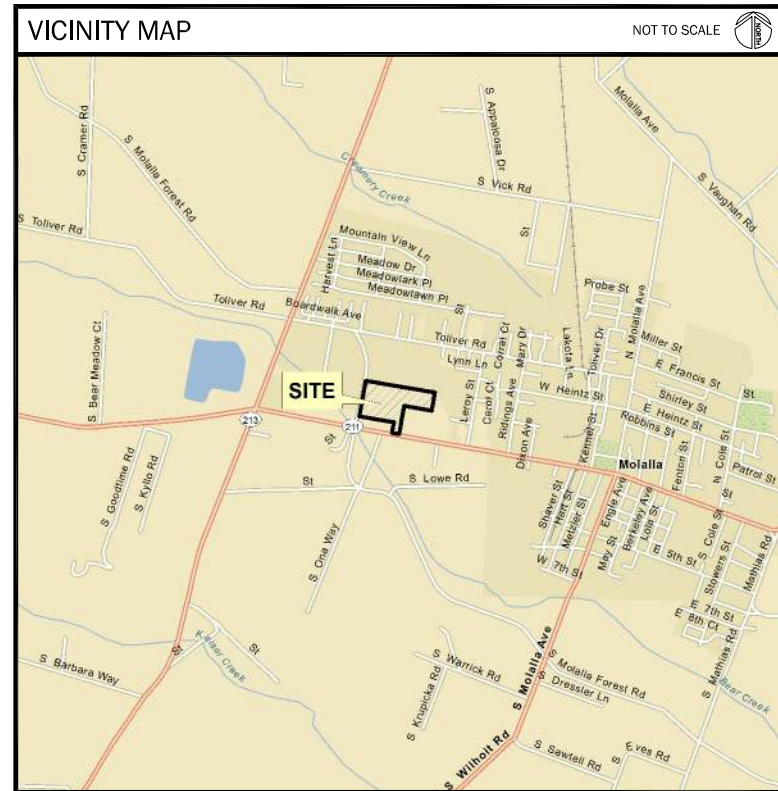
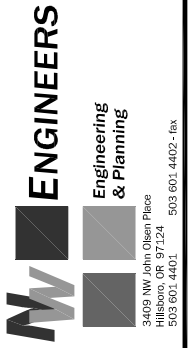
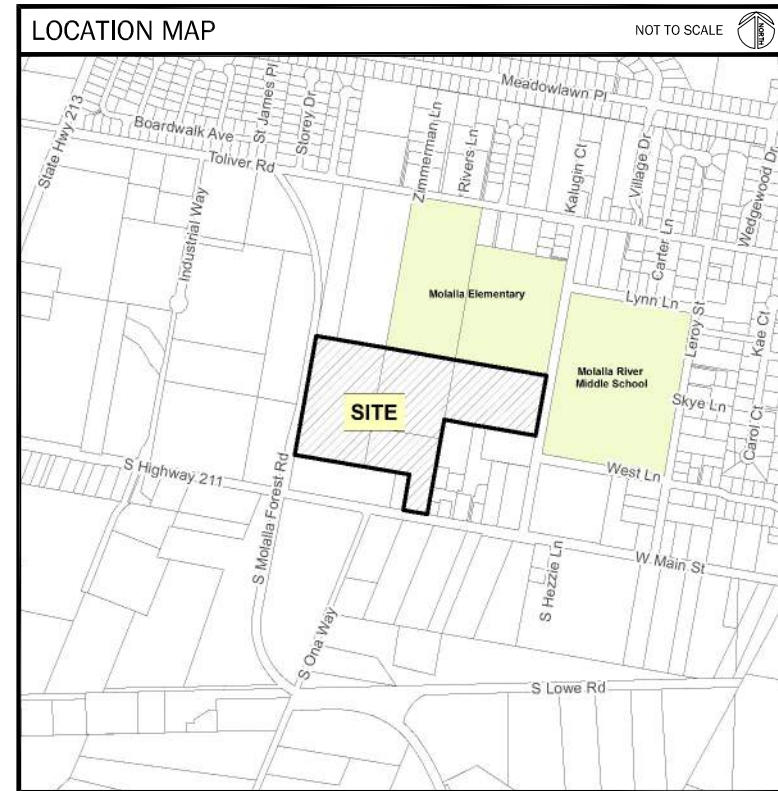


BEAR CREEK 132-UNIT DETACHED SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT



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SITE INFORMATION

APPLICANT:	STAFFORD LAND COMPANY, INC. 485 SOUTH STATE STREET LAKE OSWEGO, OR 97034 PH/FX: 503-305-7647	SIZE PER SURVEY:	21.06 ACRES
REPRESENTATIVE:	MATT NEWMAN NW ENGINEERS, LLC. 3409 NW JOHN OLSEN PLACE HILLSBORO, OR 97229 PH: 503-601-4401 FX: 503-601-4402	FIRE DISTRICT:	MOLALLA RURAL FIRE PROTECTION DISTRICT #73
SURVEYOR:	KLS SURVEYING, INC. 1224 E. ALDER STREET VERNONIA, OR 97064 PH: 503-429-6115 FAX: 866-297-1402	SCHOOL DISTRICT:	MOLALLA RIVER
REQUEST:	PRELIMINARY PLAT APPROVAL FOR A 132-UNIT DETACHED SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT	GARBAGE & RECYCLING:	MOLALLA SANITARY
SITE LEGAL DESCRIPTION:	TAX MAP 5 2E 07A, TAX LOT 1600 TAX MAP 5 2E 08B, TAX LOTS 3100, 3200, & 3201. CITY OF MOLALLA, CLACKAMAS COUNTY, OREGON		
SITE ADDRESS & OWNER:	TL 1600 - 13143 S HWY 211 GREGORY VIRGIL F TRUSTEE TL 3100 - NO SITUS SLEDGE DEVELOPMENT LLC TL 3200 - NO SITUS SLEDGE DEVELOPMENT LLC TL 3201 - NO SITUS STAFFORD DEVELOPMENT COMPANY, LLC		

PROJECT TEAM

APPLICANT

STAFFORD LAND COMPANY, INC.
485 SOUTH STATE STREET
LAKE OSWEGO, OR 97034
PH & FX: 503-305-7647

LAND USE PLANNER / CIVIL ENGINEER

NW ENGINEERS, LLC
3409 NW JOHN OLSEN PLACE
HILLSBORO, OR 97124
PH: 503-601-4401
FAX: 503-601-4402

SURVEYOR

KLS SURVEYING, INC.
1224 E. ALDER STREET
VERNONIA, OR 97064
PH: 503-429-6115
FAX: 866-297-1402

ENVIRONMENTAL CONSULTANT

SCHOTT & ASSOCIATES, INC.
21018 NE HWY 99
PO BOX 589
AURORA, OREGON 97002
PH: 503-678-6007
FAX: 503-678-6011

TRAFFIC ENGINEER

CHARBONNEAU ENGINEERING, LLC
10211 SW BARBUR BOULEVARD
SUITE 210A
PORTLAND, OR 97219
PH: 503-293-1118

GEOTECHNICAL ENGINEER

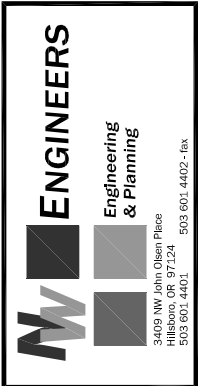
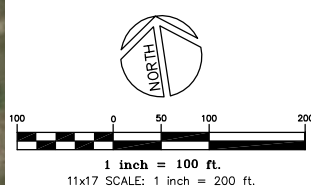
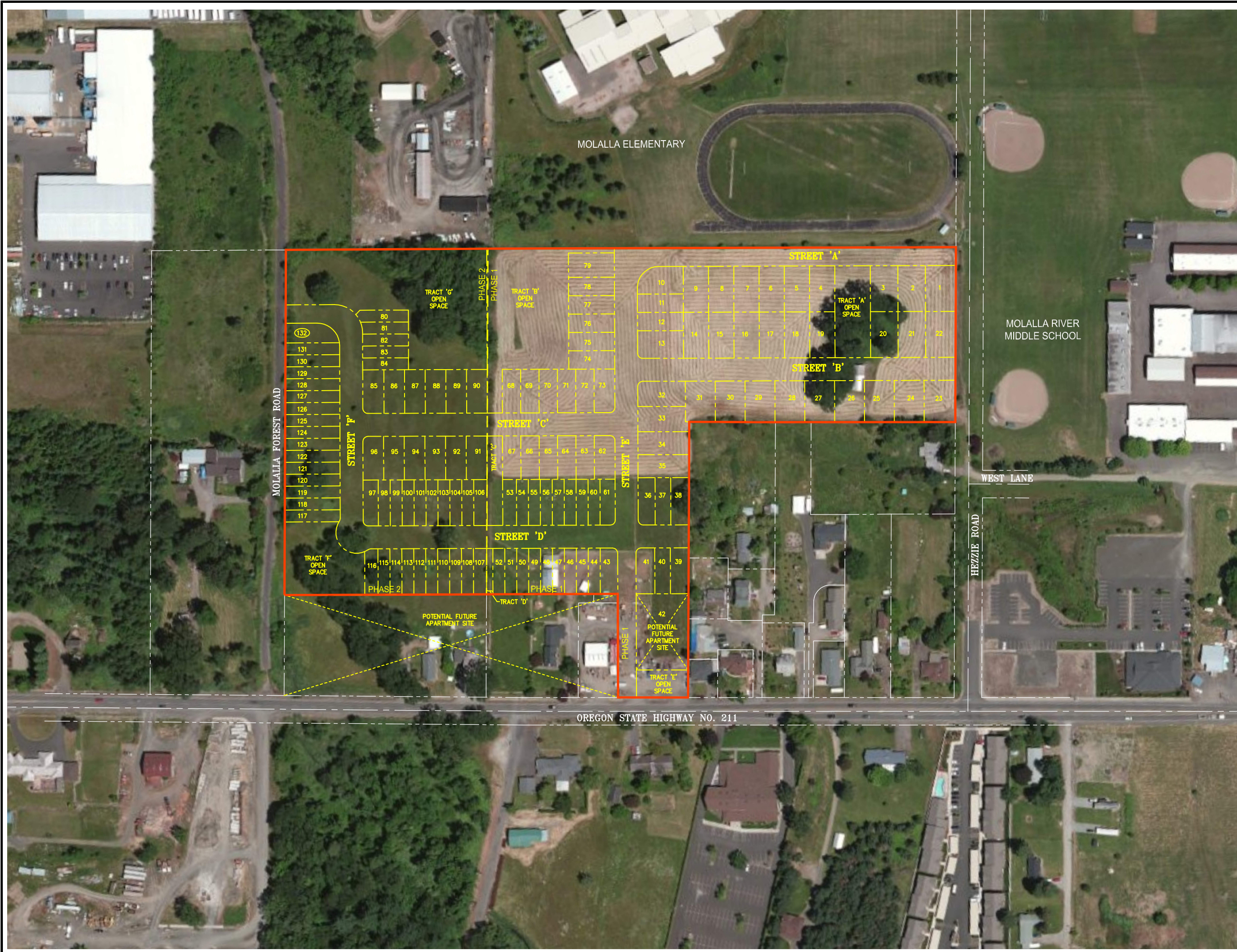
GEOPACIFIC ENGINEERING, INC.
14835 SW 72ND AVENUE
PORTLAND, OR 97224
PH: 503-598-8445
FAX: 503-941-9281

FOR: STAFFORD LAND COMPANY, INC.
485 SOUTH STATE STREET
LAKE OSWEGO, OREGON 97034
PH: 503-305-7647
SITE: TAX MAP 5 2E 07A, TAX LOT 1600
TAX MAP 5 2E 08B, TAX LOTS 3100, 3200 & 3201
CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
NO321
COVER SHEET

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FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647

SITE: TAX MAP 5 2E 08B, TAX LOTS 3100, 3200 & 3201
 CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
 N0321
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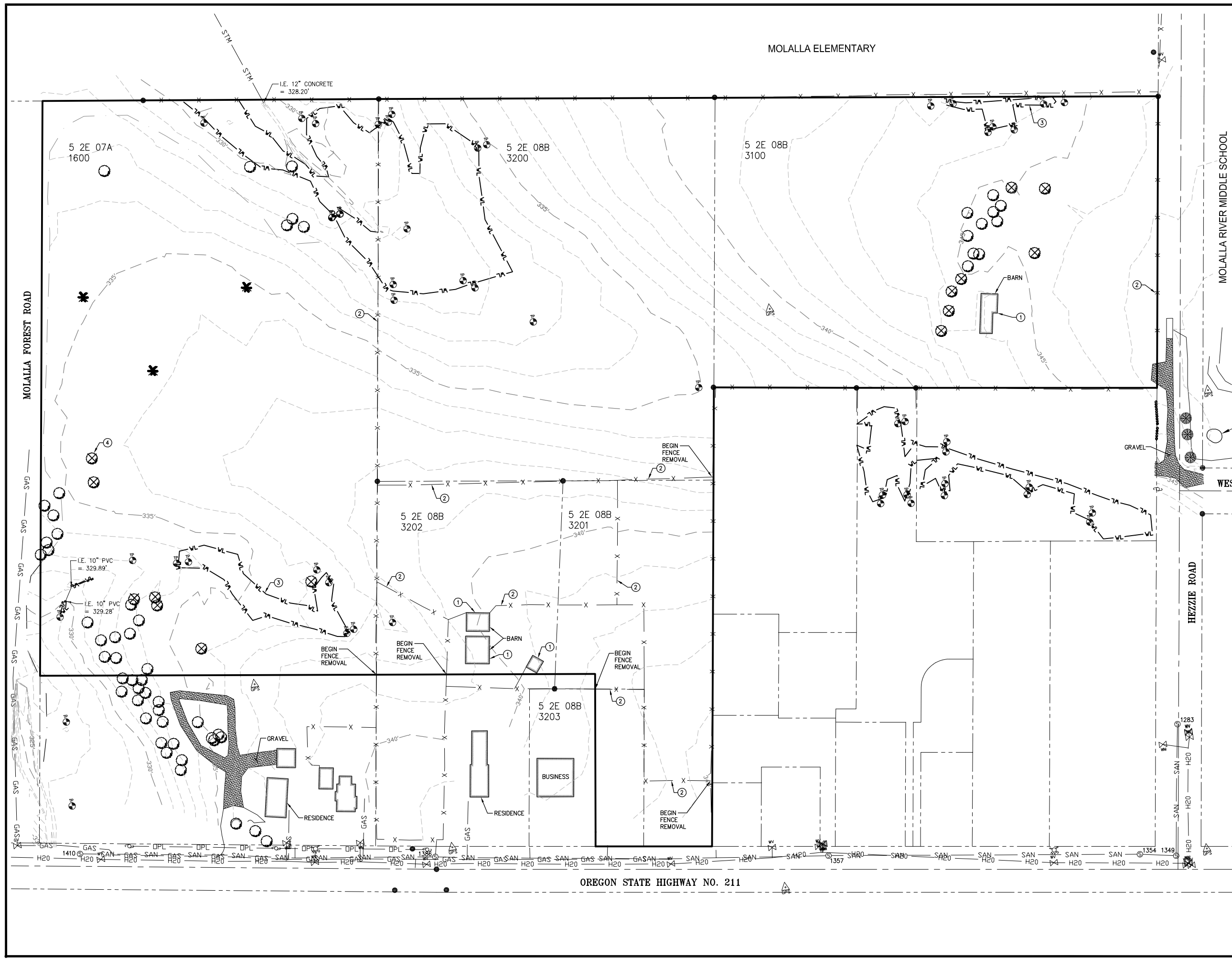
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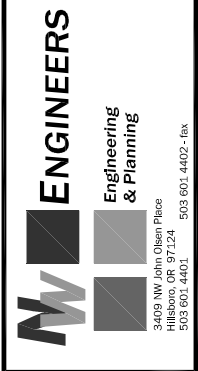


- LEGEND:**
- = FIRE HYDRANT
 - = WATER METER
 - = WATER VALVE
 - = POWER POLE
 - = GAS VALVE
 - = SANITARY MANHOLE
 - = PINE TREE
 - = OAK TREE
 - = FIR TREE
 - = CHERRY TREE
 - = OVERHEAD POWER LINE
 - = H2O = WATER LINE
 - = GAS = GAS LINE
 - = SAN = SANITARY SEWER LINE
 - = WL = WETLAND
 - = TP = TEST PIT
 - = X = FENCE
 - = BL = BRUSHLINE

SANITARY SEWER TABLE

1246 SANITARY MANHOLE RIM = 342.72' I.E. 12" CONC (W) = 332.0' I.E. 12" CONC (S) = 332.2'
1248 SANITARY MANHOLE RIM = 340.88' I.E. 12" CONC (N) = 332.2' I.E. 12" CONC (W) = 332.4
1283 SANITARY MANHOLE RIM = 345.24' I.E. 8" PVC (N) = 339.5' I.E. 8" PVC (S) = 339.7'
1349 SANITARY MANHOLE RIM = 345.24' I.E. 8" PVC (N) = 339.5' I.E. 8" PVC (S) = 339.7'
1354 SANITARY MANHOLE RIM = 349.79'
1357 SANITARY MANHOLE RIM = 346.93' I.E. 6" PVC (N) = 333.9' I.E. 12" PVC (E) = 337.7' I.E. 6" PVC (S) = 333.9' I.E. 12" CONC (W) = 333.5'
1386 SANITARY MANHOLE RIM = 340.38' I.E. 6" PVC (N) = 327.1' I.E. 12" PVC (E) = 327.1' I.E. 8" PVC (S) = 327.1' I.E. 12" CONC (W) = 326.9'
1410 SANITARY MANHOLE RIM = 333.10' I.E. 12" PVC (E) = 317.4' I.E. 15" CONC (SE) = 317.5' I.E. 15" CONC (NW) = 317.3'

- DEMOLITION NOTES:**
- ① EXISTING BUILDING TO BE REMOVED
 - ② EXISTING FENCE TO BE REMOVED
 - ③ EXISTING WETLAND TO BE REMOVED (UNDER SEPARATE PERMIT)
 - ④ EXISTING TREE TO BE REMOVED (TYP.)



