Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 23, 2011

To: Interested Person

From: Sean Williams, Land Use Services
503-823-7612 / Sean.Williams@portlandoregon.gov

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-157416 LDP

GENERAL INFORMATION

Applicant: Darrell L Garrett Sr.
20898 King David Avenue
Bend, OR 97702

Representative:

Steve Buckles	Peter Kusyk
Reppeto & Associates, Inc.	Firenze Development
12730 SE Stark Street	16130 SW Whitebird Street
Portland, OR 97233	Beaverton, OR 97007

Site Address: 223 N Ivy Street

Legal Description: BLOCK 5 LOT 3, ALBINA ADD
Tax Account No.: R009900760
State ID No.: 1N1E27AB 01900
Quarter Section: 2730
Neighborhood: Eliot, Mike Warwick at 503-284-7010; Boise, Ellen Cusick at 503-544-8688;
Business District: North Portland Business Assoc, Jim Schaller at 503-517-9915; North-Northeast Business Assoc, Joice Taylor at 503-445-1321.
District Coalition: Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-823-4575.
Plan District: Albina Community
Zoning: Residential 1,000 (R1) w/ Alternative Design Density Overlay (a)
Case Type: Land Division Partition (LDP)
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
The applicant is proposing to divide the subject property into two parcels of approximately 1,656 (Parcel 1) and 1,658 (Parcel 2) square feet in size, for attached housing.

This partition is reviewed through a Type I land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines "parcel" as a single unit of land created by a partition of land. The applicant's proposal is to create 2 units of land. Therefore this land division is considered a partition.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. **The relevant criteria are found in** Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.

FACTS

Site and Vicinity: The site is located on the north side of N Ivy Street approximately 100 feet west of the intersection with N Vancouver Avenue. Existing development consists of a single family dwelling that will be removed. A majority of the trees within the land division site are considered nuisance species and are therefore exempt from preservation standards. A parking lot associated with the American National Red Cross is located across the street. Legacy Emanuel hospital is located to the south. Development north of the site is primarily composed of single family dwellings.

Infrastructure:

- **Streets –** The site has approximately 41 feet of frontage on N Ivy Street. At this location, N Ivy Street is classified as a local service street for all modes in the Transportation System Plan (TSP). Tri-Met provides frequent transit service approximately 100 feet from the site on N Vancouver Avenue via Bus #4. Parking is currently allowed on both sides of N Ivy Street. At this location, N Ivy Street is improved with a 46 foot paved roadway surface with a pedestrian corridor that consists of a 4 foot planter strip, 6 foot sidewalk and 2 foot setback to private property (4-6-2) within a 70 foot wide right-of-way.

- **Water Service –** There is an existing 6-inch CI water main in N Ivy Street. The existing house is served by a 5/8-inch metered service from the main.

- **Sanitary Service -** There is an existing 66-inch brick public combination sewer line in N Ivy Street.

Zoning: The R1 designation is one of the City's multi-dwelling zones which is intended to create and maintain higher density residential neighborhoods. The zone implements the comprehensive plan policies and designations for multi-dwelling housing.

The "a" overlay is intended to allow increased density that meets design compatibility requirements. It focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood. This land division proposal is not using any of the provisions of the "a" overlay.

The Albina Community plan district is intended to ensure that new higher density commercial and industrial developments do not overwhelm nearby residential areas.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Please see Exhibits "E" for details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **August 9, 2011**. No written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

33.660.120 The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.

Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the criteria that are not applicable. Applicable criteria are addressed below the table.

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
B	33.630 – Tree Preservation	All of the existing trees located on the site are exempt from preservation standards primarily due to the presence of nuisance species (see Exhibit A-2).
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	Not applicable. These standards only apply to land divisions in the RF through R2.5 zones.
F	33.634 - Recreation Area	Not applicable. The minimum required density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.639 - Solar Access	The proposed development is for something other than single-dwelling detached homes.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site outside of environmental zones.
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required
	33.654.120.D - Common Greens	No common greens are proposed or required
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required
	33.654.120.F - Alleys	No alleys are proposed or required
	33.654.120.G - Shared Courts	No shared courts are proposed or required
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required

Applicable Approval Criteria are:

A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.

Findings: Chapter 33.612 contains the density and lot dimension requirements applicable in the R3 through IR zones. The applicant is proposing two attached housing parcels.

