City of Gresham
Residential Construction
Submittal Packet and Compliance

TO BE COMPLETED BY APPLICANT <u>PRIOR</u> TO SUBMITTAL

Applicant submits and affirms that:

1) All materials in this packet have been read and understood concerning how they relate to specific construction at site-specific address shown below.
2) Information submitted to scale, completely filled out and accurate as required by Code and the instructions in this packet.
3) Acceptance by City of Gresham of this submittal does not assure that it is complete or accurate.
4) If items are missing or submittal compliance requirements have not been met, applicant will be responsible to correct or supply required information, which may result in denial of submittal intake until requirements are met. This may cause delays in the processing of this construction submittal prior to approval and the insurance of required permits.
5) Complete requested information on **both** sides of this sheet.

Subdivision Name _____ Lot Number _____

Site Address _____

Applicant Name _____

Applicant Phone _____ Cell Phone _____

Applicant Email _____

Contractor Name _____

Contractor Phone _____ Cell Phone _____

I, the undersigned, as the responsible party for this application packet, have secured, reviewed and accepted the materials contained in the packet for residential construction, and affirm that it meets the submittal requirements for the Site Plan, Construction Drawings, Drainage Plan, Erosion Control Plan and signed Permit Application forms, and any additional materials required by the Conditions of Approval.

_____ _____
Printed Name Date

_____ _____
Signature Phone

TO BE COMPLETED BY APPLICANT PRIOR TO SUBMITTAL

The following list needs to be initialed by applicant indicating items have been properly completed and included in the packet for submission.

Applicant Initials	Items Enclosed in Packet
	Included are all documents or data indicating approvals, when applicable, for land use, septic system, testing or special district overlays.
	Submittal of two copies of Site Plan, Construction Drawings, Drainage Plan and Erosion Control Plan with required items indicated on plans. The City of Gresham Building Division does not accept reversed residential house plans with the exception of plans meeting all of the following: single story, under 4,000 SF and of "simple construction." "Mirror-image" reversed plans are NOT accepted under any circumstances.
	Submittal of two sets of truss details (current Oregon stamp) – No reversed truss details allowed; include layout and must match Construction Plans.
	Submittal of two sets of engineering documents (as required) – retaining walls, sheer walls or special conditions. One set – current Oregon wet-stamped / one set – photocopy.
	Completed checklist for • Site plan • Drainage plan • Erosion plan
	Completed checklist for Building Permit Application.
	Type of Residential Construction (check one) ☐ New Single-Family Construction ☐ Accessory Dwelling or Structure ☐ Addition to Single-Family Residence ☐ Interior Remodel of Single-Family Residence
	Fire Sprinkler Plans may be required based on fire flow verification.
	Building Permit signed.
	Mechanical Permit signed.
	Plumbing Permit, with required contractor signature or "Out To Bid".
	Electrical Permit, with required contractor signature or "Out To Bid".

City of Gresham/East Multnomah County
One- and Two-Family Dwelling
Building Permit Application Checklist
www.greshambuilding.com

1333 N.W. Eastman Parkway
Gresham, Oregon 97030
Phone: 503-618-2845
Fax: 503-618-2224

BOTH SIDES TO BE COMPLETED BY APPLICANT AND REVIEWED BY PERMIT STAFF AND PLANS EXAMINER

The following items are Required for Building Plan Review		YES	NO	N/A
Permit Staff Review				
1	Land use actions completed. See jurisdiction criteria for concurrent reviews. Is this in Multnomah County? Have County approvals been obtained?			
2	Zoning. Flood plain, solar balance points, seismic soils designation, historic district, safe neighborhood, location of trees and tree protection, etc. Required reports included.			
3	Verification of approved plat/lot. Conditions of Approval included.			
4	Septic system permit or authorization for remodel. Existing system capacity _____ Decommissioned _____			
5	Soils report. Must carry original applicable stamp and signature on file or with application.			
Plans Examiner Intake Review				
6	Foundation plan. Show dimensions, anchor bolts, any hold-downs and reinforcing pads, connection details, vent size and location.			
7	Floor plans. Show all dimensions, room identification, window size, location of smoke detectors, water heater, furnace, ventilation fans, plumbing fixtures, balconies and decks 30 inches above grade, etc.			
8	Cross section(s) and details. Show all framing member sizes and spacing such as floor beams, headers, joists, sub-floor, wall construction, roof construction. More than one cross section may be required to clearly portray construction. Show details of all wall and roof sheathing, roofing, roof slope, ceiling height, siding material, footings and foundation, stairs, fireplace construction, thermal insulation, etc.			
9	Elevation views. Provide elevations for new construction; minimum of two elevations for additions and remodels. Exterior elevations must reflect the actual grade if the change in grade is greater than 4-feet at building envelope. Full size sheet addendums showing foundation elevations with cross-references are acceptable.			
10*	Wall bracing (prescriptive path) and/or lateral analysis plans. Must indicate details and locations; for non-prescriptive path analysis provide specifications and calculations to engineering standards.			
11	Floor/roof framing plans are required for all floors/roof assemblies indicating member sizing, spacing and bearing locations. Show location of attic ventilation.			
12	Basement and retaining walls cross sections and details showing placement of rebar shall be provided. For engineered systems, see item 16, for "Engineer's Calculations".			
13*	Beam Calculations. Provide two sets of calculations using current code design values for all beams and multiple joists over 10-feet in length and/or any beams/joist carrying a non-uniform load.			
14*	Manufactured roof/floor truss design details.			
15	Energy Code Compliance. Identify the prescriptive path or provide calculations, heat source, appliance, fans, etc. A gas piping schematic is required for four or more appliances.			
16*	Engineer's calculations when required or provided (i.e., sheer wall, roof truss shall be stamped by an engineer or architect licensed in Oregon and shall be shown to be applicable to the project under review).			

		YES	NO	N/A
17*	Reversed Plans. The City of Gresham Building Division does not accept reversed residential house plans with the exception of plans meeting all of the following: single-story, under 4,000 SF and of "simple construction". "Mirror image" reversed plans are NOT accepted under any circumstances.			

* Visibly checked at intake.

To be completed by Plans Examiner at intake:

Construction Plans are:

Simple _____ Complex _____

Square Footage Verification:

Dwelling 1st Floor _____

2nd Floor _____

3rd Floor _____

Basement _____

Unfinished _____

Total Dwelling _____

Garage _____

Total Decks _____

Total Porch _____

Fire Sprinkler System (if included at submission):

Combo _____ Separate _____

Irrigation System/Backflow Preventer _____

Total # of Bathrooms _____

Single Duct Exhaust Fans _____

Total # of Bedrooms _____

Total # of Water Heaters _____

Gas _____ Electric _____

Gas Range or Cook Top _____

BBQ Outlet _____

Air Conditioning _____

Furnace Location Shown on Plans _____

To be completed by Permit staff at intake:

Impervious Area (SF) _____

DRUs _____

CET Valuation _____

Okay to Submit (Signature) _____ Date _____

Additional Information Needed to Submit: _____

_____

_____

Checklist must be completed before plans review start date. Minor changes or notes on submitted plans may be in blue or black ink. RED ink is reserved for staff use only.

City of Gresham/East Multnomah County
Checklist for Site Plan, Drainage Plan,
Tree Protection and Erosion Control Plan
www.greshamoregon.gov

1333 N.W. Eastman Parkway
Gresham, Oregon 97030
Phone: 503-618-2845
Fax: 503-618-2224

BOTH SIDES TO BE COMPLETED BY APPLICANT
AND REVIEWED BY PERMIT STAFF

The following standards or requirements apply to submittals for single-family residential construction with the City of Gresham. These are the responsibility of the applicant prior to actual intake by City staff. Read carefully. You may need to submit all three of these plans - site plan, drainage plan and erosion control plan.

Applicant is required to initial in the Applicant initials column below next to each item. Initialing indicates the applicant is assuring the City that the submittal information has been placed on plans as required. If an item does not apply to the site-specific submittal, place N/A in the column by that item.