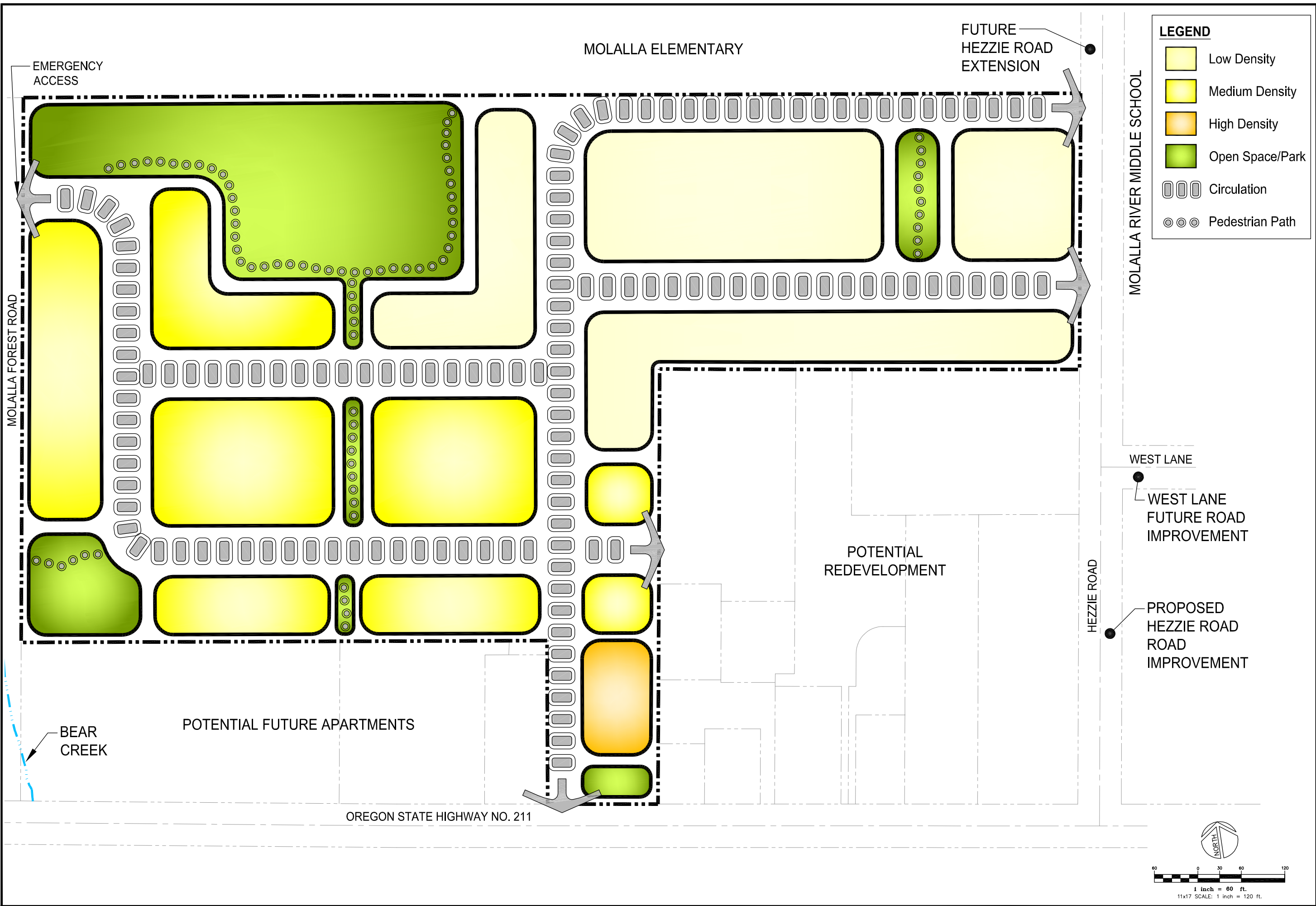
FOR: STAFFORD LAND COMPANY, INC.
485 SOUTH STATE STREET
LAKE OSWEGO, OREGON 97034
PH: 503-305-7647
SITE: TAX MAP 5 2E 07A, TAX LOT 1600
CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
NO321
EXISTING CONDITIONS/
DEMOLITION PLAN

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EXCD **3** of 22



LEGEND

- Low Density
- Medium Density
- High Density
- Open Space/Park
- Circulation
- Pedestrian Path

ENGINEERS
 Engineering & Planning
 3409 NW John Olsen Place
 Hillsboro, OR 97124
 503 601 4401

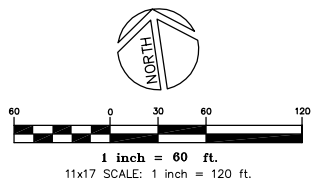
FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647
 SITE: TAX MAP 5 2E 07A, TAX LOT 1600
 TAX MAP 5 2E 08B, TAX LOTS 3100, 3200 & 3201
 CITY OF MOLALLA, CLACKAMAS CO., OR

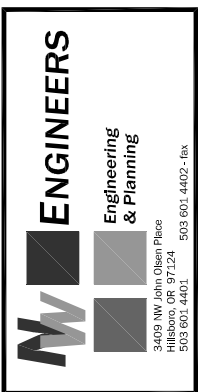
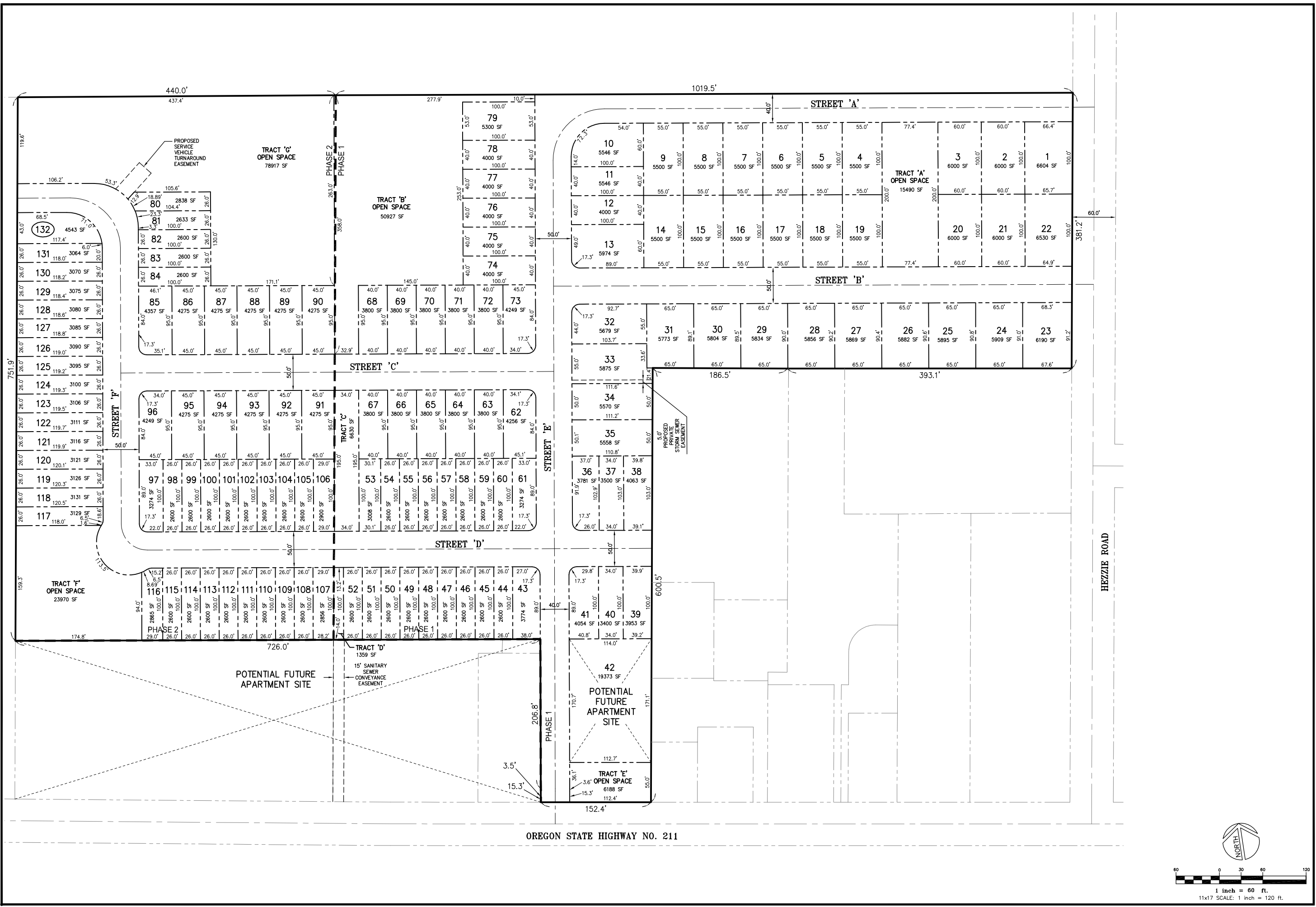
BEAR CREEK
 N0321
 CONCEPT PLAN

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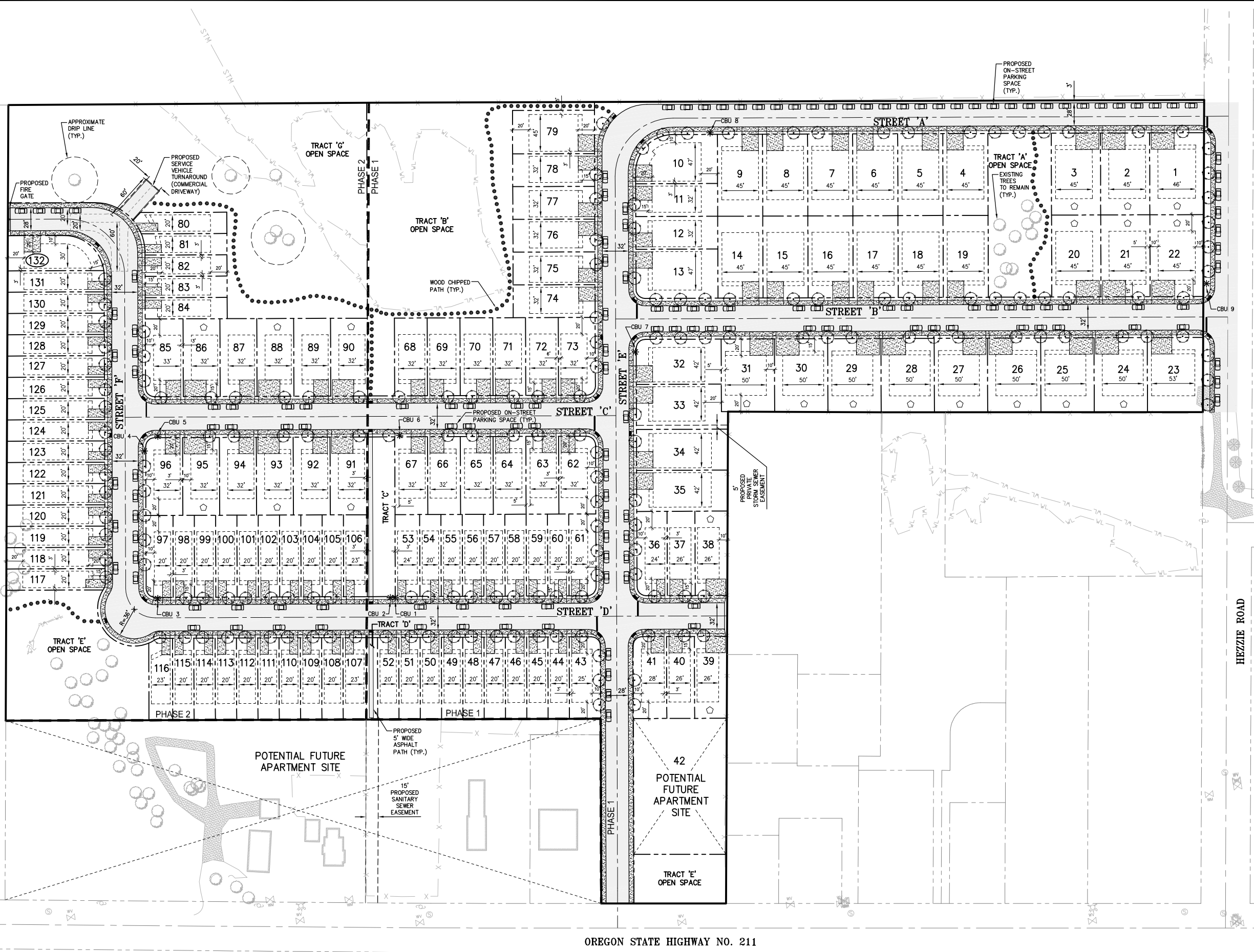
FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647
 SITE: TAX MAP 5-2E-08B, TAX LOTS 3100, 3200 & 3201
 CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
 NO321
 PRELIMINARY PLAT

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PROPOSED SETBACKS

FRONT: 15 FEET - BUILDING
 GARAGE: 20 FEET
 REAR: 20 FEET - BUILDING
 INTERNAL SIDE: 3, 5, 10 FEET
 STREET SIDE: 10 FEET

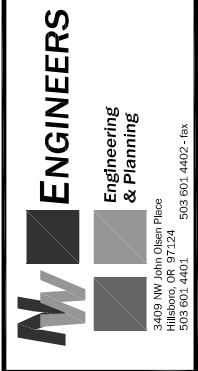
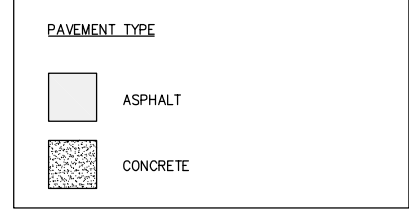
NOTE:
 EXAMPLES OF TYPICAL INTERNAL AND EXTERNAL SIDE SETBACKS ARE SHOWN ON PLAN.