Single-dwelling or duplex development is proposed for some or the entire site, therefore the applicant must show how the proposed lots can meet minimum density and not exceed the maximum density stated in Table 120-3. Minimum density in the R1 zone is one unit per 2,000 square feet (per 33.120.205.C.2) and the maximum density is one unit per 1,000 square feet. The total site area shown on the applicant's survey is 3,313 square feet. Therefore, the site has a minimum required density of 2 units and a maximum density of 3 units.

In this zone, there are no minimum lot area requirements for lots designated for attached houses, detached houses, or duplexes. For this reason, it is necessary to condition the minimum and maximum density allowance on each lot in the land division, to avoid further division of lots in the future that could result in non-compliance with the overall density requirements of the site as it exists in this proposal.

The lot dimensions required and proposed are shown in the following table:

R1	Minimum lot area (square feet)	Minimum lot width (feet)	Minimum lot depth (feet)	Minimum front lot line (feet)
Attached Houses	none	15	none	15
Parcel 1	1,656	20.53	80.60	20.53
Parcel 2	1,658	20.53	80.82	20.53

* Width is measured from the midpoints of opposite lot lines.

The findings above show that the applicable density and lot dimension standards are met. Therefore this criterion is met.

G. Clearing, Grading and Land Suitability. The approval criteria of Chapter 33.635, Clearing, Grading and Land Suitability must be met.

Findings:

Clearing and Grading
The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat. In this case the site is primarily flat, and is not located within the Potential Landslide Hazard Area. Therefore, no significant clearing or grading will be required on the site to make the new lots developable. In addition, no tree are required to be preserved that would conflict with potential development. This criterion is met.

Land Suitability
The site is currently in residential use, and there is no record of any other use in the past. The applicant has proposed to remove the existing house and redevelop the site. Although the existing house is currently connected to the public sanitary sewer, there is an old septic system on the site. The City has no record that this facility was ever decommissioned. In order to ensure that the new lots are suitable for development, a permit must be obtained and finalized for demolition of all structures on the site, sewer capping and decommissioning of the septic system prior to final plat approval. With this condition, the new lots can be considered suitable for development, and this criterion is met.

K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,

L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: The regulations of Chapter 33.641 allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated for if necessary. Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

33.651 Water Service standard - See Exhibit E-3 for detailed bureau comments.
The water standards of 33.651 have been verified and noted at the beginning of this report. Water is available to serve the proposed development from the water main in N Ivy Street. There is an existing water service from this main that may be available for future development on Parcel 2.
33.652 Sanitary Sewer Disposal Service standards - See Exhibit E-1 for detailed comments.
The sanitary sewer standards of 33.652 have been verified and noted at the beginning of this report. There is an existing brick public combination sewer located in N Ivy Street that can serve the sanitary needs of the proposed lots. There is a sewer lateral from this main that serves the existing house although the location is unclear. The Bureau of Environmental Services (BES) has noted that the existing service may be used for future development provided it is still serviceable. However, new laterals to brick sewers are not typically allowed due to the potential for damage on the aging line. Therefore, prior to final plat approval, the applicant must document an approvable sanitary sewer connection on a supplemental plan as a wye connection at the curb to the existing lateral may be allowable for the proposed separate parcels. In addition, BES is requesting sufficient documentation to verify the condition of the existing lateral such as a sewer scoping video with locates. Subject to the conditions noted above, this criterion is met.
33.653.020 & .030 Stormwater Management criteria and standards– See Exhibits E.1 & E.5
BES has verified that the stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater. No stormwater tract is proposed or required. Therefore, criterion A is not applicable. The applicant has proposed the following stormwater management methods: • **Parcels 1 & 2:** Stormwater from these lots will be directed to drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. The Bureau of Environmental Services has indicated conceptual approval of the drywells.
33.654.110.B.1 -Through streets and pedestrian connections **33.654.130.B - Extension of existing public dead-end streets & pedestrian connections** **33.654.130.C - Future extension of proposed dead-end streets & pedestrian connections**
Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. The Portland Bureau of Transportation has provided the following evaluation of connectivity for this proposal: *This N Ivy Street property frontage is in close proximity to the intersections of N Ivy Street and N Gantenbein Ave (approximately 40-feet). Based on the criteria outlined above, no additional connectivity is required or requested.* For the reasons described above, this criterion is met.

