



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

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 27, 2016
To: Interested Person
From: Lois Jennings, Land Use Services
503-823-2877 or lois.jennings@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 16-216429 TV

GENERAL INFORMATION

Applicant: John Carson,
12950 SE Powell St
Portland OR 97236

Owner: 13147 SE Sherman LLC
14503 SE Bush Street
Portland, OR 97236

Site Address: 13131 SE SHERMAN ST

Legal Description: Parcel 2 of Partition Plat 2007-173
Tax Account No.: R649876900
State ID No.: 1S2E02CD 02902
Quarter Section: 3243

Neighborhood: Hazelwood, contact Arlene Kimura at 503-252-9429.
Business District: Midway, contact David Day at 503-760-7572.
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Zoning: R5- Single Family Residential Zone with an "a"-Alternative Design Density overlay

Case Type: TV – Tree Preservation Violation Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal: The proposal consists of mitigation for removal of a 12-inch Plum tree on the site that was required to be preserved through an approved tree preservation plan. The tree preservation plan was approved through the partition review that created the lots, Land Use Review case file # LU 07-128347 LDP. The tree removal occurred on Parcel 2 (Flag Lot). To

mitigate for the removal, the applicant proposes to plant 3 trees on the as required by Table 853-1 *Tree Replacement for Violations*.

At this time a building permit application to develop a new single family residence on this lot is under review, under application # 2016-152903 RS. Mitigation will occur as part of this building permit application.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are 33.853.040.C – Correction to Violations.

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. This application was submitted on August 3, 2016 and determined to be complete on August 29, 2016.

ANALYSIS

Site and Vicinity: The site is a relatively flat vacant lot located on the north side of SE Sherman Street. The flag portion of this lot is not visible from the street, since it behind the house with the address of 13147 SE Sherman Street. Southeast Sherman street dead ends into a property which contains an Auto Wrecking/Salvage business. There is a mixture of housing types within the vicinity of this property, which includes single family houses and multi-family dwellings of varying styles and scales.

Zoning: The site is within the R5 zone, 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.

The “a”-Alternative Design Density overlay is intended to allow increased density that meets design compatibility requirements. It fosters owner-occupancy, focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 07-128347 LDP, which was a two lot minor partition that created the site where the violation occurred and another lot which is developed with a single family residence. This tree violation case is the result of removal of a tree that was required to be preserved under the 2007 land division approval.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **August 31, 2016**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering and Development Review
- Water Bureau
- Fire Bureau
- Site Development
- Bureau of Parks-Forestry Division
- Life Safety Section of Bureau of Development Services

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 31,

2016. One written response has been received from the Hazelwood Neighborhood Association in response to the proposal. No written responses were received from adjacent neighbors.

The Hazelwood Neighborhood Association asked as a mitigation condition of approval, the replacement trees planted be verified as surviving for at least three years once they are planted on the property. Alternately, they asked for an inch-for-inch replacement trees to be planted on a public property such as Lincoln Park or the new treeless park at 150th and Division.

Staffs Response: The mitigation proposal is addressed in the staff report. The Land Use Review Section of Bureau of Development Services may request the applicant to make payment into the Tree Preservation and Planting Fund, but we have no authority to designate where the trees will be planted from this fund. The Hazelwood Neighborhood Association is encouraged to contact the Urban Forestry Section of the Parks Bureau, Gina Dake, at 503-823-1650 to discuss with them planting trees within these areas through utilizing some of the Tree Preservation and Planting Fund.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR TREE REVIEW

33.853.040 Approval Criteria

C. Corrections to violations. For corrections to violations of tree protection and tree preservation regulations of this Title, or violations of tree preservation requirements of a land use review, the applicant must show the review body that all of the following approval criteria are met:

1. Mitigation plan;

- a. The applicant’s mitigation plan meets the purpose of the regulation that was violated. Where the violation is of a tree preservation requirement of a land use review, the mitigation plan meets the purpose of the regulation that required the preservation plan; and**
- b. The mitigation plan includes replacement of trees cut, or the preservation and protection of additional trees on the site not originally proposed for preservation. If replacement of trees is proposed, the plan must at a minimum meet the requirements of Table 853-1. If additional trees on the site are proposed for preservation and protection, the applicant must submit an arborist’s assessment indicating the suitability of the trees for preservation, recommendations for protection methods, and any remedial treatment that may be necessary to ensure the long term viability of the trees. The total diameter of additional trees preserved must exceed the total diameter of trees cut.**

