



City of Portland

Bureau of Development Services

Land Use Services Division

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Date: May 16, 2008
To: Interested Person
From: Mark Bello, Land Use Services
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NOTICE OF A TYPE II_x 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 and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-105428 LDP

GENERAL INFORMATION

Owners:	Applicant
Robert M. Archer 5525 SE Belmont St Portland, OR 97215	John Middleton Ztec Engineers Inc 3737 SE 8th Ave Portland OR 97202
M. Linda Denning 5525 SE Belmont St Portland, OR 97215	

Site Address: 10112 SW 55th Ave

Legal Description: EXC E 198.5'-N 100' OF LOT 10, CRESTWOOD

Tax Account No.: R185702260

State ID No.: 1S1E30DB 10000

Quarter Section: 4024

Neighborhood: Crestwood, contact Wes McMullen at 503-244-2458.

Business District: None

District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Zoning: R10 Residential 10,000

Case Type: LDP Land Division/Partition

Procedure: Type Iix, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant proposes to create a flag lot and retain the existing house (removal of the existing garage). The house will be located on proposed Parcel 1 with 88 feet of frontage along SW 55th Avenue and a lot size of 8,799 square feet in area. The flag lot will be proposed Parcel 2 with a 12-foot wide driveway that access SW 55th Avenue along the north property line of the existing site. The driveway or "pole" will be about 100 feet long and the "flag" or building site will be approximately 9,873-sq. ft. in area. The total area of proposed Parcel 2 is 11,073 sq. ft. Constructing the drive of the flag lot will necessitate removal of an existing garage that is located about seven feet from the north property line. New parking for Parcel 1 will be provided.

There is water and sanitary water service to the existing house. The applicant proposes stormwater disposal for the flag lot, Parcel 2, via a flow-through planter with overflow to the

public storm system in SW 55th Avenue. (This requires an easement over parcel 1 adjacent to SW 55th Avenue.) The downspouts of the existing house are connected to underground pipes.

The arborist report notes 14 trees on site. Ten trees are subject to tree preservation requirements. Four of these trees will be retained to meet the minimum 35% required tree preservation standard.

This partition proposal is reviewed through a Type IIX procedure because: (1) the site is in a residential zone; (2) two or three lots are proposed; and (3) the site is located within a Potential Landslide Hazard or Flood Hazard Area (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).

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.**

ANALYSIS

Site and Vicinity: The site is located in an area of Southwest Portland that is comprised of single family homes. Southwest 55th Avenue is a residential street with a paved center strip and gravel shoulders. The surrounding streets follow a rough grid pattern, broken up by the irregular and hilly contours of the land.

The site slopes gently away from the northeast corner of the property and is developed with a one story, single dwelling unit with a detached garage. The area of proposed Parcel 2 is covered with lawn, garden areas, and several large trees. At the time of staff's site visit, a large tree in the front yard was being cut.

Zoning: The R10 designation is one of the City's single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. This site does not have environmental overlay zoning as other properties to the east do.

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

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on February 20, 2008.

- 1. Agency Review:** Several Bureaus and agencies have responded to this proposal. Please see Exhibits E for details. The comments are addressed under the appropriate criteria for review of the proposal.
- 2. Neighborhood Review:** Two written responses have been received from notified property owners in response to the proposal. An adjacent property owner was concerned with the increased density in an established neighborhood, the proximity of new development (particularly the driveway) to their property, the accuracy of the property lines, and the effect of new development on the locally high groundwater level. Another adjacent property owner expressed concerns about tree removal jeopardizing trees on other properties and stormwater runoff affecting trees proposed for on-site protection.

Staff Response: The site is located in the R10 zone, a low-density single dwelling zone that allows for a density of approximately one dwelling per 10,000 square feet. The original site area of 19,872 square feet has a maximum density of two lots, and therefore the applicant is allowed to create another lot on this site as long as it meets the lot dimension standards of the R10

zone. The location of the existing house allows for flag lot development. At the time of construction, any new development will be required to meet building coverage, building height, and flag lot setback and landscaping standards that are designed to reduce the impact on surrounding properties.

The applicant has rerouted stormwater drainage facilities away from the trees to be protected. The code allows the applicant to select which trees are to be preserved as long as the arborist report details a root protection zone and construction management.

The site plan submitted by the applicant is based on a survey conducted by a professional land surveyor registered with the State of Oregon. The information on the site plan is presumed to provide an accurate depiction of the legal property lines unless the City is provided with sufficient evidence demonstrating otherwise.

The applicant's geotechnical engineer conducted a Landslide Hazard Study, which included examining and testing surface and subsurface conditions as well as soil infiltration testing. The report notes that the soil has very low infiltration rates and that the soil likely holds perched groundwater near the surface during wetter times of the year. The report also indicates that the site is suitable for construction of a single dwelling unit from a geologic/geotechnical standpoint. BES and BDS have reviewed these reports and the proposed storm and sewer service plan, dated April 23, 2008 and recommend approval with conditions. See Section L, Services and Utilities, below, for further discussion of stormwater management.

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.

The relevant criteria are found in Section **33.660.120 [A-L], Approval Criteria for Land Divisions in Open Space and Residential Zones**. 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 applicability of each criterion.

Criterion	Code Chapter	Topic	Applicability Findings
A	33.610	Lots	Applicable - See findings below
B	33.630	Trees	Applicable - See findings below.
C	33.631	Flood Hazard Area	Not applicable - The site is not within the flood hazard area.
D	33.632	Potential Landslide Hazard Area	Applicable - See findings below.
E	33.633	Phased Land Division or Staged Final Plat	Not applicable - A phased land division or staged final plat has not been proposed.
F	33.634	Recreation Area	Not applicable - This is not required where the proposed density is less than 40 units.
G	33.635 .100	Clearing and Grading	Applicable - See findings below.
G	33.635 .200	Land Suitability	Applicable - See findings below.
H	33.636	Tracts and Easements	Applicable - See findings below.
I	33.639	Solar Access	Not Applicable - All of the proposed parcels

Criterion	Code Chapter	Topic	Applicability Findings
			are interior lots (not on a corner). In this context, solar access standards express no lot configuration preference.
J	33.640	Streams, Springs, and Seeps	Not applicable - No streams, springs, or seeps are evident on the site.
K	33.641	Transportation Impacts	Applicable - See findings below
L	33.651 - 33.654	Services and Utilities	Applicable - See findings below

Applicable Approval Criteria are:

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

Findings: Chapter 33.610 contains the density and lot standards applicable in the RF through R5 zones. These density and lot dimension standards ensure that lots are consistent with the desired character of each zone while allowing lots to vary in size and shape provided the planned intensity of each zone is respected.