* = PROPOSED CLUSTER BOX UNIT (CBU) LOCATION

CBU #	QUANTITY	UNIT TYPE	LOTS SERVED
9	1	16	1-3 & 14-26
8	1	16	4-13 & 74-79
7	1	16	27-41 & 73
6	1	16	62-72 & 88-92
5	1	12	80-87 & 93-96
4	1	12	121-132
3	1	12	97-100 & 113-120
2	1	16	101-113 & 53-55
1	1	16	43-52 & 56-61

◊ = PROPOSED LOT WITH RECREATIONAL VEHICLE PARKING; TOTAL = 22

LOTS WITH 2 OFF-STREET PARKING SPACES = 60
 LOTS WITH AT LEAST 4 OFF-STREET PARKING SPACES = 71
 TOTAL OFF-STREET PARKING SPACES = OVER 404
 TOTAL NUMBER OF ON-STREET PARKING SPACES PROPOSED = 153
 GRAND TOTAL PARKING SPACES = 557



FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647

SITE: TAX MAP 5-2E-088, TAX LOTS 3100, 3200 & 3201
 CITY OF MOLALLA, CLACKAMAS CO., OR

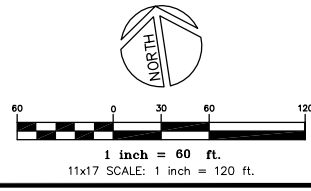
BEAR CREEK
 N0321
 PRELIMINARY SITE PLAN

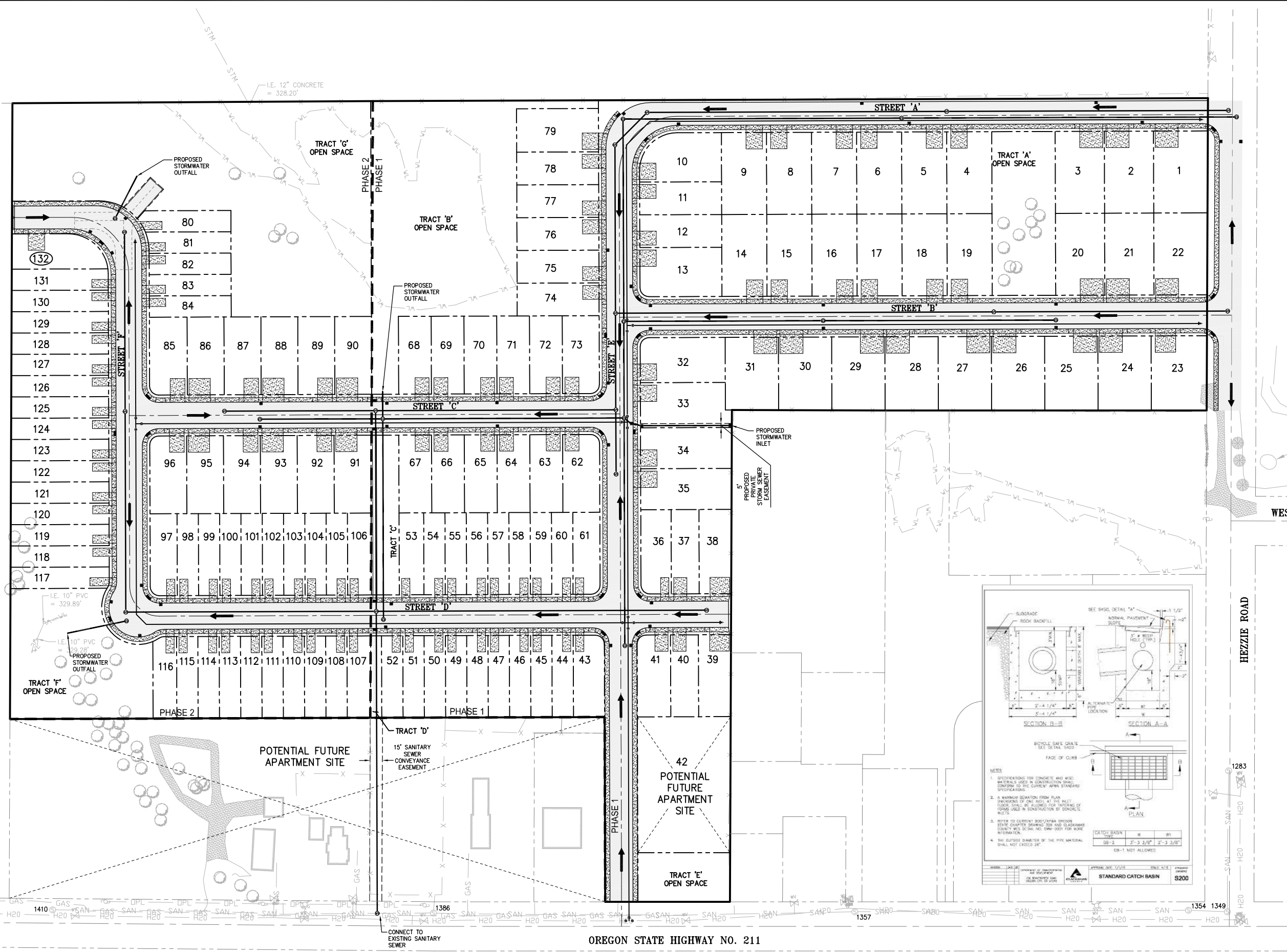
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OREGON STATE HIGHWAY NO. 211

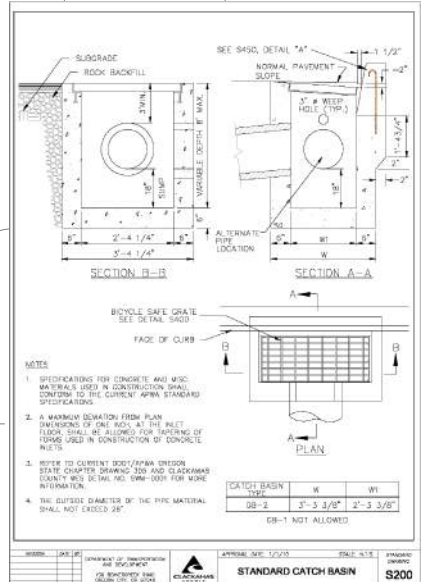




- EXISTING FEATURES LEGEND:**
- = FIRE HYDRANT
 - = WATER METER
 - = WATER VALVE
 - = POWER POLE
 - = GAS VALVE
 - = SANITARY MANHOLE
 - = PINE TREE
 - = OAK TREE
 - = FIR TREE
 - = CHERRY TREE
 - = OVERHEAD POWER LINE
 - = WATER LINE
 - = GAS LINE
 - = SANITARY SEWER LINE
 - = WETLAND
 - = FENCE
 - = BRUSHLINE
- PROPOSED FEATURES LEGEND:**
- INDICATES SURFACE DRAINAGE PATTERN
 - CATCH BASIN/STORM INLET
 - STORM LINE
 - STORM MANHOLE
 - SANITARY LINE
 - SANITARY MANHOLE
 - WATER LINE
 - BLOW OFF
 - WATER VALVE

SANITARY SEWER TABLE

1246	SANITARY MANHOLE	RIM = 342.72'
	I.E. 12" CONC (W) = 332.0'	
	I.E. 12" CONC (S) = 332.2'	
1248	SANITARY MANHOLE	RIM = 340.88'
	I.E. 12" CONC (N) = 332.2'	
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1289	SANITARY MANHOLE	RIM = 345.24'
	I.E. 8" PVC (N) = 339.5'	
	I.E. 8" PVC (S) = 339.7'	
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	I.E. 8" PVC (N) = 339.5'	
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	I.E. 12" PVC (E) = 327.1'	
	I.E. 8" PVC (S) = 327.1'	
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1410	SANITARY MANHOLE	RIM = 333.10'
	I.E. 12" PVC (E) = 317.4'	
	I.E. 15" CONC (SE) = 317.5'	
	I.E. 15" CONC (NW) = 317.3'	



ENGINEERS

Engineering & Planning

3409 NW John Olsen Place
Hillsboro, OR 97124
503.601.4401

FOR: STAFFORD LAND COMPANY, INC.
485 SOUTH STATE STREET
LAKE OSWEGO, OREGON 97034
PH: 503-305-7647

SITE: TAX MAP 5-2E-08B, TAX LOTS 3100, 3200 & 3201
CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK

N0321

PRELIMINARY UTILITY PLAN

REVISION	BY	DATE
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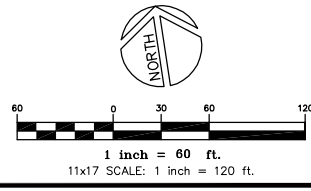
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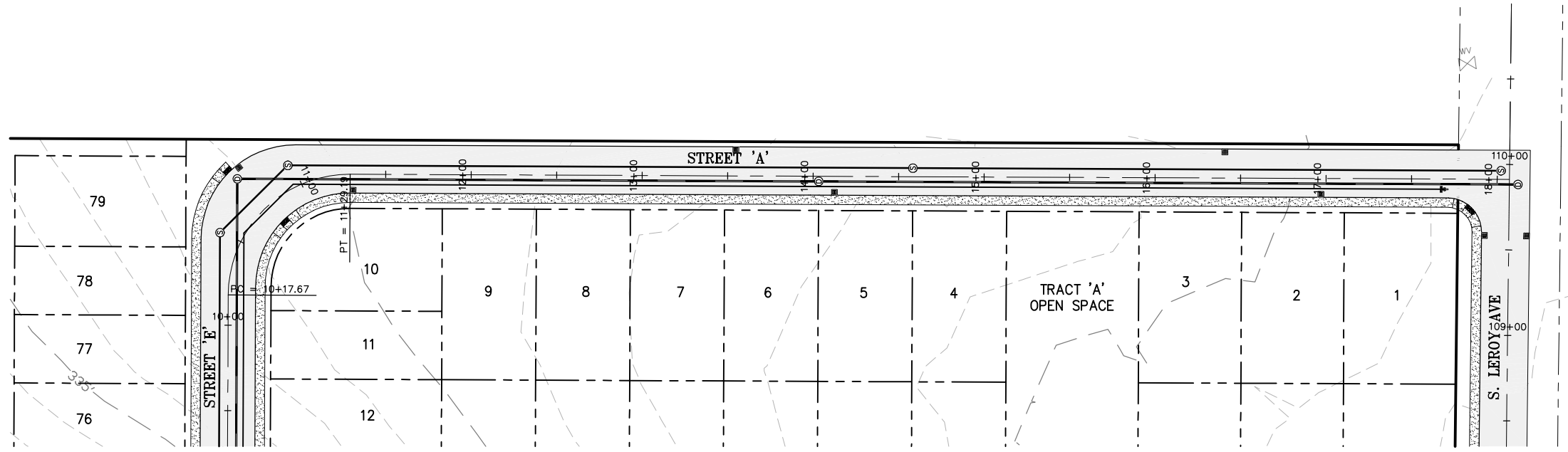
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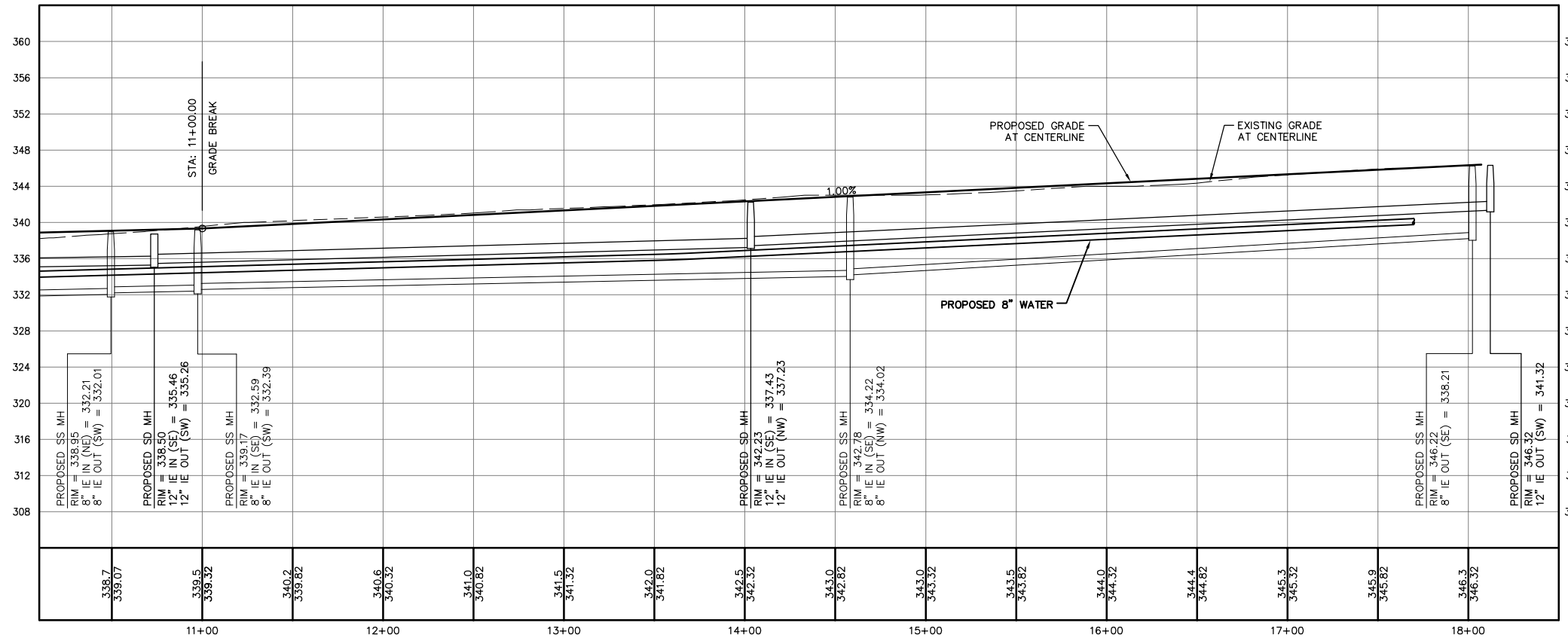
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OREGON STATE HIGHWAY NO. 211

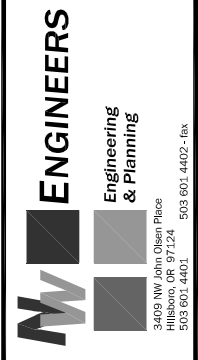
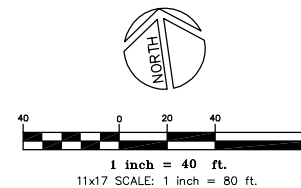


STREET 'A' - PLAN



STREET 'A' - PROFILE

HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 8'



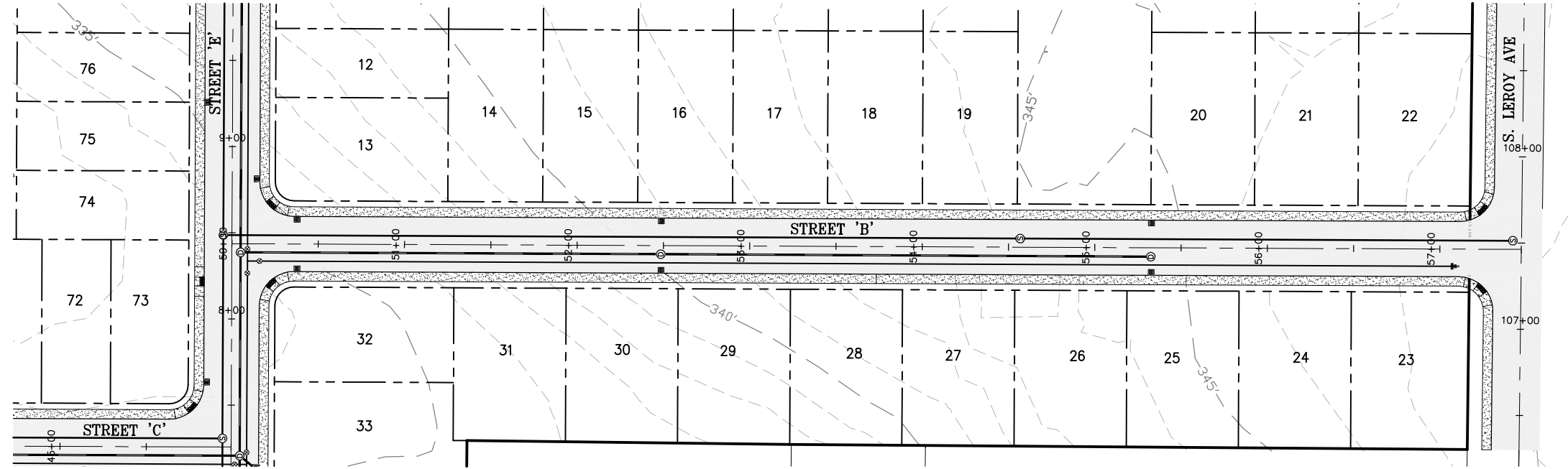
FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647
 SITE: TAX MAP 5 2E 07A, TAX LOT 1600
 CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
 N0321
 STREET 'A' PRELIMINARY
 PLAN & PROFILE