Size of tree removed (inches in diameter)	Number of Trees to be Planted
Up to 12	3 trees
More than 12 to up to 20	5 trees
More than 20 to up to 25	7 trees
More than 25 to up to 30	10 trees
More than 30	15 trees

2. Replacement trees must be planted as follows:

- a. On the site where the violation occurred;**

- b. If it is not possible to plant the trees on the site where the violation occurred, then the trees may be planted on other property owned by the applicant within the City of Portland. This includes property owned by a Homeowners' Association to which the applicant belongs;**
- c. If it is not possible to plant the trees as described in 2.a or b, then a payment in lieu of planting may be made to the Tree Planting and Preservation Fund.**

3. Replacement trees must meet the requirements of Section 33.248.030, Plant Materials.

Findings: This review is for violation of a tree preservation plan in accordance with Chapter 33.630, Tree Preservation. The purpose of the regulation that required the preservation plan is as follows:

33.630.010 Purpose

The land division process provides the flexibility and opportunity to promote creative site design that considers multiple objectives, including integration of trees. The regulations of this chapter require that trees be considered early in the design process with the goal of preserving high value trees and mitigating for the loss of trees. Desired benefits of trees include:

- Protecting public health through the absorption of air pollutants, contamination, and capturing carbon dioxide;*
- Buffering from noise, wind, and storms;*
- Providing visual screening and summer cooling;*
- Reducing energy demand and urban heat island impacts;*
- Filtering stormwater and reducing stormwater runoff;*
- Reducing erosion, siltation, and flooding;*
- Stabilizing slopes;*
- Enhancing property values;*
- Providing fish and wildlife habitat, including support for native species biodiversity through the preservation and planting of native trees;*
- Providing food for people and wildlife; and*
- Contributing to the beauty of the City, its natural heritage, and the character of its neighborhoods.*

Tree Preservation standards of 33.630 require a certain percentage of existing viable tree diameter to be preserved on the new lots within a land division site. A two lot minor partition (LU 07-128347 LDP) was preliminarily approved with a tree preservation plan (Exhibit C.2) that met the standards of Option 1(2007 Tree Preservation Code) at that time. Option 1 of the tree preservation standards, required at least 35 percent of the total tree diameter on the site to be preserved. This plan required the 12-inch Plum tree to be preserved on the Flag Lot (the subject site). This 12-inch Plum tree was removed from the site in violation of the required tree preservation plan.

This lot has been vacant since it was platted in November 2007 and recently purchased by the current property owner. Upon application for a new single family residence on this lot it was discovered that the 12-inch Plum tree required to be preserved at the site was removed. The applicant proposes to plant replacement trees at the site as mitigation. Subparagraph 33.853.400.C *Corrections for Violations* details the requirements for corrections to tree violations, including the number and location of mitigation trees to be planted. Chapter 33.853 Tree Review, Table 853-1 (above) lists *minimum* tree replacement required for violations. Based on these standards, a minimum of three trees would be required to be planted as mitigation.

The applicant has proposed to mitigate for the tree removal by planting three (3), Aristocrat Callery Pear (*Pyrus calleryana*), on the south lot line of the flag (Exhibit C.1). The applicant is

not proposing to plant the mitigation trees on other property he owns within the City of Portland. The species type, Callery Pear, is not designated a native tree per the Portland Plant List. Revising the species type to be a native tree species from the Portland Plant List will provide a benefit that meets one of the purposes for preserving and mitigating trees, which is to create additional habitat and food for wildlife.