Density Standards

Density standards match housing density with the availability of services and with the carrying capacity of the land in order to promote efficient use of land, and maximize the benefits to the public from investment in infrastructure and services. These standards promote development opportunities for housing and promote urban densities in less developed areas. Maximum densities ensure that the number of lots created does not exceed the intensity planned for the area, given the base zone, overlay zone, and plan district regulations. Minimum densities ensure that enough dwelling units can be developed to accommodate the projected need for housing.

The method used to calculate density depends on whether a street is created as part of the land division, and whether the site is subject to certain environmental constraints.

In this case, a street is not proposed or required, but the site is within the potential landslide hazard area. Therefore, the maximum and minimum density for this site is as follows:

Minimum = zero. [The calculation is 19,872 square feet minus entire site area because it is in a landslide hazard area * .80) ÷ 10,000 square feet = 0

Maximum = 19,872 square feet ÷ 10,000 square feet = 1.98 (which rounds up to a maximum of 2 lots, per 33.930.020.B)

The applicant is proposing 2 parcels. The density standards are therefore met.

Lot Dimensions

The lot dimension standards ensure that: (1) each lot has enough room for a reasonably-sized house and garage; (2) lots are of a size and shape that development on each lot can meet the development standards of the Zoning Code; (3) lots are not too large relative to the planned density; (4) each lot has room for at least a small, private outdoor area; (5) lots are compatible with existing lots; (6) lots are wide enough to allow development to orient toward the street; (7) lots don't narrow to an unbuildable width close to the street; (8) each lot has adequate access from the street; (9) each lot has access for utilities and services; and (10) lots are not landlocked.

The dimensions of the proposed lots as compared to the required lot dimension standards is shown in the following table (this information is found in Table 610-2 of the Zoning Code):

	R10 Zone Requirement	Proposed Parcel 1	Proposed Parcel 2
Minimum Lot Area	6,000 sq. ft.	8,799 sq.	11,073 sq.
Maximum Lot Area	17,000 sq. ft.	ft.	ft.
Minimum Lot Width*	50 ft.	88 ft.	--
Minimum Lot Depth	60 ft.	100 ft.	--
Minimum Front Lot Line	30 ft.	88 ft.	--
Minimum Flag Lot Width**	40 ft.	--	100 ft.
Minimum Flag Lot Depth**	40 ft.	--	98.75 ft.

* Width is measured at the minimum front building setback line

** For flag lots, width is measured at the midpoint of the opposite lot lines in the "flag" portion of the lot.

Flag Lots

Parcel 2 is a flag lot. Zoning Code standards allow the creation of flag lots in very limited circumstances. The limitations minimize the negative impacts of flag lots on an area while allowing land to be divided when other options are not achievable. A flag lot is allowed only when all of the following is true: (1) an existing dwelling unit on the site is located so that it precludes a land division that meets the minimum lot width standards; and (2) only two lots are proposed; and (3) minimum density requirements for the site will be met. In this case there is an existing house on the site that would preclude the creation of standard lots. The house is located 19 feet from the southern property line and 23 feet from the northern property line, which would preclude the creation of a lot that would meet the minimum width standard of the R10 zone of 50 feet. Two parcels are proposed. As discussed above, minimum density has been met. The proposed flag lot meets applicable Zoning Code standards found in 33.610.400 because it has a "pole" at least 12 feet wide that connects to a street, and as shown above, meets the minimum width and depth standard of 40 feet. Therefore, Parcel 2 is allowed.

The findings above describe how the applicable lot standards are met. This criterion is therefore met.

B. Trees. The standards and approval criteria of Chapter 33.630, Tree Preservation, must be met.

Findings: The regulations of Chapter 33.630 preserve trees and mitigate for the loss of trees. Certain trees are exempt from the requirements of this chapter.

The applicant has submitted an arborist report that inventories the 14 trees within the land division site, evaluates their condition and specifies root protection zones (Exhibit A-2). Four trees have been exempted by the arborist because they are either too small, unhealthy, a nuisance species, located partially off the property or located within 10 feet of an existing structure to remain on the property.

The total non-exempt tree diameter on the site is 242.5 inches. The applicant proposes to preserve trees A2, A3, A4, and A6, which comprise of 118.5 inches of diameter, or 48 percent of the total non-exempt tree diameter.

Tree #	Species	Diameter (inches)	Significant? (On Table 630-1)	Exempt? (per 33.630.030)	To be retained?	RPZ (Root Protection Zone)
1	Douglas fir	35.5	Yes	No	Yes	30 ft.
2	Douglas fir	29.5	Yes	No	Yes	25 ft.
3	Douglas fir	18.5	Yes	No	Yes	18 ft.
4	Douglas fir	35	Yes	No	Yes	15 – 30 ft.

This proposal complies with Option 1 of the tree preservation standards, which requires at least 35 percent of the total tree diameter on the site to be preserved. Option is a numerical standard. The applicant can elect to keep trees 12, 13, and 14 in the corner of the site but the trees will be part of a preservation plan.

The applicant has provided a Tree Preservation Plan showing the preserved trees and the required root protection zones (Exhibit C-2).

This criterion is met, subject to the condition that development on Parcel 2 is carried out in conformance with the Tree Preservation Plan (Exhibit C-2) and the applicant's arborist report (Exhibit A-2).

D. Potential Landslide Hazard Area. If any portion of the site is in a Potential Landslide Hazard Area, the approval criteria of Chapter 33.632, Sites in Potential Landslide Hazard Areas, must be met.

33.632.100 Landslide Hazard Area Approval Criterion

The following approval criterion must be met: Locate the lots, buildings, services and utilities on the safest part of the site so that the risk of a landslide affecting the site, adjacent sites, and sites directly across a street or alley from the site, is reasonably limited.

Determination of whether the proposed layout and design reasonably limits the risk of a landslide will include evaluation of the Landslide Hazard Study and will take into consideration accepted industry standards for factor of safety. Alternative development options including alternative housing types and reduced density may be required in order to limit the risk to a reasonable level.

Findings: The entire site is located within the Potential Landslide Hazard Area. The approval criteria state that the lots, buildings, services, and utilities must be located on the safest part of the site so that the risk of a landslide affecting the site, adjacent sites, and sites directly across a street or alley from the site is reasonably limited.

In order to evaluate the proposal against these criteria, the applicant has submitted a geotechnical evaluation of the site and proposed land division, prepared by a Certified Engineering Geologist and a Geotechnical Engineer (Exhibit A-3). That report was evaluated by the Site Development Division of the Bureau of Development Services, the City agency that makes determinations regarding soil stability.

The applicant's geotechnical evaluation indicates that the risk of potential landslide hazard at the site is relatively low, given the soil composition, topography, and other risk factors. The proposed land division will result in lots, buildings, services, and utilities that will not significantly increase the risk of landslide potential on the site or other properties in the vicinity of the site. In addition, the geotechnical evaluation has concurred that the applicant's proposed method of stormwater disposal at the site will not have a significant detrimental impact on the slope stability on or around the site. This conclusion was reached because stormwater will not be disposed on the site itself, it will be treated and discharged into an existing public storm sewer as discussed later in this report under the findings for "Stormwater Management Approval Criteria."

