

---

# Frog Pond Estates Subdivision

DB21-0065 et al

Presentation to Wilsonville Development Review Board – Panel B  
March 28, 2022



# Project Team

## Applicant:

- Dan Grimberg, West Hills Land Development
- Kristi Hosea, West Hills Land Development

## Consultant:

- Mike Peebles, PE, Otak – Project Manager
  - Keith Buisman, PE, Otak – Civil Engineer
  - Li Alligood, AICP, Otak – Land Use Planner
  - Steve Dixon, PLA, Otak – Site Designer
  - Gabriel Kruse, PLA, Otak – Landscape Architect
-

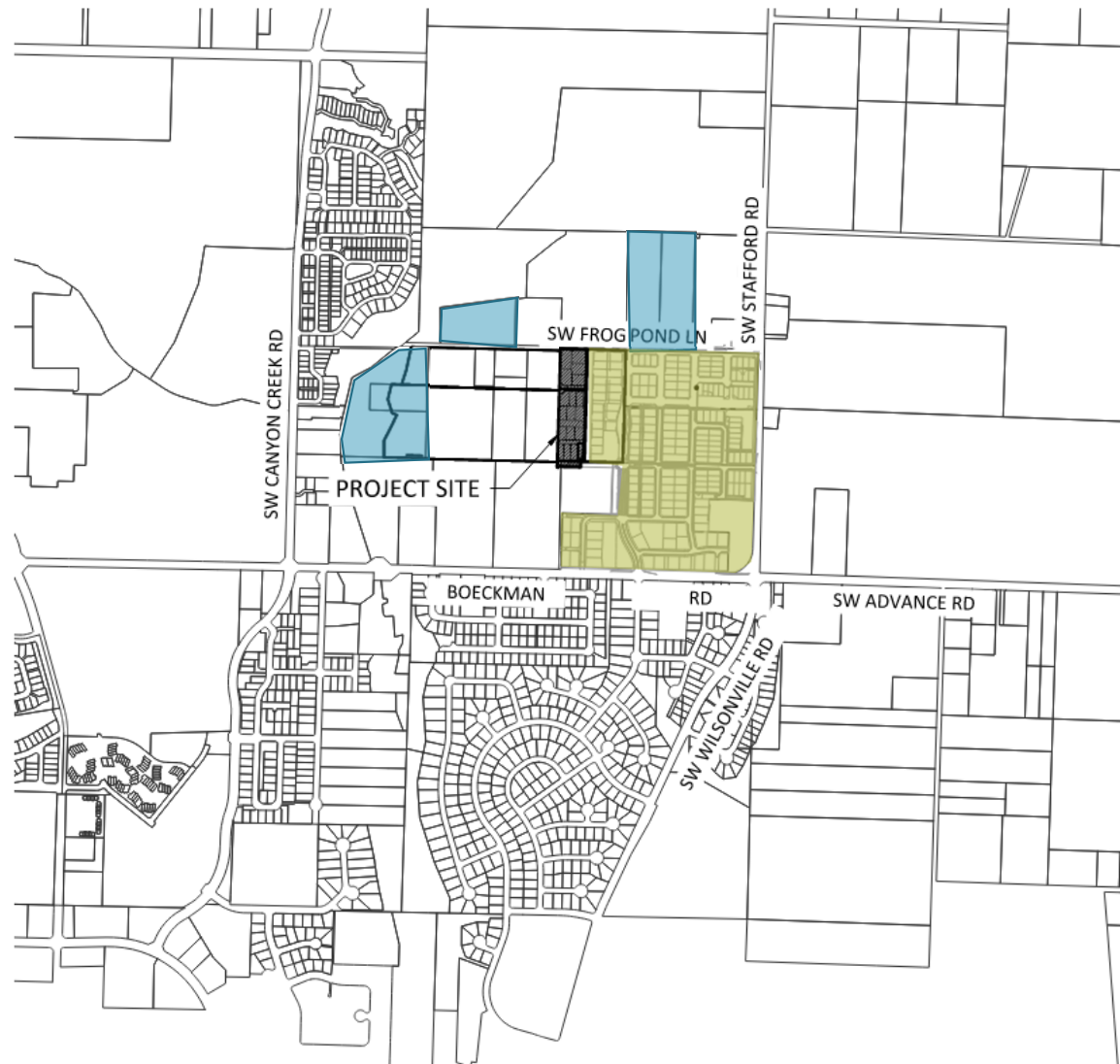
# Project Information

## Frog Pond Estates

- 1 property and portions of 2 others (School District and Frog Pond Ridge)
  - 4.06 acres (Thurmond property) and 0.07 acres of Tract I of Frog Pond Ridge No. 2
  - 0.17 acres of right-of-way dedication
  - 17 lots and associated infrastructure
-