33.641 – Transportation Impacts – 33.641.020 and 33.641.030 **33.654.120.C Width and Design of the street right-of-way** **33.654.130.D Partial Rights of way**
Based on the available information, the estimated increase in daily trips is less than 10 total trips per day with the majority of trips occurring during non peak hours, as provided by the Institute of Transportation Engineers – Trip Generation Manual (8th Edition). Additionally, consideration is also given to the likely division of the projected increase of <10 total trips per day being factored by three possible route directions for this location, as well as the existing pedestrian corridor improvements which should serve to promote use of other modes of transit in the general area. Other considerations in determining potential Transportation related impacts include this location's proximity to public transit access which provides on-going availability to an alternative mode of transportation, located <500-feet from the subject property. In consideration of the availability of frequent transit service, the limited increase in anticipated traffic generated from this proposal for the addition of one NSFR and the availability of alternative routes for vehicle and pedestrian access, it is reasonably anticipated by PBOT staff (including registered traffic engineers) that this minimal increase to the existing transportation system capacity will not create a significant impact on the transportation system. A Transportation Study is not required at this time. In reviewing this land division, Portland Transportation relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and bicyclists can safely and efficiently serve the proposed new development. Portland Transportation has not identified or been made aware of any factors related to this proposal that lead to a conclusion other than that one additional dwelling can be safely served by this existing street without having any significant impact on the level of service provided. The proposed development on the site includes adjacent driveways with a singe curb cut centered on the common property line between the two parcels. This will replace the current curb cut and driveway serving the existing house to be demolished. PBOT will require the applicant to reconstruct the pedestrian corridor along the site frontage to City standards with a 4 foot wide planting strip between curb and 6-foot wide sidewalk with a 2-foot buffer at the back of the sidewalk (4-6-2) next to the property line. This will be required as a condition of development on both parcels. With the condition of approval described above, this criterion is met.
33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)
Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

Development standards that are not relevant to the land division review, have not been addressed in the review, but will have to be met at the time that each of the proposed lots is developed.

Existing development that will remain after the land division. The applicant is proposing to remove all of the existing structures on the site, so the division of the property will not cause the structures to move out of conformance or further out of conformance with any development standard applicable in the R1 zone. Therefore, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical

expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic	Contact Information
Water Bureau	Title 21 - Water availability	503-823-7404 www.portlandonline.com/water
Environmental Services	Title 17; 2008 Stormwater Manual Sewer availability & Stormwater Management	503-823-7740 www.portlandonline.com/bes
Fire Bureau	Title 31 Policy B-1 - Emergency Access	503-823-3700 www.portlandonline.com/fire
Transportation	Title 17, Transportation System Plan Design of public street	503-823-5185 www.portlandonline.com/transportation
Development Services	Titles 24 –27, Admin Rules for Private Rights of Way Building Code, Erosion Control, Flood plain, Site Development & Private Streets	503-823-7300 www.portlandonline.com/bds

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of the Fire Bureau in regards to ensuring adequate hydrant flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement, hydrant spacing and aerial fire department access. These requirements are based on the technical standards of Title 31 and Oregon Fire Code. See Exhibit E-4 for further details.

- The applicant must meet the requirements of Urban Forestry regarding removal of the existing street tree in front of the property to make way for private driveways. The tree may not be removed until a written permit is issued by the City Forester. A written permit from the City Forester is required to remove, destroy, cut, break, or injure, any tree of any size in or upon any street, park, or public area as detailed in Title 20.40.090 D. See Exhibit E-6 for further details.

CONCLUSIONS

The applicant has proposed a two parcel partition, as shown on the attached preliminary plan (Exhibit C-1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are: sanitary sewer disposal service standards.

With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 2-parcel partition, that will result in two lots for attached houses, as illustrated with Exhibit C-1, subject to the following conditions:

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Bureau of Environmental Services and Fire Bureau review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- An approvable sanitary sewer connection for each parcel;
- Nearest fire hydrant;
- Any other information specifically noted in the conditions listed below.

B. The following must occur prior to Final Plat approval:

Utilities

1. The applicant must meet the requirement of the Bureau of Environmental Services for accurately determining the condition and location of the existing sanitary sewer lateral using a sewer scoping video with locates. Acceptable documentation, such as a report and site plan from the utility locate service must be provided. The applicant will need to provide surface locate markers on site and may be required to submit a copy of sewer scope videos or other substantiating information. The location of the existing lateral on the supplemental site plan may need to be revised depending on the locate report.

2. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.

Existing Development

3. A finalized permit must be obtained for demolition of the existing residence, capping the existing sanitary sewer connection and decommissioning of the existing sanitary sewer system on the site. Note that Title 24 requires a 35-day demolition delay period for most residential structures.

C. The following conditions are applicable to site preparation and the development of individual lots:

1. The minimum and maximum density for the lots in this land division are as follows:

Lot	Minimum Density	Maximum Density
1	1	1
2	1	2

2. If required, the applicant shall meet any requirements identified through a Fire Code Appeal and/or install residential sprinklers in the new dwelling units on Parcels 1 and 2. Please refer to the final plat approval report for details on whether or not this requirement applies.

3. The applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measure to the bottom of the eave of the structure or the top of the parapet for a flat roof.

4. The applicant shall meet the requirements of the Portland Bureau of Transportation for reconstruction of the entire site's pedestrian corridor frontage to meet City standards.

5. The applicant shall receive approval from the City Urban Forester for removal of the existing street tree in front of the site. A written permit from the City Forester is required to remove, destroy, cut, break, or injure, any tree of any size in or upon any street, park, or public area as detailed in Title 20.40.090 D.

Staff Planner: Sean Williams

Decision rendered by: _____ **on September 21, 2011**
By authority of the Director of the Bureau of Development Services

Decision mailed: September 23, 2011

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on July 13, 2011, and was determined to be complete on August 5, 2011.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on July 13, 2011.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the120 days will expire on: December 3, 2011.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone.

Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

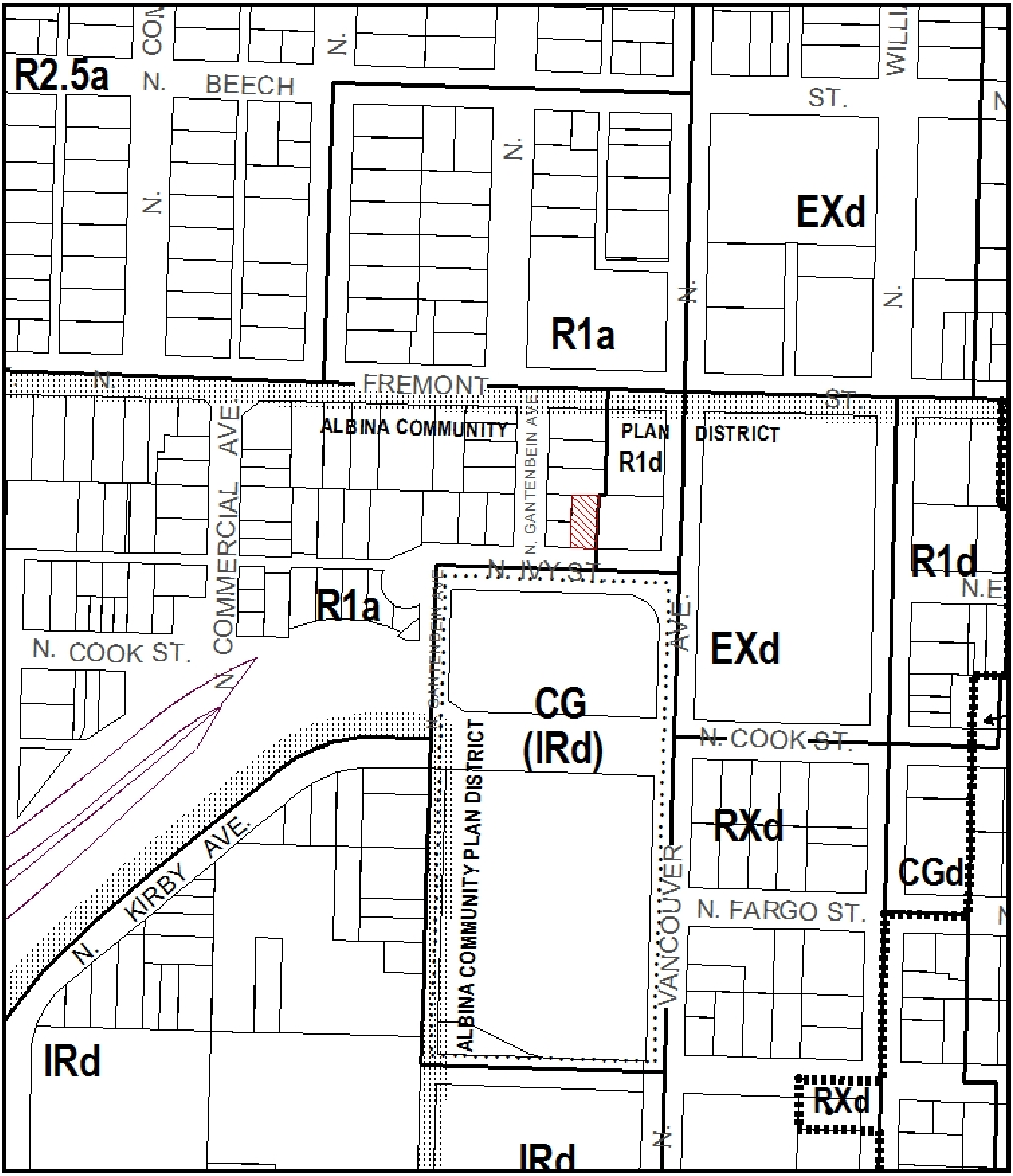
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.**

