# 5.0202 – Definition and Applicability

| *Percent of Site Affected by the Hillside Overlay* | | Approximately percent of the site, or  square feet ( acres), lies within a hillside physical constraint overlay district. |
| --- | --- | --- |
| *Is a signed and dated Soils and Geology Report included in the application packet?* | |  |
| *Specify the Name, Company Name, Title, Certification/License Number of the Professional that prepared the Soils and Geology Report.* | |  |
| *Is a Slope Analysis Map included in the application packet? Specify Sheet Title Number.* | |  |
| *Is a Hillside Slope Analysis Map included in the application packet? Specify Sheet Title Number.* | |  |
| *Preliminary Grading Plan* | | The preliminary grading plan, **[Specify Sheet Title Number]**, clearly indicates the limit of grading areas and shows that a total of square feet of area will be cleared, and of that area a total of  square feet will be graded. |
| **Standard** | **N/A** | **Findings** |
| **5.0202(B) – Applicability** |  |  |
| 5.0202(B)(1) – Soils and Geology Report Required |  |  |
| 5.0202(B)(2) – Applicability and Exemptions |  |  |

# 5.0221 – Lot Development Standards

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **5.0221 – Lot Development Standards** | | |
| 5.0221(A)(1) – Maximum # of Units |  |  |
| 5.0221(A)(2) – Minimum # of Units |  |  |
| 5.0221(A)(3) – Density Credit |  | The applicant understands that a density credit is not permitted without submittal of a planned development applciation. |
| 5.0221(A)(4) – Planned Developments |  | The applicant **is/is not** requesting a planned development application. |
| 5.0221(B) – Site Development Standards of Underlying District |  |  |
| 5.0220(C) – Minimum Buildable Area |  | Proposed contiguous lot “buildable areas”  range from  square feet at the smallest, to  square feet at the largest. |
| 5.0220(D) – District Safe Neighborhood Design Performance Standards Exemption for LDR-5, LDR-7, TLDR and TR |  | The proposed lots in the hillside overlay are exempt from Safe Neighborhood Design Performance Standards of Section 4.0132(D). |
| 5.0220(E) – Individual Lot Geotechnical Report |  | The following parcels, or lots, contained native (pre-development) slopes of 35 percent or greater, and will be subject to an individualized geotechnical report and structural engineering design prior to the issuance of building permit: **List all lots, or type "Not Applicable"** |

# 5.0222 – Development on Slopes Greater than 35%

|  |  |  |
| --- | --- | --- |
| 5.0222(A)(1) – Public Facilities and Utilities Minimize Exposure |  |  |
| 5.0222(A)(2) -Public Facilities and Utilities Soils and Geology Report Findings |  |  |
| 5.0222(B) – Open Space Development |  |  |
| 5.0222(C) – Preservation of Slopes Greater than 35% |  |  |

## 5.0222(D) - Legal Lot of Record

|  |  |  |
| --- | --- | --- |
| 5.0222(D) – Legal Lot of Record |  |  |
| 5.0222(D) – Legal Lots of Record Smaller than 10,000 SF |  |  |

## 5.0222(E) - Lot Building Area

|  |  |  |
| --- | --- | --- |
| 5.0222(E)(1) – Lot Buildable Area |  |  |
| 5.0222(E)(2) – Lot Driveway |  |  |

## 5.0222(F) - Planned Development Lot Building Areas

|  |  |  |
| --- | --- | --- |
| 5.0222(F)(1) – Lot Building Area for PD Over 10 Acres |  |  |
| 5.0222(F)(2) – Permitted Amount of PD Lot Building Area Over 35% Slope |  |  |
| 5.0222(F)(3) – No Lot Building Area Over 60% Slope |  |  |
| 5.0222(F)(4) – Soils and Geology Report Findings |  |  |

