



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** March 7, 2019  
**To:** Interested Person  
**From:** David Besley, Land Use Services  
503-823-7282 / [David.Besley@portlandoregon.gov](mailto:David.Besley@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 18-278266 AD**

**GENERAL INFORMATION**

**Applicant:** Roger Robinson  
Greenbox Architecture LLC  
502 7th St #203  
Oregon City, OR 97045

**Owner:** Schroeder, Duane A  
7625 SW Oleson Rd  
Portland, OR 97223

**Party of Interest:** Matt Bailey  
Local Leaf  
7570 SW 74th Ave  
Portland, OR 97223

**Site Address:** 7625 SW OLESON RD

**Tax Account No.:** W218240  
**State ID No.:** 1S124CD00401  
**Quarter Section:** 3821

**Neighborhood:** Ashcreek, contact at [contact@ashcreekna.org](mailto:contact@ashcreekna.org)  
**Business District:** None  
**District Coalition:** Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592

**Zoning:** CM1 –Commercial/Mixed Use 1

**Case Type:** AD (Adjustment Review)  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee

**Proposal:**

The applicants are proposing to convert an existing single dwelling unit to a retail sales business. The changes to the building itself are internal, however, improvements are proposed to the site which include new parking lot landscaping, bicycle parking, and pedestrian connections. The Portland Zoning Code requires a 5-foot minimum parking area setback and low-screen (L2) landscaping for lot lines abutting commercial zones (33.266.130, Table 266-5). On this site, the northeast lot line is commercially zoned. There is currently not any parking area setbacks or landscaping. Because the applicants want to continue using the existing driveway configuration, but are limited in how much they can narrow this vehicle area, they are proposing to install 3 feet of parking area setbacks and low-screen landscaping. An Adjustment is therefore required to reduce the minimum of 5 feet of parking area setback with low-screen landscaping to 3 feet along the northeast lot line.

While not subject to the Adjustment review, the proposal also includes adding 5 feet of high-screen (L3) landscaping to the southwest and northwest lot lines, as this is required for lot lines abutting residential zones.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

**ANALYSIS**

**Site and Vicinity:** The 9,311 square foot site is located on SW Oleson Road, about 300 feet southwest of the intersection of SW Garden Home Road and SW Oleson Road. It contains a 1,758 square foot house, and a parking area behind the house, to the northwest. Vehicular access is provided via two points on either side of the building along SW Oleson Road. The site is bordered to the south and west by single and multi-dwelling residential development and to the north by commercial development. The surrounding vicinity is developed with a mix of residential and commercial uses. This lot is an enclave surrounded by Beaverton to the southwest, northwest, and northeast.

**Zoning:** The Commercial/Mixed Use 1 (CM1) zone is a small-scale zone intended for sites in dispersed mixed use nodes within lower density residential areas, as well as on neighborhood corridors and at the edges of neighborhood centers, town centers and regional centers. The zone is also appropriate in core commercial areas of centers in locations where older commercial storefront buildings of 1 to 2 stories are predominant. This zone allows a mix of commercial and residential uses. The size of commercial uses is limited to minimize impacts on surrounding residential areas. Buildings in this zone will generally be up to three stories tall. Development is intended to be pedestrian-oriented and compatible with the scale and characteristics of adjacent residentially zoned areas or low-rise commercial areas. Development standards are intended to allow for flexibility of development while maintaining compatibility within the City's various neighborhoods.

**Land Use History:** PC 6645 – 1977 Hearings Officer approval granting change of zone upon the following conditions: 1. That the applicant agree to dedicate 15 feet of right-of-way along SW Oleson Rd at such time as such dedication is required for road construction. 2. That access be consolidated with adjoining properties by use of common driveways or equally effective means. 3. That the applicant agree not to remonstrate against construction along SW Oleson Rd of a pedestrian and bicycle pathway should such be constructed at some future date in accordance with the Washington County bicycle-pedestrian pathway master plan. 4. That use of the site be limited to no more than three (3) nonmedical professional or business offices.

Note: Conditions of approval for a land use review applied for prior to 1981 no longer apply to a site, except for conditions on all types of land divisions, Planned Unit Developments (PUD), or

any other quasi-judicial review approved in association with a land division or PUD (Portland Zoning Code Section 33.700.110.A).