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement
   1. Land division approval criteria
   2. Arborist report
   3. Simplified Approach Stormwater Report
B. Zoning Map (attached)
C. Plans/Drawings:
   1. Preliminary Site Plan (attached)
   2. Preliminary Utility Plan
   3. Existing Conditions & Tree Survey
D. Notification information:
   1. Mailing list
   2. Mailed notice
E. Agency Responses:
   1. Bureau of Environmental Services
   2. Bureau of Transportation Engineering and Development Review
   3. Water Bureau
   4. Fire Bureau
   5. Site Development Review Section of BDS
   6. Bureau of Parks, Forestry Division
   7. Life Safety Plans Examiner
F. Correspondence: NONE
G. Other:
   1. Site History Research
   2. Original LU Application

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

Site

NORTH

This site lies within the:
ALBINA COMMUNITY PLAN DISTRICT

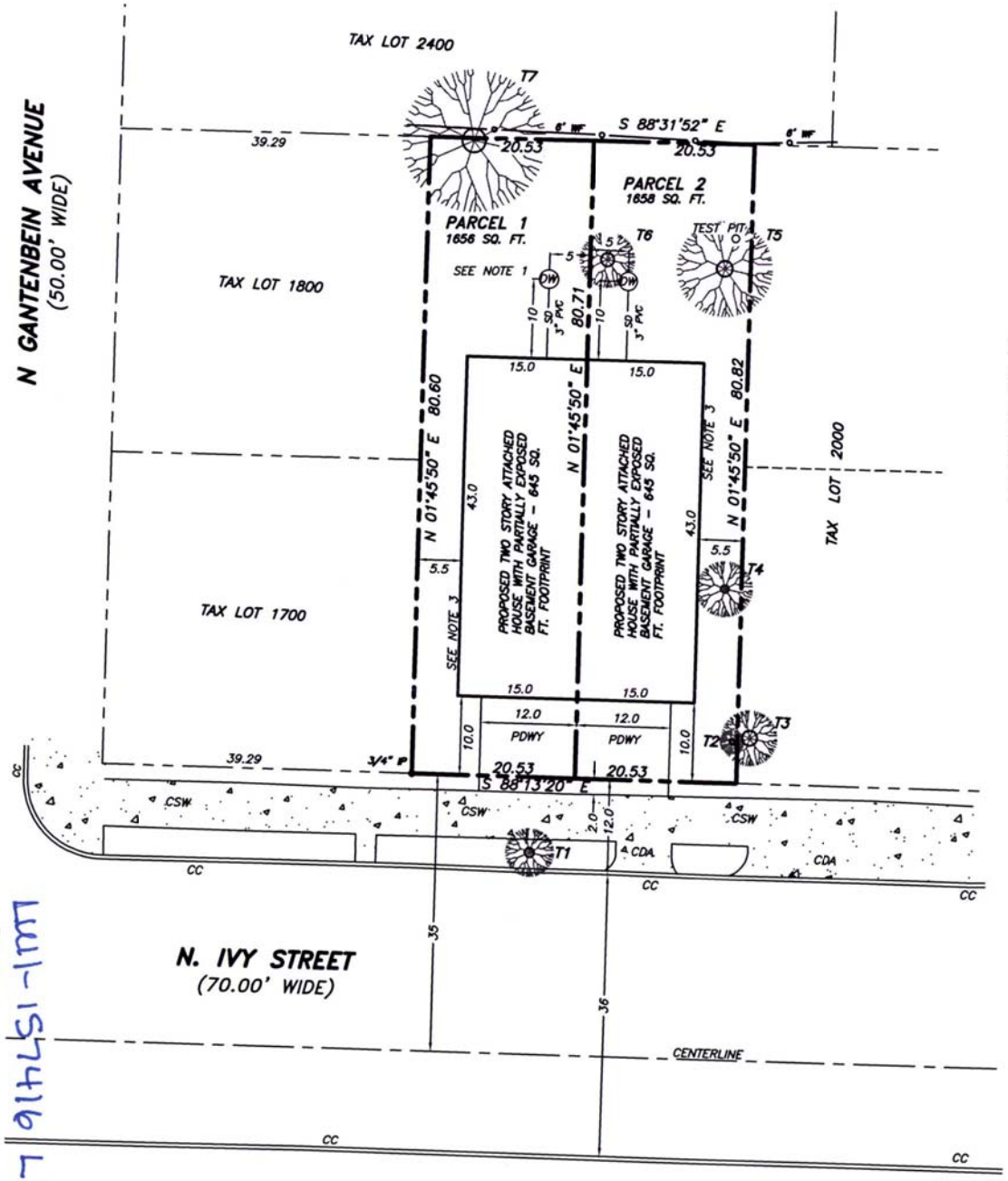
File No. LU 11-157416 LDP
1/4 Section 2730
Scale 1 inch = 200 feet
State_Id 1N1E27AB 1900
Exhibit B (Jul 14,2011)