# 5.0223 – Minimizing Site Disturbance

|  |  |  |
| --- | --- | --- |
| 5.0223(A) – Maximum Site Disturbance |  | No more than 35 percent of the total site of the areas exhibiting slopes 15 percent or greater (before development) can be graded, cleared or otherwise disturbed. The grading plan shows that a total of       percent of these areas are proposed to be graded or disturbed. An additional one percent of land may be disturbed for each percentage of land dedicated to open space above the minimum required in Section 6.0324. The proposal will dedicate  percent of the site to open space. The minimum required dedication is  percent. |
| 5.0223(A) – Techniques for Minimizing Site Disturbance |  | These innovative site design techniques were utilized in order to minimize site disturbance: |
| 5.0223(B)(1) – Construction Plans by Registered Civil Engineer and Conforming to Soils and Geology Report Recommendations |  |  |
| 5.0223(B)(2) – Time of Year for Site Disturbance Work on Slopes 15% or Greater |  | The applicant acknowledges that all grading, drainage improvements, or other land disturbances on slopes 15 percent or greater shall **only occur between May 31 and October 1**. The construction plan set will include a note to the general contractor specifying that construction on slopes 15 percent or greater shall only occur within the proposed date range **[Indicate Proposed Date Range]**. The note will also specify that the general contractor must contact the City Engineer and Stormwater Manager or designee if they desire to request a modification of this restriction. |
| 5.0223(B)(3) – Revegetation |  | Cut and fill areas **will/will not** be revegetated. **Revegetation as shown on Sheet X will be installed prior to the issuance of certificate of occupancy.** |
| 5.0223(B)(4) – Inspections and Final Report |  | The applicant acknowledges that prior to the acceptance of public facilities, or issuance of a building permit for a structure, the engineer of record (**[Name and Title of Engineer]**) will provide a final report indicating that the approved grading, drainage, and erosion control measures were installed per the approved plans.  The engineer will also attest that all scheduled inspections were conducted periodically throughout the project, as specified in **[Specify Sheet or Document Title and Page Number that Lists the Proposed Inspection Schedule]**. |

# 5.0225 – Trees and Vegetation

|  |  |  |
| --- | --- | --- |
| *Is a tree survey prepared by an arborist or land surveyor submitted? Specify the Sheet Title Number* | |  |
|  | |  |
| *Total area of tree canopy and understory vegetation proposed to be cleared by this development (Sq. Ft. and Acres)* | |  |
| *Total number of trees over 8-inch Diameter Breast Height (DBH) proposed to be removed* | |  |
| *Total number of trees over 25-inch circumference proposed to be removed.* | |  |
| *Is clear cutting, as defined in Article 3 of the Gresham Community Development Code, proposed?* | |  |
| 5.0225(A) –Tree Removal Area Limitation |  |  |
| 5.0225(B) – Vegetation/Revegetation Plan |  | A revegetation plan prepared by **[Name and Title of Licensed Landscape Architect]** is included in the application packet, **[Specify Sheet Title Number, or Document Title or Exhibit Number.]** |
| 5.0222(B) – Revegetation Maintenance |  | Revegetated areas will be maintained until vegetation is established. **[Specify party or agent responsible]** will be responsible for maintenance. The applicant acknowledges that provisions for maintenance of the revegetation will be included as part of the Public Facilities Maintenance Bond. |

# 5.0226 – Surface and Groundwater Drainage

|  |  |  |
| --- | --- | --- |
| 5.0226(A) – Stormwater Facilities |  |  |
| 5.0226(B) – Timing of Stormwater Facilities Construction |  |  |
| 5.0226(C) – Stormwater Facilities Design Away from Disturbed Slopes |  |  |
| 5.0226(D) – Utilization of Existing Natural Drainage Systems |  |  |
| 5.0226(E) – Flow-Retarding Devices |  |  |
| 5.0226(F) – Stormwater Facilities Design for Erosion Control |  |  |
| 5.0226(G) – Alternative Stormwater Systems |  |  |

# 5.0227 – Further Review Areas

|  |  |  |
| --- | --- | --- |
| 5.0227 – Development in Further Review Areas |  | Development **[Will/Will Not]** be occurring in City identified “further review areas”. The provisions of this section will be fulfilled at time of building permit application. |