE SLOPE 6,750 SF X .05 = 338 REQUIRED SHRUBS		

HERBACEOUS PLANTS

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING
	1,400	SPREADING RUSH / JUNCUS PATENS	1"X12" PLUG	MASS
	1,400	SLOUGH SEDGE / CAREX OBNUPTA	1"X12" PLUG	MASS
	1,400	SMALL FRUITED BULLRUSH / SCIRPUS MICROCARPUS	1"X12" PLUG	MASS
	1,410	ROSSI SEDGE / CAREX ROSSI	1"X12" PLUG	MASS
TOTAL:	5,610	4,878 SF OF VEGETATED TREATMENT AREA (115 PLUGS PER 100 S.F. REQUIRED) 4,878 SF X 1.15 = 5,610 REQUIRED HERBACEOUS PLANTS		

NOTE:
WATER QUALITY FACILITY PLANT MATERIAL SHALL BE PROVIDED WITH A TEMPORARY AUTOMATIC IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER. TEMPORARY IRRIGATION SYSTEM SHALL BE MAINTAINED A MINIMUM OF THREE (3) GROWING SEASONS.

CASCARA
LAND DESIGN
6535 N BALTIMORE AVE, STE 245
PORTLAND, OR 97203
PHONE: 541.351.3200

REGISTERED
840
PRELIMINARY
CURTIS ALAN RILEY
OREGON
09/30/25
LANDSCAPE ARCHITECT

STREET TREE, WATER QUALITY & SITE PLANTING PLAN

COUNCIL COVE
CITY OF CORNELIUS, OREGON

Designed by	CAR	Date	01/2025
Drawn by	CAR	Date	01/2025
Reviewed by	CAR	Date	01/2025
Project No.	155-02	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project
COUNCIL COVE
No.
403-001
Type
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Cornelius
Oregon's Family Town

Land Use Application

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

OFFICIAL USE ONLY

Date Received:_____ Date Complete:_____ ↓ File Number ↓

Application Fee: _____ Receipt Number:_____ _____

Application Type

Type I – *administrative review without public notice*

- ☐ Design Review I
- ☐ Land Partition—Final Plat
- ☐ Lot Line Adjustment
- ☐ Subdivision—Final Plat
- ☐ Administrative Relief
- ☐ Other *please describe:*_____

Type II – *administrative review with public notice*

- ☐ Design Review II
- ☐ Land Partition—Preliminary Plat
- ☐ Subdivision—Preliminary Plat
- ☐ Other *please describe:*_____

Type III – *public hearing(s) required with public notice*

- ☐ Design Review III
- ☐ Comprehensive Plan Amendment
- ☐ Annexation
- ☐ Conditional Use Permit
- ☐ Zone Map Amendment
- ☐ ROW/Easement Vacation
- ☒ Planned Unit Development
- ☐ Zone Text Amendment
- ☒ Subdivision—Preliminary Plat
- ☐ Other *please describe:*_____

Applicant Information

Name: Sage Built Homes (Cale Doney) Signature: See previous sheet

Mail Address: 9900 SW Wilshire Road, Suite 170 Portland OR 97225

Phone: 503 969 8298 Fax: E-mail: caled@sagebuilthomesllc.com

Property Owner Information

Name: City of Cornelius Signature: Peter Brandom

Mail Address: 1355 North Barlow Street Cornelius, OR 97113

Phone: 503-357-3011 Fax:_____ E-mail:_____

Subject Site Information

Property Address: Tract G

Map & Tax Lot Number(s): 1N3W34CA17300

Current Zoning: R-7 Total Size of Site: 2.32 acres

Existing Use: Open Space

Proposed Use: Stormwater Facility and access road - part of Council Cove Planned Unit Development

Cornelius
Oregon's Family Town

STATE OF OREGON)
)
COUNTY OF WASHINGTON)

AFFIDAVIT OF MAILING

I, Tim Fraser, being first duly sworn, depose and say:

That I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Public Hearing, marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that said envelopes were prepared to receive postage by city staff and to be placed in the United States Mail at Cornelius, Oregon.

Dated this 6th day of, August, 2025

Signature

SUBSCRIBED AND SWORN TO before me this 6th day of August, 2025.

OFFICIAL STAMP
ELIZABETH MARIE WALEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 1036240
MY COMMISSION EXPIRES APRIL 20, 2027