Applicant Initials	Site Plan	Drainage Plan	Erosion Plan	Standards or Requirements	Staff Review
	✓	✓	✓	Submit two copies of plans clearly drawn on paper and to scale - minimum 8.5 x 11 inch with 1:20 scale.	*
	✓	✓	✓	Provide contact name and phone number on plans.	*
	✓	✓	✓	Provide North arrow, pointing toward edge of sheet, for orientation.	
	✓	✓	✓	Provide full address of property where construction is proposed.	*
	✓	✓	✓	Indicate lot number and subdivision name on plans.	*
	✓			Show all "Safe Neighborhood" design standards that apply to this property per attached checklist.	
	✓			Indicate if property is in-fill or flag lot on plans.	
	✓	✓		Show location and identification of all overlay districts and their boundaries on property.	
	✓	✓	✓	Show property lines and dimensions to scale, include square footage of property area.	*
	✓			Show location of sewer lateral connection at property line.	
	✓			Show location of water meter at property line.	*
	✓	✓		Show location of drywells, rain drain lines, French drains and rain drains.	
	✓	✓		Show location of all water wells and septic systems on property and their dimensions from property lines in feet and inches.	
	✓			Show and describe any projections into setbacks, especially side and rear.	
	✓	✓		Show footprint of all new construction with dimensions and location of all other structures on property and measured distances between structures.	*
	✓			Show minimum setbacks from all property lot lines in feet and inches.	
	✓			If corner lot, show "clear vision" area and boundaries.	
	✓	✓		Show all decks, with dimensions and height above grade indicated.	

Applicant Initials	Site Plan	Drainage Plan	Erosion Plan	Standards or Requirements	Staff Review
	✓			Show all abutting streets or right-of-ways, planter strips, sidewalks and curbs.	
	✓			Show all public or private easements or buffers, and their dimensions.	
	✓	✓	✓	Show and identify all regulated trees on site and within six feet of property lines. Trees must be identified by size (DBH), type and species. Label "To Remain" or "To Be Removed".	
	✓	✓	✓	Show Tree Protection Fencing, as per instructions in this packet.	
	✓	✓		Show location of proposed street trees (as required by the Master Street Plan).	
	✓	✓		Show curb elevation at street in front of property at a lot corner, set to "zero", and show + or - elevations of garage floor and main/first floor in feet and inches.	*
	✓	✓	✓	Show lot corner elevations, especially if irregular shaped lot, based on front property "zero" curb elevation and + or - for other corners in feet and inches.	*
	✓	✓	✓	If there is more than 4-feet elevation differential, show contour lines at 2-foot intervals.	
	✓		✓	Show location and dimension of driveway from entrance property lines to structures, including approach width.	
	✓		✓	Show location of driveway approach and any setbacks from property lines.	
	✓		✓	Show grade of driveway (15% uphill, 13% downhill).	
	✓	✓	✓	Show slopes on grade, not to exceed 2:1 on the cut and fill slopes, specifically when grade change is greater than 4 feet at building envelop.	*
	✓	✓	✓	Retaining walls must be shown. Permits and wet-stamped engineered drawings required if height is over 4 feet including footing, or if the wall supports additional loads.	*
		✓		Show flood elevations if within 10 horizontal feet of property line.	
		✓		Show direction of surface water flow on property, along with discharge into street or storm drain system. Coordinate this with the plat of property/subdivision in compliance with civil drawings.	*
			✓	Show details of erosion control plan, as per instructions in this packet.	*

* Visibly checked at intake session.

Permit Staff Initials _____

City of Gresham
Erosion Prevention
Sediment Control Requirements
Single-Family/Duplex Residential

TO BE KEPT BY APPLICANT

Overview

This chapter describes the requirements for preparing Erosion Prevention and Sediment Control Plans (Plans) for new single-family and duplex construction requiring a building permit.

Requirements

It is the responsibility of the permit holder to keep sediment on-site. Plans shall describe ways to minimize the discharge of pollutants in runoff from any construction activity, using erosion prevention, and sediment, runoff, and non-stormwater pollution control BMPs.

The City of Gresham does not require that a registered engineer prepare the Plan for single-family/duplex construction, unlike development projects over 20 acres in size.

The Plan designer shall incorporate information and observations obtained from the City, applicable resource agencies, and a site visit. In addition, the designer must identify potential erosion and sediment problems, develop design objectives, formulate and evaluate alternatives, select best erosion prevention measures, and develop a Plan.

The permit holder shall designate a person with erosion prevention and sediment control experience. The designated person, whether contractor or erosion and sediment control specialist, has a defined responsibility to prevent sediment from leaving the site. The designee must follow the Plan, or make approved revisions to the plan as necessary, and ensure that the site is stable. Although a permitted Plan may appear to have addressed all issues, the designer shall adapt the plan during implementation to ensure proper performance.

See Chapter 4 for required maintenance & inspection practices.

The Plan shall be submitted with the building permit application.

Minimum BMPs for Single-Family/Duplex Projects

Minimum BMPs for single family or duplex permitted projects are listed in Table 2.3.1. Minimum BMPs for all other development are listed in Table 3.4.1.

Note that wet season construction requires augmented protection measures. If planned dry season construction becomes delayed into the next wet season, the Plan must be revised to include at least the minimum wet season BMPs.

TABLE 2.3.1. MINIMUM BMPS FOR ALL SINGLE-FAMILY/DUPLEX PROJECTS

Best Management Practice[1]	Code[2]	Year Around	Wet Season[3]
Linear Barrier and Perimeter Control	SC-1 to SC-7, SC-12	✓	
Storm Drain Inlet Protection	SC-8	✓	
Construction Entrance/Exit Tracking Controls	NS-5/ SC-10	✓	
Non-Soil Stockpile Management	NS-9	✓	
Concrete Management	NS-14	✓	
Inspection and Maintenance	All	✓	
Soil Stockpile Management	EP-22	✓	
Temporary Seeding and Planting/ Permanent Seeding and Planting	EP-5/ EP-6	✓	✓
Slope Breaks for Steep Slopes	SC-5 to SC-7, RC-4	✓	✓

[1] See also Appendix E: Costs and Suppliers for additional information. BMPs not included in this *Manual* may be submitted to the City for consideration.
[2] Codes correspond to BMP details in Chapters 5 and 6 of this *Manual*.
[3] Additional measures required from October 1 to May 31.

Table 2.4.1 SITE PLAN CHECKLIST

Site plan must include the following:

- ☐ Provide the name and phone number of the person(s) responsible for erosion prevention and sediment control on site.
- ☐ Site contours and/or drainage patterns found on the site—identify any slope greater than 5%.
- ☐ Location and maintenance schedule of erosion prevention and sediment control measures to be used on site. Including but not limited to:
  - o Gravel construction entrance
  - o Sediment barrier: downslope side of the site along contours
  - o Stormdrain inlet protection
- ☐ Necessary tree information and requirements.
- ☐ Between October 1 and May 31 notes describing additional wet weather BMPs to be utilized and ground cover.

Questions?

For questions regarding erosion prevention and sediment control requirements, please call 503-618-2578 or 503-618-2405.

Tree Standards
Single-Family/Duplex Residential

TO BE KEPT BY APPLICANT

Maintaining and expanding the tree inventory holds multiple benefits for the City of Gresham. The retention of trees and wooded areas, and the establishment of street trees, adds to the livability of the community by enhancing its aesthetic beauty, minimizing surface water and groundwater run-off and diversion, filtering noise and air pollution, and promoting soil stability. Because uncontrolled cutting or destruction of trees within the city decreases the community's livability, it is in the public interest to control the cutting of trees, and to protect trees from damage.

Tree Removal – New Single-Family Dwelling, Addition or Improvement
Regulated trees located within 10 feet of the outer edge of the outline of a proposed single-family residence or related site improvements may be removed without a separate or additional development permit **after** issuance of the building permit for the proposed residence. ***Any such removal requires written verification by the City stating no tree removal permit is required.***

Tree Protection – Tree protection is required *prior* to any grubbing, clearing, grading, parking, preparation or storage of materials or machinery, or other construction activity on the site.

- Tree protection is <u>required</u> *for regulated all trees on site and on adjacent property* (within 6 feet of the property line) that have a diameter of eight inches or greater. These trees are not permitted to be removed (see above). The City recommends using tree protection for all trees on site that will be retained regardless of size.
- When trees are to be protected the approved tree protection plan is required to be retained with the building plans on site. Tree protection will be enforced during all construction activities on the site.

There are two options for providing tree protection:

Option 1. A tree protection plan recommended by a qualified arborist.

OR

Option 2. Temporary fencing should be installed at the perimeter of the dripline. The dripline radius is typically measured at approximately one foot away from the trunk of the tree for each inch of tree diameter (aka 1 foot per 1 inch DBH).