Site Development has concurred with the findings of the applicant's geotechnical report. Subject to conditions guiding development and stormwater management, these criteria are met.

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

The approval criteria of Chapter 33.635 are found in two groups – clearing and grading, and land suitability.

33.635.100 – Clearing and Grading

- A. Existing contours and drainage patterns of the site must be left intact wherever practicable. Where alteration to existing drainage patterns is proposed, it must not adversely impact adjacent properties by significantly increasing volume of runoff or erosion;**
- B. Clearing and grading should be sufficient for construction of development shown on the Preliminary Clearing and Grading Plan;**
- C. Clearing and grading should be limited to areas of the site that are reasonably necessary for construction of development shown on the Preliminary Clearing and Grading Plan;**
- D. Topsoil must be preserved on site to the extent practicable for use on the site after grading is complete; and**
- E. Soil stockpiles must be kept on the site and located in areas designated for clearing and grading as much as is practicable.**

Findings: 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 located in the Potential Landslide Hazard area. Therefore, the clearing and grading associated with preparation of the parcels must occur in a way that will limit erosion concerns and assure that the preserved trees on the site will not be disturbed.

A Preliminary Clearing and Grading Plan was not submitted with the land division application however, the applicant did submit a Landslide Hazard Report (Exhibit A-3) that describes how clearing and grading should occur on the site to minimize erosion risks. The applicant also provided a Tree Protection Plan (Exhibit C-2) that designates areas on the site where grading should not occur in order to protect the roots of the trees on the site that will be preserved, and an arborist report (Exhibit A-2) that further discusses grading on the site.

It is anticipated that the grading will primarily involve excavating for the foundations of the new houses and trenching for the utilities, but will not include mass grading of the site to alter the existing contours. Following the recommendations of the Landslide Hazard Study will help to limit erosion and sedimentation concerns by limiting site preparation and grading to drier months of the year and also limiting the grade of cut and fill slopes. Stormwater runoff from the parcels will be appropriately managed by flow-through planters that connect to the storm drain in SW 55th Avenue to assure that the runoff will not adversely impact adjacent properties (see detailed discussion of stormwater management later in this report). The arborist recommends that no excavation or construction activity should occur within the root protection zones of trees to be preserved unless under the supervision of the project arborist. The applicant originally proposed installation of a storm drain that cut through the root protection zone of tree A2 but has now revised the proposal to route the drain away from the tree. Preserving trees will help limit erosion by assuring that the tree roots will help to hold the soil in place. Topsoil storage and general stockpiling on the site should only occur if it will not create any additional erosion concerns as recommended by the geotechnical engineer.

As shown above the clearing and grading anticipated to occur on the site can meet the approval criteria. At the time of building permit submittal on the individual parcels a clearing, grading and erosion control plan will be submitted to the Site Development Section of the Bureau of Development Services. Site Development will review the grading plan against the applicant's Landslide Hazard Study to assure that the grading will not create any erosion risks. In addition the plans will be reviewed for compliance with the applicant's tree preservation plan and arborist report. With the conditions noted above requiring that the building permits for Parcels 1 and 2 comply with the recommendations of Landslide Hazard Study arborist report this criteria is met.

33.635.200 – Land Suitability

Where geologic conditions or historic uses of the site indicate a hazard may exist, the applicant must show that the proposed land division will result in lots that are suitable for development. The applicant may be required to make specific improvements in order to make the lots suitable for their intended uses and the provision of services and utilities.

The site is currently in residential use, and there is no record of any other use in the past. As indicated above, the site is relatively flat and contains no known geological hazards. Therefore, there are no anticipated land suitability issues and the new parcels can be considered suitable for new development. This criterion is met.

H. Tracts and easements. The standards of Chapter 33.636, Tracts and Easements must be met;

33.636.100 Requirements for Tracts and Easements

A. Ownership of tracts. Tracts must be owned as follows unless otherwise specified in this Title or the land use decision:

- 1. The owners of property served by the tract, or by any other individual or group of people. When the tract is owned by more than one person it must be held in common with an undivided interest;**
- 2. The Homeowners' Association for the area served by the tract;**
- 3. A public or private non-profit organization; or**
- 4. The City or other jurisdiction.**

Findings: No tracts are proposed or required for this land division, so criterion A does not apply. The easement for the storm drain that serves Parcel 2 will be granted on property to be owned by the owner of Parcel 1.

B. Maintenance agreement. The applicant must record with the County Recorder a maintenance agreement that commits the owners or owners' designee to maintain all elements of the tract or easement; however, facilities within the tract or easement that will be maintained by a specified City agency may be recorded in a separate maintenance agreement. The maintenance agreement must be approved by BDS and the City Attorney in advance of Final Plat approval and must be submitted to the County Recorder to be recorded with the Final Plat. For a Planned Development not done in conjunction with a land division, the maintenance agreement must be submitted to the County Recorder to be recorded prior to issuance of the first building permit related to the development.

Findings: The following easements are proposed and/or required for this land division:

- An easement is required across the relevant portions of Parcel 1, for a stormwater drain that will serve Parcel 2.

As stated in Section 33.636.100 of the Zoning Code, a maintenance agreement(s) will be required describing maintenance responsibilities for the easement described above and facilities within those areas. This criterion can be met with the condition that a maintenance agreement(s) is prepared and recorded with the final plat. In addition, the plat must reference the recorded maintenance agreement with a recording block substantially similar to the following example:

“A Declaration of Maintenance agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records.”

With the conditions of approval discussed above, this criterion is met.

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

The relevant approval criteria of Chapter 33.641 are found in the two paragraphs below.

33.641.020. The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. Evaluation factors include: street capacity and level-of-service; vehicle access and loading; on-street parking impacts; the availability of transit service and facilities and connections to transit; impacts on the immediate and adjacent neighborhoods; and safety for all modes.

33.641.030. The applicant may meet the criterion in Section 33.641.020, above, by including mitigation measures as part of the land division proposal. Mitigation measures must be acceptable to the City Engineer and may include providing transportation demand management measures, an access management plan, constructing streets or bicycle, pedestrian, or transit facilities on or off the site or other capital improvement projects such as traffic calming devices.

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. Small land divisions involving only a few dwelling units may not require a formal transportation impact study, while it might be required for larger projects (Title 17 includes technical standards describing when a more formal study is required).

The site has approximately 100 feet of frontage on SW 55th Avenue. SW 55th Avenue is classified as a City Walkway and a City Bikeway and a local service street for all other transportation modes in the Transportation Element of the Comprehensive Plan. Tri-Met provides transit service approximately 800 feet from the site on SW Taylor's Ferry Road via bus 43. Parking is currently allowed on SW 55th Avenue on both sides. There is one driveway entering the site that provides access to off-street parking for the existing house.