Notary Public for Oregon

My commission expires: April 20, 2027

EXHIBIT A

Company Name	Department	Name	Address Line 1	City	State	ZIP Code
City of Cornelius			1355 N Barlow St	Cornelius	OR	97113
City of Forest Grove		Attn: Kate McGuire, Senior Planner	PO Box 326	Forest Grove	OR	97116
City of Hillsboro	Attn: City Recorder		150 E Main St	Hillsboro	OR	97123
Clean Water Services	Development Services Department	Attn: Jackie Humphreys	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
Comcast Cable Communications			11308 SW 68th Parkway	Tigard	OR	97223
Cornelius Rural Fire Protection Dist.			1355 N Barlow St	Cornelius	OR	97113
CPO 12C		c/o Joseph Auth	325 NW 334th Ave.	Hillsboro	OR	97124
CPO Coordinators		Carol Renaud	155 N 1st Ave, Suite 370 M-S 20	Hillsboro	OR	97124
Department of Economic Development			775 Summer St, NE	Salem	OR	97301
Dept of Land Conservation and Development		Attn: Laura Kelly	635 Capitol Street NE, Suite 150	Salem	OR	97301
Dept of Land Use & Transportation	County Surveyors Office	Attn: Scott Young	155 N 1st Ave. Ste #350-15	Hillsboro	OR	97124
DEQ			700 NE Multnomah St Ste. 600	Portland	OR	97232
District 18 Watermaster			1400 SW Walnut St. #240, MS 49	Hillsboro	OR	97124
Evergreen Disposal & Recycling	Attn: Dawn Lucinio		PO Box 5069	Aloha	OR	97006
Forest Grove School District			1728 Main St	Forest Grove	OR	97116
Hillsboro School District		Attn: Saideh Haghughu Khochkhou	4901 SE Witch Hazel RD	Hillsboro	OR	97123
Home Builders Association		Attn: Preston Korst	15555 SW Bangy Road Suite 301	Lake Oswego	OR	97035
MCI Metro Access Transmission Services Corp			1 Verizon Way	Basking Ridge	NJ	07920
METRO Parks		Attn: Will Duyck, President of the Board	600 NE Grand Ave	Portland	OR	97232
Metro Regional Services	Compliance Coordinator		600 NE Grand Ave.	Portland	OR	97232
Metro Regional Services	Senior Transportation Planner	Attn: Ally Holmqvist	600 NE Grand Ave.	Portland	OR	97232
Metro Regional Services		Attn: Glen Hamburg	600 NE Grand Ave.	Portland	OR	97232
NW Natural Gas Company		Attn: Ileene Hyatt	250 SW Taylor St.	Portland	OR	97204
ODOT Rail Division			555 13th St. NE Suite 3	Salem	OR	97301
ODOT Region 1	Development Review Program		123 NW Flanders	Portland	OR	97209
Oregon State Dept of Fish & Wildlife			4034 Fairview Industrial Dr SE	Salem	OR	97302
Oregon State Division of State Lands			775 Summer Street NE	Salem	OR	97301
Port of Portland			P.O. Box 3529	Portland	OR	97208
Portland & Western Railroad, Inc.			1200 Howard Dr SE	Albany	OR	97321
Portland General Electric		Attn: Grant Howell	121 SW Salmon St	Portland	OR	97204
Portland General Electric			121 SW Salmon St	Portland	OR	97204
Tri-Met			4012 SE 17th Ave	Portland	OR	97202
Tualatin Soil and Water Conservation District			7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
Tualatin Valley Irrigation Dist			2330 Elm St	Forest Grove	OR	97116
US Army Corps of Engineers			P.O. Box 2946	Portland	OR	97208
USPS		Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
Washington County	Mosquito Control	Attn: Kenny Carver	155 N 1st Ave, Ste. 170 MS-5	Hillsboro	OR	97123
Washington County	Assessment and Taxation Dept.		155 N 1st Ave	Hillsboro	OR	97124
Washington County	Enhanced Sheriff's Patrol Dist.		215 SW Adams Ave., MS-32	Hillsboro	OR	97123
Washington County	Health & Human Services		155 N 1st Ave, Ste. 170 MS-23	Hillsboro	OR	97124
Washington County	Housing Authority		161 NW Adams Ave, Suite 2000 MS 63	Hillsboro	OR	97124
Washington County Land Use & Transportation	Planning Division	Attn: Paul Schaeffer, Senior Planner	155 N 1st Ave. Ste#350 MS 14	Hillsboro	OR	97124
Washington County Land Use & Transportation	Planning & Development Services	Attn: Principal Planner	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
Washington Service Center	NW Regional Education Services District		5825 NE Ray Cir	Hillsboro	OR	97124
WCCCA 9-1-1	Data Services	Attn: Ian Crawford	5900 NE Pinefarm Ct	Hillsboro	OR	97124
Ziply Fiber			4155 SW Cedar Hills Blvd	Beaverton	OR	97005