Temporary fencing is typically 4 ft orange construction fencing with metal posts. Job sites with violations of the fencing standards will be required to re-fence the job site with 6 ft high gauge metal chain link fencing.

**** Graphics of these options are located on the following page.***

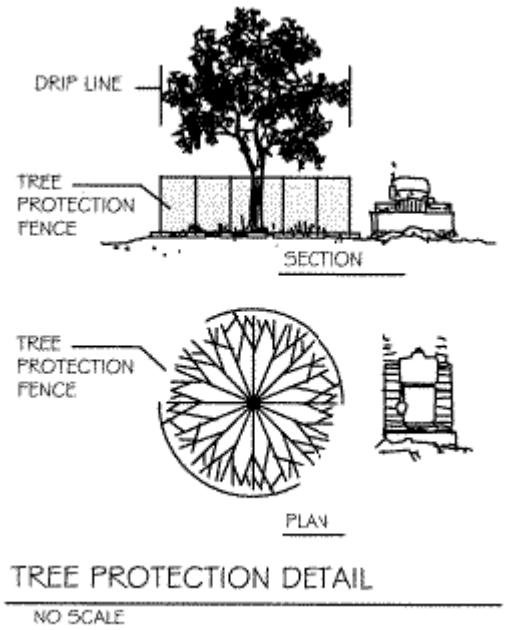
Street Trees – Trees located in the public right of way (also known as the parking strip or planter strip) are public property may not be removed without approval from the City through a Type I Land Use Review. Unauthorized removal of street trees requires replacement with trees of comparable value and size (up to 6-inch caliper) in addition to any other penalties.

Facts About Trees

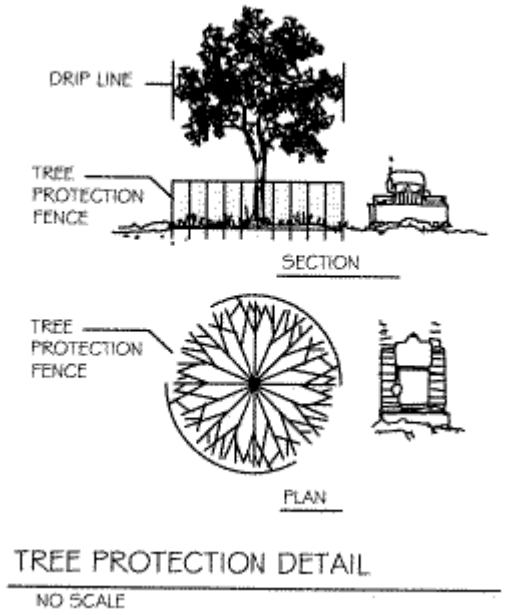
- Shade from trees can cool buildings up to 20 degrees in the summer.
- The leaves of a mature tree intercept an average of 760 gallons of rainfall a year. Each tree that lives about 40 years saves $10 a year in reduced water flow treatment and control in the Portland metro area.
- A tree's value increases with each passing year. Trees increase home property values seven to 21 percent, depending on the number and size of the trees.
- Trees provide several personal and community benefits such as provide privacy, screen objectionable views, emphasize views, reduce glare and reflection, and can reduce noise pollution by acting as sound barriers.

Recommended Tree Protection

Option 1:



Option 2:



Please visit www.ci.gresham.or.us/doclibrary for a list of Recommended Street Trees or visit www.askgresham.com and search for "street trees".

Did you remember to:

- Indicate the Right of Way information: dimensions and visual of sidewalks, planter strip, curbs.
- Indicate trees to be retained or removed. For example: "24 inch Douglas Fir, Pseudotsuga menziesii; "Tree to be saved".
- Indicate tree protection and state method used. For example: "4-foot orange construction fencing".
- Include a notation listing the size, quantity, species and type (scientific and common name) at time of planting if new planting. For example: "three Paperbark Maple, Acer griseum. Minimum 1-¾ inches at time of planting".

Questions regarding tree removal and tree protection?

Please call the Planner on Duty at 503-618-2780.

City of Gresham
Site Plan Safe Neighborhood
Design Standards Checklist

TO BE COMPLETED BY APPLICANT <u>PRIOR</u> TO SUBMITTAL

Contact the Permit Center to determine if your specific lot requires "Safe Neighborhood" design standards. Most all subdivisions and partitions built since July 1992 require these standards. Some lots may be exempt from them for specific reasons. You must check individual lot criteria to know for sure.

Permit Center staff can be reached by calling 503-618-2845.

If these standards apply, then you will be required to indicate that these requirements have been met on the Site Plan and Construction Drawings for this residential application. If no Safe Neighborhood design standards apply to this lot, then the standards do not have to be met.

- ☐ No Safe Neighborhood design standards apply to this lot.

Standards (check all those being used in plans)

Front Door Orientation

- ☐ Front door must be oriented toward street of address.

75% of street frontage must be visible from (one of the following):

- ☐ The front door
- ☐ A facing ground floor window (does not include garage door or windows)
- ☐ A facing 2nd story window, minimum 4'x4' placed no higher than 3'6" from floor to bottom of window sill

Walkway from front door to public sidewalk (one of the following):

- ☐ Separate walkway, minimum width of 36" and of hard surface
- ☐ Combined walkway, minimum width of 36" and of hard surface, adjacent to driveway, combined at edge of driveway, as measured from edge of garage door closest to the front door

Street Surveillance Options (one of the following):

- ☐ 40-square feet of covered hard surface entry area at the front door
- ☐ 30-square feet of second story, covered or open porch, balcony or deck, placed in front of the dwelling
- ☐ The front of the dwelling, not including garage or covered entry, has maximum setback of 16-feet or more
- ☐ The front of the garage is flush with the front of the dwelling or is recessed back from the front of the dwelling

Fencing Options

- ☐ Maximum fence height in front yard setback area is 4-feet.
- ☐ Maximum fencing height along alley or rear property line is 6-feet. Sight-obscuring fencing maximum height is 4-feet. Between 4 and 6 feet high fencing shall have at least 40% open spacing.

Please note: This handout is excerpted from the Development Code as an overview of information. See full text of Code in determining all conditions for infill and related standards.

4.0139 Residential Infill Standards for LDR and TLDR

(A) Purpose. The infill lot standards are intended to provide safe, connected neighborhoods at a compatible scale supported by public street systems and to establishing special height, bulk and setback requirements.

(B) Standards for Infill Development.

The following standards apply to infill development. Infill development for the purposes of this section shall include new residential development which is on Infill Lots or Parcels as defined in Section C, below.

In addition, the Manager may require compliance with these standards by future development as a condition of approval for any land division which abuts existing single family residential development and which requires an adjustment or variance pursuant to 10.1500. When required, findings must support compliance with infill standards as a condition of approval in order to help preserve the character of existing residential neighborhoods.

(1) Residential Floor Area Ratio (FAR). In order to preserve the residential character of existing neighborhoods and limit the mass of residential buildings in relation to the lot area, the following floor area standards are established:

(a) Residential Building Size Standard. The floor area on any lot proposed for residential development shall not exceed the following (see Figure A12.002, Appendix 12.000):

Lots with less than 4,000 square feet of effective lot area – 60 percent of the effective lot area.

Lots with 4,000 to 8,000 square feet of effective lot area – 2,000 square feet plus 10 percent of the effective lot area.

Lots with greater than 8,000 square feet of effective lot area – this standard does not apply.

(b) For the purposes of this section, "floor area" does not include unenclosed areas such as decks or porches and up to 500 square feet of garage space.

(c) Effective Lot Area. As used in Section 4.0139, "effective lot area" is the gross horizontal area of a lot minus any portion of the lot encumbered by an access easement, including the pole of a flag lot (see Figure A12.003, Appendix 12.000).

(2) Front Yard Setback for Flag Lots.

(a) Temporary Flag Lots. Where a future street is identified abutting the parcel, the front yard setback shall be on the future street side.

(b) Permanent Flag Lots. Applicant may choose the front yard for a permanent flag lot.

(3) Building Height Setback (Rear and Side Yards). To provide compatible building scale and privacy between developments, taller buildings shall set back further to create a building height transition to neighboring residence(s). (See Figure A12.005, Appendix 12.000).

(a) This standard applies to new infill development over 20 feet in height.

(b) For every foot of height over 20 feet, an additional six (6) inches of setback shall be added to the standard rear and/or side yard setback required by Table 4.0130 E. The additional setback(s) shall only be required along those property lines that are shared with existing or planned single family residence(s).