No information was provided about how the mitigation tree planting relates to Title 11 Tree Density requirements (11.50.040) that apply to new construction or the required flag lot landscape buffer (33.110.240.F.2) for this lot. Based on a lot size of 6,213 square feet, the Tree Density standards would require a tree canopy area of 2485 square feet. This could be met by either planting three large canopy trees, or five medium canopy trees, or nine small canopy trees or a combination tree sizes to meet the density requirement. The Flag Lot Landscape Buffer requires a 5-foot deep landscape buffer around the perimeter of the flag to buffer the flag portion from the surrounding lots. This 5-foot deep landscape area must be landscaped to the L3 landscape standard (33.248.020.C). The L3 landscape standard requires enough evergreen shrubs to form a screen 6 feet high. In addition one large tree is required per 30 linear feet of landscape area, one medium tree per 22 linear feet of landscape area or 1 small tree per 22 linear feet of landscape area. Trees of different sizes may be combined to meet the standard. Ground cover plants must fully cover the remainder of the area. The trees within this landscape buffer area may also count towards the Title 11's Tree Density requirement. The 12-inch Plum tree which was required to be preserved was located in the north east corner of the lot and would have counted towards the tree requirement for Tree Density and required landscaping within the landscape buffer. Required landscaping (Tree Density & Flag Lot landscape buffer) for new development should not count as mitigation for the removal of the tree required to be preserved, as it does not provide the same function and benefits as healthy mature trees.

At this time a building permit application, 2016-152903 RS, is under review to develop a new single family residence on this Flag Lot. The site plan submitted shows the plantings of nine (9) trees within landscape buffer along the north, west and east property lines. These nine (9) Aristocrat Callery Pear Tree(s) are designated a medium tree per Portland Tree and Landscape Manual. A medium tree counts as 500 square feet of tree canopy area and therefore planting nine (9) medium trees would equal 4,500 s.f. of canopy area, which exceeds the minimum requirement for Title 11's tree density requirement of 2,485 square feet of tree area. However, currently the proposal currently does not meet the 220 linear feet required for trees within the landscape buffer and the diversity of species as required by landscape chapter for plant materials (33.248 and Title 11.060.020.D.). The landscape plan will need to be revised to meet this development standard prior to building permit approval. Approximately two small trees or one medium tree would need to be added to the plan to meet this requirement. This would add to the 4500 square feet of tree canopy currently show on plans. The flag lot portion of the site is 5,273 square feet in area, meaning most of the site will have tree canopy.

The 12-foot access pole to the flag portion of the lot will be developed with a 9-foot wide asphalt driveway, utilities and the remainder 3 feet will divided into 1.5 feet of area on either side of the driveway. Title 11, Table 50-2 requires the following minimum planting areas:

- 150 s.f. (10 ft. x 10 ft) for a Large Canopy Tree
- 75 s.f. (5 ft. x 5 ft.) for a Medium Canopy Tree
- 50 s.f. (3 ft. x 3 ft.) for a Small Canopy Tree

This 1.5 feet area on either side of the driveway does not provide a suitable size area to ensure the health and viability of a tree to be planted within it. Therefore the flag pole portion of the site is not an appropriate mitigation location.

Building coverage for this site is based on just the flag portion of this lot, which is approximately 5273 s.f. in area after subtracting the access pole from the site (6213-939.84=

5273.16). Maximum building coverage is 2290 s.f. in area. The applicant's future development site plans is showing the following setbacks:

- 24 feet to the north property line
- 10 feet to the south property line
- 10 feet to the west property line
- 22.6 feet to the east property line

Trees within 10 feet of a building per Tree Preservation code and Title 11 tree code would be allowed to be removed; therefore proposing to plant mitigation trees within 10 feet of the building would negate the intent of preservation. Within the flag portion, the 9-foot asphalt driveway widens to 28 feet in front of the garage and then reduces to 9-feet aiming towards the south lot line, providing ability for vehicles to turnaround on site and egress off the site in a forward motion. Utilities will be within this southeasterly area of the property which limits the ability successfully plant trees within this area.

As discussed above trees within the required 5-foot landscape buffer along the north, west and east property lines count towards tree density and depending upon the tree canopy size have a minimum planting area, so adding additional trees beyond the required would constraint the growth and viability of these trees maturing and remaining healthy. Given the development proposed and the over 4,500 s.f. of tree canopy area on the site from just landscape requirements that apply, it is not possible to plant additional trees on the site.