SW 55th Avenue is improved with a 18-foot paved roadway with in a 50-ft. right-of-way. There are no curbs, planter strips, or sidewalks in the general area. 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. Because none of the other frontages have been improved on this street, Portland Transportation has determined that an isolated improvement at this location would not be meaningful. If the street is to be improved, it would be more appropriate to complete the improvements as one LID project. Therefore, the applicant will be required to sign street and storm sewer waivers of remonstrance (for participation in future street and storm sewer improvements) prior to final plat approval.

This criterion is met, with the condition that the required waivers are signed prior to final plat approval.

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

Findings: Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way.

- The water standards of 33.651 have been verified. Water is available to serve Parcel 2 from an existing 5/8-inch water main in SW 55th Avenue. Parcel 1 has an existing water service from that main. There is also an eight-inch cast iron water main that is located 11 feet from

the east property line. If any portion of the proposed stormwater facility or any future improvements are located less than 2 feet from the existing water main, the main must be relocated at the applicant's expense. See Exhibit E-3 for more details.

- The sanitary sewer standards of 33.652 have been verified. There is an existing 8-inch public sanitary sewer located in SW 55th Avenue that can serve the sanitary needs of the proposed parcels. See Exhibit E-1 for more details.
- The technical standards of Chapter 33.653 related to stormwater management have been verified. The findings below for the Stormwater Management Approval Criteria of 33.653.020 incorporate a discussion of how the technical standards have been satisfied by the applicant's stormwater proposal.

33.653.020 Stormwater Management Approval Criteria

- A. If a stormwater tract is proposed or required, an adequate amount of land and an appropriate location must be designated on the Preliminary Plan; and**
- B. The application must show that a stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater.**

Findings: No stormwater tract is proposed or required. Therefore, criterion A is not applicable.

The City of Portland requires that stormwater from development be cleaned and disposed of in a manner that meets the requirements of the City's Stormwater Management Manual. In order to meet this approval criterion, land division proposals must demonstrate an approved method of cleaning (water quality treatment), detention (delayed release), and an approved disposal point.

The Stormwater Management Manual contains a hierarchy of acceptable methods of stormwater treatment and disposal. The hierarchy requires that applicants first explore the use of methods that have a lower potential impact on groundwater, such as on-site surface infiltration swales and infiltration planters. If these methods are not feasible on a site, applicants may move lower on the hierarchy, to methods that inject water deeper into the ground through mechanical devices such as drywells or sumps, or carry it off of the site into storm sewers, drainageways, or other approved disposal points.

In addition to determining appropriate treatment and disposal methods by working through the hierarchy in the Stormwater Management Manual, stormwater facilities must be sized, through engineering calculations, to accommodate the expected amounts of stormwater. In some cases, sizing a stormwater facility necessitates testing the infiltration rate of the soil at the site.

The applicant has proposed the following stormwater management methods (Exhibit C-1), and the Bureaus have responded as follows (Exhibits E-1 and E-5)

- **Parcel 1 (the parcel with the existing house):** The downspouts of the existing house are connected to underground pipes. There are no city records on where the pipes are directed. All stormwater facilities must be located on the same property as the structure they serve and further, must not be situated so as to adversely affect existing development on-site or on adjacent properties. The applicant has responded to this issue with a revised Storm and Sewer Service Plan. BDS reviewed the revised Storm and Sewer Service Plan dated April 23, 2008 and found it acceptable.
- **Parcel 2:** Stormwater from this parcel will be directed into a flow-through planter that removes pollutants and suspended solids. The water will drain from the planter to the existing storm sewer in SW 55th Avenue via a line along the "pole" of the flag lot and then an

easement along the western property line of Parcel 1. (The line detours to avoid trees to be preserved to the south of the existing house on Parcel 1.) The parcel has sufficient size for a planter box, and the Bureau of Environmental Services has indicated that the treated water can be directed to the existing storm sewer in SW 55th Avenue at the frontage of the site.

With the conditions of approval described above, the stormwater management criteria are met. As shown by the findings above, the Services and Utilities criteria are met.

Right of Way Approval Criteria

Chapter 33.654 contains standards and approval criteria for rights of way. Due to the location of this site, and the type of street that is proposed, some of the criteria are not applicable. The following table summarizes the applicability of each criterion.

Code Section	Topic	Applicability Findings
33.654.110.B.1	Through streets and pedestrian connections	Applicable - See findings below
33.654.110.B.2	Dead end streets	Not applicable - No dead end streets are proposed.
33.654.110.B.3	Pedestrian connections in the I zones	Not applicable - The site is not located within an I zone.
33.654.110.B.4	Alleys in all zones	Not applicable - No alleys are proposed or required.
33.654.120.C.1	Width of the street right-of-way	Not applicable - No new streets are proposed or required.
33.654.120.C.3.c	Turnarounds	Not applicable - No turnarounds are proposed or required.
33.654.120.D	Common Greens	Not applicable - No common greens are proposed or required.
33.654.120.E	Pedestrian Connections	Not applicable - There are no pedestrian connections proposed or required.
33.654.120.F	Alleys	Not applicable - No alleys are proposed or required.
33.654.120.G	Shared Courts	Not applicable - No shared courts are proposed or required.
33.654.130.A	Utilities	Applicable - See findings below.
33.654.130.B	Extension of existing public dead-end streets and pedestrian connections	Not applicable - There are no existing public dead-end street or pedestrian connections adjacent to the site.
33.654.130.C	Future extension of proposed dead-end streets and pedestrian connections	Not applicable - No street extensions are required to serve abutting sites that are further dividable.
33.654.130.D	Partial rights-of-way	Not applicable - No partial public streets are proposed or required.

Applicable Approval Criteria are:

33.654.110.B.1 Approval criterion for through streets and pedestrian connections in OS, R, C, and E Zones. In OS, R, C, and E zones, through streets and pedestrian connections are required where appropriate and practicable, taking the following into consideration:

- a. Through streets should generally be provided no more than 530 feet apart, and pedestrian connections should generally be provided no more than 330 feet apart. Through street and pedestrian connections should generally be at least 200 feet apart;
- b. Where the street pattern in the area immediately surrounding the site meets the spacing of subparagraph a., above, the existing street pattern should be extended onto the site;
- c. Characteristics of the site, adjacent sites, and vicinity, such as: (1) Terrain; (2) Whether adjacent sites may be further divided; (3) The location of existing streets and pedestrian connections; (4) Whether narrow frontages will constrain creation of a through street or pedestrian connection; (5) Whether environmental overlay zones interrupt the expected path of a through street or pedestrian connection; and (6) Whether existing dwelling units on- or off-site obstruct the expected path of a through street or pedestrian connection. Alternative locations or designs of rights-of-way should be considered that avoid existing dwelling units. However, provision of through streets or pedestrian connections should take precedence over protection of existing dwelling units where the surrounding transportation system will be significantly affected if a new through street or pedestrian connection is not created;
- d. Master street plans for the area identified in Goal 11B of the Comprehensive Plan;
- e. Pedestrian connections should take the most direct route practicable. Users should be able to see the ending of the connection from the entrance point, if possible.