(c) Porches, bay windows and decks may intrude into the required additional setbacks provided they are less than 20 feet in height.

(4) Residential Infill Design Guidelines. The City shall prepare residential infill design guidelines, which address building compatibility and privacy concerns, and shall encourage applicants to apply these design guidelines to proposed infill development.

(C) Infill Lots and Parcels.

(1) Definition. Infill Lots and Parcels are those existing or proposed lots or parcels in LDR or TLDR that are non-standard. A non-standard residential lot or parcel is one which either does not meet the standard lot depth, width, size or frontage requirements for the district.

(2) In addition to the other requirements of the Development Code, the creation of new infill lots and parcels shall be subject to the standards below:

(a) Flag Lot Standards:

Flag lots shall require a Type II Adjustment pursuant to Section 10.1520, Reduction in Minimum Street Frontage. In addition, the following standards and criteria shall apply:

(1) Permanent flag lots may be created only when mid-block streets or alleys cannot be extended to serve future development. Implementation of a Future Street Plan, pursuant to Section 9.0700, identifying mid-block streets shall be required whenever practicable as an alternative to approving a permanent flag lot (see Figure A12.006, Appendix 12.000).

For the purposes of this section "whenever practicable" shall mean other than as prevented by a topographic or natural feature, a transportation or public facility (e.g., an existing roadway, rail line, or school), or other feature of a fixed nature. Existing dwellings, other than those on the Gresham Historic and Cultural Overlay District or National Register, existing lot patterns, and financial inability or lack of willing participants shall not preclude a Future Street Plan if future redevelopment and lot consolidation is possible.

(2) Interim flag lots may be allowed in conjunction with an approved Future Street Plan in order to allow infill development to occur prior to construction of the future street.

(3) A flag lot driveway (i.e., flag pole) may serve no more than two (2) flag lots. A drive serving more than one lot shall have a reciprocal access and maintenance easement recorded for all lots. No fence, structure or other obstacle shall be placed within the drive area (see Figure A12.001, Appendix 12.000).

(4) Driveway width. All driveways serving flag lots shall have a minimum travel lane width of 12 feet and a minimum planter strip width of 3 feet. The planter strip shall be located between the pole portion of the flag lot and the neighboring parcel(s) and shall extend the length of the driveway (See Figure A12.001, Appendix 12.000). The maximum width is 20 feet, except as required by the Uniform Fire Code.

(5) Maximum driveway length. The maximum driveway length is subject to requirements of the Uniform Fire Code and shall not exceed 150 feet.

(6) Density. Flag poles or flag pole easements shall be considered not buildable and shall not be included in average lot size calculations. Density shall be based on effective lot area. (See Figure A12.003, Appendix 12.000).

(7) Additional Requirements for Interim Flag Lots.

(a) Interim flag lots shall have standard street frontage onto the proposed future street and shall take access from the future street upon its completion.

(b) If an interim flag pole is not part of a planned future street, then it shall be provided via an easement and said easement shall revert to the property owner upon completion of the planned future street.

(c) Future street plans. Building placement and alignment of shared drives shall be designed so that future street connections can be made as surrounding properties develop.

(d) Future Street Dedication, Improvement and Non-remonstrance Agreements. The applicant/owner may be required to dedicate right-of-way to support a future street plan. The dedication shall be so indicated on the face of the subdivision or partition plat. Pursuant to Section A5.408, street improvements shall be made consistent with public works standards and subject to the requirements of the Uniform Fire Code. An improvement agreement or non-remonstrance agreement may be required to ensure future improvements or participation in a Local Improvement District.

4.0140 Large Lot Subdivision Option for Low Density Residential (LDR)

(A) This subsection is intended to provide for a greater range of housing choices in the city by making available as an option to property owners/applicants the opportunity to create a subdivision that has an average lot size within the 8,000 sq. ft. to 14,000 sq. ft. range. Large lot subdivisions are not required to comply with the minimum density standard of the LDR district nor the Perimeter Lot Size Compatibility Standard of Section 6.0212. They shall be processed in the same manner as other subdivisions and subject to the applicable land division requirements of the development code. Lots created using the Large Lot Subdivision Option are not eligible for further land division.

(B) Standards for large lot subdivisions. The following standards apply to large lot subdivisions:

(1) A large lot subdivision must have an average lot size of at least 8,000 square feet and less than 14,000 square feet.

(2) The minimum lot size in a large lot subdivision shall be 8,000 square feet.

(3) Large lot subdivisions are restricted to detached single-family dwellings.

(4) Minimum lot dimensions/yard setbacks:

Minimum lot dimensions:

Lot width at building line (interior and corner lots):	50 feet
Lot depth (interior and corner lots):	100 feet

Minimum front yard setback:

All structures:	20 feet

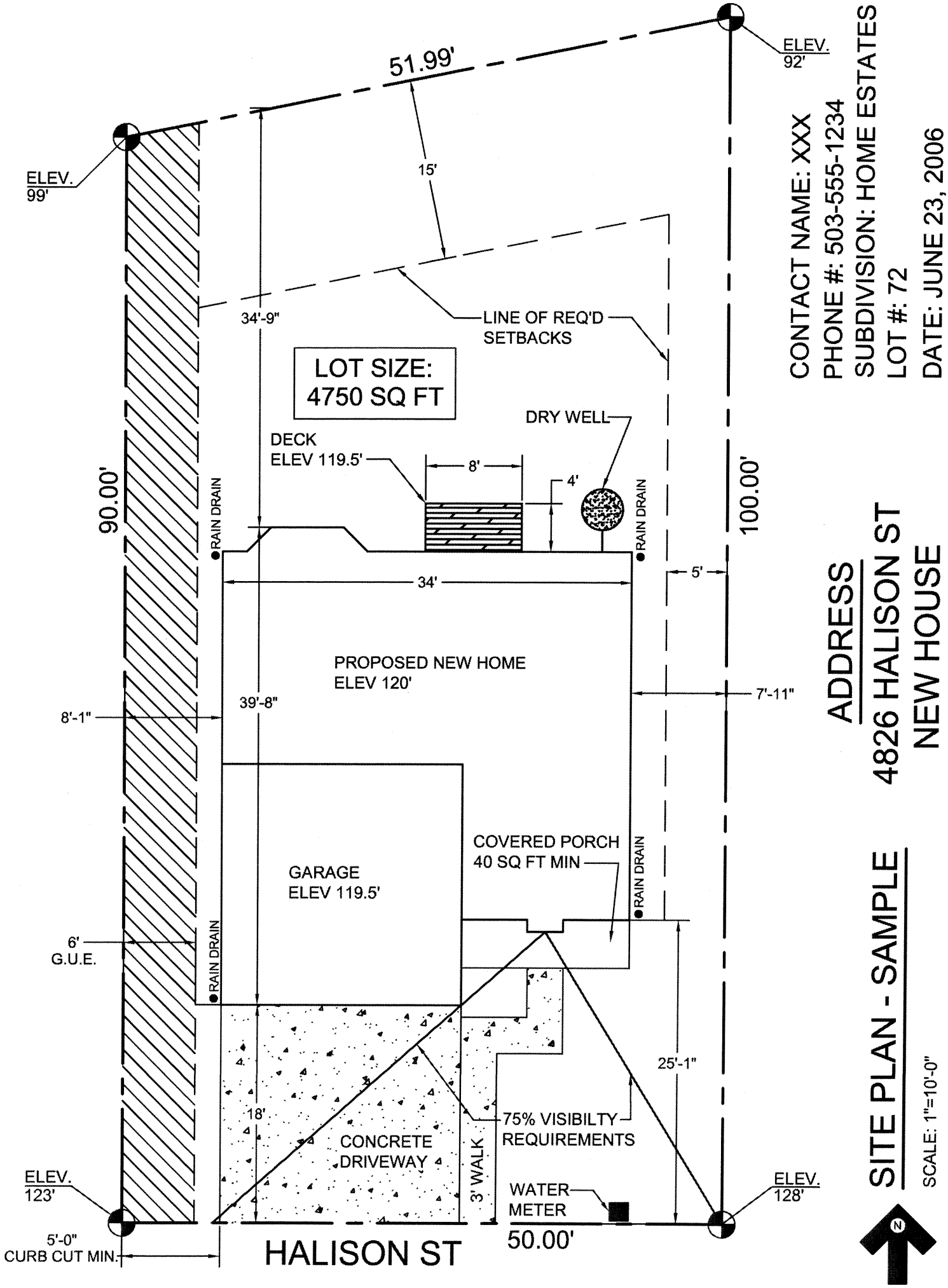
Minimum side yard setbacks:

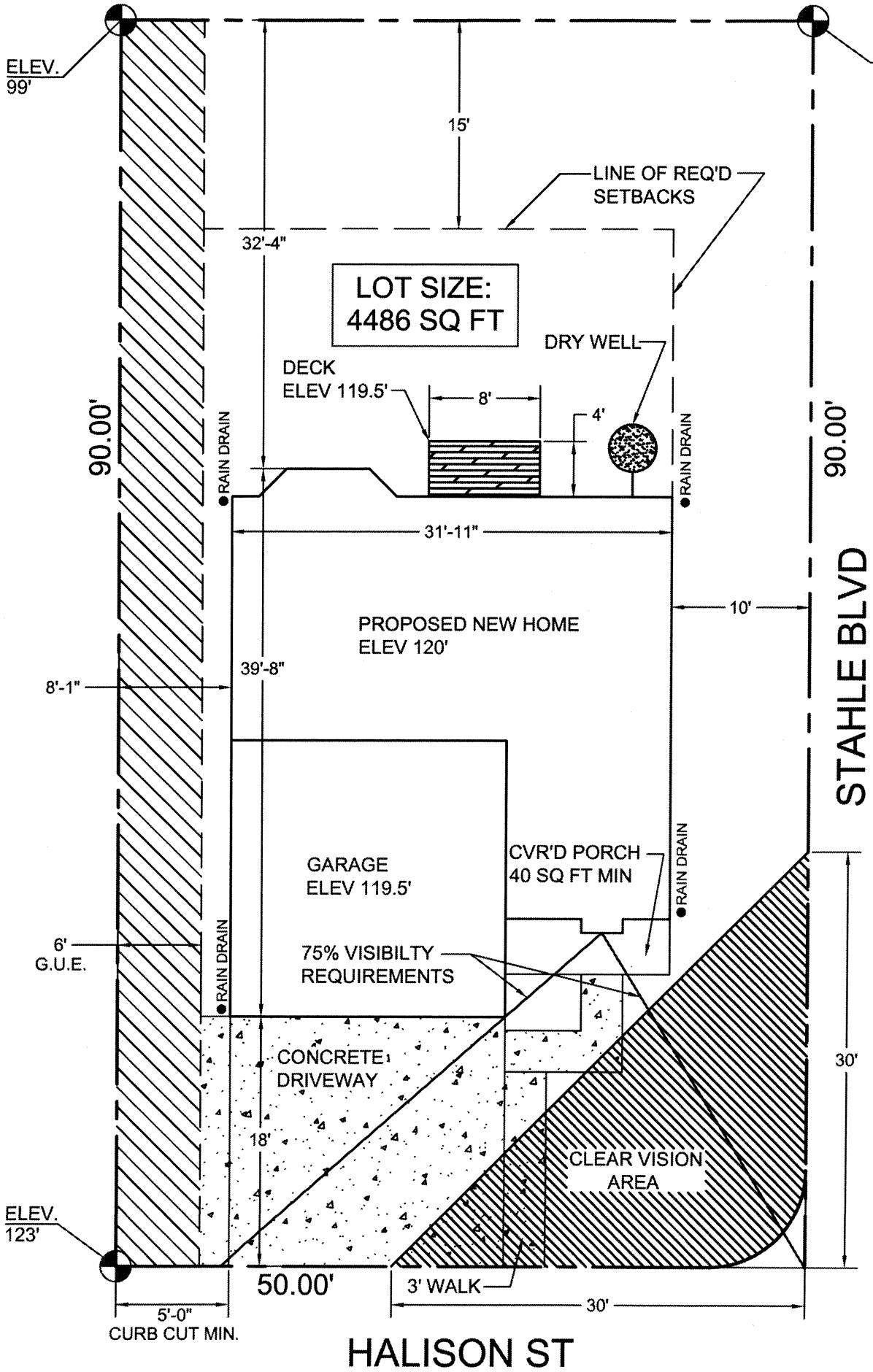
Interior side:	7.5 feet
Street side wall:	15 feet
Street side porch:	9 feet
Street side garage access:	18 feet

Minimum rear yard setbacks:

Rear (no alley):	25 feet
Rear (with alley):	9 feet

(5) Unless otherwise noted above, all other LDR standards and requirements apply to large lot subdivisions.


51.99'
ELEV. 92'
ELEV. 99'
15'
34'-9"
LINE OF REQ'D SETBACKS
LOT SIZE: 4750 SQ FT
DRY WELL
DECK ELEV 119.5'
8'
4'
90.00'
100.00'
RAIN DRAIN
RAIN DRAIN
RAIN DRAIN
RAIN DRAIN
34'
5'
PROPOSED NEW HOME ELEV 120'
39'-8"
7'-11"
8'-1"
COVERED PORCH 40 SQ FT MIN
GARAGE ELEV 119.5'
6' G.U.E.
25'-1"
18'
75% VISIBILTY REQUIREMENTS
CONCRETE DRIVEWAY
3' WALK
WATER METER
ELEV. 123'
ELEV. 128'
5'-0" CURB CUT MIN.
HALISON ST
50.00'
CONTACT NAME: XXX
PHONE #: 503-555-1234
SUBDIVISION: HOME ESTATES
LOT #: 72
DATE: JUNE 23, 2006
ADDRESS
4826 HALISON ST
NEW HOUSE
SITE PLAN - SAMPLE
SCALE: 1"=10'-0"
N