Staff has reviewed the applicant's mitigation proposal while considering the future development, location of utilities, vehicle maneuvering areas, special flag lot setbacks, required flag lot landscape buffer and tree density requirements associated to developing the lot. These factors limit additional plantings of trees on this site. The applicant did not propose to mitigate for the tree removal on other property he owns within the City of Portland. Therefore, the entire 12-inches will need to be mitigated for through payment into the Tree Preservation and Planting Fund. These funds will be used to be pay for planting or preserving trees that will provide the benefits to the Willamette River Water shed and additional benefits described in purpose of the tree preservation regulations in 33.630.010.

Title 11 and 33.248 require species diversity when there are 8 or more trees required. All trees being proposed to be planted are of one species "Callery Pear", which is not a native species, therefore to mitigate the loss of the 12-inch plum which have been located within the required landscape buffer, a minimum of three of the trees planted within the landscape buffer are to be chosen from the Native Plant List from the Portland Plant List. These trees will also count towards meeting tree density. To further meet the purpose of the regulation, trees planted to meet Title 11 and flag lot landscape buffer requirements, the applicant should be required to plant at least three native species trees from the Portland Plant List within the landscape buffer to provide native habitat and food to the native species.

With the conditions described above, the approval criteria for correcting a tree violation will be met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

As part of a two (2) lot landscaping (LU 07-128347 LDP) that created the subject property, a 12-inch plum tree was required to be preserved on this lot. That tree was removed in violation of this requirement. To address the violation, the applicant will be required to mitigate with a payment into the City's Tree Preservation and Planting Fund, as well as plant three native species from the Portland Plant List within the Flag Lot Landscape buffer. These trees within the required landscape buffer will also count towards meeting the tree density standard of Title 11. As addressed in the findings above, the required mitigation will meet the purpose of Chapter 33.630, Tree Preservation, and the intent of the original land division to require mitigation equivalent to 35 percent of the total nonexempt tree diameter on the site. The mitigation requirements must be met prior to building permit approval.

ADMINISTRATIVE DECISION

Approval of a Tree Violation Review to correct a violation resulting from the removal of a 12-inch diameter plum tree required to be preserved as part of LU 07-128347 LDP and replacing conditions D.1 of LU 07-128347 LDP with the following conditions:[

- A. Prior to approval any building permit the applicant must meet the following:
 1. At the time of development on Parcel 2 the site plan must show a minimum of three native trees from the Portland Plant List being planted within the required flag lot landscape buffer. These trees will count towards Title 11 tree density and flag lot landscaping requirements. The site plan must identify these trees with common and scientific name and label them as "Required" per this condition. This condition of approval shall be included as a note on the site plan.
 2. Make a payment in to the City's Tree Planting and Tree Preservation Fund equivalent to 12-inches. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.

Staff Planner: Lois Jennings

Decision rendered by:  **on September 23, 2016**
By authority of the Director of the Bureau of Development Services

Decision mailed: September 27, 2016

About this Decision. This land use decision is **not a permit** for development. 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 August 3, 2016, and was determined to be complete on August 29, 2016.

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 August 3, 2016.

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, **the 120 days will expire on: December 27, 2016**

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 October 11, 2016** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 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.

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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **October 12, 2016**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