TLNO	OWNERNAME	OWNERADDR	OWNERADDR2	OWNERADDR3	OWNERCITY	OWNERSTATE	OWNERZIP
1N334CA08100	AGUILAR, FRANCISCA TORRES	845 N 21ST AVE			CORNELIUS	OR	97113
1N334CA10500	AGUILAR-GARCIA, LUCINDA	TORRES, SERGIO GARCIA	2284 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CB07600	ALBAN, SAMANTHA	914 N 18TH TER			CORNELIUS	OR	97113
1N334CB04600	ALBERTSON, ROSS & JACQUELINE BORDSKY REV	LIVING TRUST	79 SCENIC DR		ASHLAND	OR	97520
1N334CA08400	ALBOR, OLIVIA	885 N 21ST AVE			CORNELIUS	OR	97113
1N334CA10400	ANDERSON, CHRISTOPHER G	ANDERSON, BRITTNEY R	2246 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA13500	ANDRADE, JOSE ALBERTO CAMPUZANO	NEGRETE, LETICIA TORRES	2217 N IRVINE ST		CORNELIUS	OR	97113
1N334CB07300	AYESIGA, YVONNE KIBOMBO	913 N 18TH TER			CORNELIUS	OR	97113
1N334CA09300	BALDONADO LIVING TRUST	BY BALDONADO, JOHN JR & CATHERINE TRS	2130 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA09500	BARDALES, JOSE V	ROMERO, BLANCA	2156 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CB04300	BATALGIA, ERIK LAYNE	2610 FORGE DR			FOREST GROVE	OR	97116
1N334CB04100	BAUTISTA, ROBERTO	BAUTISTA, MARIE MILAGROS DUMALAGAN	891 N 19TH AVE		CORNELIUS	OR	97113
1N334CA15600	BENNETT, JAYSON C	BARNES, WENDY	2223 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CB03500	BLOEMAN, NATHAN GENE	ODOHERTY, SAMANTHA LEE	851 N 19TH AVE		CORNELIUS	OR	97113
1N334CA09600	BRANCH, LISA R LIVING TRUST	2162 N KAMIAKAN DR			CORNELIUS	OR	97113
1N334CA09400	BROWN, ROGER A & KATHLEEN M	2142 N KAMIAKAN DR			CORNELIUS	OR	97113
1N334CA15700	BRYAN, THOMAS J & JEANNE M FAMILY TRUST	2279 N KAMIAKAN DR			CORNELIUS	OR	97113
1N334CA12900	CANALES, GUADALUPE NAVA	2102 N HOLLADAY ST			CORNELIUS	OR	97113
1N334CA08600	CARTER, AMANDA	2016 N HOLLADAY ST			CORNELIUS	OR	97113
1N334CA16400	CARTER, LAYLA ESMILEY	2247 N JOSEPH CT			CORNELIUS	OR	97113
1N334CB00401	CASTRO, RICHARD TRUST	BY WEST COAST MOBILE HOME PARKS INC	BY IBUADO, ANGELA	PO BOX 5071	SAN MATEO	CA	94402
1N334CA21100	CERVANTES, MARIO C	GAMEZ, GABRIELA MEJIA	840 N 20TH WAY		CORNELIUS	OR	97113
1N334CA15800	COLLINS, AISLINN	COLLINS-WRIGHT, KILEY	2297 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA22800	CONLEY, SHANE M & SHANNON E	861 N 20TH WAY			CORNELIUS	OR	97113
1N334CB08800	CORNELIUS, CITY OF	1355 N BARLOW ST			CORNELIUS	OR	97113
1N334CB03400	CORRALES, CARLOS J BERNAL	KELLY-BERNAL, EMILY C	847 N 19TH AVE		CORNELIUS	OR	97113
1N334CB08700	COUNCIL CREEK TERRACE HOMEOWNER'S ASSN	17933 NW EVERGREEN PL #200			BEAVERTON	OR	97006
1N334CA08500	CREEL, SANDRA REVOCABLE LIVING TRUST	3210 VALLEY CREST WAY			FOREST GROVE	OR	97116
1N334CA00201	DECKER, PATRICIA JEAN REV LIV TRUST	33589 SW LAUREL RD			HILLSBORO	OR	97123
1N334CB07800	EHLY, CLIFFORD JR & HEATHER	909 N 19TH AVE			CORNELIUS	OR	97113
1N334CB04200	ESPINOZA, VERONICA CARMOLINGA	895 N 19TH AVE			CORNELIUS	OR	97113
1N334CB04700	FRESH, SIERRA JO	876 N 18TH AVE			CORNELIUS	OR	97113
1N334CA08000	FURBY, KIRA LILLIAN & FELIX	831 N 21ST AVE			CORNELIUS	OR	97113
1N334CB03800 1N334CB03900	GALVEZ, UZIEL & SOCORRO	4109 CLOUDVIEW CT			HOOD RIVER	OR	97031
1N334CA07900	GAPAY, HUGH & ANGELA HORTON	817 N 21ST AVE			CORNELIUS	OR	97113
1N334CA21300	GARCIA, MELODY M & EDUARDO	856 N 20TH WAY			CORNELIUS	OR	97113
1N334CA12800	GARMON, JUSTIN	2116 N HOLLADAY ST			CORNELIUS	OR	97113
1N334CA08200	GIONIS, ANDREAS P	ROSIEJKA, DAWN F	859 N 21ST AVE		CORNELIUS	OR	97113
1N334CB04900	GONZALES, VALERIE	864 N 18TH AVE			CORNELIUS	OR	97113
1N334CA08800	GORMAN, LUKE A & HALLIE DYANN HUGHES	925 N 21ST AVE			CORNELIUS	OR	97113
1N334CB07400	GUERRERO, SHAUVON ANDREW	919 N 18TH TER			CORNELIUS	OR	97113
1N334CA09800	GUZMAN, MIGUEL O	2178 N KAMIAKAN DR			CORNELIUS	OR	97113
1N334CA21400	HACKNEY, TORI	3985 EDISON RD NE			SILVERTON	OR	97381
1N334CB07700	HARTRAMPF, JARED	ARELLANO, LITZI GARCIA	905 N 19TH AVE		CORNELIUS	OR	97113
1N334CA10200	HARVICK, PAULA	CANDELARIA, MYSTI	2198 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA10000	HEDGES, BARBARA L	2186 N KAMIAKAN DR			CORNELIUS	OR	97113
1N334CB04800	HERMOSILLO, KENNETH JEFFREY JR	868 N 18TH AVE			CORNELIUS	OR	97113
1N334CB08300	HERNANDEZ, ALMA ISABEL PAREDES	MARISCAL, JOSE JR	941 N 19TH AVE		CORNELIUS	OR	97113
1N334CA12500	HOOKER, GARRETT CLAYTON	2172 N HOLLADAY ST			CORNELIUS	OR	97113
1N334CA23000	HYATT, ASHLEY & TREVOR	845 N 20TH WAY			CORNELIUS	OR	97113
1N334CB08100	IDOWU, ADEYINKA	OWOEYE, MERCY O	935 N 19TH AVE		CORNELIUS	OR	97113
1N3340000401	JACOBSMUHLEN MEATS INC	1395 NW SUSBAUER RD			CORNELIUS	OR	97113
1N334CB04500	JOHNS, DEION	HATCH, ANDREA	888 N 18TH AVE		CORNELIUS	OR	97113