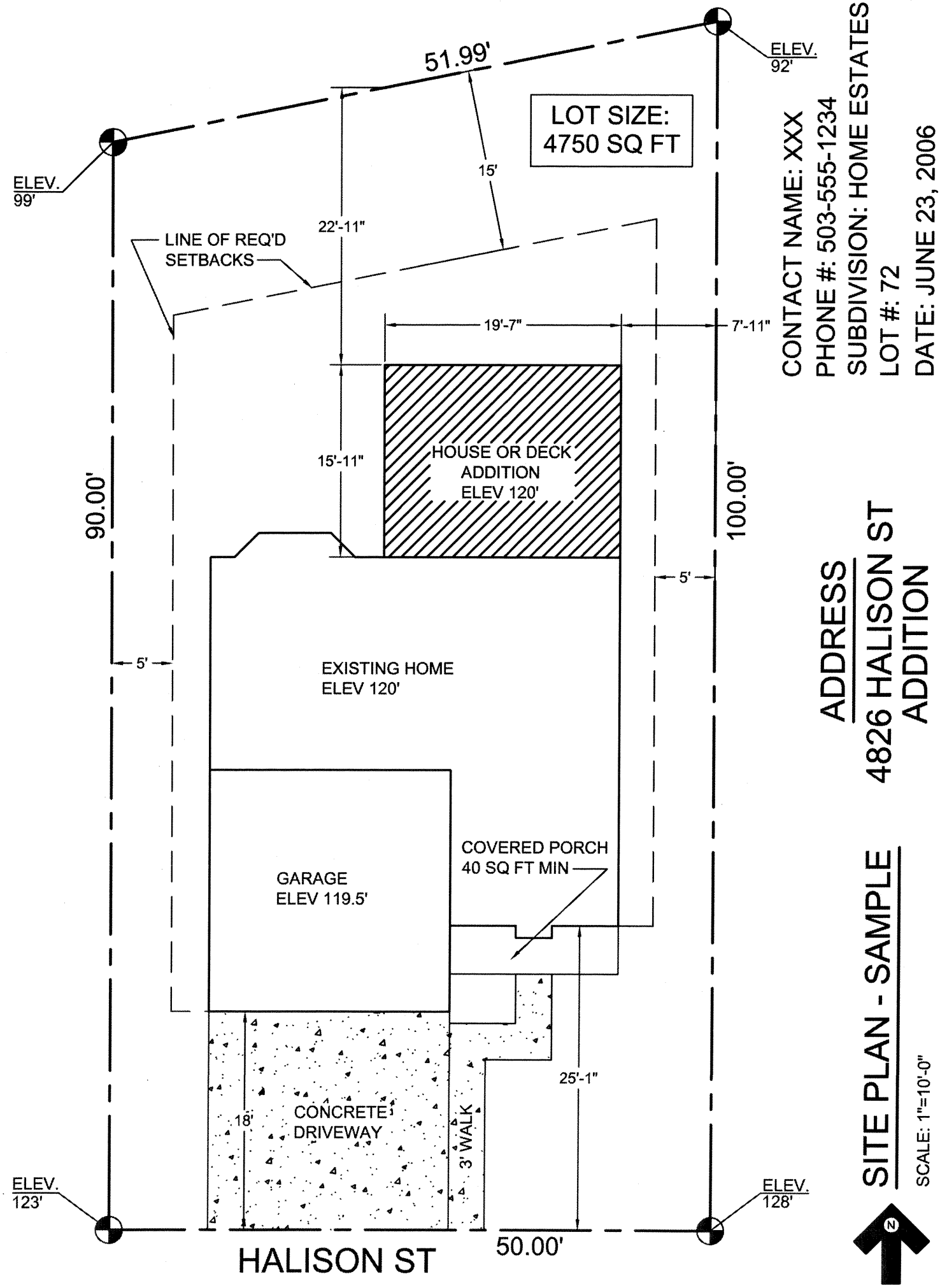


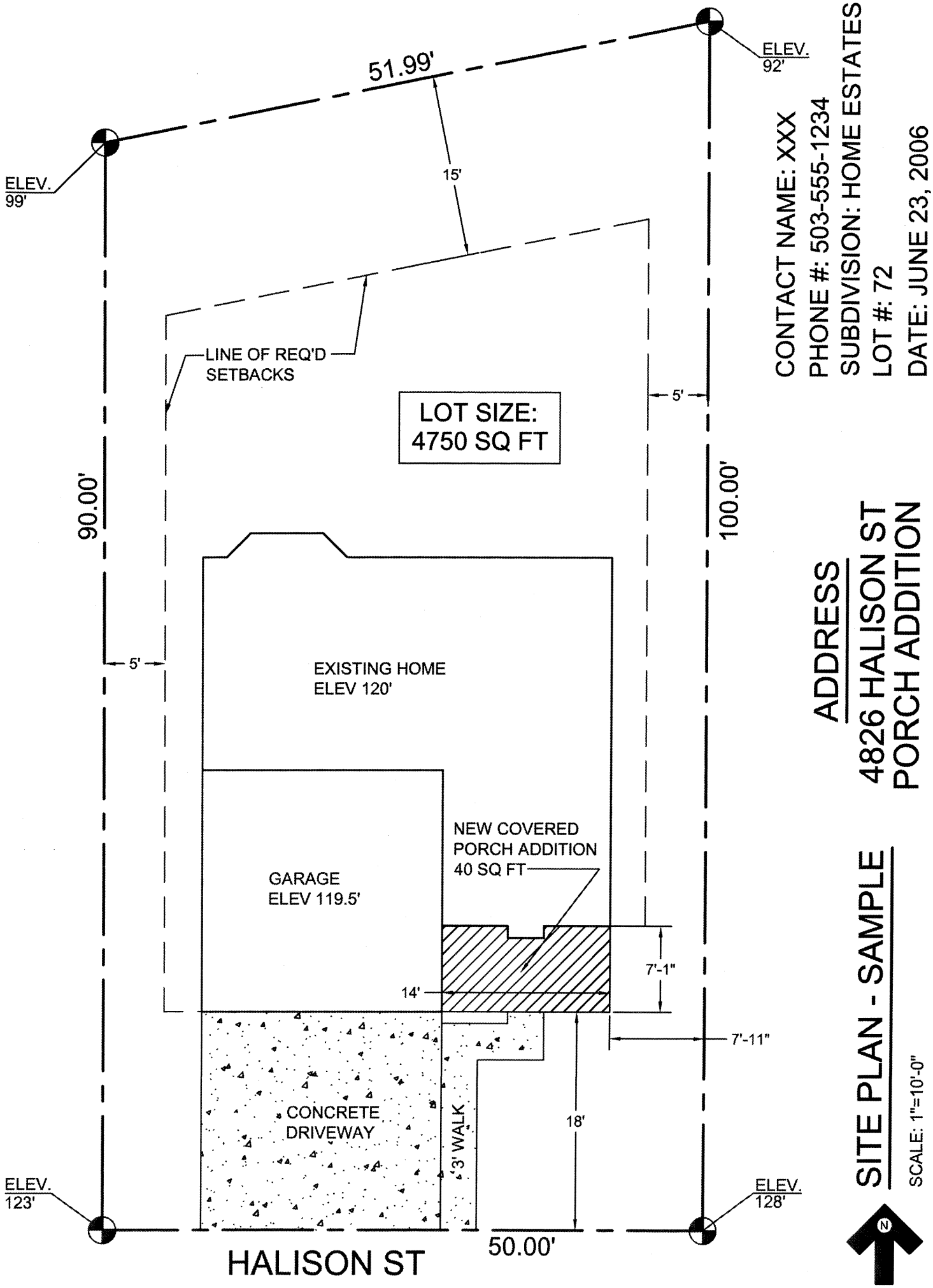
CONTACT NAME: XXX
PHONE #: 503-555-1234
SUBDIVISION: HOME ESTATES
LOT #: 72
DATE: JUNE 23, 2006

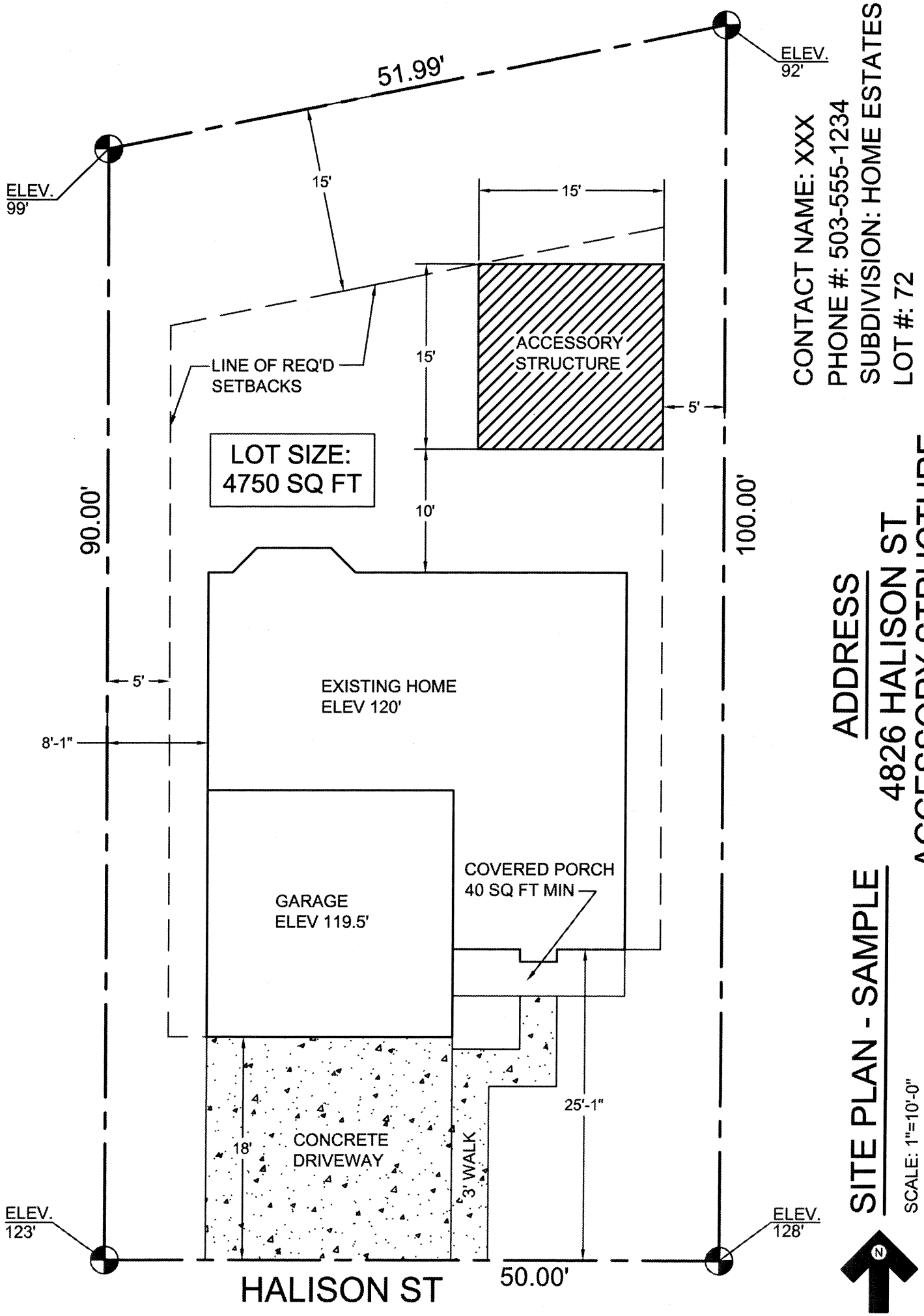
ADDRESS
4826 HALISON ST
NEW HOUSE - CORNER LOT