Findings: The site is located between SW Taylor's Ferry Road and SW Alfred Street, which have a distance between them of approximately 1,200 feet. There are no other east-west through streets between these two streets. If the distance between these existing streets is evaluated against the optimum spacing requirement of 330 feet for pedestrians and 530 feet for cars, one can conclude that there should be an east-west through street or pedestrian connection provided in the vicinity of the site.

The site contains sufficient width to allow the creation of a public east-west pedestrian connection. However, the properties adjacent to the portion of the site where the street would terminate are already developed, and not configured in a manner that would easily allow the further extension of a street from the site. Also Portland Transportation recommends a future pedestrian connection to the north of the site in a mid-block location that better aligns with the sidewalk along SW Wilbard Street. So, although the optimum spacing criteria would indicate the need for an east-west through street or pedestrian connection at this site, this is not the appropriate location to provide a pedestrian connection and there is no practicable opportunity to provide a through street with this land division.

The site is within the Portland Master Street Plan for the Southwest District. The Master Plan does not indicate that a connection is needed at this location. Therefore, the proposal is consistent with the master street plan.

As mentioned above, SW 55th Avenue is a City Walkway and provides a straight-line connection with ample visibility.

For the reasons described above, this criterion is met.

Utility Location, Extension of Streets, Partial Rights of Way

33.654.130 Additional Approval Criteria for Rights-of-Way

A. Utilities. Utilities must be located within rights-of-way or utility easements that are adjacent to rights-of-way to the maximum extent practicable. Utility easements up to 15 feet in width may be required adjacent to rights-of-way.

Findings: No new streets or right-of-way are required. This criterion is not applicable.

DEVELOPMENT STANDARDS

General Information about Development Standards and Approval Criteria. The Zoning Code contains two types of regulations: Development standards and Approval criteria.

Approval criteria, such as those listed earlier in this report, are administered through a land use review process. Approval criteria are regulations where the decision-maker must exercise discretion to determine if the regulation is met. Public notice is provided and public comments received that address the approval criteria are addressed in the decision.

Development Standards: Development standards are clear and objective regulations (for example: building setbacks; number of required parking spaces; and maximum floor area). Compliance with development standards is reviewed as part of the administrative permitting process and is not considered to be discretionary reviews. 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 parcels is developed.

Among the various development standards that will be applicable to this parcel, the applicant should take note of:

Existing development that will remain after the land division. The existing development on the site will remain and be located on Parcel 1. The division of the property may not cause the structures to move out of conformance or further out of conformance to any development standard applicable in the R10 zone (Please see section on Other Technical Standards for Building Code standards.)

In this case, there are several Zoning Code standards that relate to existing development on the site:

- Minimum Setbacks – The existing house identified to remain on the site must meet the required Zoning Code setbacks from the proposed new lot lines. Alternatively, existing buildings must be set back from the new lot lines in conformance with an approved Adjustment or other Land Use Review decision that specifically approves alternative setbacks. The existing house will be 21 feet from the new northern property line and 22 feet from the new western property line. Therefore, the required setbacks are being met. To ensure this standard continues to be met at the final plat stage, the final plat must be accompanied by a supplemental survey showing the location of the existing building relative to the adjacent new lot lines.
- Accessory Structure – Structures are not allowed to remain on a proposed lot line. Therefore, in order for the proposed new parcels to be approved, the accessory structure that straddles the line between proposed Parcels 1 and 2 must be removed prior to final plat. Demolition permits are required. The applicant must provide documentation prior to final plat approval that all required demolition permits have received final inspection. To ensure that this standard is met, a condition of approval is necessary.
- Flag lots – Section 33.110.240 F requires a 15 foot building setback from property lines.

- Required Off-Street Parking – In this zone, one parking space per dwelling unit is required. A driveway and garage provide this required parking for the existing house on Parcel 1. As a result of this land division, the required parking space for the existing house will be located on a different parcel, that is, Parcel 2. In order to ensure that parking requirements continue to be met, a new parking space for the existing house must be constructed on Parcel 1 prior to final plat approval. Permits must be obtained to construct a new parking space. Documentation of final inspection of this new parking space will be required prior to final plat approval.

With the conditions noted above, 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	Topic	Contact Information
Water Works	Title 21	Water availability	503-823-7404 http://www.water.ci.portland.or.us/
Environmental Services	Title 17; 2002 Stormwater Manual	Sewer availability Stormwater Management	503-823-7740 http://www.bes.ci.portland.or.us/
Fire Bureau	Title 31 Policy B-1	Emergency Access	503-823-3700 http://www.fire.ci.portland.or.us/
Transportation	Title 17, Transportation System Plan	Design of public street	503-823-5185 http://www.trans.ci.portland.or.us/
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 http://www.bds.ci.portland.or.us.

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 addressing requirements for flag lots, obtaining a Fire Code Appeal for Fire Department access, recording an Acknowledgement of Special Land Use Conditions that requires the provision of internal fire suppression sprinklers on Parcel 2, driving surface, and turning radius. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

CONCLUSIONS

The applicant has proposed a 2-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:

- Tree Protection

- Location and construction of stormwater facilities
- Removal of existing garage
- Fire Bureau requirements

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 one standard lot and one flag lot, 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. 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;
- The proposed general location of future building footprint, new parking space, and stormwater facilities for each Parcel 2.
- Clearing and grading
- Tree protection
- Any other information specifically noted in the conditions listed below.

B. The final plat must show the following:

1. A private storm sewer easement, for the benefit of Parcel 2, shall be shown and labeled over the relevant portions of Parcel 1.
2. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.5 below. The recording block(s) shall, at a minimum, include language substantially similar to the following examples:
 - “A Declaration of Maintenance Agreement for the Stormdrain has been recorded as document no. _____, Multnomah County Deed Records.”
 - “An Acknowledgement of Special Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records.”

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

Streets

1. The applicant shall sign street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms will be provided to the applicant during the final plat review process.

Utilities

2. The applicant must meet the requirements of the Fire Bureau about Parcel 2. The applicant will need to obtain a Fire Code Appeal to this requirement, allowing development on Parcel 2.

Existing Development

3. The applicant must obtain a finalized demolition permit for removing the garage on Parcel 1. Any drywell or subsurface stormwater surface stormwater systems serving the

garage must be decommissioned as well, either under the demolition permit, or a separate decommissioning permit.