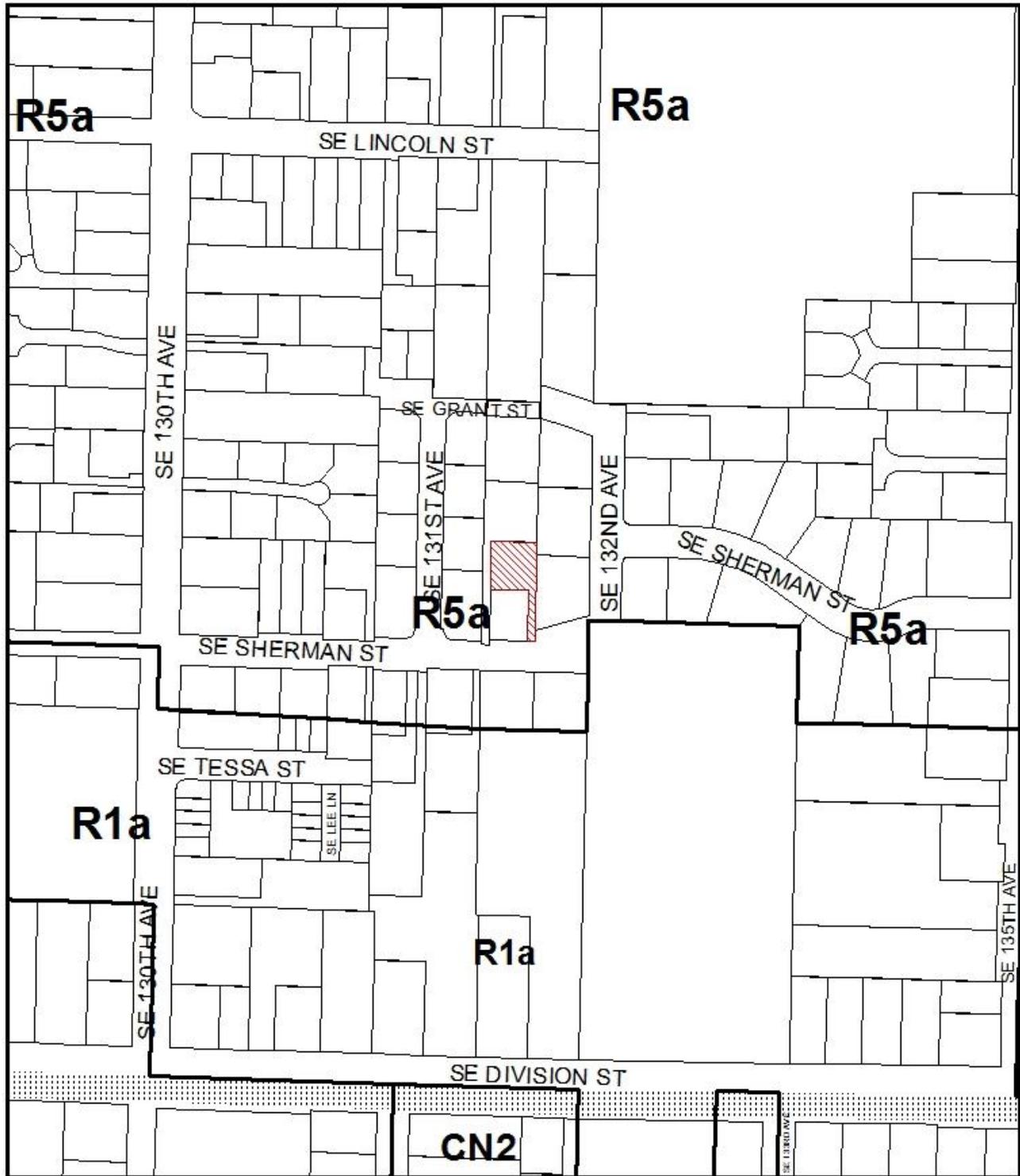
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Applicant's Mitigation site plan submitted on August 3, 2016
 2. Copy of Original Arborist submitted by Applicant on August 3, 2016
 3. Applicant's Narrative & site plan submitted on August 29, 2016
- B. Zoning Map (attached)

- C. Plans/Drawings:
 - 1. Original Tree Preservation Plan
 - 2. Applicant's proposed mitigation Site Plan
 - 3. Residential Permit Site Plan
 - 4. Site Plan showing tree removed (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
 - 7. Life Safety Section of the Bureau of Development Services
- F. Correspondence:
 - 1. Arlene Kimura, Chair of Hazelwood Neighborhood Association, September 21, 2016
- G. Other:
 - 1. Original LU Application
 - 2. Copy of LU 07-128347 LDP Decision
 - 3. Incomplete Letter dated August 15, 2016

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



File No.	<u>LU 16-216429 TV</u>
1/4 Section	<u>3243</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S2E02CD 2902</u>
Exhibit	<u>B</u> (Aug 05, 2016)