SITE PLAN - SAMPLE

SCALE: 1"=10'-0"


51.99'
ELEV. 92'
ELEV. 99'
LOT SIZE: 4750 SQ FT
15'
22'-11"
LINE OF REQ'D SETBACKS
19'-7"
7'-11"
15'-11"
HOUSE OR DECK ADDITION ELEV 120'
90.00'
100.00'
5'
5'
EXISTING HOME ELEV 120'
GARAGE ELEV 119.5'
COVERED PORCH 40 SQ FT MIN
25'-1"
18'
CONCRETE DRIVEWAY
3' WALK
ELEV. 123'
ELEV. 128'
50.00'
HALISON ST
CONTACT NAME: XXX
PHONE #: 503-555-1234
SUBDIVISION: HOME ESTATES
LOT #: 72
DATE: JUNE 23, 2006
ADDRESS
4826 HALISON ST
ADDITION
SITE PLAN - SAMPLE
SCALE: 1"=10'-0"
N


51.99'
ELEV. 92'
ELEV. 99'
15'
LINE OF REQ'D SETBACKS
5'
LOT SIZE: 4750 SQ FT
90.00'
100.00'
5'
EXISTING HOME ELEV 120'
NEW COVERED PORCH ADDITION 40 SQ FT
GARAGE ELEV 119.5'
7'-1"
14'
7'-11"
CONCRETE DRIVEWAY
3' WALK
18'
ELEV. 123'
ELEV. 128'
50.00'
HALISON ST
CONTACT NAME: XXX
PHONE #: 503-555-1234
SUBDIVISION: HOME ESTATES
LOT #: 72
DATE: JUNE 23, 2006
ADDRESS
4826 HALISON ST
PORCH ADDITION
SITE PLAN - SAMPLE
SCALE: 1"=10'-0"
N

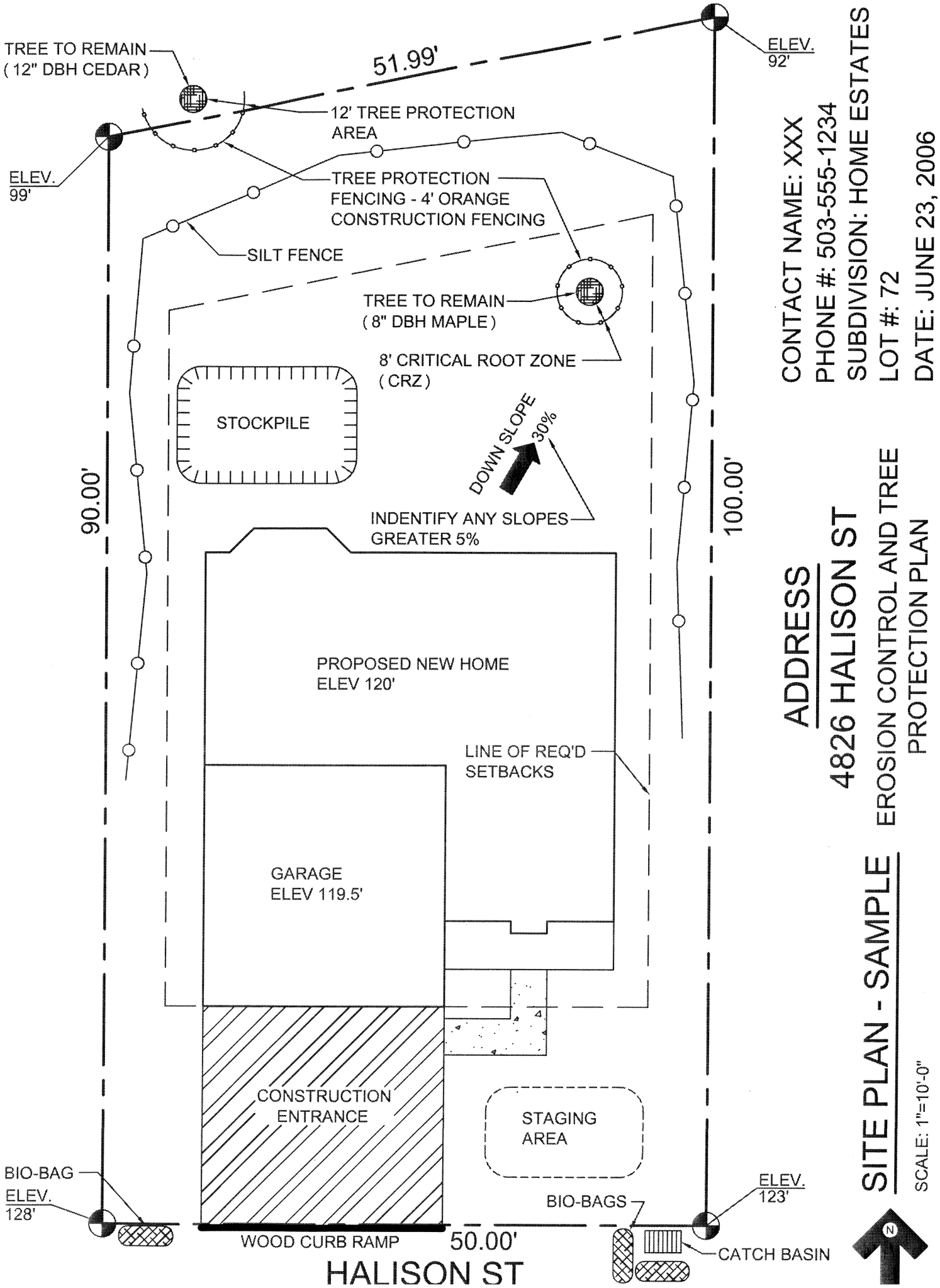


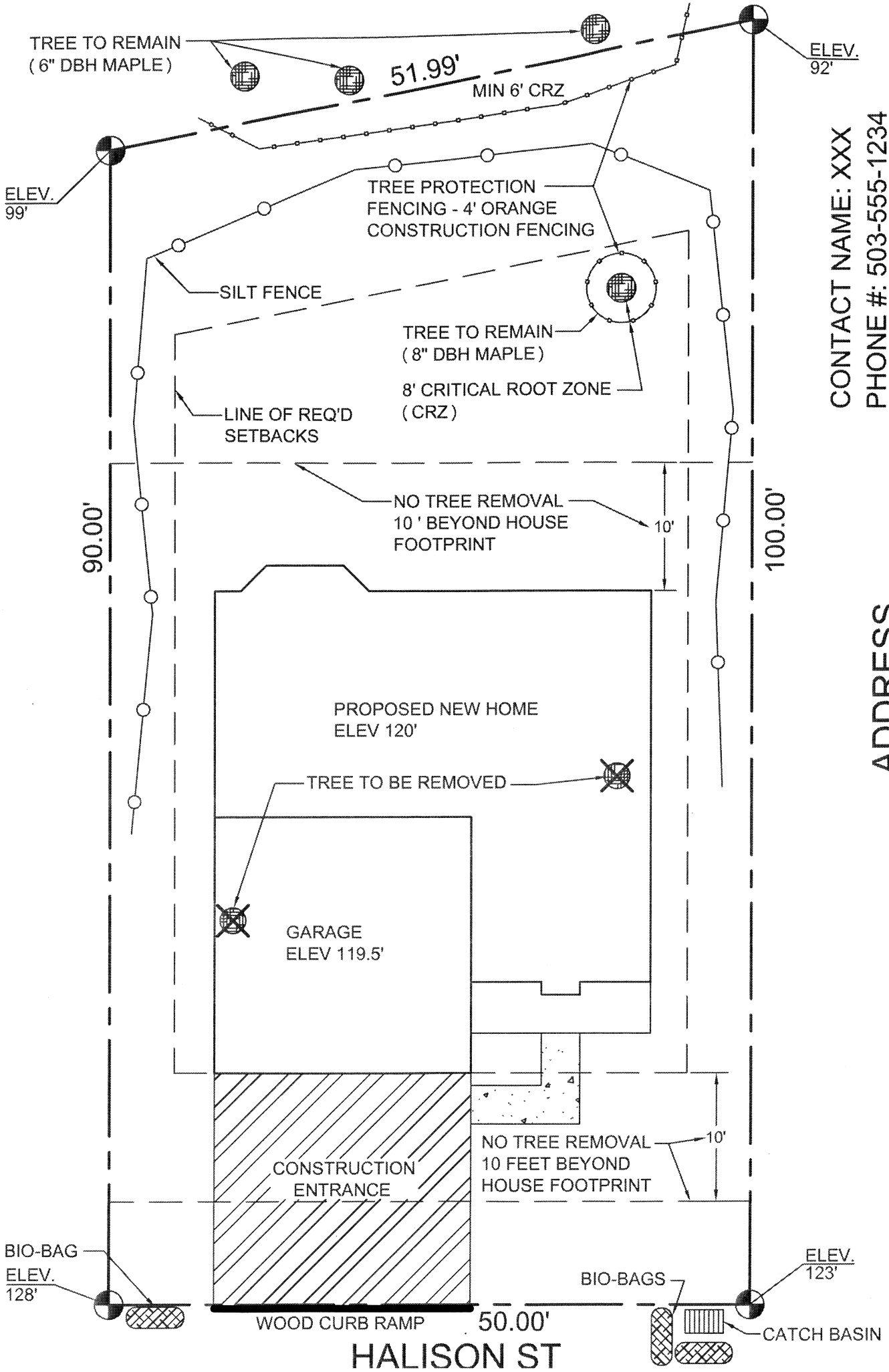
CONTACT NAME: XXX
PHONE #: 503-555-1234
SUBDIVISION: HOME ESTATES
LOT #: 72
DATE: JUNE 23, 2006