1N334CA14600	JOHNSON, NATHAN & KATRINA	2276 N IRVINE ST		CORNELIUS	OR	97113
1N334CB04400	KABIRU, DAVID KINYANJUI	896 N 18TH AVE		CORNELIUS	OR	97113
1N334CA15500	KOHLMEYER, LANCE W & SHERRY ERNST	2205 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA09700	KOTANIEMI, KYLE & STEPHANIE	2174 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA16200	LAMBERGER, KATIE MARIE & NICHOLAS MARTIN	2262 N JOSEPH CT		CORNELIUS	OR	97113
1N334CA09200	LAMBERT, FABIAN M	2124 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CB08400	LARA, JOSE CALIXTO	953 N 19TH AVE		CORNELIUS	OR	97113
1N334CA20900	LOY, JEFFERY L	HOFFMAN, BARBARA L	836 N 20TH WAY	CORNELIUS	OR	97113
1N334CA12400	LUIS, PEDRO M & RUPERTA R	2186 N HOLLADAY ST		CORNELIUS	OR	97113
1N334CA07700	MACHIC, PEDRO OTZOY	MEJIA, PEDRO OTZOY	2057 N HOLLADAY ST	CORNELIUS	OR	97113
1N334CA21000	MACIAS, FERNANDO & VERONICA	13325 SW WEIR RD		BEAVERTON	OR	97008
1N334CA09100	MACIEL, JUAN ENRIQUE & ANITA E	2118 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA09900	MARAIA, CHIZU L	2180 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA00200	MARTINEZ, GERARDO & MARIA L	901 N 21ST AVE		CORNELIUS	OR	97113
1N334CA22100	MARTINEZ-CALIXTO, MARTHA V	853 N 20TH WAY		CORNELIUS	OR	97113
1N334CA10100	MARTSCH, JANET S	2192 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CB03700	MAZZAROLO, AIMEE VERONICA	867 N 19TH AVE		CORNELIUS	OR	97113
1N334CA10800	MCDONALD, MILDRED O	2332 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA10600	MCDONALD, PATRICIA	2302 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA15100	MCKINSTRY, ERIC & CALANDRA	2153 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CB07100	MEIER, SHELBY & MARKUS	901 N 18TH TER		CORNELIUS	OR	97113
1N334CA07600	MENDOZA, CESAR	HERRERA, TERESA A	2031 N HOLLADAY ST	CORNELIUS	OR	97113
1N334CB09000 1N334CB08900	METRO	PARKS AND NATURE	600 NE GRAND AVE	PORTLAND	OR	97232
1N3340000500	METRO	ATTN OFFICE OF THE METRO ATTORNEY	600 NE GRAND AVE	PORTLAND	OR	97232
1N334CA21500	MIGUEL, ZACARIAS SANCHEZ	3831 PACIFIC AVE SPC A4		FOREST GROVE	OR	97116
1N334CA08700	MILLER, JONATHAN	MONEY, GIZELLE	909 N 21ST AVE	CORNELIUS	OR	97113
1N334CA14700	MINUTTI, FLAVIO & MARTA A	RODRIGUEZ, LUZ J MINUTTI	2258 N IRVINE ST	CORNELIUS	OR	97113
1N334CB07500	MIRAMONTES, KERSTIN RUTH	906 N 18TH TER		CORNELIUS	OR	97113
1N334CB03600	MOELLER, KEENAN RAY & SARAH DEANNA	861 N 19TH AVE		CORNELIUS	OR	97113
1N334CA14900	MONTES, VICTOR GERMAN	HERNANDEZ, MARIBEL	2202 N IRVINE ST	CORNELIUS	OR	97113
1N334CA20800	MORALES-RESENDIZ, SALVADOR	MORALES, ERIKA V	824 N 20TH WAY	CORNELIUS	OR	97113
1N334CA22000	NIETO, ELISEO & ESTHER	867 N 20TH WAY		CORNELIUS	OR	97113
1N334CA21200	PAJARILLO, JENIESON JUAN & JENEVIE CUDAL	844 N 20TH WAY		CORNELIUS	OR	97113
1N334CA16100	PARKS, ARLETHA G	2280 N JOSEPH CT		CORNELIUS	OR	97113
1N334CB08200	PARRA, NATASHA PEREZ & NATALIE PEREZ	939 N 19TH AVE		CORNELIUS	OR	97113
1N334CA12600	PARRET, LINDSAY M	PO BOX 414		THE DALLES	OR	97058
1N334CA15400	PEREZ, JOSE PEREZ	NUNEZ, MARIA J RODRIGUEZ	2187 N KAMIAKAN DR	CORNELIUS	OR	97113
1N334CA14800	POTTER, ANDREW & MEGAN	2224 N IRVINE ST		CORNELIUS	OR	97113
1N334CA12700	POTTER, MICHELLE R TRUST	1204 33RD PL		FOREST GROVE	OR	97116
1N334CA10700	PRICE, PAUL E & LORI A	2326 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA13400	SACAYON, VICTOR G	2183 N IRVINE ST		CORNELIUS	OR	97113
1N334CB07900	SALAS, ALAN ALEX ALVAREZ	917 N 19TH AVE		CORNELIUS	OR	97113
1N334CA10300	SALGADO, SERGIO & YESENIA	2210 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA09000	SANTOS, SABATH & ELIZABETH	953 N 21ST AVE		CORNELIUS	OR	97113
1N334CA13100	SELF, JAN TRUST	2121 N KAMIAKAN DR		CORNELIUS	OR	97113
1N334CA21800	TELLES, VALDEMAR SERRATO	883 N 20TH WAY		CORNELIUS	OR	97113
1N334CA13600	TELLEZ, ADRIANA ISABEL	KLANN, ANDREW MICHAEL	2257 N IRVINE ST	CORNELIUS	OR	97113
1N334CB04000	TELLO, VICENTE CASTRO	885 N 19TH AVE		CORNELIUS	OR	97113
1N334CA22900	THOMAS, KELLY D & JANEL M	857 N 20TH WAY		CORNELIUS	OR	97113
1N334CA15200	THOMPSON, MEGAN ELIZABETH	THOMPSON, ANDREW DOUGLAS	2157 N KAMIAKAN DR	CORNELIUS	OR	97113
1N334CA16300	TORRES, RICARDO	2254 N JOSEPH CT		CORNELIUS	OR	97113
1N334CA20600	TWOMEY, MEGAN ELIZABETH	808 N 20TH WAY		CORNELIUS	OR	97113
1N334CB08000	VALDEZ, MARC PEQUENO	921 N 19TH AVE		CORNELIUS	OR	97113
1N334CA13300	VARNER, BRIAN D	2135 N IRVINE ST		CORNELIUS	OR	97113

1N334CA21900	VELAZQUEZ LOPEZ, JUAN	TRUJILLO, TERESA	871 N 20TH WAY		CORNELIUS	OR	97113
1N334CA08300	VERA, JUAN ROBERTO	DEVERA, CARMINA JAQUELINE MANDUJANO	873 N 21ST AVE		CORNELIUS	OR	97113
1N334CA15000	VILLANUEVA, CATALINO III & GWEN E	2142 N IRVINE ST			CORNELIUS	OR	97113
1N334CA15300	VIVEROS, GONZALO SOLIS	MARTINEZ, JUAN DIEGO ROSAS	MARTINEZ, MARIA DE LOURDES ROSAS	2183 N KAMIAKAN DR	CORNELIUS	OR	97113
1N334CA13000	WAIBEL, SAMUEL J & SARA A	2115 N KAMIAKAN DR			CORNELIUS	OR	97113
1N334CB07200	WANG, BEI	LI, XINYU	13192 NW GREENWOOD DR		PORTLAND	OR	97229
1N334CA15900	WEEKS, WAYNE ALEX	2335 N KAMIAKAN DR			CORNELIUS	OR	97113
1N334CA08900	WEISGERBER, THOMAS D & LESLIE E	937 N 21ST AVE			CORNELIUS	OR	97113
1N334CA22200 1N334CA22300	WHITEACRES INVESTMENTS LLC	100 THIRD ST			GASTON	OR	97119
1N334CA13200	WILLIS, DANIEL JASON & REBECCA LYNN	2127 N KAMIAKAN DR			CORNELIUS	OR	97113
1N334CB07000	WRIGHT, BETHANY	899 N 18TH AVE			CORNELIUS	OR	97113
1N334CA20700	YOUNG LIVING TRUST	BY YOUNG, SIDNEY L JR & CHANHEI TRS	44711 NW HARTWICK RD		BANKS	OR	97106

EXHIBIT B
COPY

Cornelius
Oregon's Family Town

Date: August 6, 2025

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **August 26, 2025 at 7:00 pm.** The meeting will be held in-person at Cornelius City Hall, 1355 N Barlow Street, in the City Council Chambers and remotely via the Zoom platform, as noted on page 3.