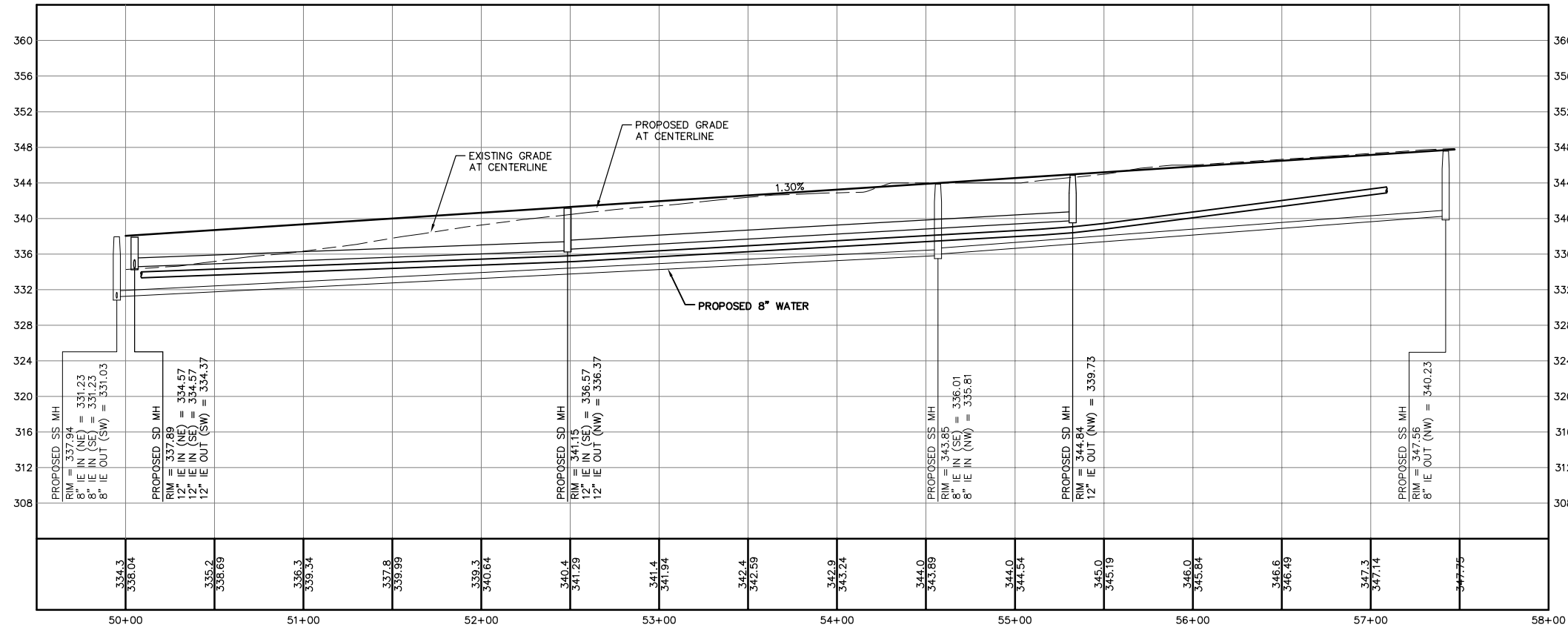
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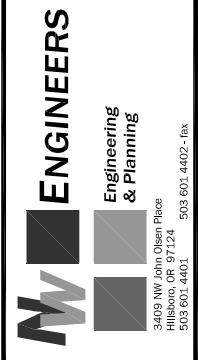
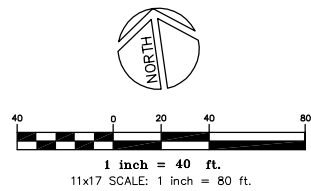


STREET 'B' - PLAN



STREET 'B' - PROFILE

HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 8'



FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647
 SITE: TAX MAP 5 2E 07A, TAX LOT 1600
 CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
 N0321
 STREET 'B' PRELIMINARY
 PLAN & PROFILE

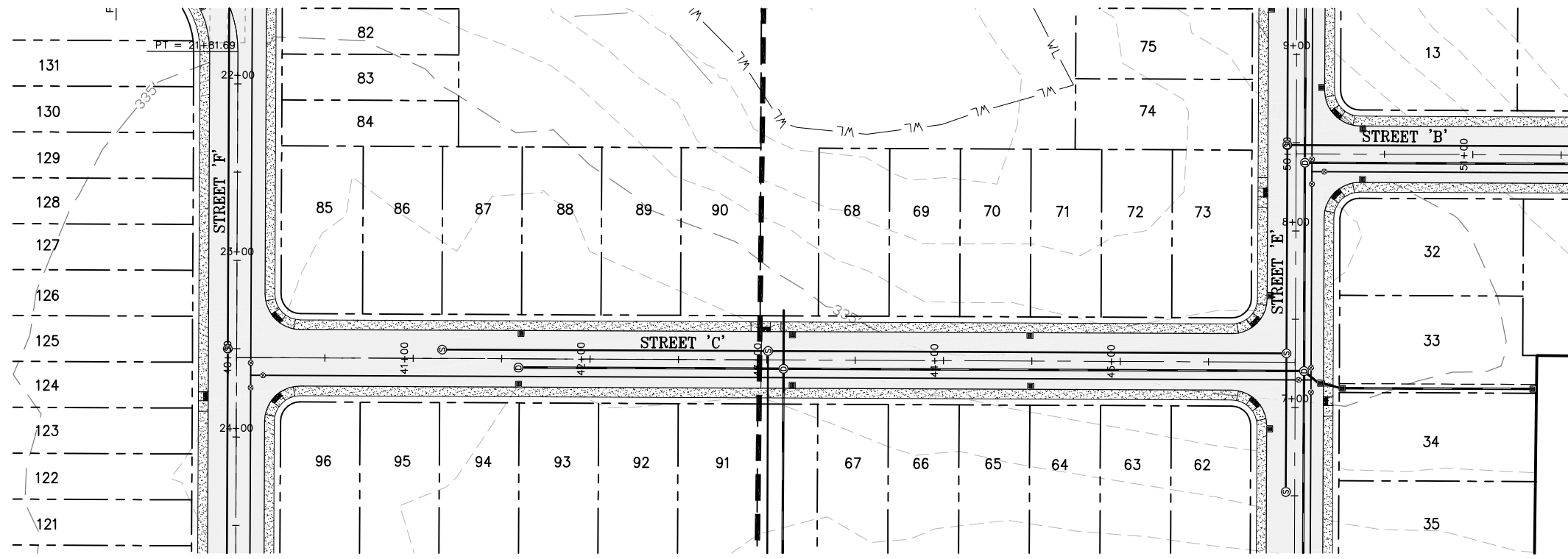
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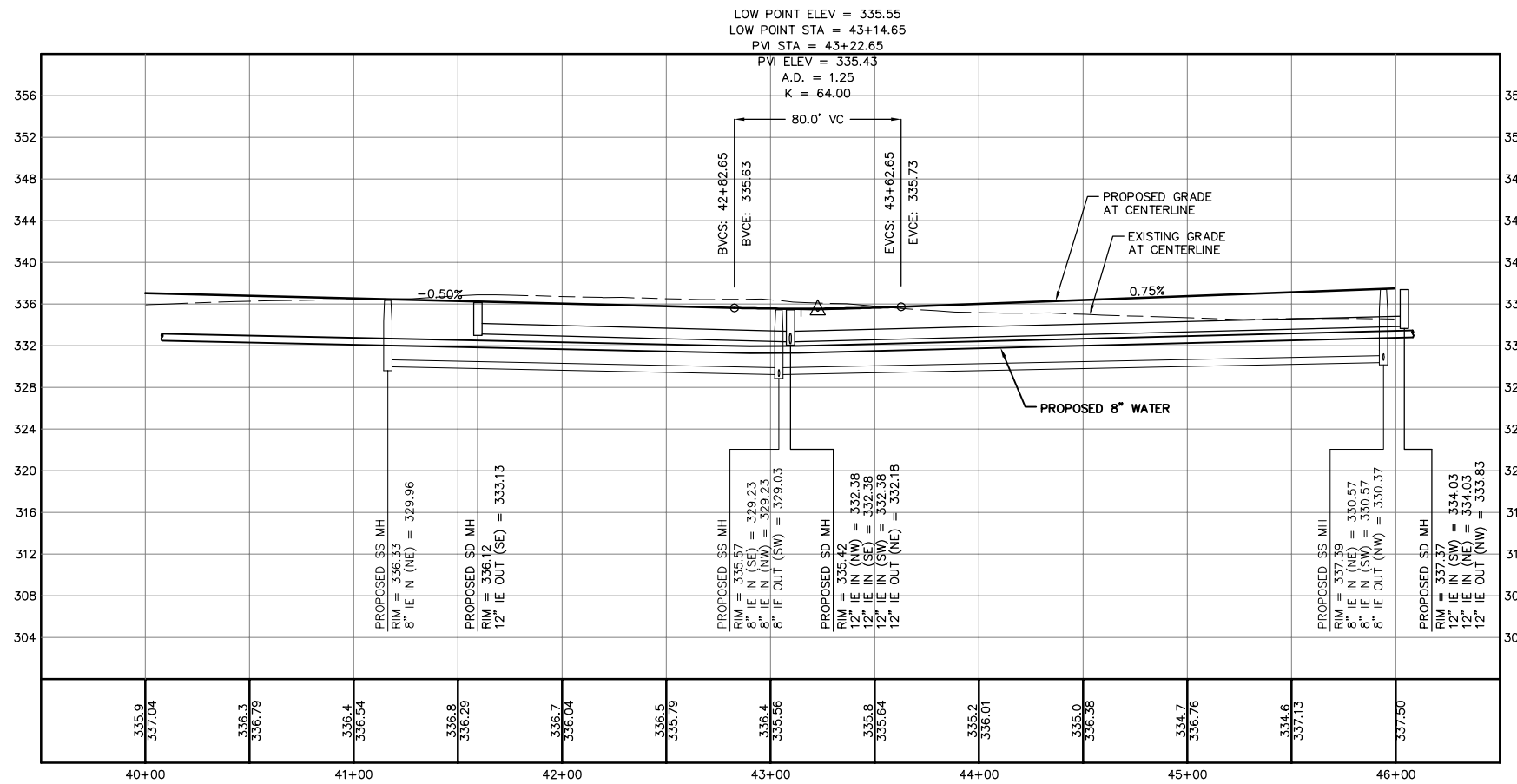
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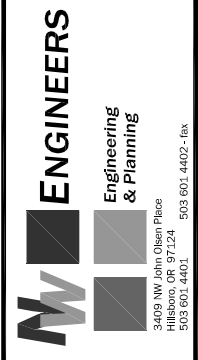
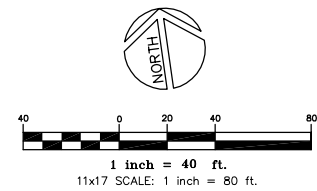


STREET 'C' - PLAN



STREET 'C' - PROFILE

HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 8'



FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647
 SITE: TAX MAP 5 2E 08B, TAX LOTS 31,00, 3200 & 3201
 CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
 N0321
 STREET 'C' PRELIMINARY
 PLAN & PROFILE

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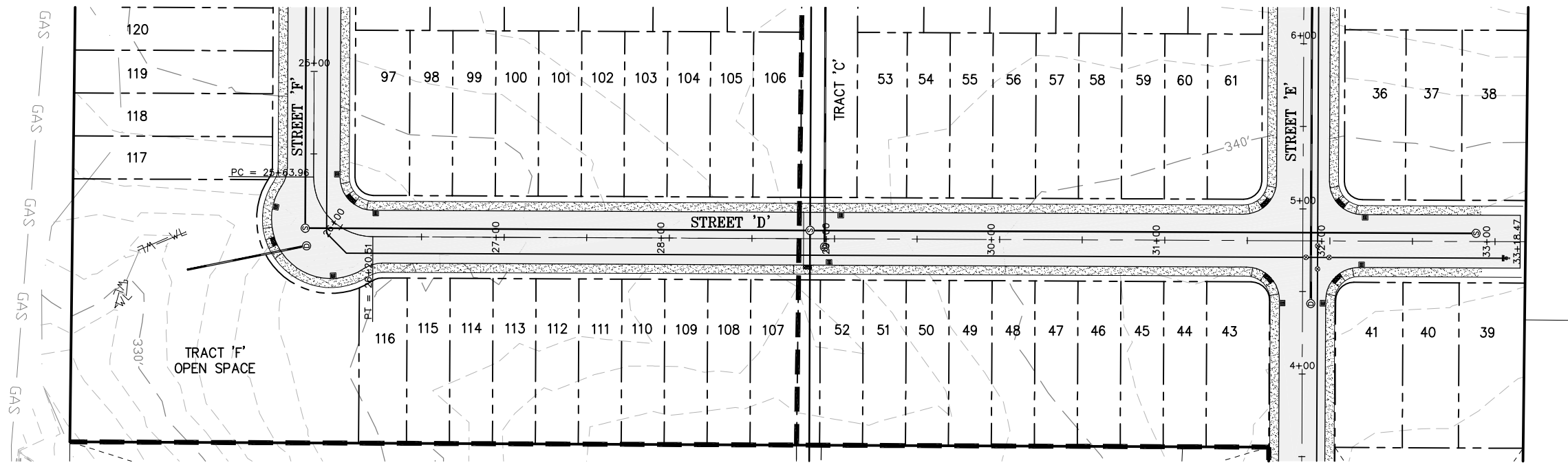
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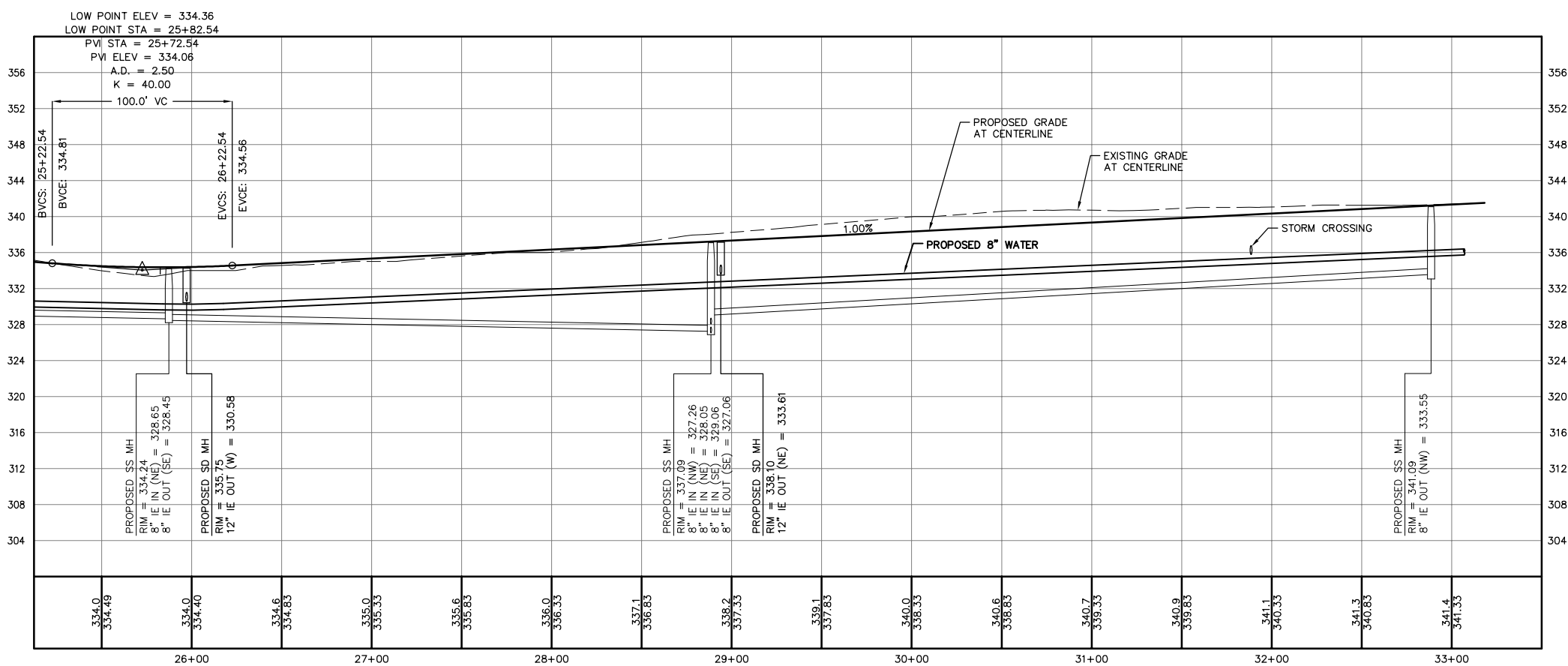
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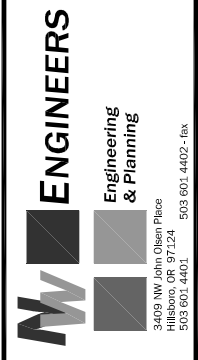
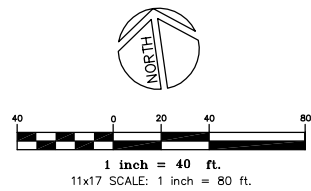


STREET 'D' - PLAN



STREET 'D' - PROFILE

HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 8'