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **January 25, 2019**. The following Bureaus have responded with the following information:

- The Water Bureau responded with no concerns and provided information on water service (Exhibit E-1);
- The Life Safety section of the Bureau of Development Services (BDS) responded with no concerns and provided Building Code information (Exhibit E-2);
- The Bureau of Environmental Services responded with no concerns and provided information on stormwater management (Exhibit E-3);
- The Portland Bureau of Transportation responded with no concerns and notes that this site’s frontage is under the jurisdiction of Washington County (Exhibit E-4); and
- Washington County Department of Land Use and Transportation notes the following conditions of approval (Exhibit E-5):
  - the existing access to the site shall be limited to one-way circulation. The applicant shall provide signage and pavement markings to show which driveway will serve as the entrance and exit. Both driveway approaches shall be reconstructed to meet current County and ADA standards.
  - The applicant will be required to provide certification from a registered professional engineer that adequate sight distance exists in both directions at the access on SW Oleson Road (or can be obtained pursuant to specific improvements).
  - Sidewalks and drainage exist along the site’s frontage of SW Oleson Road to County minimum standards. Any damaged sidewalk panels or curb shall be replaced.
  - Per the current County’s Transportation System Plan, the applicant is required to dedicate additional right-of-way to provide 45 feet from the centerline of SW Oleson Road.
  - A street light shall be installed at the southern (entrance) driveway to County standards. The northern driveway (exit) has adequate street lighting.
  - ***These requirements will be implemented at the time of building permit review.***

The following Bureaus have responded with no concerns (Exhibit E-6):

- The Site Development Section of BDS;
- The Fire Bureau; and
- Urban Forestry.

**Neighborhood Review:** One written responses was received from the adjacent neighbor to the northeast of the subject property (Exhibit F-1). The letter, written in opposition to the proposal, notes concerns about the change in use creating additional vehicular conflicts from customers entering and exiting the site, and notes Washington County Code standards. They take no position, however, on the Adjustment request to reduce the landscaping requirements.

**Staff Response:** The concerns expressed about vehicle traffic conflicts and the change in use are irrelevant to the Adjustment requests (to reduce the minimum of 5 feet of parking area setback with low-screen landscaping to 3 feet along the northeast lot line). The Washington County Department of Land Use and Transportation included a list of requirements to bring the site into compliance with their standards (Exhibit E-5). Relevant concerns are addressed in the Zoning Code Approval Criteria findings below.

## ZONING CODE APPROVAL CRITERIA

### 33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

**Findings:** The applicant is proposing to convert an existing single dwelling unit to a retail sales business and requests an Adjustment reduce the minimum of 5 feet of parking area setback with low-screen landscaping to 3 feet along the northeast lot line. The relevant purpose statements and associated findings are found below:

**33.266.130 Development Standards for All Other Development**

*The development standards promote vehicle areas that are safe and attractive for motorists and pedestrians. The parking area layout standards are intended to promote safe circulation within the parking area, provide for the effective management of stormwater runoff from vehicle areas, and provide for convenient entry and exit of vehicles. The setback and landscaping standards:*

- *Improve and soften the appearance of parking areas;*
- *Reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones;*
- *Provide flexibility to reduce the visual impacts of small residential parking lots;*
- *Direct traffic in parking areas;*
- *Shade and cool parking areas;*
- *Reduce the amount and rate of stormwater runoff from vehicle areas;*
- *Reduce pollution and temperature of stormwater runoff from vehicle areas; and*
- *Decrease airborne and waterborne pollution.*

While the applicant is proposing a reduction from 5 feet to 3 feet, the amount of landscaping along the northeast lot line is currently only 1.5 feet and includes only shrubs. In addition to the proposal doubling the setback from what is existing – from 1.5 feet to 3 feet – the applicant will be planting 8 new trees, plus ground cover and shrubs, to comply with the low-screen landscaping for lot lines abutting commercial zones. This significant increase in setback and landscaping over what is existing on site will improve and soften the appearance of the parking area, reduce the visual impact of parking area from sidewalks and streets, shade and cool the parking area, reduce the amount and rate of stormwater runoff, and reduce pollution. A condition will require that a 3-foot-wide area with low-screen (L2 Standard) landscaping area be planted along the northeast side of the parking lot and driveway in the location indicated in the approved site plan (Exhibit C.1).