Case File No. CUP/PUD-01-25, SUB-01-25

APPLICANT: Caled Doney, Sage Built Homes

APPLICANT'S REPRESENTATIVE: Wayne Hayson, Pioneer Design Group, Inc.

OWNER: Patricia Jean Decker Revokable Living Trust, Pat Decker, Tax Lot 00201
City of Cornelius, Easement Beneficiary/Common Area Use and Maintenance, Tax Lot 17300.

LOCATION: 934 N 19th Avenue; east side of N 19th Avenue, just north of N. Irvine Street

PROPOSAL: A Type III Conditional Use Permit/Planned Unit Development (CUP/PUD-01-25) and Subdivision (SUB-01-25) application to develop a 34-unit subdivision on 4.2 acres of land and water quality and quantity improvements on 2.32 acres in the northern portion of the City of Cornelius. The total acreage of the project site is 6.44 acres. The new development will include two open space areas, roads, dwellings and the public infrastructure on tax lot 17300. The application for the Conditional Use/Planned Unit Development is to allow for modified setbacks, as allowed through the CUP/PUD process.

LEGAL: T 01 N, R 03 W, Map 34CA, Tax lots 00201 and 17300

COMPREHENSIVE PLAN DESIGNATION AND ZONING: The includes two tax lots, each with different zoning and comprehensive plan designations: Tax lot 00201 has Medium Density Residential comprehensive plan designation and A-2 zoning with the Natural Resource Overlay and tax lot 17300 has Low Density Residential comprehensive plan designation and R-7 zoning with the Natural Resource Overlay.

REVIEW CRITERIA: Cornelius Municipal Code Chapters 17.05.040 (Subdivisions), 18.10 & 18.15 (Application & Review Procedures), 18.20 (Low-Density Residential, R-7), 18.35 (Multi-Unit Residential, A-2), 18.95 (Natural Resources Overlay), 18.110 (Planned Unit Development Conditional Use), 18.145 (Off-Street Parking and Loading) and 18.155 (Solar Access for New Development)

COPY

Order of Planning Commission Proceedings: At the public hearing, the Planning Commission Chair will open the public hearing, a staff report will be presented, the applicant will be given the opportunity to make a presentation, interested persons will be called on to speak for or against the proposal, Commissioners will ask questions, the applicant will be given the opportunity to rebut testimony, staff will be given the opportunity to provide closing remarks, and the public hearing will be closed. At that point, all testimony is complete and the Planning Commission will deliberate on the facts and findings in the staff report and testimony. The Planning Commission will make a decision. The Planning Commission may set a maximum time allowance of 3 or 5 minutes per testifier.

Written Testimony: To submit written testimony prior to the hearing please send it as 'testimony' via email to Community.Development@corneliusor.gov. Testimony received prior to 8:00 am on the day of the hearing will be posted to the agenda packet online. Testimony received after 8:00 am on the day of the hearing will be forwarded to the Planning Commission and will be made part of the record. To accept the testimony, include your name, address, and the Case File No. **CUP/PUD-01-25, SUB-01-25** when providing testimony so that the City can send the Notice of Decision to you along with appeal rights.

In-Person Testimony: To testify in-person fill out a yellow comment card. Be sure to note your name, address, and the Case File No. **CUP/PUD-01-25, SUB-01-25**. The Planning Commission Chair will call on participants who have submitted a yellow card in the order received.

Virtual Testimony: To testify virtually, pre-register by providing your name, address, Zoom account name, and Case File No. **CUP/PUD-01-25, SUB-01-25** by email to Community.Development@corneliusor.gov prior to 5:00 pm on the day of the hearing. Your information will not be shared at the hearing. At the hearing, the Planning Commission Chair will call on participants who pre-registered. If unable to pre-register prior to the hearing, email Community.Development@corneliusor.gov during the hearing to request to speak; include your name, address, Zoom account name, and the Case File No. **CUP/PUD-01-25, SUB-01-25** in your email. Virtual participants will not be able to share their screen during the meeting; presentation materials should be submitted to Community.Development@corneliusor.gov as written testimony by 5:00 pm on the day of the hearing.

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Pursuant to ORS 197.797, failure to raise an issue at the final evidentiary hearing or by the close of the record (in-person, virtually, or by letter), or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals based on that issue.

COPY

For more information on the application, contact: Barbara Fryer, Community Development Director, at 503 357- 3011 or by email at barbara.fryer@corneliusor.gov.

Join us
In-Person at the City Council Chambers at 1355 N Barlow Street;
Virtually at Zoom.us/Join **Meeting ID: 883 0240 3397** and **Passcode: 462062.**

You can also call in to listen to the meeting by dialing 1-253-215-8782.





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APPLICANT'S REPRESENTATIVE: Wayne Hayson, Pioneer Design Group, Inc.

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Memo

Subject: Engineering Comments for Land Use Review – Council Cove Subdivision (SUB-01-25)

Date: July 21, 2025

By: Kevin Oppenlander, P.E., Assistant City Engineer

These comments are based on plans for the Council Cove Subdivision submitted for land use review with a print date of 5-6-25.

General

The site consists of 4.12 acres on the east side of N. 19th, just south of Council Creek. The site is bordered by Council Creek on the north, N. 19th Avenue on the west, a public stormwater facility on the east, and parcel containing a single-family home on the south. South of the single-family home parcel is the Sheeler Park subdivision which has private streets.

Street

General

All street rights-of-ways, including woonerfs, need to be dedicated to the City of Cornelius.

19th Avenue

19th Avenue is a City arterial. Arterials outside of downtown have the following dimensions:

- Two, 11-foot travel lanes
- Two, 6-foot bike lanes
- Two, 6-foot parkway strips (measured from curb face to edge of walk)
- Two, 6-foot sidewalks

The public right-of-way (ROW) shall contain all the above elements. The city recommends that the ROW boundary be 0.5 to 1-foot off the edge of sidewalk to allow survey corner pin placement.

The plans appear to meet the above requirements, however; the pre-application engineering comments noted the importance of a survey for 19th adjacent to the site to correctly design the improvements in the N. 19th ROW. The plan set does not include a survey so we are unable to determine the accuracy of dimensions on the proposed improvements to N. 19th. **Final design of N. 19th shall be based on a survey of the N. 19th right-of-way.**

Other improvements to N. 19th that need to be shown in the final engineering plans include:

A street light may be required on N. 19th near the intersection of Irvine and N. 19th since the existing light is on a power pole that will be removed as overhead utilities are moved underground. An additional street light will likely be needed on the east side of N. 19th, just south of the bridge where an existing street light is mounted on a power pole. If this power pole remains, no new street light is required at this location.