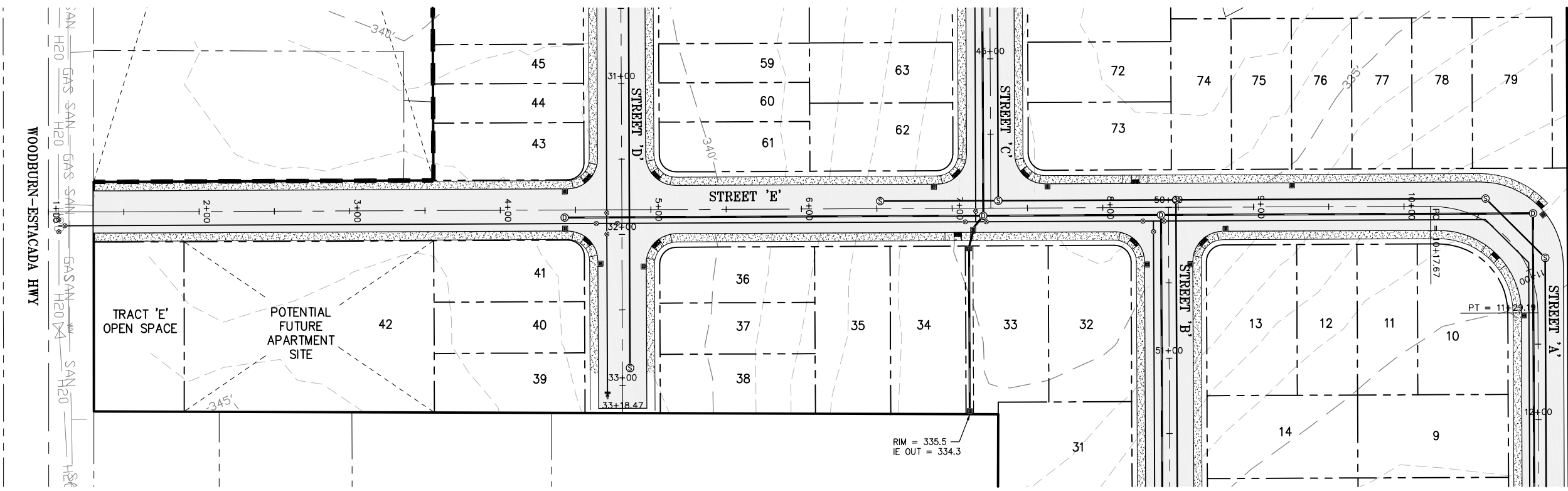
FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647
 SITE: TAX MAP 5 2E 08B, TAX LOTS 3100, 3200 & 3201
 CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
 N0321
 STREET 'D' PRELIMINARY
 PLAN & PROFILE

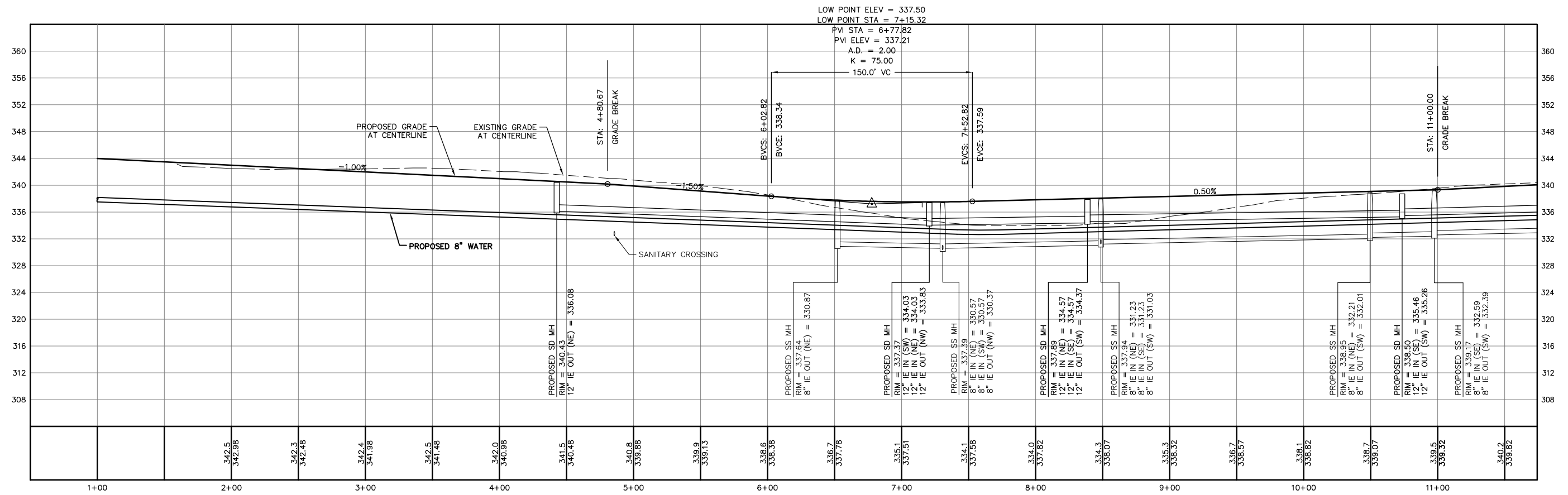
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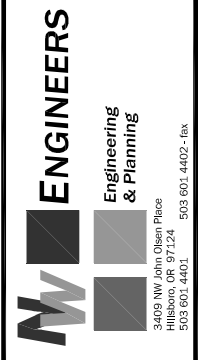
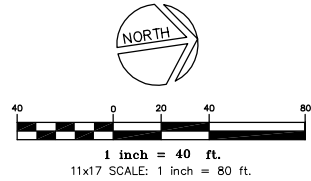


STREET 'E' - PLAN



STREET 'E' - PROFILE

HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 8'



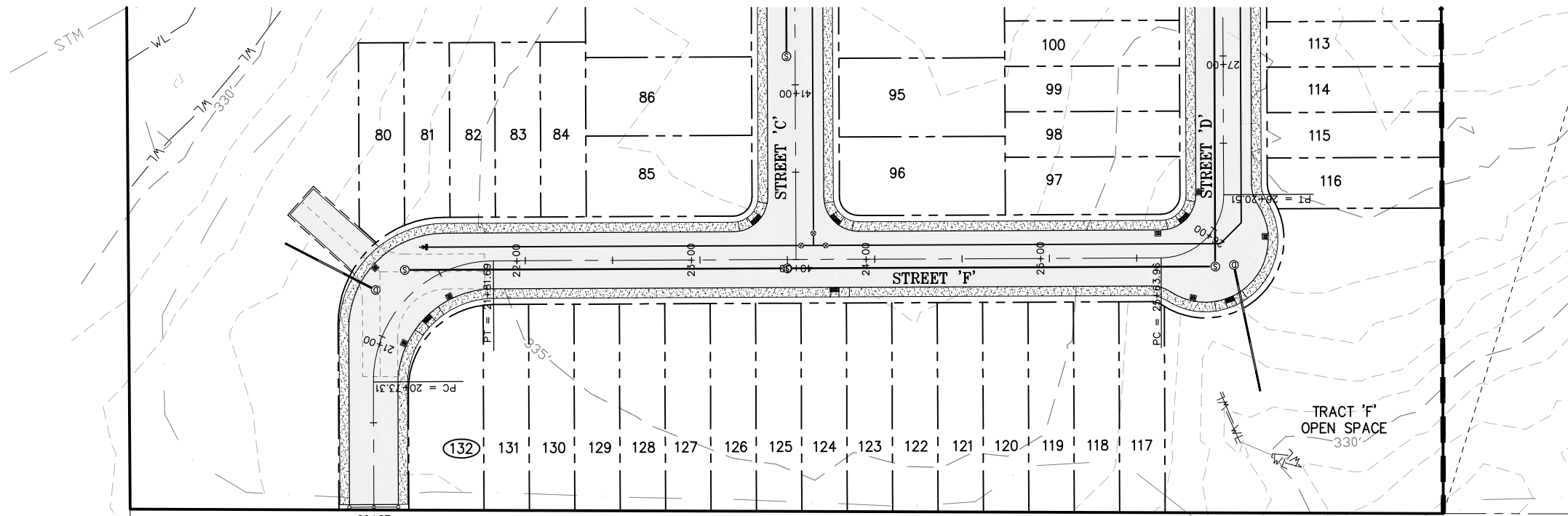
FOR: STAFFORD LAND COMPANY, INC.
485 SOUTH STATE STREET
LAKE OSWEGO, OREGON 97034
PH: 503-305-7647
SITE: TAX MAP 5-2E-08B, TAX LOTS 3100, 3200 & 3201
CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
N0321
STREET 'E' PRELIMINARY
PLAN & PROFILE

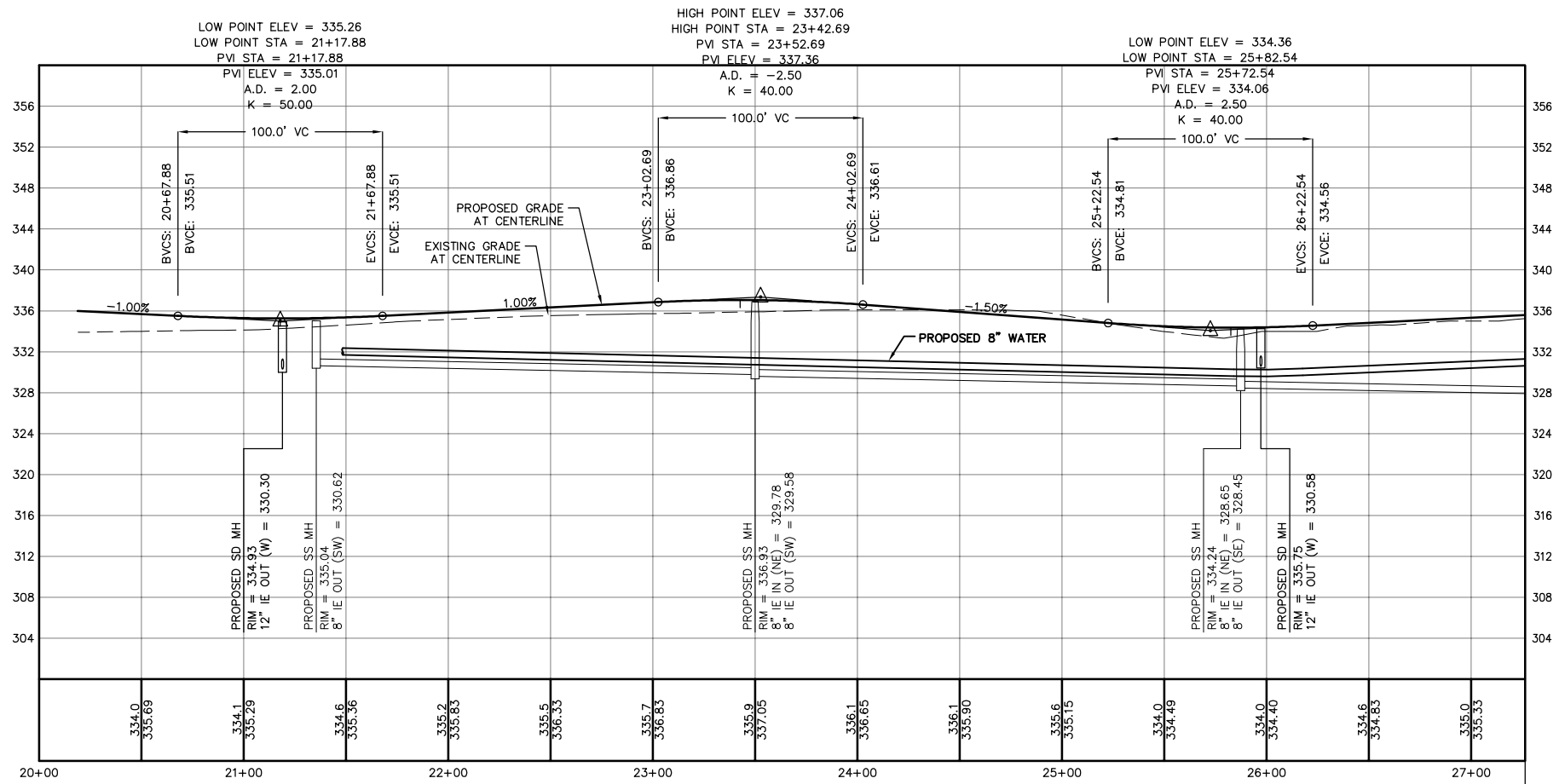
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SUBMITTAL

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of 22

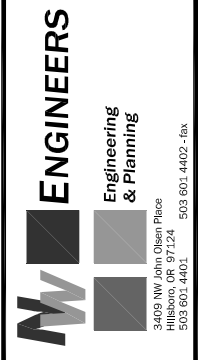
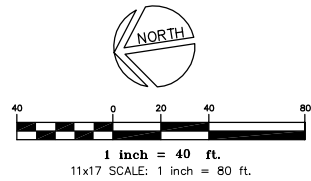


STREET 'F' - PLAN



STREET 'F' - PROFILE

HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 8'



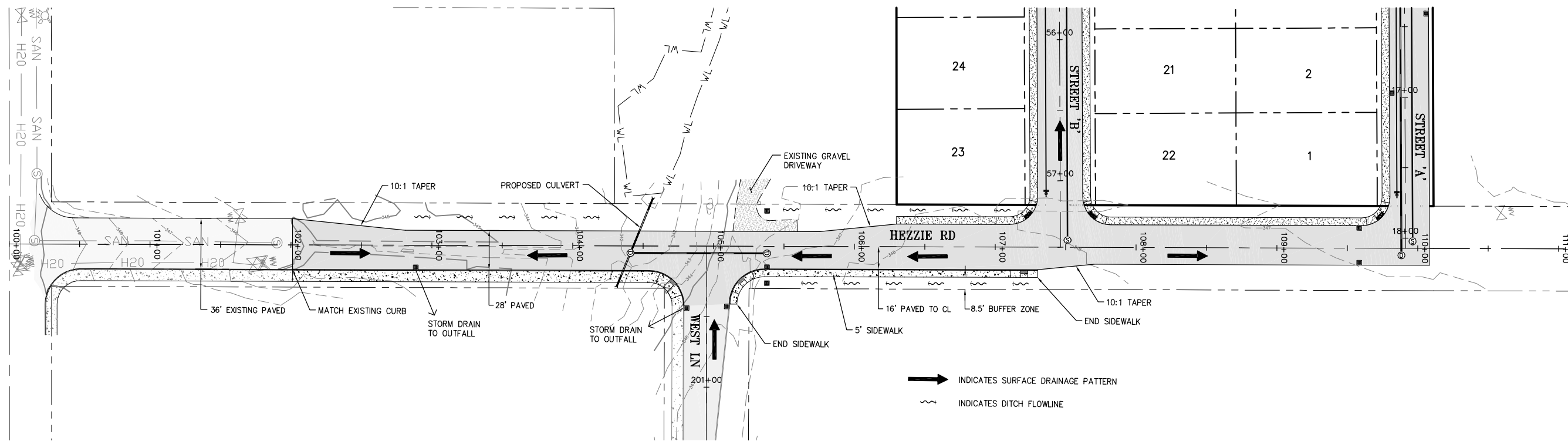
FOR: STAFFORD LAND COMPANY, INC.
485 SOUTH STATE STREET
LAKE OSWEGO, OREGON 97034
PH: 503-305-7647
SITE: TAX MAP 5 2E 08B, TAX LOTS 3100, 3200 & 3201
CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
N0321
STREET 'F' PRELIMINARY
PLAN & PROFILE