Exhibit C-4

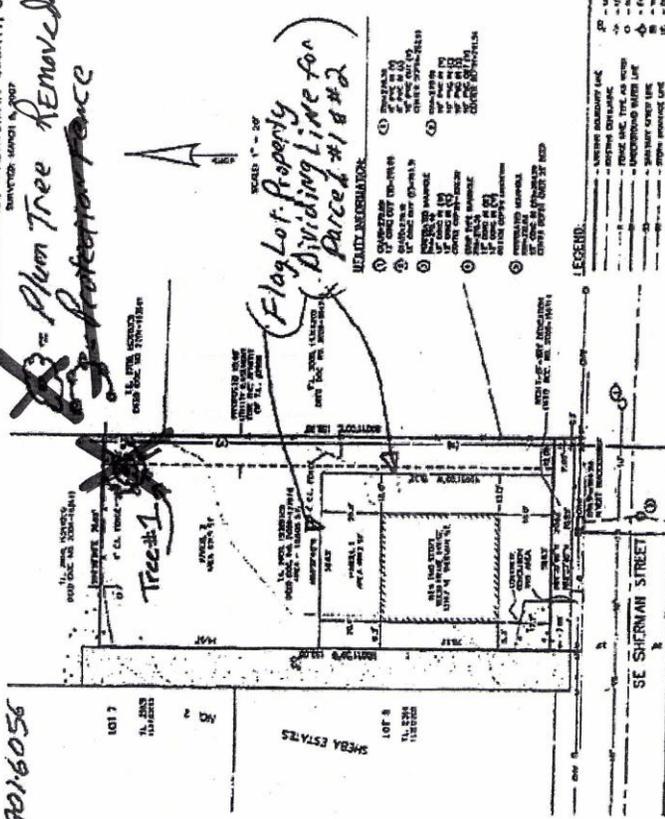
Tree Violation Site Plan
Showing Preserved Tree Removed
Tree Preservation Site Plan
for 13147B SE Sherman - PHD-OR.

Submitted by:
Ryer Katik
Kwik Construction
18950 SE Powell
PHD-OR - 97236
503-7016056

PRELIMINARY LAND DIVISION PLAN
A PORTION OF LOTS B AND 9, BLOCK 7, DACHAR ACRES,
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, 11TH
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATED: 10/15/07
SUBMITTED BY: RYER KATIK
PROJECT NO: 13147B SE SHERMAN - PHD-OR
DATE OF PREVIOUS PLAN: 10/15/07
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN

12" Plum Tree Removed
17" small trees



- LEGEND:
- 1. UNDEVELOPED LAND
 - 2. EXISTING DRIVEWAY
 - 3. EXISTING DRIVEWAY
 - 4. EXISTING DRIVEWAY
 - 5. EXISTING DRIVEWAY
 - 6. EXISTING DRIVEWAY
 - 7. EXISTING DRIVEWAY
 - 8. EXISTING DRIVEWAY
 - 9. EXISTING DRIVEWAY
 - 10. EXISTING DRIVEWAY
 - 11. EXISTING DRIVEWAY
 - 12. EXISTING DRIVEWAY
 - 13. EXISTING DRIVEWAY
 - 14. EXISTING DRIVEWAY
 - 15. EXISTING DRIVEWAY
 - 16. EXISTING DRIVEWAY
 - 17. EXISTING DRIVEWAY
 - 18. EXISTING DRIVEWAY
 - 19. EXISTING DRIVEWAY
 - 20. EXISTING DRIVEWAY
 - 21. EXISTING DRIVEWAY
 - 22. EXISTING DRIVEWAY
 - 23. EXISTING DRIVEWAY
 - 24. EXISTING DRIVEWAY
 - 25. EXISTING DRIVEWAY
 - 26. EXISTING DRIVEWAY
 - 27. EXISTING DRIVEWAY
 - 28. EXISTING DRIVEWAY
 - 29. EXISTING DRIVEWAY
 - 30. EXISTING DRIVEWAY
 - 31. EXISTING DRIVEWAY
 - 32. EXISTING DRIVEWAY
 - 33. EXISTING DRIVEWAY
 - 34. EXISTING DRIVEWAY
 - 35. EXISTING DRIVEWAY
 - 36. EXISTING DRIVEWAY
 - 37. EXISTING DRIVEWAY
 - 38. EXISTING DRIVEWAY
 - 39. EXISTING DRIVEWAY
 - 40. EXISTING DRIVEWAY
 - 41. EXISTING DRIVEWAY
 - 42. EXISTING DRIVEWAY
 - 43. EXISTING DRIVEWAY
 - 44. EXISTING DRIVEWAY
 - 45. EXISTING DRIVEWAY
 - 46. EXISTING DRIVEWAY
 - 47. EXISTING DRIVEWAY
 - 48. EXISTING DRIVEWAY
 - 49. EXISTING DRIVEWAY
 - 50. EXISTING DRIVEWAY
 - 51. EXISTING DRIVEWAY
 - 52. EXISTING DRIVEWAY
 - 53. EXISTING DRIVEWAY
 - 54. EXISTING DRIVEWAY
 - 55. EXISTING DRIVEWAY
 - 56. EXISTING DRIVEWAY
 - 57. EXISTING DRIVEWAY
 - 58. EXISTING DRIVEWAY
 - 59. EXISTING DRIVEWAY
 - 60. EXISTING DRIVEWAY
 - 61. EXISTING DRIVEWAY
 - 62. EXISTING DRIVEWAY
 - 63. EXISTING DRIVEWAY
 - 64. EXISTING DRIVEWAY
 - 65. EXISTING DRIVEWAY
 - 66. EXISTING DRIVEWAY
 - 67. EXISTING DRIVEWAY
 - 68. EXISTING DRIVEWAY
 - 69. EXISTING DRIVEWAY
 - 70. EXISTING DRIVEWAY
 - 71. EXISTING DRIVEWAY
 - 72. EXISTING DRIVEWAY
 - 73. EXISTING DRIVEWAY
 - 74. EXISTING DRIVEWAY
 - 75. EXISTING DRIVEWAY
 - 76. EXISTING DRIVEWAY
 - 77. EXISTING DRIVEWAY
 - 78. EXISTING DRIVEWAY
 - 79. EXISTING DRIVEWAY
 - 80. EXISTING DRIVEWAY
 - 81. EXISTING DRIVEWAY
 - 82. EXISTING DRIVEWAY
 - 83. EXISTING DRIVEWAY
 - 84. EXISTING DRIVEWAY
 - 85. EXISTING DRIVEWAY
 - 86. EXISTING DRIVEWAY
 - 87. EXISTING DRIVEWAY
 - 88. EXISTING DRIVEWAY
 - 89. EXISTING DRIVEWAY
 - 90. EXISTING DRIVEWAY
 - 91. EXISTING DRIVEWAY
 - 92. EXISTING DRIVEWAY
 - 93. EXISTING DRIVEWAY
 - 94. EXISTING DRIVEWAY
 - 95. EXISTING DRIVEWAY
 - 96. EXISTING DRIVEWAY
 - 97. EXISTING DRIVEWAY
 - 98. EXISTING DRIVEWAY
 - 99. EXISTING DRIVEWAY
 - 100. EXISTING DRIVEWAY

CASE NO. 16-216429
EXHIBIT C-4

Original CASE NO. 07-128347
LU 16-216429 TV C-4

CASE NO. 16-216429 T
EXHIBIT C-4

3/2/07
Surtech LLC
4122 SE 100th Place
Portland, OR 97266
503.779.0823

PROFESSIONAL
LAND SURVEYOR

EXPIRES
DATE: 11-30-07

NOTES:

1. THE SUBJECT PROPERTY CONTAINS PLANT MATERIAL, WHICH IS LOCATED AS SHOWN ON THIS PLAN.
2. A REMOVAL FACTOR SHOULD BE USED TO DETERMINE THE REMOVAL OF PLANT MATERIAL.