The overhead franchise utility lines along the N. 19th frontage shall be placed underground.

The proposed retaining wall along N. 19th Avenue is outside the right of way. The retaining wall on the east side of N. 19th, should be encompassed by the ROW. If the retaining wall design includes geogrid or another structural component it shall be within an easement. Do not allow any franchise utility structures, conduit, anchors or other feature within the zone of any retaining wall structural components. The city is open to a discussion of reducing parkway strip width to better accommodate the retaining wall.

Access to 19th Avenue

The applicant's access point to N. 19th opposite Irvine Street is appropriate. The subdivision to the south, Sheeler Park was designed so that their existing access south of Irvine would close when the applicant's site is developed. The plans show the closure with bollards of the existing Sheeler Park driveway, which the city requested. However, while the city requested the existing Sheeler Park driveway be replaced with a standards curb/gutter and sidewalk, the plans do not show this because a new sidewalk at N. 19th for the existing Sheeler Park driveway creates drainage problems that cannot be solved without improving the private drainage system at Sheeler Park. Therefore, the applicant's plans are acceptable and the existing driveway will be removed with the Washington County/City MSTIP project in 2-3 years.

The applicant asked how to design the curb radius on the NE corner of Irving and 19th Avenue. The city's standard curb radius is 28-feet to allow most vehicles to make a turn while remaining in the travel lane. On N. 19th Avenue we have a bike lane which gives us some flexibility. In this case the 28-feet can be measured to the edge of the travel lane on 19th, not the curb. That means the curb radius on the NE corner can actually be 22-feet and still meet the 28-foot turning radius requirement. Therefore, the curb radii shown in the plans is acceptable to the city.

Internal Local Streets

The current dimensional standards for local streets are:

- Two, 10-foot travel lanes
- No bike lanes
- Two, 6-foot parkway strips (measured from curb face to edge of walk)

- Two, 5-foot sidewalks

This yields a right-of-way (ROW) width requirement of at least 42 feet which the applicant's plans meet.

The head-in parking shown in the preliminary plan is acceptable.

Woonerfs

The current dimensional standards for woonerfs are:

- Two, 10-foot travel lanes
- No bike lanes or sidewalk
- 5-foot parkway strips on each side
- 30-foot right-of-way
- Streetlights and street trees
- Paving material is concrete

The project contains three woonerfs. All these woonerfs meet the above standards.

The east-west woonerf between lots 6-15 serves 10 lots. The Public Works Standards limit woonerfs to serving 6 parcels. With that being said, due to topographic constraints facing this project, the City Engineer finds this variance from the standards acceptable. **However, the variance also needs concurrence from the Community Development Director and possibly Planning Commission.**

Other Street Features

Street trees are required throughout the project. The City's Public Works Standards emphasize tree diversity with a wide mix of trees required throughout the project. Cornelius uses the City of Portland's Approved Street Tree Lists. The plans appear to meet the standard.

Street lights will be cobrahead LEDs under Option C (city owned, city maintained). Light fixtures shall be LED with a color temperature (CCT) not exceeding 3000K. The plans show anticipated locations of streetlights. Lighting calculations done as part of the final plans shall determine if the proposed spacing is acceptable.

One or two gang mailboxes shall be used rather than individual mail boxes.

Water

A public water main currently exists in North 19th adjacent to the site. This water main is 12" to a point about 100-feet north of Irvine. North of that point the water main is 8". This main ends near the sidewalk opposite the park on the west side of 19th, approximately 240 feet north of Irvine.

In the cul-de-sac of N. 21st Avenue, just east of the site, an 8" public water main ends in the blow-off.

The plans show a new 8" public water main looping through the site and connecting to the lines in N. 19th and N. 21st Avenue. This design is excellent and acceptable to the city.

All water mains should be C-900 and built to City standards. While the proposed fire hydrant locations appear acceptable, the City Engineer will consult with the Fire Department to verify the locations meet standards during the final design process.

Sizes of dead-end water mains on the woonerfs shall be determined during by the City Engineer during final design.

Sanitary Sewer

The plans show the sanitary sewer connected to an existing Cornelius manhole. This connection point and the sanitary sewer layout on the project is acceptable.

Stormwater

In accordance with the regulations of Clean Water Services, storm runoff from the site must be treated and detained.

All runoff from the site needs to be treated in a public biofiltration water quality facilities. The City does not allow proprietary systems (e.g., Stormfilters) or low impact development approaches (LIDA), except for biofiltration swales, for treatment of stormwater in City-maintained facilities.

The applicant proposes reconstruction of the existing stormwater facility just east of the site. The City Engineer strongly endorses this approach in order to minimize long-term maintenance costs.

A key factor to keep in mind is access to the storm facilities such as manholes and detention structures. The plans appear to provide excellent access to the storm facilities.

The stormwater/drainage report will be reviewed in detail during the final plan review process.

Vegetated Corridors

The site is adjacent to Council Creek. Development of the site is subject the Service Provider Letter (SPL) issued by Clean Water Services (CWS) as #24-001681 and dated 7-8-25. **The final plan set must include plan sheets that show how the SPL requirements will be implemented during construction.**

Erosion Control

Because the site is larger than one acre, the project requires preparation and submittal of erosion control plans meeting the Clean Water Services (CWS) 1200-CN plans. With the improvements needed to N. 19th and the existing stormwater facility east of the site, the project will likely exceed 5 acres of disturbance, thereby requiring a 1200-C permit. **1200-C or CN plans and permit documents are required with the final engineering plan set.**

Other Issues

The preliminary drawings show two large tracts, SE of lot 5 and SE of lot 31, which do not appear to have a purpose. **The applicant needs to clarify the purpose of these parcels, who will maintain them, and why they are even needed.** The City does not desire to assume maintenance responsibility for areas that serve no public purpose.