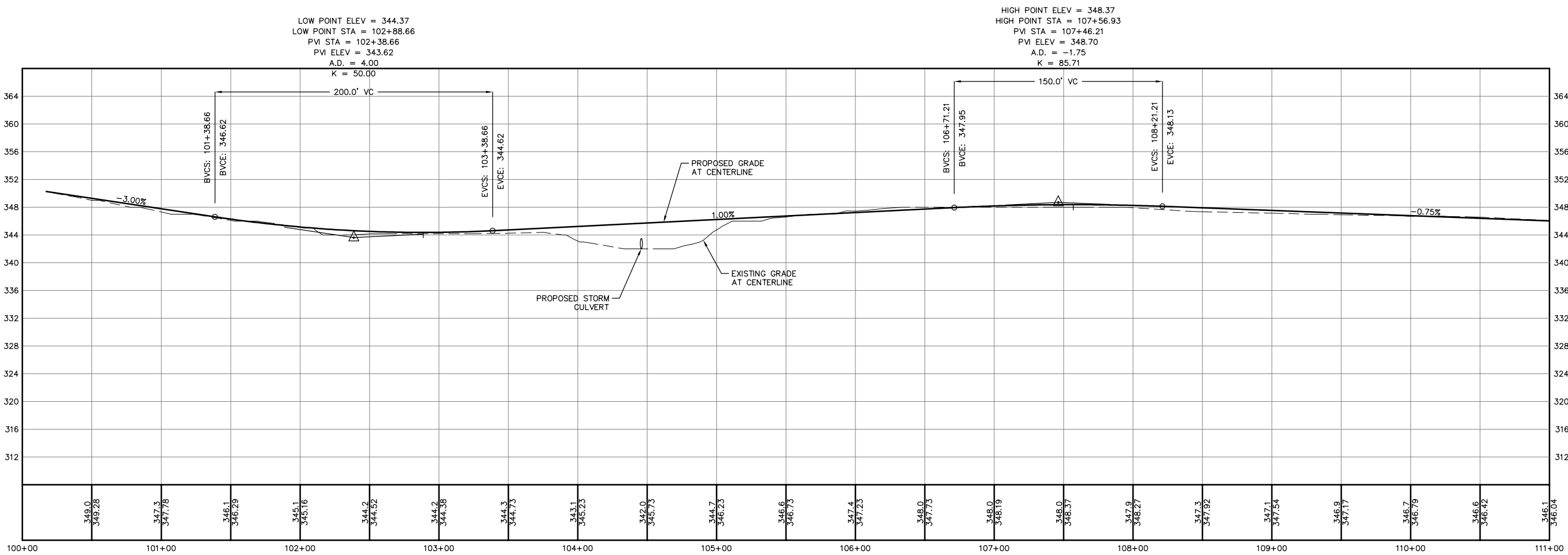
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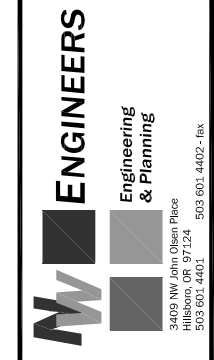
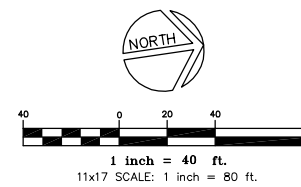


HEZZIE STREET - PLAN



HEZZIE STREET - PROFILE

HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 8'



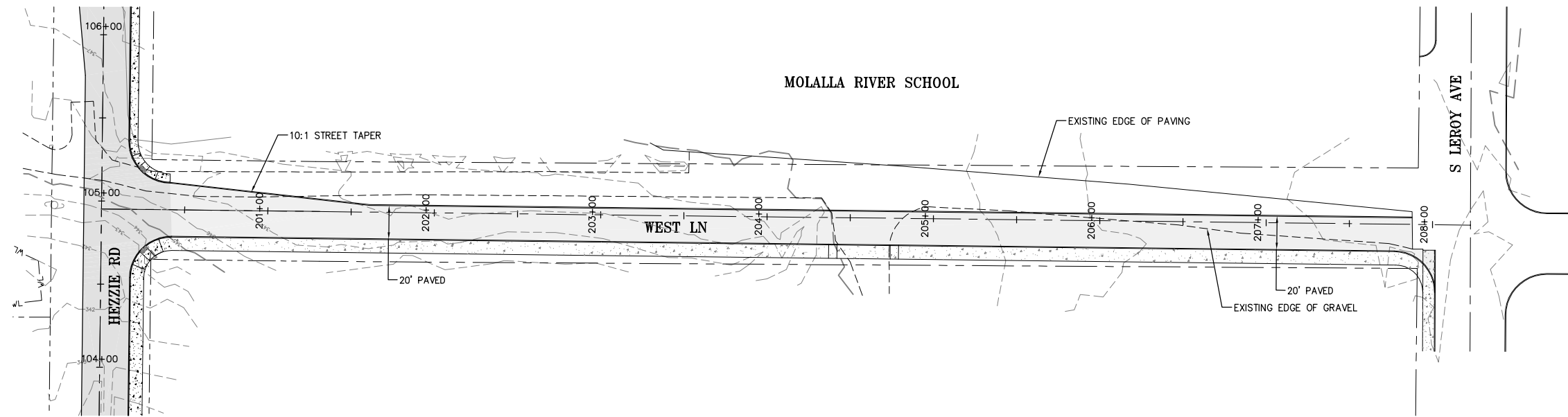
FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647
 SITE: TAX MAP 5 2E 08B, TAX LOTS 3100, 3200 & 3201
 CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
 N0321
 HEZZIE ROAD PRELIMINARY
 PLAN & PROFILE

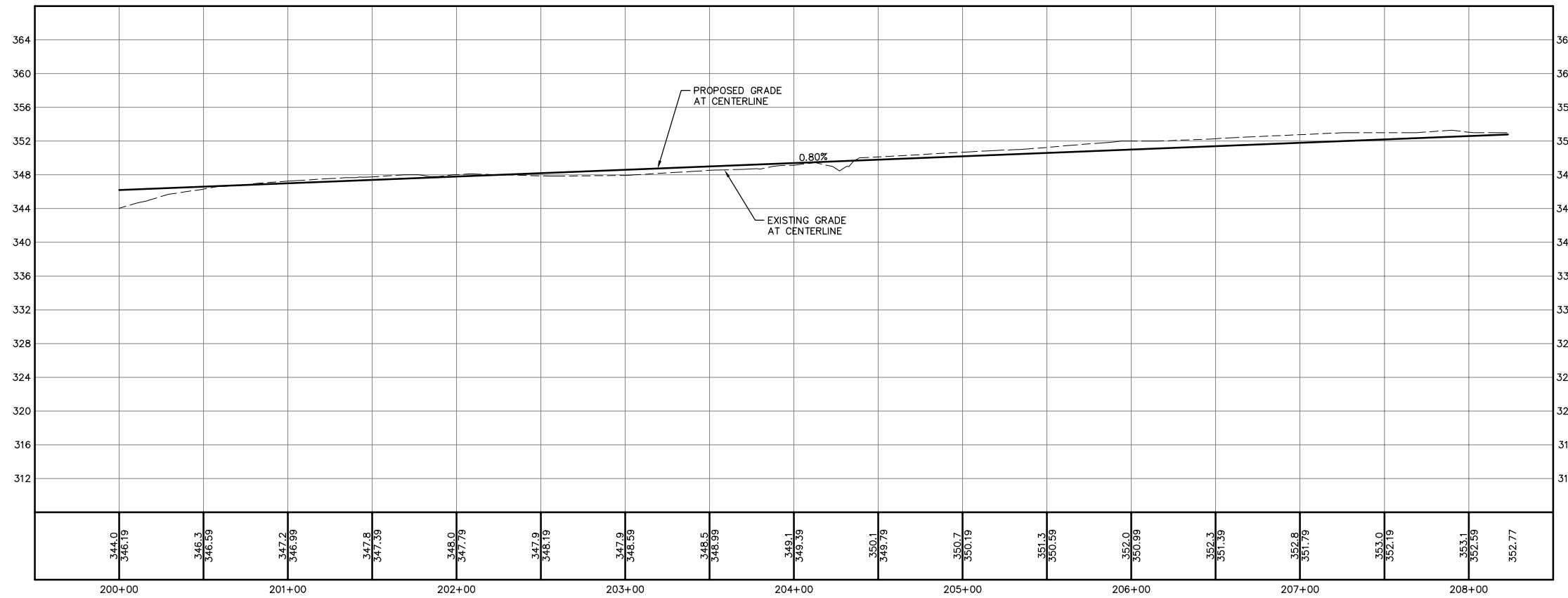
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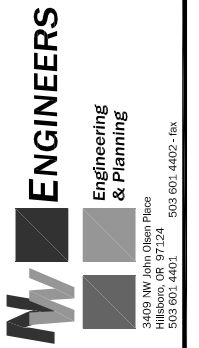
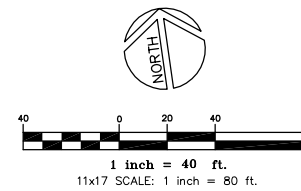


WEST LANE - PLAN



WEST LANE - PROFILE

HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 8'



FOR: STAFFORD LAND COMPANY, INC.
485 SOUTH STATE STREET
LAKE OSWEGO, OREGON 97034
PH: 503-305-7647

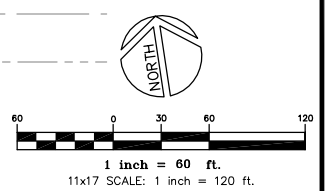
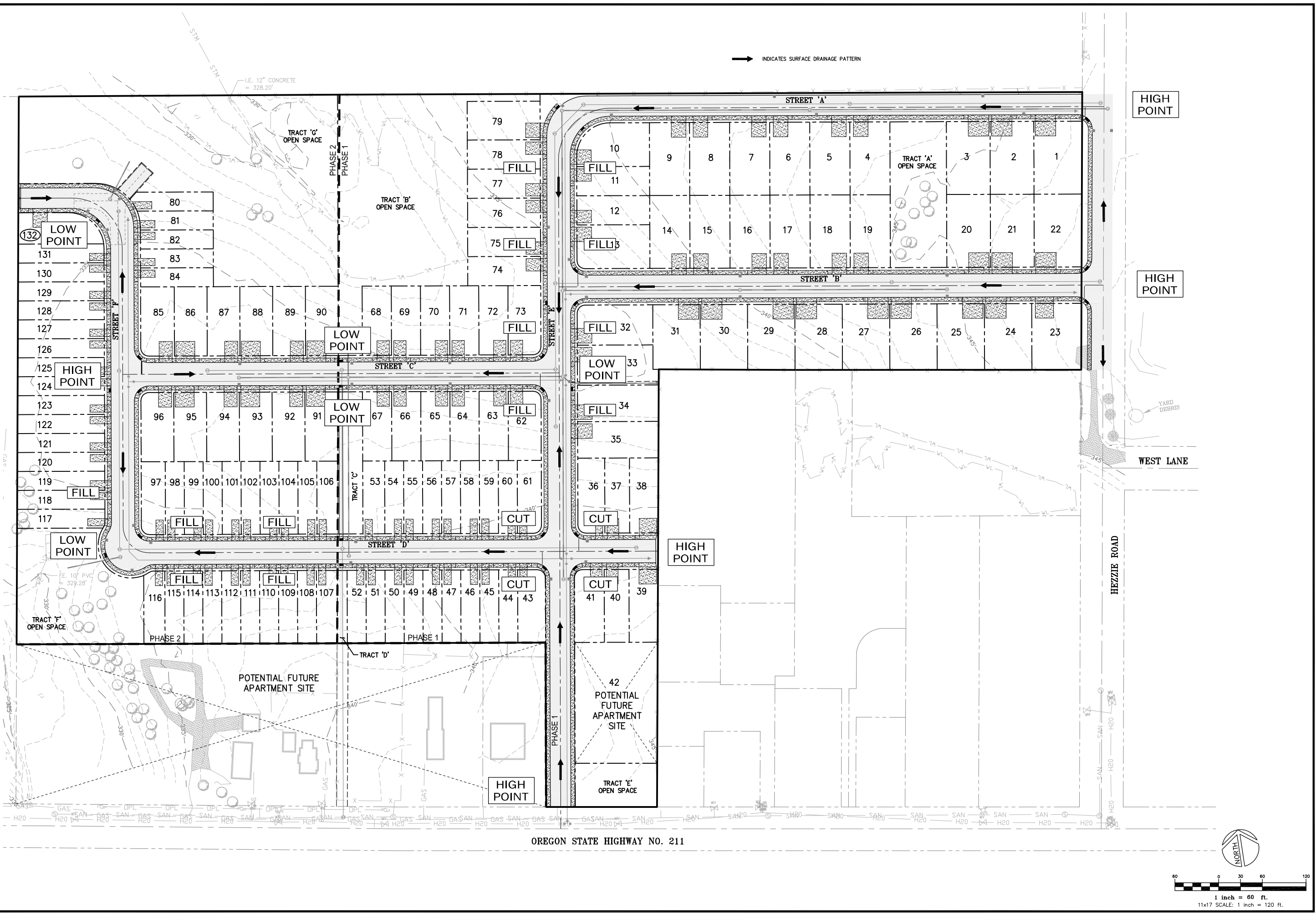
SITE: TAX MAP 5 2E 07A, TAX LOT 1600
CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
N0321
WEST LANE PRELIMINARY
PLAN & PROFILE

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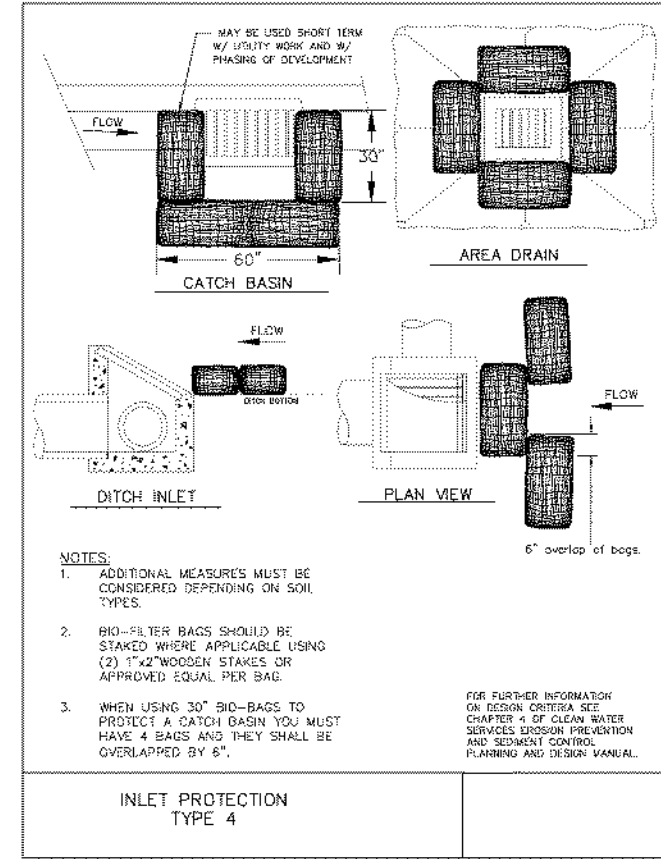
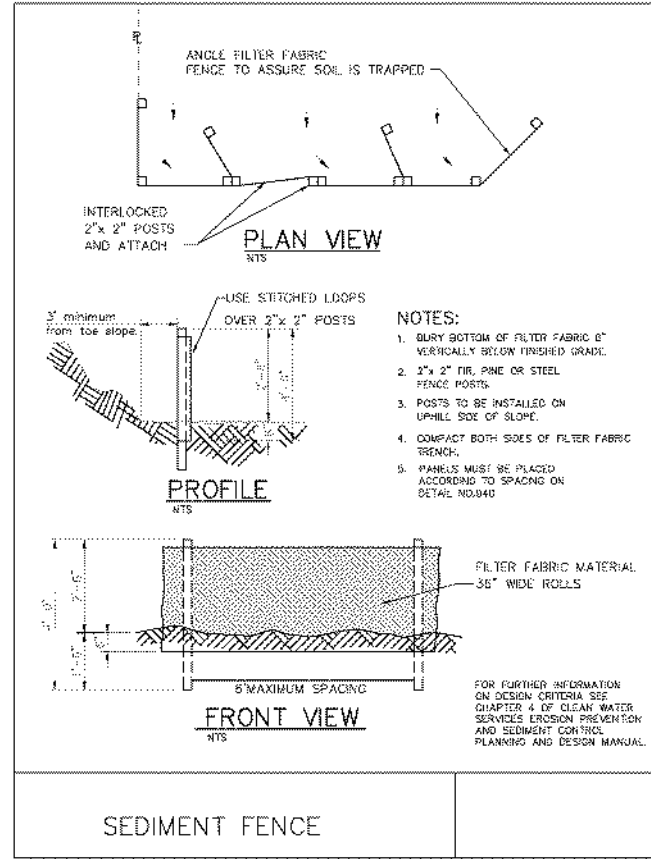
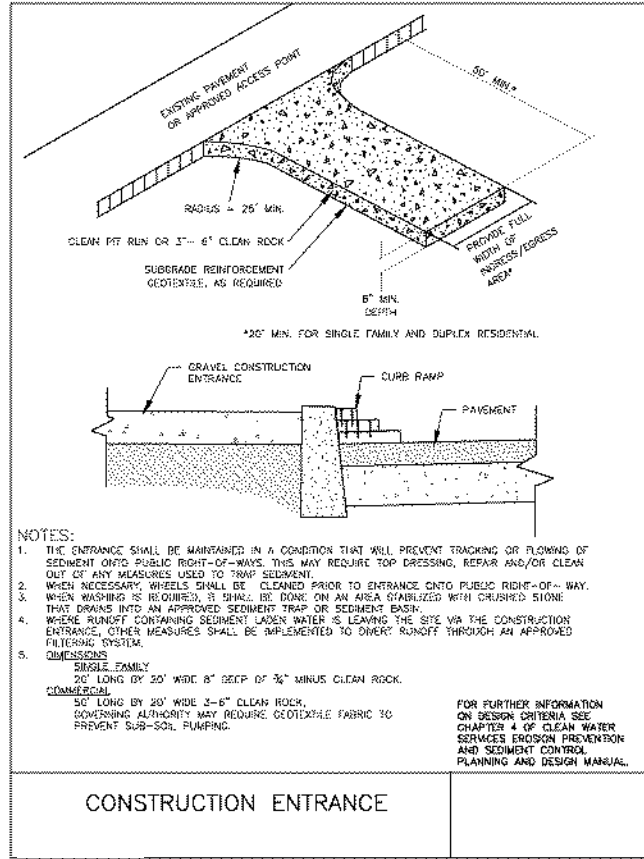
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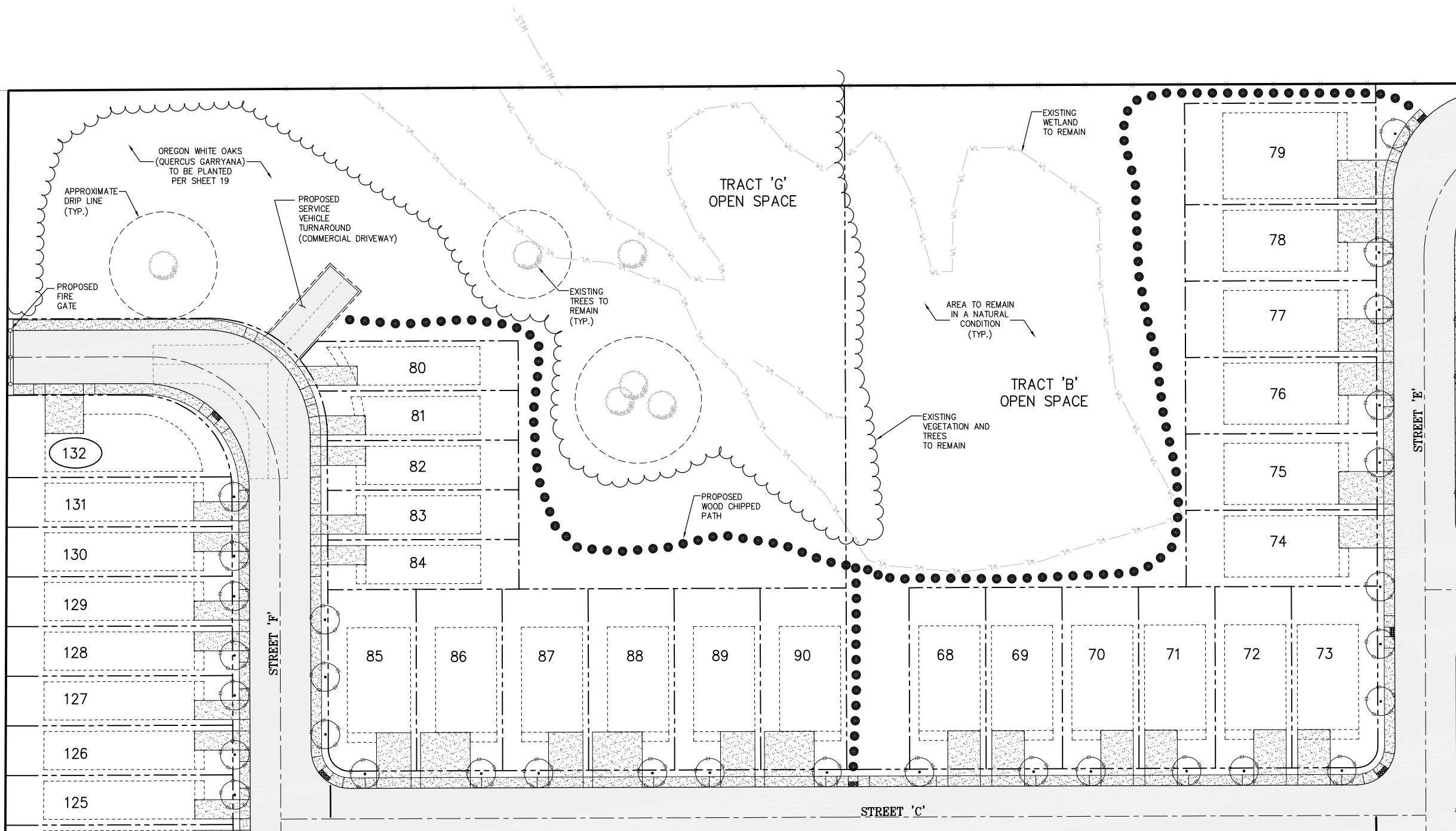


FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647
 SITE: TAX MAP 5 2E 07A, TAX LOT 1600
 CITY OF MOLLALA, CLACKAMAS CO., OR

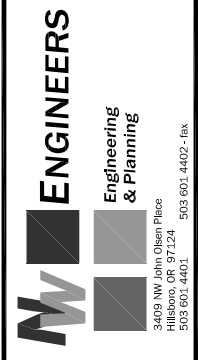
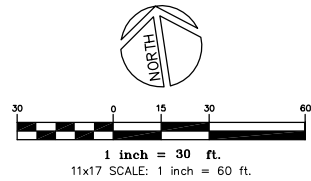
BEAR CREEK
 N0321
 PRELIMINARY GRADING AND EROSION CONTROL NOTES & DETAILS

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TRACTS 'B' & 'G'



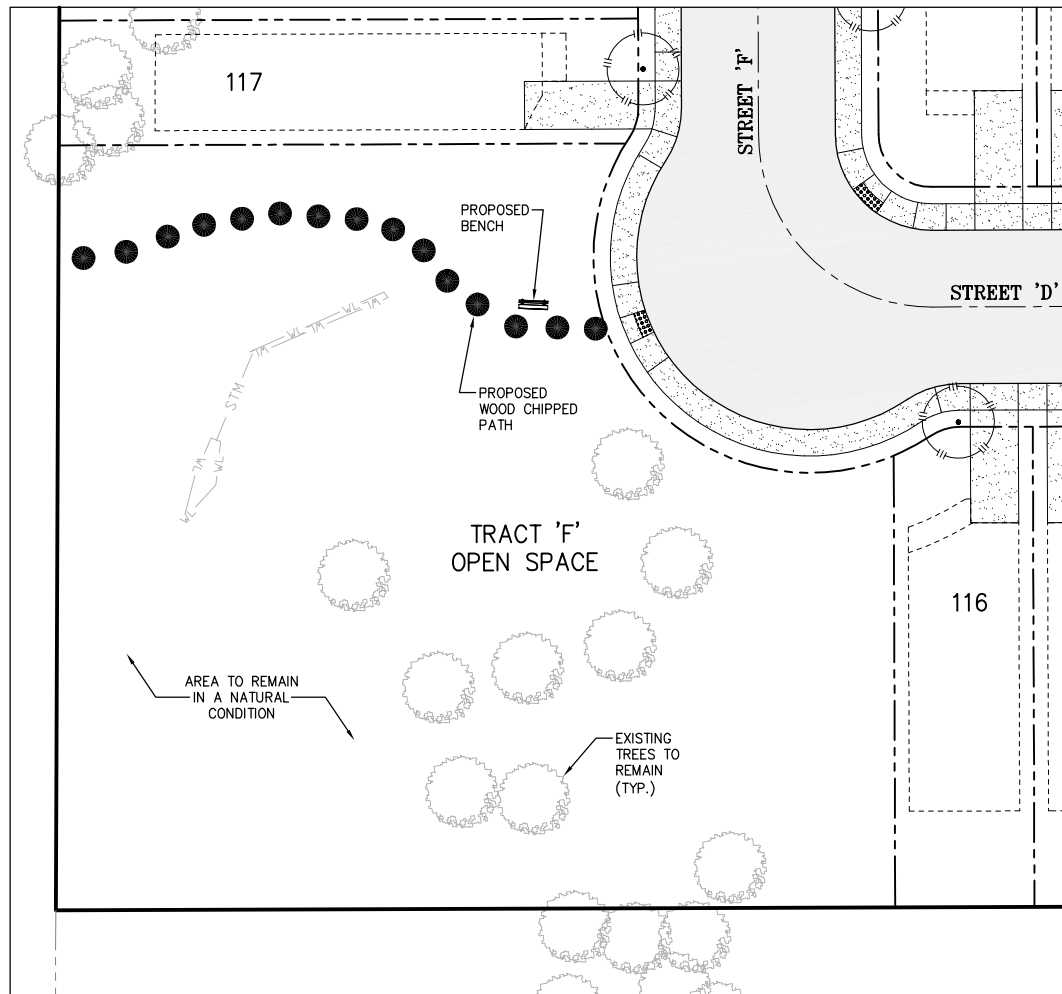
FOR: STAFFORD LAND COMPANY, INC.
485 SOUTH STATE STREET
LAKE OSWEGO, OREGON 97034
PH: 503-305-7647
SITE: TAX MAP 5 2E 08B, TAX LOTS 3100, 3200 & 3201
CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
N0321
TRACT 'B' & 'G' PRELIMINARY
OPEN SPACE PARK & TRAIL PLAN

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TRACT 'F'



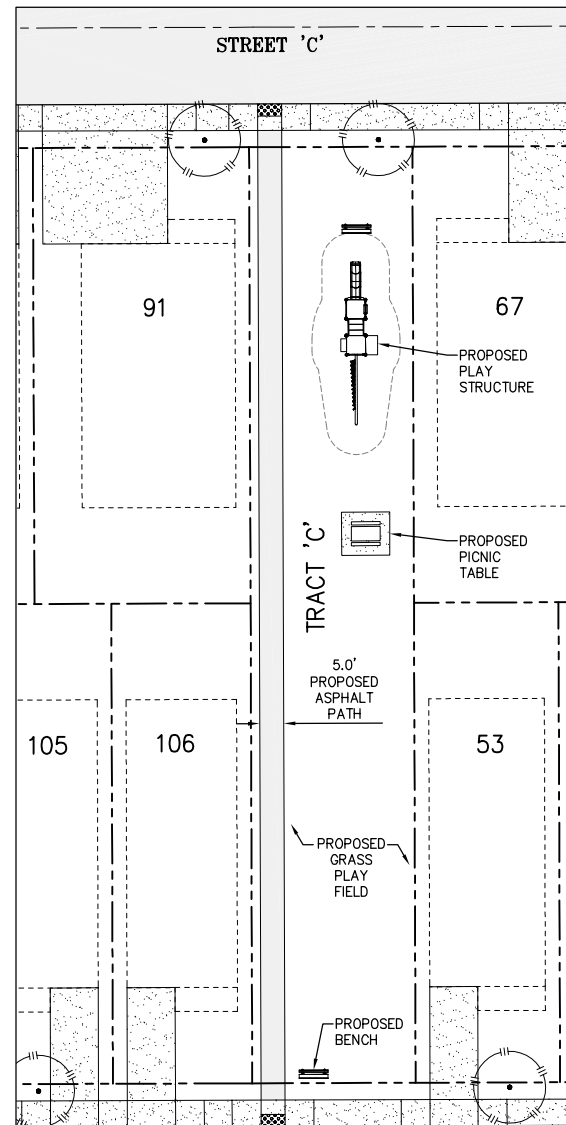
Bear Creek
14-745-A



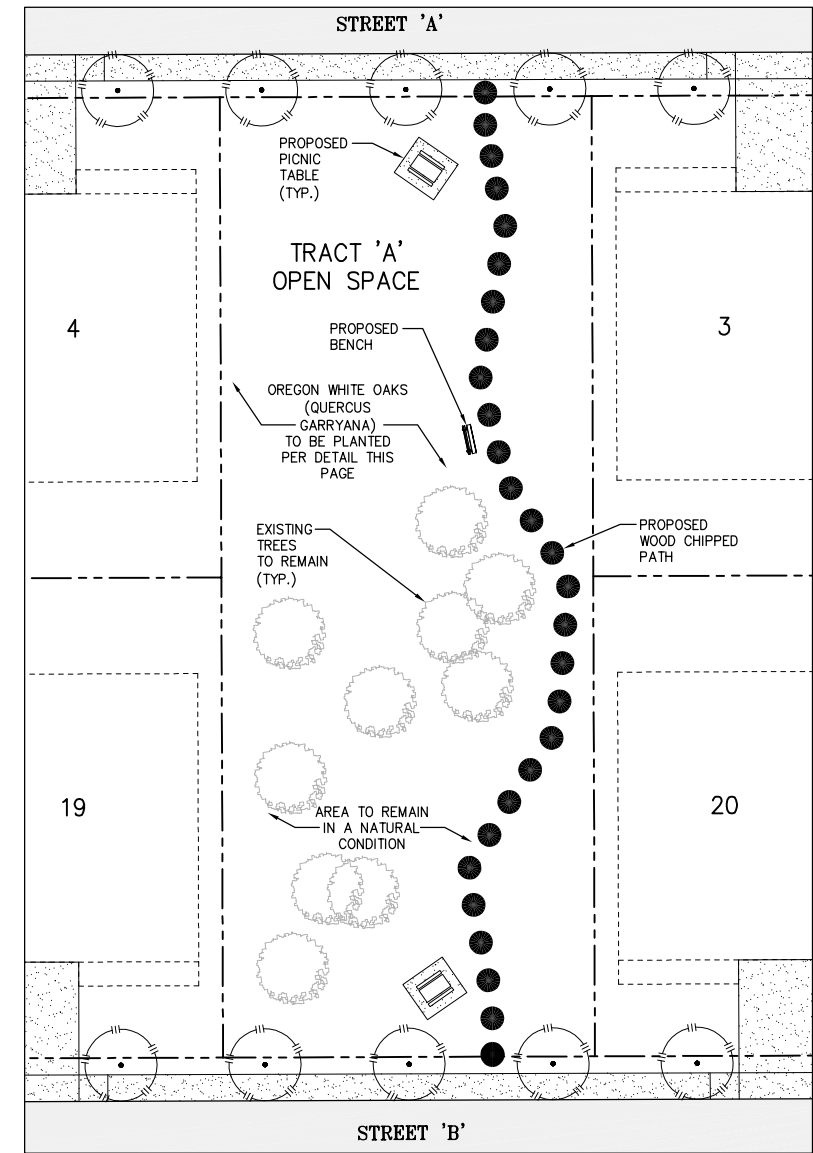
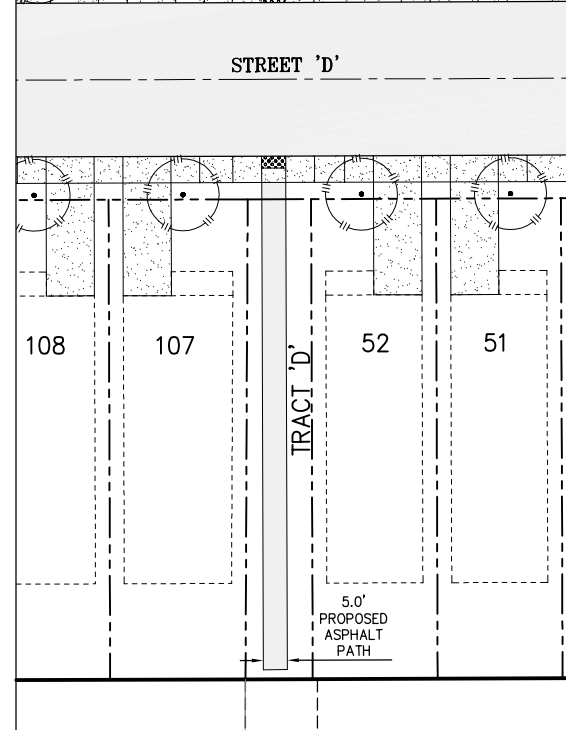
"Our goal is to provide you with quality products and services that exceed your expectations"

PROPOSED PLAY STRUCTURE (TRACT 'C')

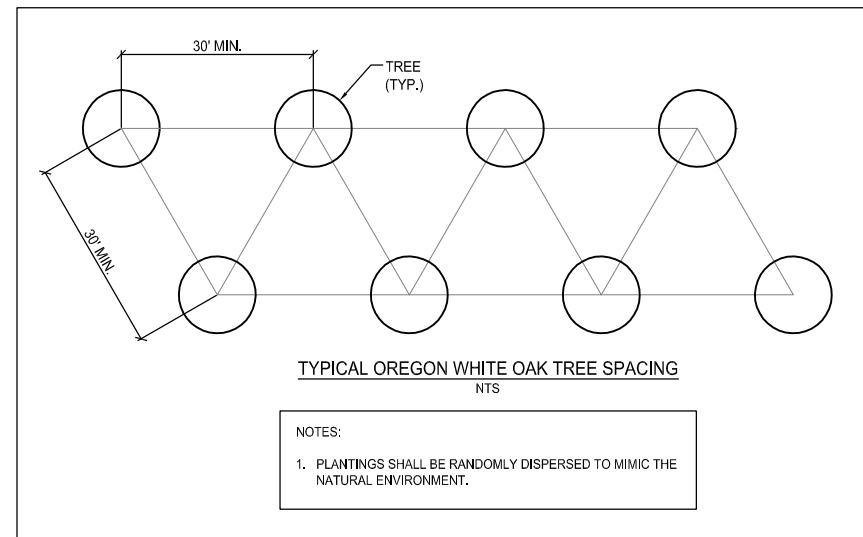
Not to Scale



TRACTS 'C' & 'D'

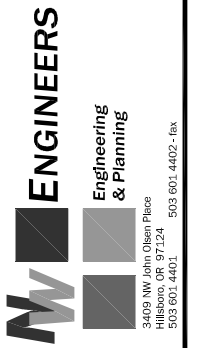
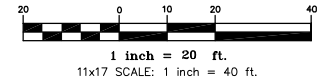


TRACT 'A'



TYPICAL TRACT 'A' & TRACT 'G' TREE SPACING

NOTE:
TRACT 'E' (NOT SHOWN) WILL BE DESIGNED WITH THE FUTURE DEVELOPMENT OF LOT 42.