4. A parking space shall be installed on Parcel 1, in conformance with the applicable requirements of the Portland Zoning Code. A copy of the final inspection approval of a Zoning Permit shall be submitted, documenting that the parking space has been installed within the area to become Parcel 1. The new parking space must also be shown on the supplemental plan. An application for a Land Use Review to waive or modify parking requirements may be submitted at the Development Services Center. If granted, a copy of the approved Land Use Review decision must be submitted prior to final plat.
5. Documentation of the location of the stormwater disposal system for the existing house shall be submitted to the Site Development Section of the Bureau of Development Services. The location of any existing or required stormwater systems serving the existing home must be shown on the Supplemental Plan. If, as a result of final plat approval, the stormwater system for the existing home will extend beyond the boundaries of Parcel 1 (the parcel with the existing home) or otherwise conflict with the provision of utilities to Parcel 2, then the applicant must meet one of the following:
 - Provide private stormwater easements on the final plat as necessary to ensure operation and maintenance of those systems, and record a maintenance agreement for the easement area; or
 - Provide finalized plumbing permits for modifications to the stormwater system that result in a system that meets City requirements.

Required Legal Documents

6. A Maintenance Agreement shall be executed for the Stormwater Management Easement area described in Condition B.1 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.
7. The applicant shall execute an Acknowledgement of Special Land Use conditions, as may be required by the Fire Bureau, requiring residential development on Parcel 2 to contain internal fire suppression sprinklers. The acknowledgement shall be recorded with Multnomah County, and referenced on the final plat.

Other requirements

D. The following conditions are applicable to site preparation and the development of individual parcels:

1. Development on Parcels 1 and 2 shall be in conformance with the Tree Preservation Plan (Exhibit C-2) and the applicant's arborist report (Exhibit A-2). Specifically, trees numbered A2, A3, A4, and A6 are required to be preserved, with the root protection zones indicated on Exhibit C-2. A tree construction fence, chain link six feet high, attached to steel posts driven into the ground at least every ten feet shall be erected to protect all root protection zones. Any encroachment into this area shall require a tree review.
2. Development on Parcel 2 shall be required to be in conformance with the Landslide Hazard Study recommendations (Exhibit A.3) as may be updated at time of building permit application.
3. The applicant must meet the addressing requirements of the Fire Bureau for Parcel 2, the flag lot.

4. If required by the Fire Bureau, the applicant shall install residential sprinklers in the new house on Parcel 2 to the satisfaction of the Fire Bureau.
5. If any storm facilities are located less than two feet clearance to the existing water main in SW 55th Avenue, the water main relocation is required at the applicant's expense.

Decision rendered by:  **on May 14, 2008**
By authority of the Director of the Bureau of Development Services

Decision mailed May 16, 2008

Staff Planner: Mark Bello

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 January 29, 2008, and was determined to be complete on February 19, 2008.

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 January 29, 2008.

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.

Note: 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.

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 30, 2008** at 1900 SW Fourth Ave. Appeals may be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor.

An appeal fee of \$250 will be charged. The appeal fee will be refunded if the appellant prevails. Recognized neighborhood associations are not subject to the appeal fee. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-0625 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.ci.portland.or.us.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301 or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

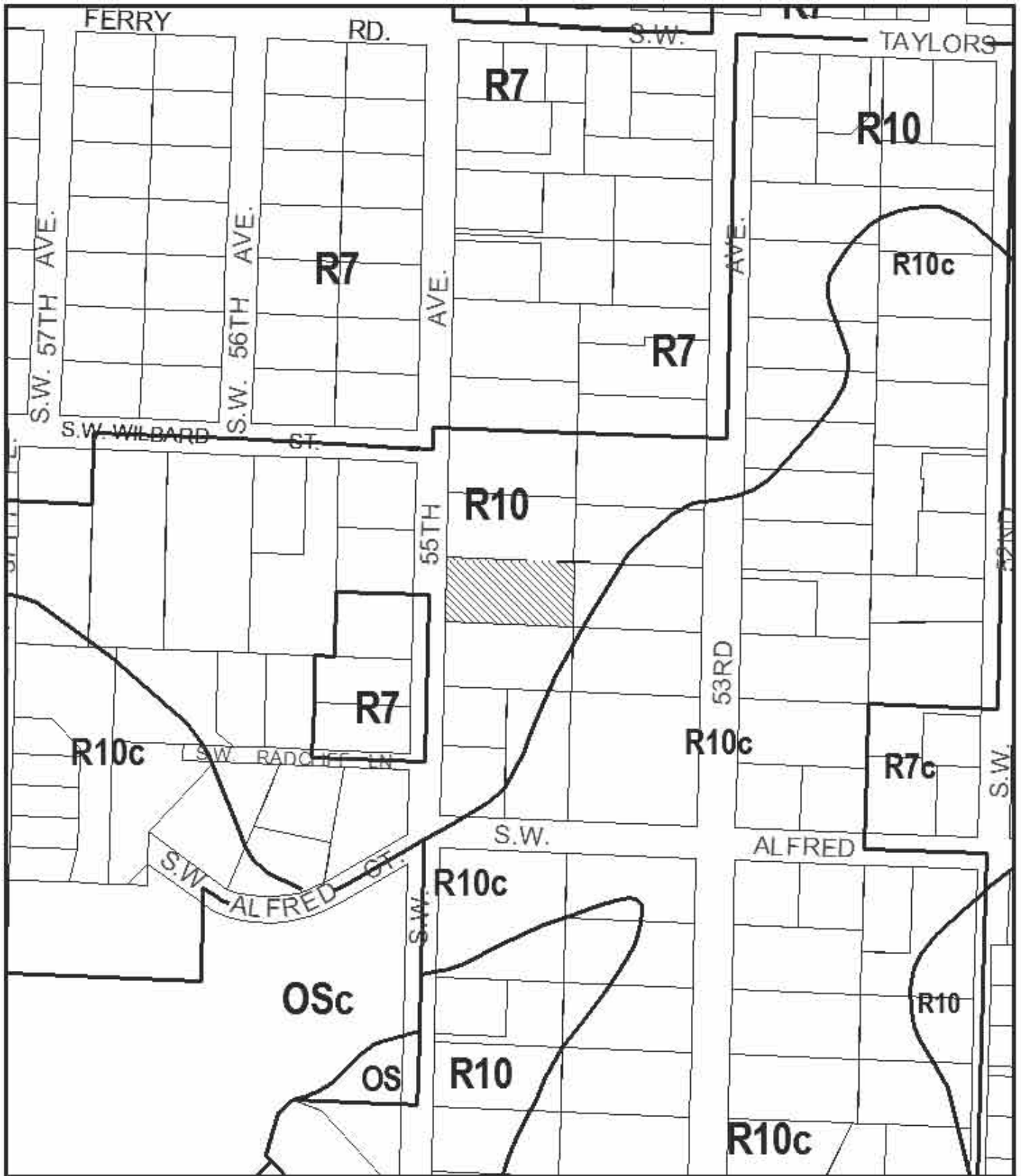
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director 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 Submittal
 - 1. Applicant's narrative
 - 2. Arborist report
 - 3. Landslide Hazard Study
 - 4. Applicant's response to incomplete letter, dated 03/17/08
 - 5. Applicant's response to Site Development comments, dated April 26, 2008
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Tree Preservation Plan (attached)
- 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
- F. Correspondence:
 - 1. James and Susan Norman, March 19, 2008, neighbors concerned with increased density and proximity of new development, stormwater issues.
 - 2. Ed McVicker, March 20, 2008, neighbor concerned about tree removal and stormwater
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Applicant email request for "hold", April 17, 2008