PIONEER DESIGN GROUP, INC.
CIVIL • PLANNING • SURVEY • LANDSCAPE
P 503.643.8286 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

TECHNICAL MEMORANDUM

To: City of Cornelius Community Development
Attn: Barbara Fryer

From: Wayne Hayson
PDG

Project: Type III Conditional Use Permit/Planned Unit Development, Subdivision Preliminary Plat, with Hearing for a new 34-lot subdivision 'Council Cove'
PDG No. 155-027

Date: 08/14/2025

RE: Revision to Preliminary Plat to Remove Tracts A & B

As discussed with Staff, concerns have been raised during the review of this application regarding long-term ownership and maintenance of proposed Tracts A and B, as identified in Figure 1 below. In response, the applicant wishes to remove these two tracts from the proposal. See Figure 2 below and Sheet P1.0 – Cover Sheet & Preliminary Plat, Revised 8/14/2025, attached.

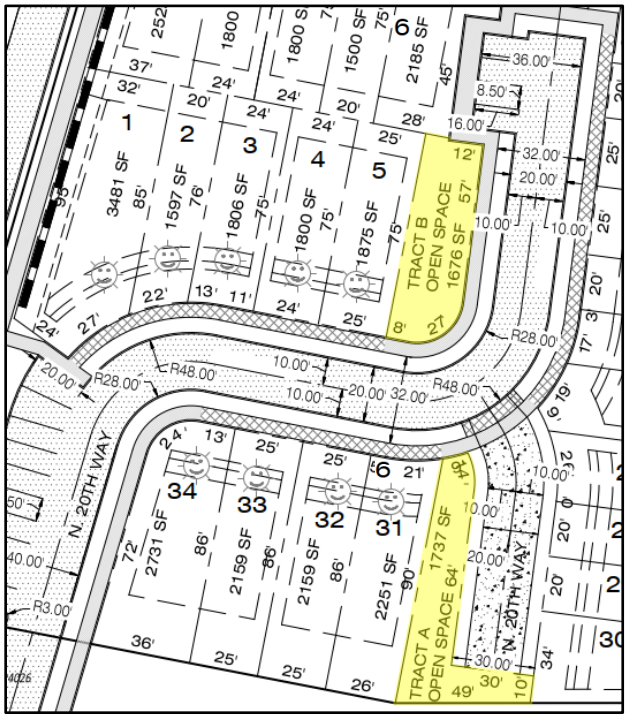


Figure 1 - Preliminary Plat with Tracts A & B

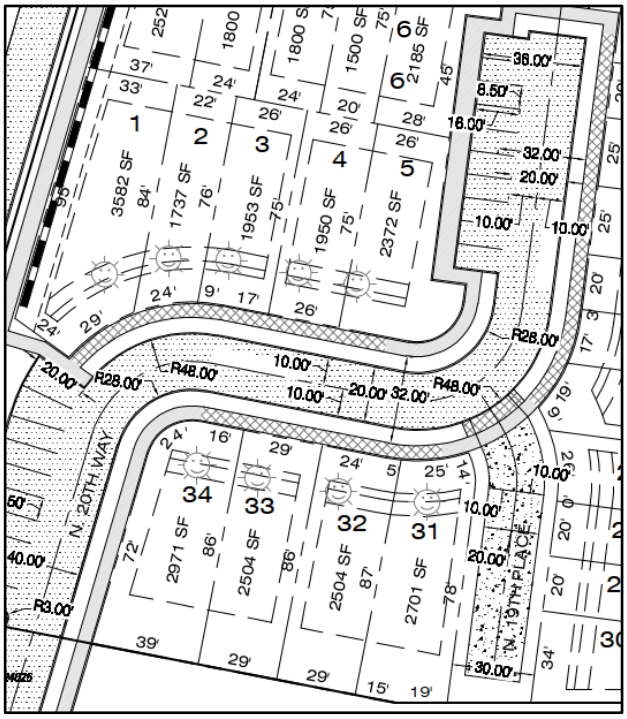


Figure 2 - Revised Preliminary Plat

The surplus developable area created through removal of Tracts A & B has been redistributed across the development. Tract A is primarily redistributed through the widening of Lots 31 through

34, while Tract B is redistributed through the addition of 6 parking stalls adjoining the 4 originally proposed adjacent to Lot 6, and widening of Lots 1 through 5. All impacted lots will increase in lot width and lot area.

Applicable Sections of the Cornelius Development and Zoning Code include the following:

18.35.060 Site Development Standards

…

A. Open Space. Within residential developments containing 20 or more lots or units there shall be, at least, 300 square feet of open recreational space per unit provided in common open space for multi-family development and/or 300 square feet of recreational space per unit provided in public open space for single-family development. Such space will be considered part of the required landscaping, but must be designed in a manner that affords residents usable open area, such as lawn, patios, etc. Delineated wetlands recognized by the Division of State Lands may apply 20 percent of their area located on the subject parcel(s) to the open space requirement. Calculate the total square footage of delineated wetland area on the subject parcel(s) and multiply it by 20 percent. Streets, access drives and parking lots shall not be considered open space. Open space must be a usable open recreational area, and may include a club house or indoor recreation facility. All outdoor area shall be landscaped and maintained by the owner, or a homeowners' association, according to the approved development plans, unless the open space is dedicated to and accepted by the city as a public park.

RESPONSE: The proposed Planned Unit Development is for 34 single-family townhome units. Therefore, required open space is 10,200 square feet (34 units x 300 sf = 10,200 sf). As described in the submitted written narrative for the application, the total open space provided within the development is 16,944 sf, not including approximately 5,780 square feet of open space within Tract C, which is located within the open space tract but is outside of the delineated natural resource area, wetlands, flood plain, and vegetated corridor area.

The removal of Tracts A and B results in a loss of open space of 1,737 sf and 1,636 sf, respectively. Using only the 16,944 sf of open space described above, and removing the area of Tracts A and B, results in a remaining open space area of no less than 13,571 sf (16,944 sf – 1,737 sf – 1,636 sf = 13,571 sf), which continues to exceed the 10,200 sf of open space required.

…

J. Parking and Loading Space.

1. Off-Street Parking.

…

b. Guest. Where on-street parking is prohibited on both sides of a street, guest parking shall be provided in off-street parking bays at the rate of one parking space for every three detached single-unit home sites along

the street section. Guest parking should be within 100 feet of the dwelling units being served.