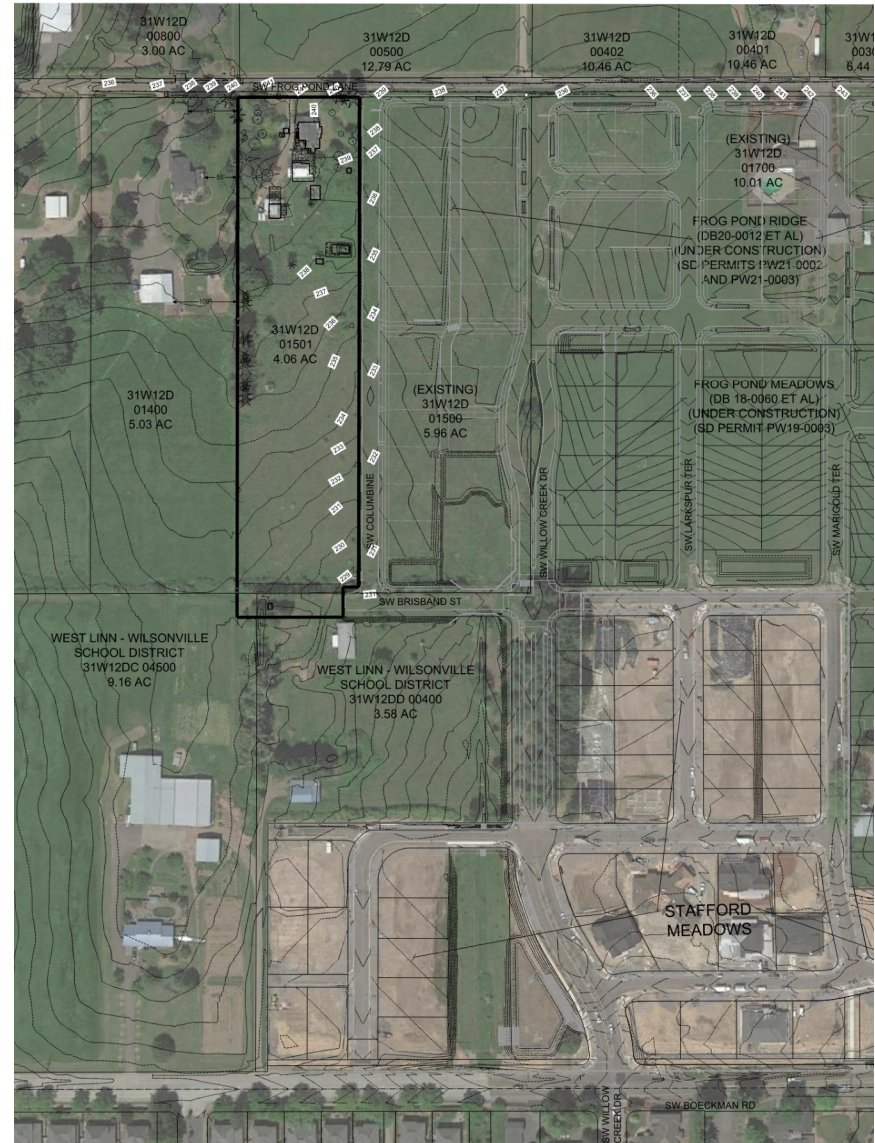
# Background

- Frog Pond Estates is the applicant's fourth development in Frog Pond West.
- Three additional developments are in process by the applicant (Frog Pond Oaks, Frog Pond Overlook, and Frog Pond Terrace)