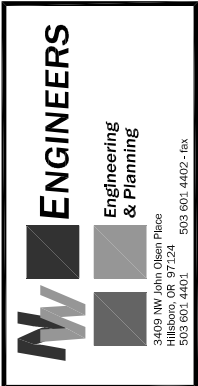
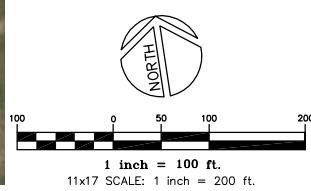
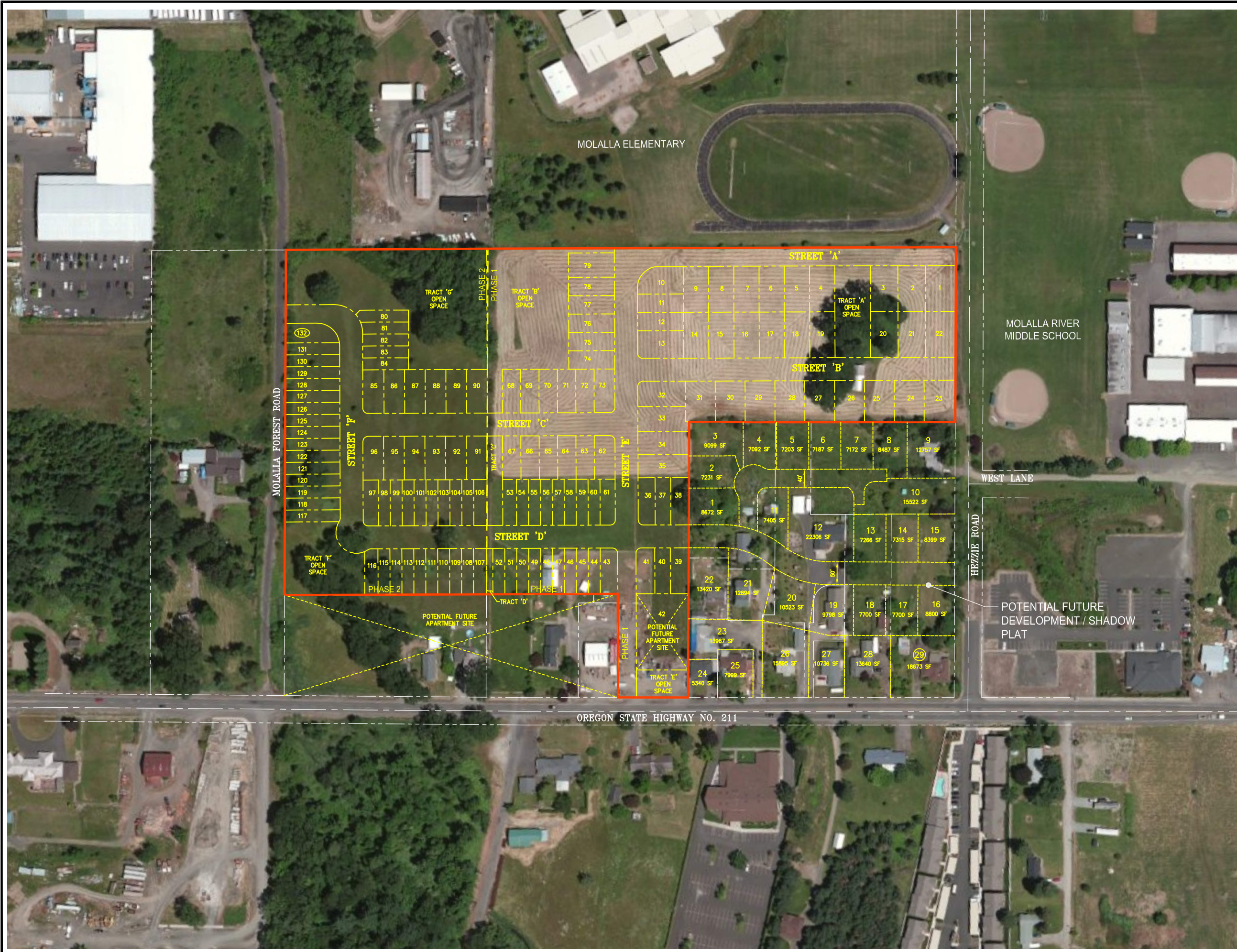
FOR: STAFFORD LAND COMPANY, INC.
485 SOUTH STATE STREET
LAKE OSWEGO, OREGON 97034
PH: 503-305-7647
SITE: TAX MAP 5 2E 08B, TAX LOTS 31,00, 32,00 & 32,01
CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
N0321
TRACT 'A', 'C', 'D' & 'F' PRELIMINARY
OPEN SPACE PARK & TRAIL PLAN

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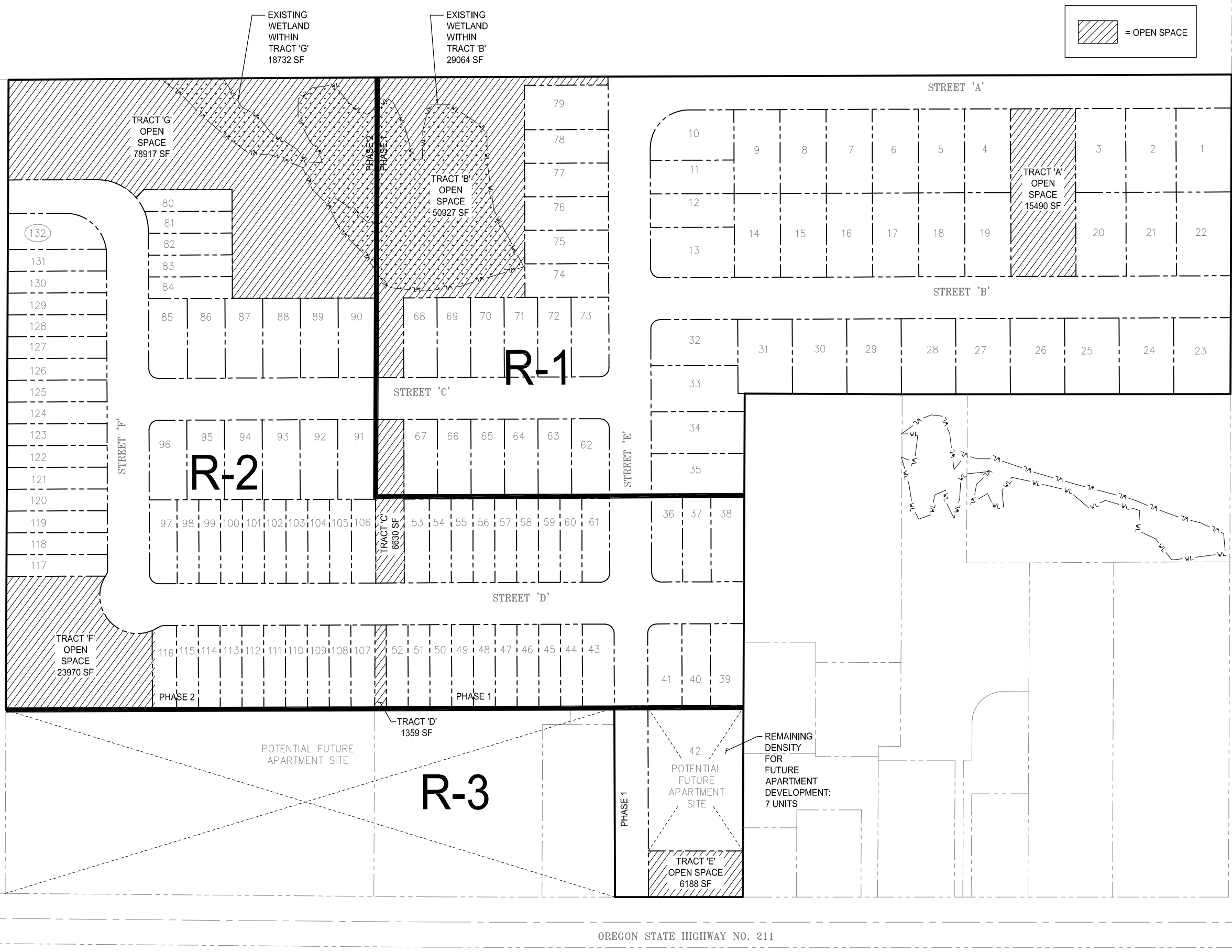
FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647
 SITE: TAX MAP 5 2E 08B, TAX LOTS 3100, 3200 & 3201
 CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
 N0321
 POTENTIAL FUTURE DEVELOPMENT
 PLAN / SHADOW PLAT

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GROSS SITE AREA = 21.06 ACRES
 OPEN SPACE REQUIRED: 21.06 X 0.2 = 4.21 ACRES
 OPEN SPACE PROVIDED = 4.21 ACRES

TRACT	SF	DENSITY BONUS	SF (A)
A	15,490	A	15,490
B	50,927	A (-29,064 Wetland)	21,863
C	6,630	A	6,630
D	1,359	A	1,359
E	6,188	A	6,188
F	23,970	A	23,970
G	78,917	A (-18,732 Wetland)	60,185
TOTAL	183,481 (4.21 Ac.)	TOTAL (A)	135,685 (3.11 Ac.)

GROSS 21.06 ÷ 3.11 = 14.8% or 15%

DENSITY WITHIN PUD

R-1:

10.11 GROSS
 2.34 RIGHT-OF-WAY
 - 1.59 OPEN SPACE
 6.18 NET

6.18 NET
 x 8 UNITS/AC.
 49 UNITS

R-2:

10.16 GROSS
 2.07 RIGHT-OF-WAY
 - 2.47 OPEN SPACE
 5.62 NET

5.62 NET
 x 12 UNITS/AC.
 67 UNITS

R-3:

0.79 GROSS
 0.21 RIGHT-OF-WAY
 - 0.14 OPEN SPACE
 0.44 NET

0.44 NET
 x 24 UNITS/AC.
 11 UNITS

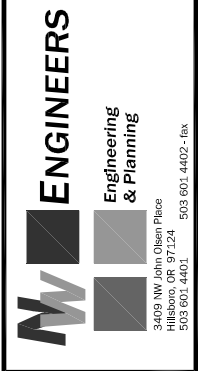
ALLOWED DENSITY = 127 UNITS

DENSITY BONUS "A"
 (1% DENSITY PER 5% OPEN SPACE)
 15% = 3% OR 4 UNITS

DENSITY BONUS "B" = 5% OR 6 UNITS

DENSITY BONUS TOTAL = 138 UNITS

PROPOSED DENSITY: = 131 UNITS

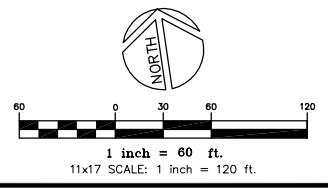


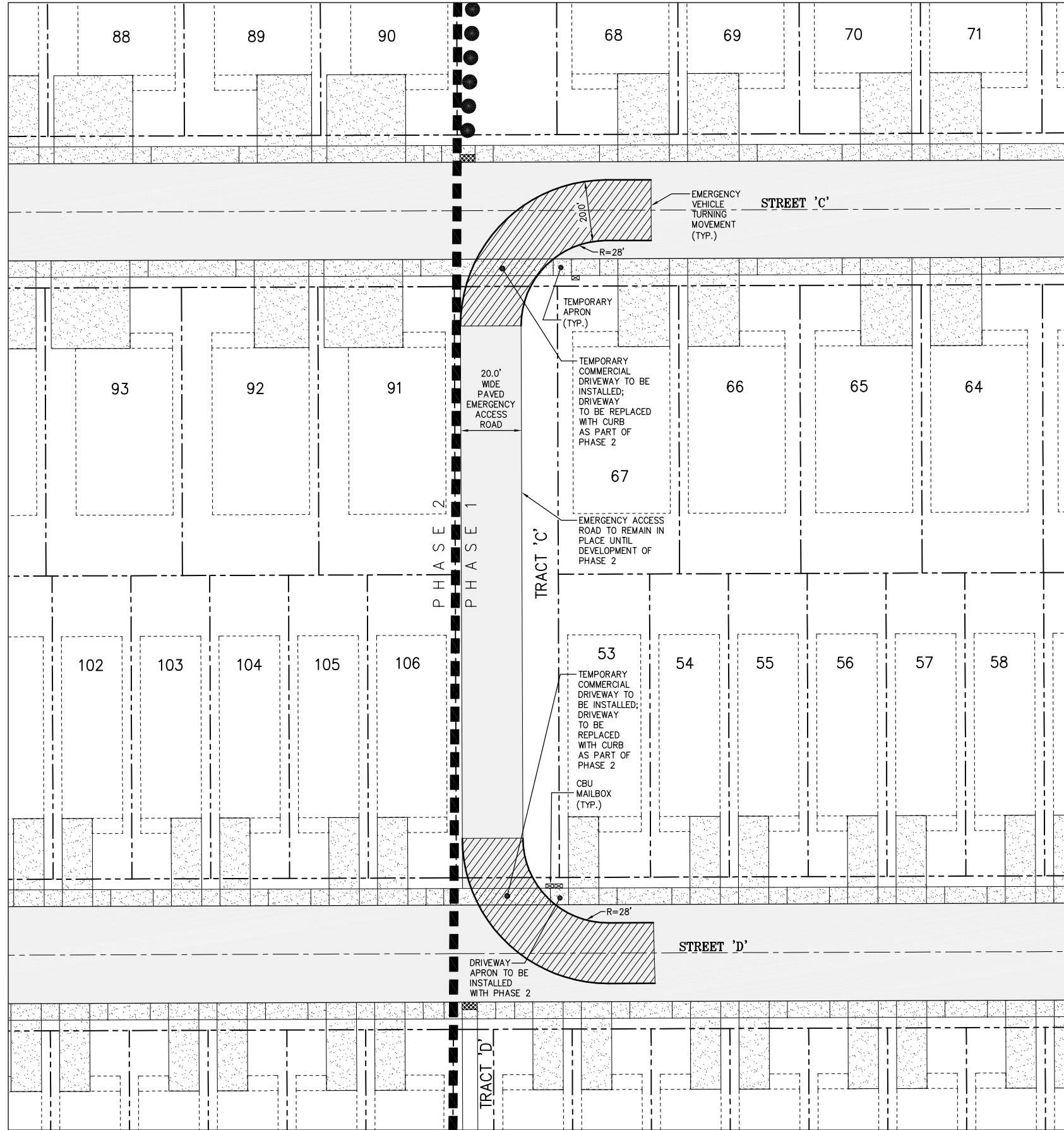
FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647
 SITE: TAX MAP 5 2E 08B, TAX LOTS 3100, 3200 & 3201
 CITY OF MOLALLA, CLACKAMAS CO., OR

BEAR CREEK
NO321
RESIDENTIAL DENSITY & OPEN SPACE PLAN & TABLE

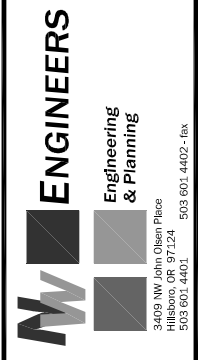
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TRACT 'C' - PHASE 1 TEMPORARY FIRE ACCESS



FOR: STAFFORD LAND COMPANY, INC.
 485 SOUTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 PH: 503-305-7647
 SITE: TAX MAP 5 2E 07A, TAX LOT 1600
 CITY OF MOLLALA, CLACKAMAS CO., OR

BEAR CREEK
 N0321
 TRACT 'C' - TEMPORARY
 EMERGENCY ACCESS

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