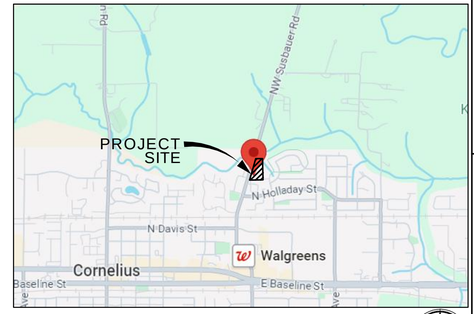
RESPONSE: The applicant originally proposed providing 16 head-in guest parking spaces within the N 20th Way right-of-way adjacent to proposed Lot 1 (10 spaces) and Lot 6 (4 spaces). This was equivalent to a parking ratio of 0.41 guest spaces per unit. However, it is noted that the provision of sufficient parking for residents and visitors within the proposed development was raised by surrounding residents as a concern during the neighborhood meeting for the proposal. Accordingly, with the removal of Tract B, the applicant proposes an additional 6 spaces adjacent to Lot 5, adding to the 4 spaces adjacent to Lot 6. This is equivalent to a parking ratio of 0.59 guest spaces per unit, which exceeds the required minimum of 0.33 guest spaces per unit.

COUNCIL COVE

A 34 LOT SUBDIVISION ON TAX LOT 00201, TAX MAP 1N334CA
934 N. 19TH AVENUE, CORNELIUS, WASHINGTON COUNTY, OREGON



PRELIMINARY PLAT
SCALE: 1" = 40'



VICINITY MAP
N.T.S.

APPLICANT

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9900 SW WILSHIRE STREET, SUITE 170
PORTLAND, OR 97225
PHONE: 503-969-8298
EMIAL: CALED@SAGEBUILTHOMES.COM
CONTACT: CALE DONEY

OWNERS

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CORNELIUS, OR 97113
PHONE: 503-997-6868
EMAIL: patty.trevor@frontier.com
CONTACT: PATTY TREVOR

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: MATT SPRAGUE

SITE INFORMATION

TAX MAP:	1N334CA
TAX LOTS:	201
SITE ADDRESS:	934 N. 19TH AVE., CORNELIUS, OREGON
SITE SIZE:	4.12 ACRES
ZONING:	A-2 (MULTI-UNIT RESIDENTIAL)

VERTICAL DATUM

BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 501

DESCRIPTION: BRASS DISC AT THE NORTHWEST CORNER OF SUSBAUER ROAD AND B.N. RAILROAD TRACKS INTERSECTION.

TRS: 1N3W34

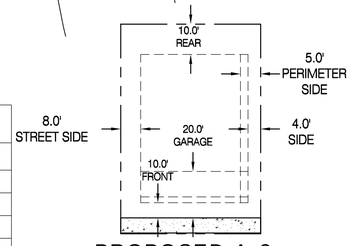
ELEVATION: 182.865' NGVD 29

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P1.0	COVER SHEET & PRELIMINARY PLAT
P2.0	EXISTING CONDITIONS & DEMOLITION PLAN
P3.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN
P4.0	PRELIMINARY GRADING SECTIONS
P5.0	PRELIMINARY STREETS PLAN
P6.0	TYPICAL STREET SECTIONS
P7.0	PRELIMINARY COMPOSITE UTILITY PLAN
P8.0	CIRCULATION AND AERIAL PLAN
L1.0	STREET TREE & WATER QUALITY PLANTING PLAN

SETBACKS (A-2)

	REQUIRED	PROPOSED
FRONT BUILDING	10 Ft	10 Ft
FRONT GARAGE	20 Ft	20 Ft
SIDE YARD	5 Ft	4 Ft
STREET SIDE YARD	10 Ft	8 Ft
PERIMETER SIDE YARD	N/A	5 Ft
REAR BUILDING	10FT + 5FT PER STORY	10 OR 15 FT



PROPOSED A-2 SETBACKS
NTS

SUN & WIND
SOLAR ACCESS AVAILABLE

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CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
CCB #180402 LIC. LANDSCAPE ARCHITECT
WWW.PD-GRP.COM

COVER SHEET & PRELIMINARY PLAT
REVISED 8/14/25
COUNCIL COVE
CITY OF CORNELIUS, OREGON

Designed by	GAM	Date	10/2024
Drawn by	RAS	Date	10/2024
Reviewed by		GAM	Date 10/2024
Project No.	155-027	REF:	
Horiz. Scale:			
Vert. Scale:			

By	Revision	Date	No.

Project COUNCIL COVE
No. 155-027
Type PLANNING
Sheet P1.0

B:\Projects\155-027\Planning\EXHIBITS\15527_P1.0covr-tract revisions.dwg 8/14/2025 1:34:44 PM

Outlook

Testimony

From Leslie Weisgerber <peteetchou@comcast.net>
Date Tue 2025-08-26 4:05 AM
To Community Development <community.development@corneliusor.gov>

Some people who received this message don't often get email from peteetchou@comcast.net. Learn why this is important

I am against this proposal.

I live in the cul-de-sac of N 21st Ave. One major problem I see is going to be parking. We already lost our turn lane into Council Creek Estates when they put in the street parking on N. 19th from Holladay northward. We already have overflow from 2 other neighborhoods into ours. This proposed development doesn't have enough extra parking, and from what I was told, they don't care because state law doesn't require it. So many homes are multi-generational these days, there will be a need for parking. There is no more room in Council Creek Estates for neighboring developments to overflow park. Come, drive through at 7pm on a weeknight.

N. 19th/Susbauer Rd is already dangerous enough without adding another dimension to it between Holladay & the city limits. All the street parking makes it very difficult to see when turning out from Holladay.

I'm confused by the map, how it looks like the road inside the development ends between lots 20 & 6 and 26 & 31. Could that be explained?

What will happen to our bioswale? You want to put a road through it. Shame on you! Many people in this neighborhood walk their dogs or run through this grassy area you want to pave. Not to mention all the wildlife. What will the ecological impact be? The runoff goes directly into Council Creek.

How much more will our city services be impacted? It seems like with 13 more multi use buildings going in around Fred Meyer that information would be important to know. People I have talked with are loathe to pay more taxes for these services.

A development here would be welcomed more if it didn't have such a negative impact on the surrounding neighbors. Instead it feels like an insult, squashing as many people as possible onto this small lot and saying "oh well". 34 units is far too many. Please do not approve this proposal as it is.

Leslie Weisgerber
937 N 21st Ave
Cornelius, Or 97113
Case file: CUP/PUD-01-25, SUB-01-25