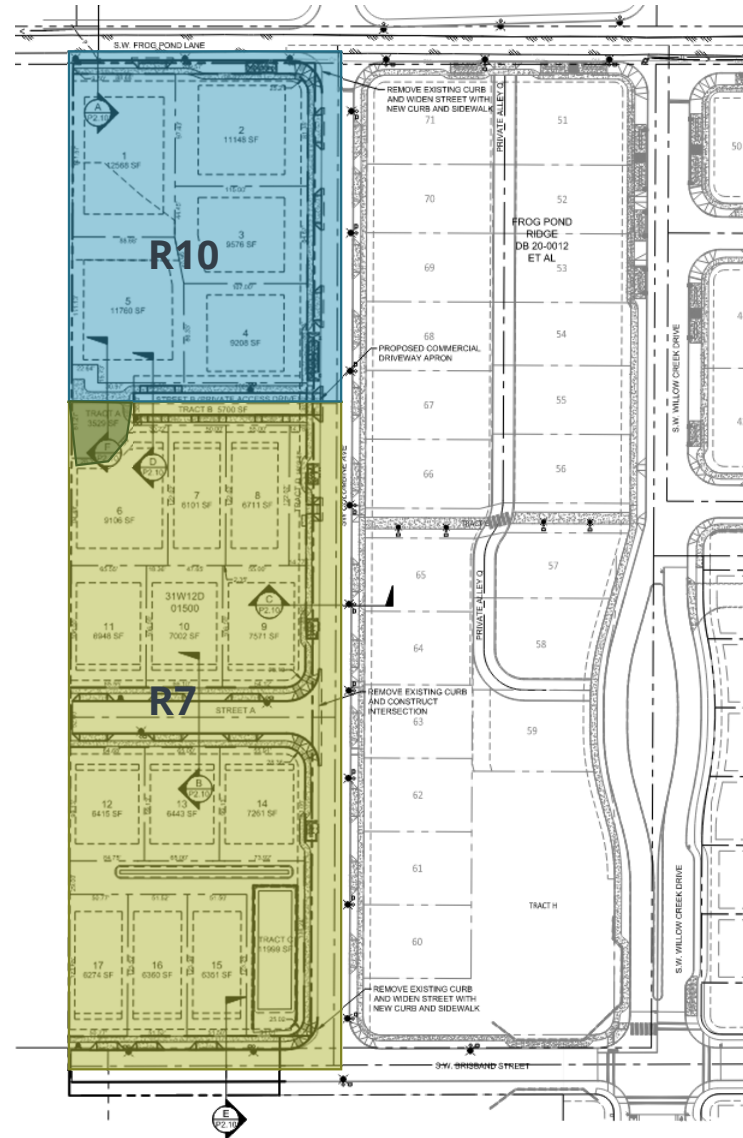
# Existing Conditions

- The application includes the Thurmond property, as well as small portions of the school district property to the south.
- The site is developed with a home and associated outbuildings.



# Site Plan

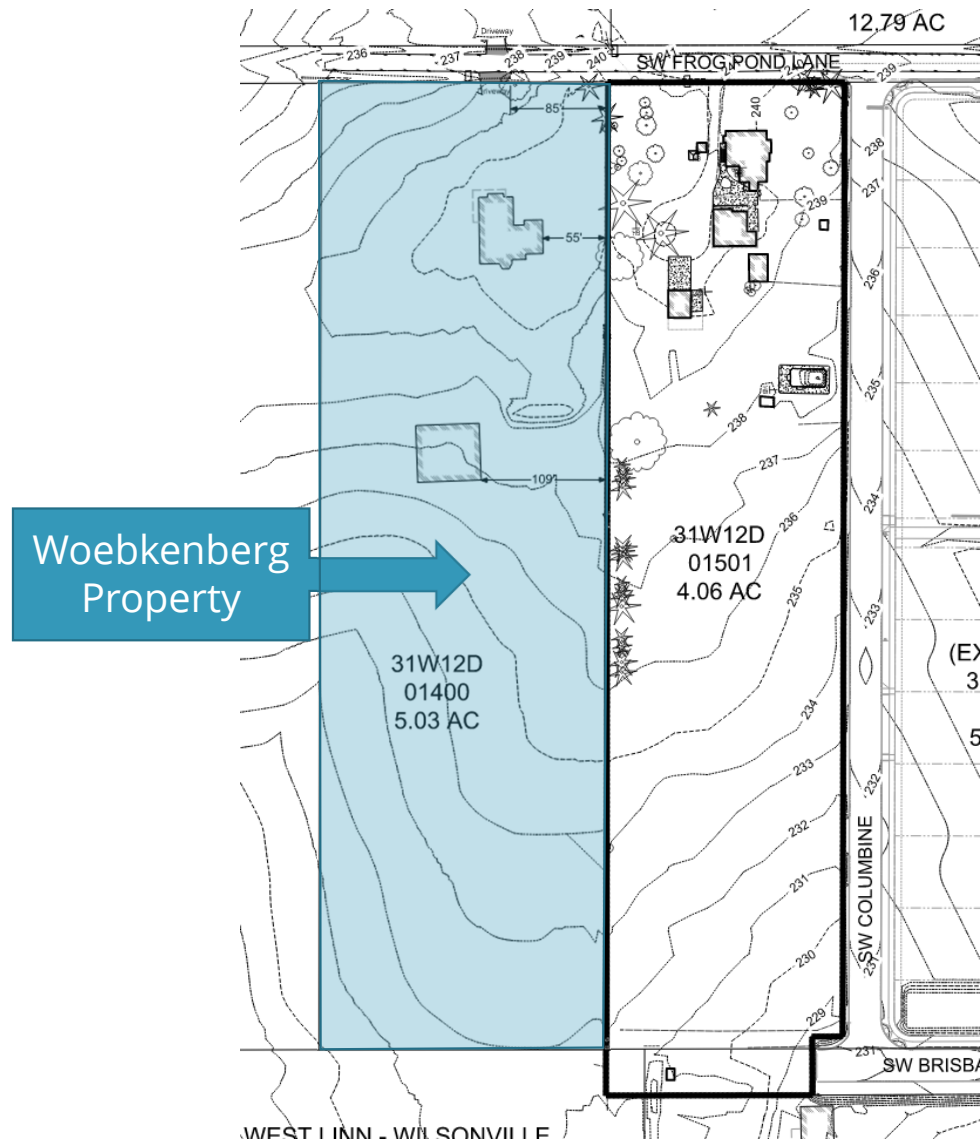
- No open space required, but an open area within Tract A is provided to protect mature trees
- Extends Frog Pond Lane and SW Brisband Street
- Creates a pedestrian connection and a future street connection to the west
- The applicant team worked closely with staff on density calculations
- R10 lots meet or exceed all area and dimensional standards