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

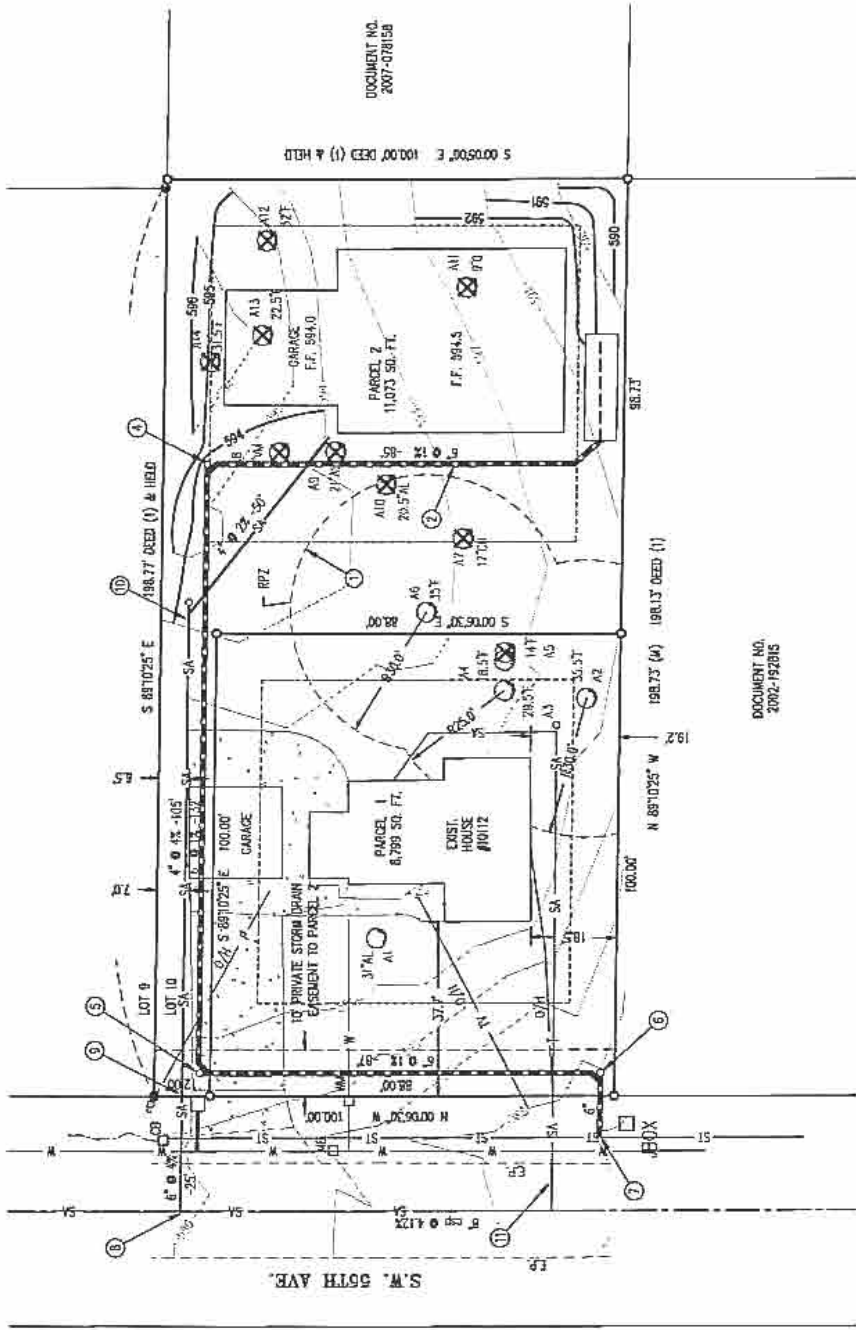
 Site



File No.	<u>LU 08-105428 LDP</u>
1/4 Section	<u>4024</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1S1E30DB 10000</u>
Exhibit	<u>B</u> (Jan 30, 2008)

LEGEND:

- DENOTES MONUMENTS FOUND AS NOTED
- DENOTES 5/8"x30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTECS 1944"
- MONUMENTS FOUND AS NOTED
- IP IRON PIPE
- FR FOUND
- (M) MEASURED
- SA— EXISTING SEWER
- P— EXISTING ELECTRICAL
- W— EXISTING WATER
- EXISTING CONCRETE SIDEWALK
- EXISTING CONTOUR
- XX EXISTING FIRE HYDRANT
- OC EXISTING CATCH BASIN
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ☆ EXISTING LIGHT POLE
- ⊙ EXISTING POWER POLE
- WV EXISTING WATER VALVE
- WU EXISTING WATER METER
- EXISTING STREET SIGN
- /H DENOTES OVERHEAD
- DEED (1)
- D.P. DOCUMENT NO. 2002-20866
- O.P. DENOTES ORIGINAL PLAT CORNER
- T.S.P. DENOTES TIED STRAIGHT PORTION
- (P) DENOTES PLAT OF "CRESTMWOOD"
- /U DENOTES ORIGIN UNKNOWN
- EXISTING TREE
- TREE TO BE REMOVED
- AL ALDER
- CH CHERRY
- FR FR
- RED OAK
- W WINE MAPLE
- RPZ ROOT PROTECTION ZONE



- ① INSTALL CONSTRUCTION FENCE ON RPZ LINE
- ② INSTALLATION OF STORM DRAIN TO BE UNDER DIRECTION OF ABERCROMBIE REQUIRED TO ENTER RPZ
- ③ FLOW THROUGH PLANTER SURFACE EL. 592.0 6" IE 588.5
- ④ STORM C.O. RM 594.0 6" IE 588.65
- ⑤ STORM C.O. RM 590.5 6" IE 587.33
- ⑥ STORM C.O. RM 588.0 6" IE 586.5
- ⑦ CONNECT TO EXISTING 12" CONCRETE STORM DRAIN 17" IE 585.5 6" IE 586.0
- ⑧ INSTALL 6" SEWER TAP 6" IE 580.0
- ⑨ 6" SEWER SERVICE TO PARCEL 2 I.E. 581.50
- ⑩ INSTALL S.M. C.O. RM 594.0 4" IE 583.50
- ⑪ EXISTING SAN. SEWER SERVICE TO PARCEL 1 TO REMAIN

ZONE R-10



CASE NO. 08-105428
EXHIBIT 01

ZTEC ENGINEERS INC.