PRELIMINARY SITE PLAN

LOT 3, BLOCK 5, ALBINA ADDITION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: JULY 12, 2011 SCALE: ~~1"=10'~~ NONE

FOR: PETER KUSYK



TREE TABLE

TREE NO.	DIAMETER	SPECIES	COMMENTS
T1	14"	MAPLE	EXEMPT
T2	7"	CHERRY	EXEMPT
T3	8", 16"	AILANTHUS	EXEMPT
T4	12"	MIMOSA	EXEMPT
T5	24"	AILANTHUS	EXEMPT
T6	20"	AILANTHUS	EXEMPT
T7	36"	AILANTHUS	EXEMPT

LEGEND

● = MONUMENT FOUND AS NOTED.

= DECIDUOUS TREE

CC = CONCRETE CURB
DW = PROPOSED DRYWELL
IP = IRON PIPE
PDWY = PROPOSED CONCRETE DRIVEWAY
SD = PROPOSED STORM DRAIN LINE
SQ. FT. = SQUARE FEET
WF = WOOD FENCE

NOTES

1. EACH PARCEL WILL HAVE AN INDIVIDUAL 28 INCH DIA. DRYWELL INSTALLED 5 FT. DEEP PER BES STORMWATER SPECIFICATIONS. SAID DRYWELL WILL MANAGE THE RUNOFF FROM THE HOUSE ROOF DRAINS.
2. EACH TREE SHOWN ON THIS SURVEY HAS BEEN DETERMINED TO BE EXEMPT. SEE THE ARBORIST TREE REPORT BY MULTNOMAH TREE EXPERTS, LTD.
3. THE EXTERIOR SIDE WALL OF EACH UNIT WILL NOT EXCEED 1000 SQUARE FEET. THE VERTICAL HEIGHT IS PROPOSED TO BE 23 FEET, WHICH INCLUDES TWO STORIES PLUS A 4 FOOT BASEMENT EXPOSURE TO GRADE.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231
RENEWABLE: 12/31/11

REVISED:

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

Plaza 125, Building G
12730 SE Stark Street
Portland, Oregon 97233
Phone: (503) 408-1507
Fax: (503) 408-2370

DATE: JULY 12, 2011	FILE: K11029-SITE.DWG
DRAWN BY: SPD/CJH	JOB NO. K11029

LU1-157416 LDP
CASE NO. 11-157416
EXHIBIT C-1