ADDRESS
4826 HALISON ST
ACCESSORY STRUCTURE

SITE PLAN - SAMPLE

SCALE: 1"=10'-0"


TREE TO REMAIN
(12" DBH CEDAR)
51.99'
ELEV.
92'
12' TREE PROTECTION
AREA
ELEV.
99'
TREE PROTECTION
FENCING - 4' ORANGE
CONSTRUCTION FENCING
SILT FENCE
TREE TO REMAIN
(8" DBH MAPLE)
8' CRITICAL ROOT ZONE
(CRZ)
STOCKPILE
DOWN SLOPE
30%
INDENTIFY ANY SLOPES
GREATER 5%
90.00'
100.00'
PROPOSED NEW HOME
ELEV 120'
LINE OF REQ'D
SETBACKS
GARAGE
ELEV 119.5'
CONSTRUCTION
ENTRANCE
STAGING
AREA
BIO-BAG
ELEV.
128'
BIO-BAGS
ELEV.
123'
WOOD CURB RAMP
50.00'
CATCH BASIN
HALISON ST
CONTACT NAME: XXX
PHONE #: 503-555-1234
SUBDIVISION: HOME ESTATES
LOT #: 72
DATE: JUNE 23, 2006
ADDRESS
4826 HALISON ST
EROSION CONTROL AND TREE
PROTECTION PLAN
SITE PLAN - SAMPLE
SCALE: 1"=10'-0"
N

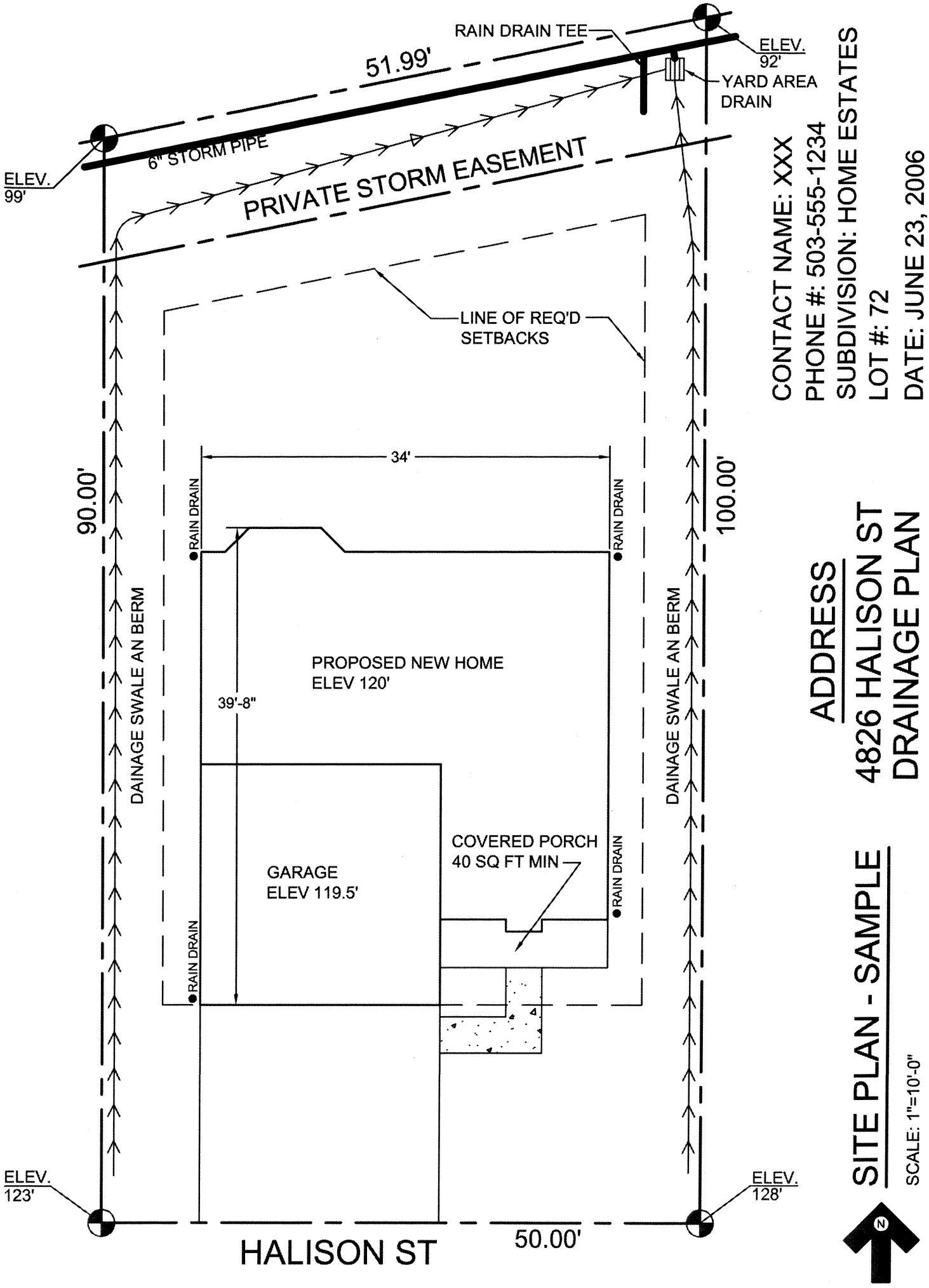


CONTACT NAME: XXX
PHONE #: 503-555-1234
SUBDIVISION: HOME ESTATES
LOT #: 72
DATE: JUNE 23, 2006

ADDRESS
4826 HALISON ST
TREE PROTECTION PLAN

SITE PLAN - SAMPLE

SCALE: 1"=10'-0"


RAIN DRAIN TEE
ELEV. 92'
51.99'
YARD AREA DRAIN
6" STORM PIPE
PRIVATE STORM EASEMENT
ELEV. 99'
LINE OF REQ'D SETBACKS
34'
90.00'
100.00'
RAIN DRAIN
RAIN DRAIN
DAINAGE SWALE AN BERM
DAINAGE SWALE AN BERM
PROPOSED NEW HOME
ELEV 120'
39'-8"
COVERED PORCH
40 SQ FT MIN
GARAGE
ELEV 119.5'
RAIN DRAIN
RAIN DRAIN
ELEV. 123'
ELEV. 128'
HALISON ST
50.00'
CONTACT NAME: XXX
PHONE #: 503-555-1234
SUBDIVISION: HOME ESTATES
LOT #: 72
DATE: JUNE 23, 2006
ADDRESS
4826 HALISON ST
DRAINAGE PLAN
SITE PLAN - SAMPLE
SCALE: 1"=10'-0"
N