# Public Comment

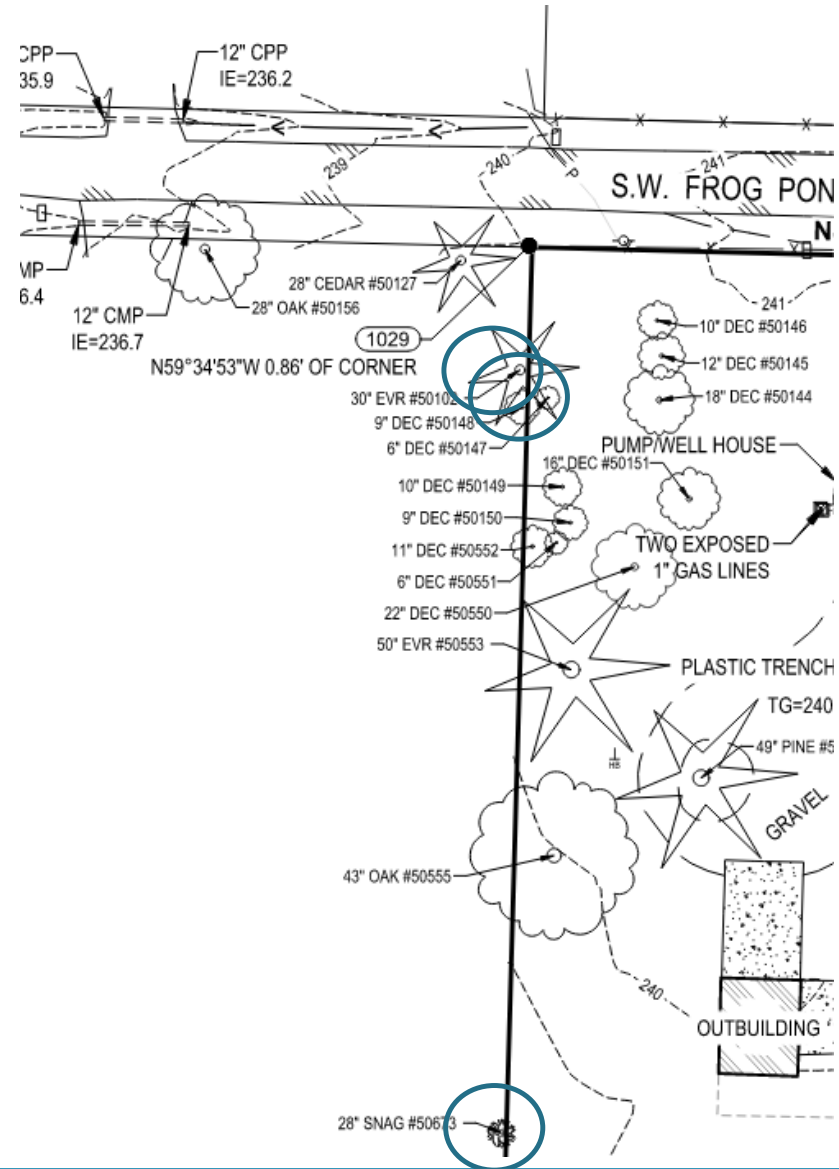
## Location of Property Line

- Property lines have been surveyed and are shown on the Existing Conditions Plan (Sheets P1.00 and P1.10)
- The applicant will mark the property line with lathe on site so that the location is visible prior to construction



# Public Comment

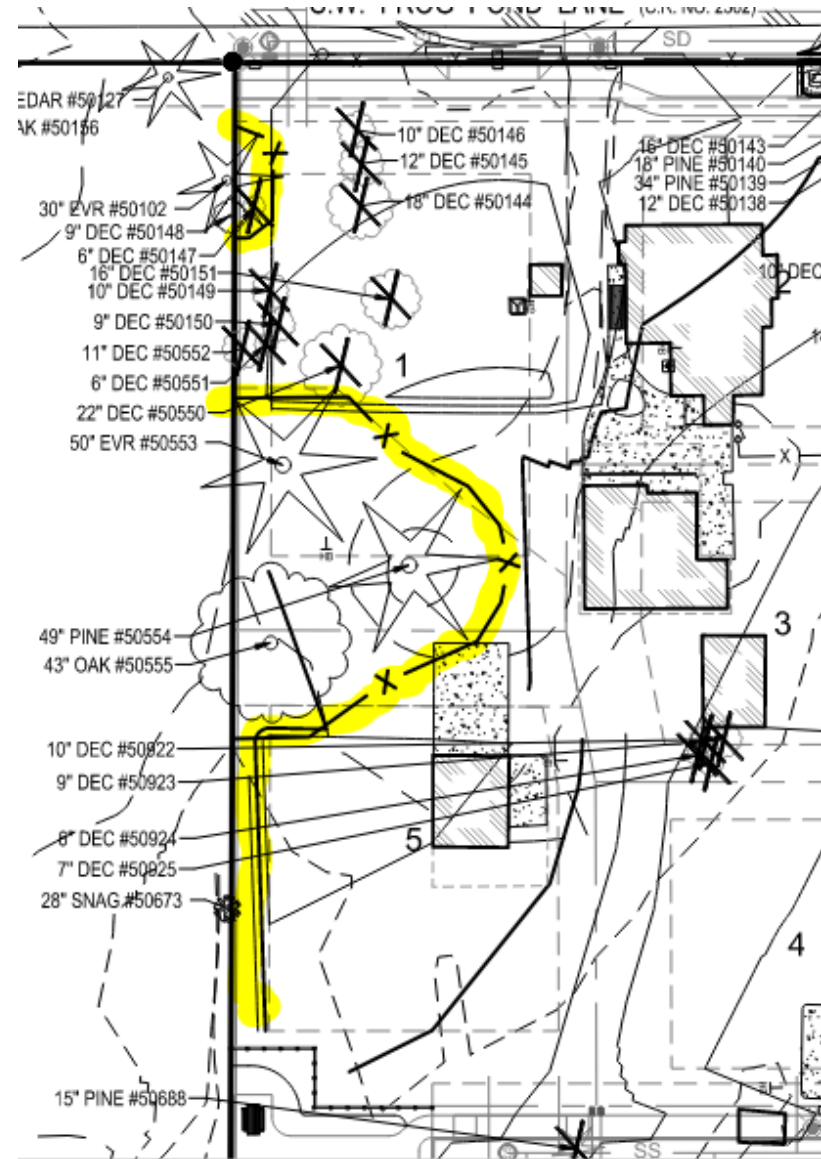
- Trees have been tagged with numbers, and the survey clearly identifies the location of the trees (Sheet L1.00)
- Tree #s 50102, 50148, and 50673 are on the Woebkenberg's property and will be preserved





# Public Comment

- Tree protection fencing will be installed prior to site work (Sheet L1.00)
- Construction fencing will be installed along the property line prior to site work



# Request

Approval of the application tonight with conditions of approval as recommended by staff, including revised condition of approval PDE 9

**Thank you!**