PREPARED FOR:

RYER KATIK

LEGEND:

- 1. UNDEVELOPED LAND
- 2. EXISTING DRIVEWAY
- 3. EXISTING DRIVEWAY
- 4. EXISTING DRIVEWAY
- 5. EXISTING DRIVEWAY
- 6. EXISTING DRIVEWAY
- 7. EXISTING DRIVEWAY
- 8. EXISTING DRIVEWAY
- 9. EXISTING DRIVEWAY
- 10. EXISTING DRIVEWAY
- 11. EXISTING DRIVEWAY
- 12. EXISTING DRIVEWAY
- 13. EXISTING DRIVEWAY
- 14. EXISTING DRIVEWAY
- 15. EXISTING DRIVEWAY
- 16. EXISTING DRIVEWAY
- 17. EXISTING DRIVEWAY
- 18. EXISTING DRIVEWAY
- 19. EXISTING DRIVEWAY
- 20. EXISTING DRIVEWAY
- 21. EXISTING DRIVEWAY
- 22. EXISTING DRIVEWAY
- 23. EXISTING DRIVEWAY
- 24. EXISTING DRIVEWAY
- 25. EXISTING DRIVEWAY
- 26. EXISTING DRIVEWAY
- 27. EXISTING DRIVEWAY
- 28. EXISTING DRIVEWAY
- 29. EXISTING DRIVEWAY
- 30. EXISTING DRIVEWAY
- 31. EXISTING DRIVEWAY
- 32. EXISTING DRIVEWAY
- 33. EXISTING DRIVEWAY
- 34. EXISTING DRIVEWAY
- 35. EXISTING DRIVEWAY
- 36. EXISTING DRIVEWAY
- 37. EXISTING DRIVEWAY
- 38. EXISTING DRIVEWAY
- 39. EXISTING DRIVEWAY
- 40. EXISTING DRIVEWAY
- 41. EXISTING DRIVEWAY
- 42. EXISTING DRIVEWAY
- 43. EXISTING DRIVEWAY
- 44. EXISTING DRIVEWAY
- 45. EXISTING DRIVEWAY
- 46. EXISTING DRIVEWAY
- 47. EXISTING DRIVEWAY
- 48. EXISTING DRIVEWAY
- 49. EXISTING DRIVEWAY
- 50. EXISTING DRIVEWAY
- 51. EXISTING DRIVEWAY
- 52. EXISTING DRIVEWAY
- 53. EXISTING DRIVEWAY
- 54. EXISTING DRIVEWAY
- 55. EXISTING DRIVEWAY
- 56. EXISTING DRIVEWAY
- 57. EXISTING DRIVEWAY
- 58. EXISTING DRIVEWAY
- 59. EXISTING DRIVEWAY
- 60. EXISTING DRIVEWAY
- 61. EXISTING DRIVEWAY
- 62. EXISTING DRIVEWAY
- 63. EXISTING DRIVEWAY
- 64. EXISTING DRIVEWAY
- 65. EXISTING DRIVEWAY
- 66. EXISTING DRIVEWAY
- 67. EXISTING DRIVEWAY
- 68. EXISTING DRIVEWAY
- 69. EXISTING DRIVEWAY
- 70. EXISTING DRIVEWAY
- 71. EXISTING DRIVEWAY
- 72. EXISTING DRIVEWAY
- 73. EXISTING DRIVEWAY
- 74. EXISTING DRIVEWAY
- 75. EXISTING DRIVEWAY
- 76. EXISTING DRIVEWAY
- 77. EXISTING DRIVEWAY
- 78. EXISTING DRIVEWAY
- 79. EXISTING DRIVEWAY
- 80. EXISTING DRIVEWAY
- 81. EXISTING DRIVEWAY
- 82. EXISTING DRIVEWAY
- 83. EXISTING DRIVEWAY
- 84. EXISTING DRIVEWAY
- 85. EXISTING DRIVEWAY
- 86. EXISTING DRIVEWAY
- 87. EXISTING DRIVEWAY
- 88. EXISTING DRIVEWAY
- 89. EXISTING DRIVEWAY
- 90. EXISTING DRIVEWAY
- 91. EXISTING DRIVEWAY
- 92. EXISTING DRIVEWAY
- 93. EXISTING DRIVEWAY
- 94. EXISTING DRIVEWAY
- 95. EXISTING DRIVEWAY
- 96. EXISTING DRIVEWAY
- 97. EXISTING DRIVEWAY
- 98. EXISTING DRIVEWAY
- 99. EXISTING DRIVEWAY
- 100. EXISTING DRIVEWAY

12" Plum Tree Removed
17" small trees