3737 S.E. 8TH AVE. PORTLAND, OREGON 97202
PH: (503) 235-0795 FAX: (503) 233-7888

LOCATED IN THE S.E. 1/4 OF SECTION 30,
T.1S., R.1E., W.M., IN THE CITY OF PORTLAND,
MULTNOMAH COUNTY, OREGON

JOB#:	P3657-1
DATE:	8-20-07
SCALE:	1"=20'
DRAWN:	JHH
CHECK:	CCF
FILE:	P36571_SWR
PLLOT:	4-23-08

LINDA DENNING

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
CHRIS FISCHBORN
1944
RENEWAL DATE: 1/7/2009

DENOTES MONUMENTS FOUND AS NOTED
 DENOTES 5/8"x30" LONG IRON ROD
 WITH A YELLOW PLASTIC CAP STAMPED
 "ZTEC LS 1944"
 SET ON

MONUMENTS FOUND AS NOTED

IRON PIPE

FOUND

MEASURED

EXISTING SEWER

EXISTING ELECTRICAL

EXISTING WATER

EXISTING CONCRETE SIDEWALK

EXISTING CONTOUR

EXISTING FIRE HYDRANT

EXISTING CATCH BASIN

EXISTING STORM MANHOLE

EXISTING SANITARY MANHOLE

EXISTING LIGHT POLE

EXISTING POWER POLE

EXISTING WATER VALVE

EXISTING WATER METER

EXISTING STREET SIGN

DENOTES OVERHEAD

DOCUMENT NO. 2002-208165

DENOTES ORIGINAL PLAT CORNER

DENOTES TIED STRAIGHT PORTION

DENOTES PLAT OF "CRESTWOOD"

DENOTES ORIGIN UNKNOWN

EXISTING TREE

TREE TO BE REMOVED

ALDER

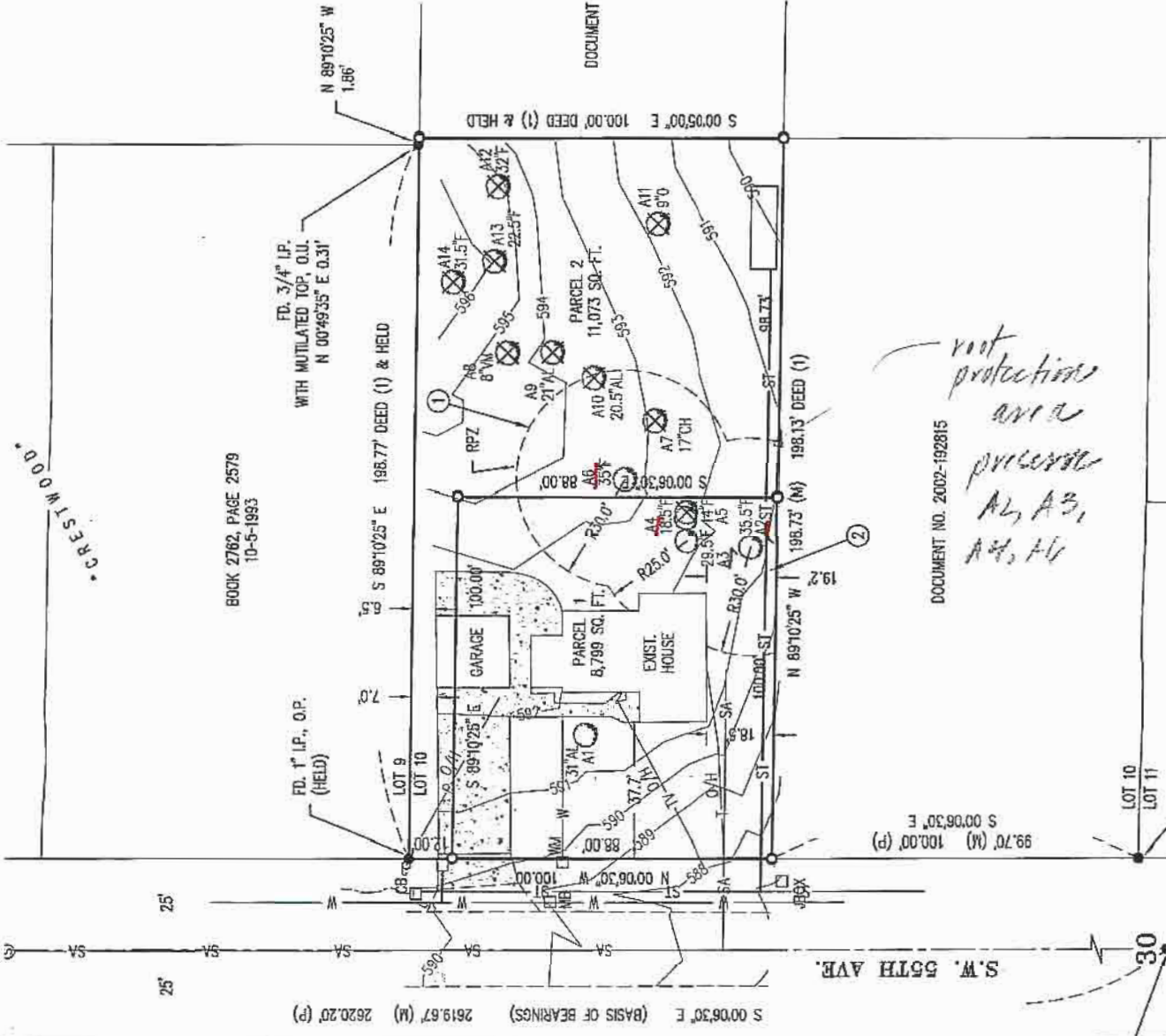
CHERRY

FIR

RED OAK

VINE MAPLE

CASE NO. 08-105428
 EXHIBIT C-2



CRESTWOOD

BOOK 2782, PAGE 2579
 10-5-1993

DOCUMENT NO. 2007-078158

- ① INSTALL CONSTRUCTION FENCE
- ② INSTALLATION OF STORM DRAIN
 DIRECTION OF ARBOREST IN RPZ

DOCUMENT NO. 2002-192815

root protection area preserve A1, A3, A4, A6

Tree Protection

1/4 CORNER
 FD. 4" BRASS DISC
 IN CONCRETE AS PER
 BT BK. E. PG. 512