As noted above, the Bureau of Environmental Services (BES) responded with no concerns regarding stormwater runoff and does not suggest any conditions of approval (Exhibit E.3). PBOT responded with no concerns regarding the proposed Adjustment request (Exhibit E.4) and deferred to Washington County Department of Land Use and Transportation, who included several development standards that must be addressed at the time of building permit review (Exhibit E.5).

***As conditioned, this criterion is met.***

- B.** If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

**Findings:** Because the subject site is located in a Commercial zone, the applicant must demonstrate that the proposal is consistent with the classification of adjacent streets and the desired character of the area. This CM1-zoned site has vehicular access from the northwest side of SW Oleson Road. At the subject location, the Transportation System Plan (TSP) classifies SW Oleson Road as being District Collector Street, in the bikeway, walkway and street classifications, and as a designated Transit Access Street. The TSP identifies Local Service bikeways, walkways and streets as intending to serve local circulation needs. The TSP encourages transit oriented land use development along Transit Access Streets. The requested Adjustment to reduce the minimum

required parking area setbacks on the subject site is consistent with these classifications. The Adjustment request will not impact the ability of SW Oleson Road to serve the local bike, pedestrian or street circulation needs desired by the Local Service designations, and will support the commercial use.

The Portland Zoning Code defines Desired Character as “the preferred and envisioned character (usually of an area) based on the purpose statement or character statement of the base zone, overlay zone, or plan district. It also includes the preferred and envisioned character based on any adopted area plans or design guidelines for an area.” In this instance, Desired Character is defined by the character statement of the CM1 zone and the Southwest Community Plan; the site is not located within any plan districts.

The character statement for the CM1 zone in Section 33.130.030.B reads: The Commercial/Mixed Use 1 (CM1) zone is a small-scale zone intended for sites in dispersed mixed use nodes within lower density residential areas, as well as on neighborhood corridors and at the edges of neighborhood centers, town centers and regional centers. The zone is also appropriate in core commercial areas of centers in locations where older commercial storefront buildings of 1 to 2 stories are predominant. This zone allows a mix of commercial and residential uses. The size of commercial uses is limited to minimize impacts on surrounding residential areas. Buildings in this zone will generally be up to three stories tall. Development is intended to be pedestrian-oriented and compatible with the scale and characteristics of adjacent residentially zoned areas or low-rise commercial areas.

The Adjustment request will not impact surrounding residential areas as the adjacent site to the reduced landscape buffer is a commercial use (a gas station). The changes to the existing single-story building itself are internal and will continue to fit into the lower density residential neighborhood to the south. Additionally, landscape material that fully meets the L2 standard (trees, shrubs, and groundcover) will be planted within the three-foot-wide landscaped buffer.

While not subject to the Adjustment review, the proposal also includes adding 5 feet of high-screen (L3) landscaping to the southwest and northwest lot lines, as this is required for lot lines abutting residential zones. This includes planting 12 new trees, which will help screen the parking area and minimize impacts on the surrounding residential areas. The proposal also includes a new pedestrian circulation system that will connect the main entrance on site to the parking area and sidewalk, and will protect pedestrians from auto traffic. The new pedestrian circulation, combined with the additional landscaping on site, will create an environment that is inviting to pedestrians and transit users.

The site is within the boundaries of the Southwest Community Plan. The Southwest Community Plan includes the following relevant objective for Economic Development:

- Foster the development of new jobs in Southwest Portland by encouraging development of new businesses in commercial and employment areas (Objective 1, page 21).

Approval of the proposed Adjustments will allow the commercially zoned site to function more efficiently and viably as a new business by accommodating the long-term needs of the business and its employees.

This proposal is therefore consistent with the Desired Character of the area.

***As conditioned, this criterion is met.***

- C. If more than one Adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

**Findings:** Only one Adjustment is proposed; therefore, this criterion is not applicable.

**D.** City-designated scenic resources and historic resources are preserved;

**Findings:** City designated scenic resources are identified on the Official Zoning Map with a lower case “s” and historic resources are designated by a large dot or as being within the boundaries of a Historic or Conservation district. There are no such resources present on the site; therefore, this criterion is not applicable.

**E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

**Findings:** There are no discernible impacts that would result from granting the requested adjustment.

***As conditioned, this criterion is met.***

**F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

**Findings:** Environmental overlay zones are designated on the Official Zoning Map with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). No environmental zoning is applied to the site; therefore, this criterion is not applicable.

## **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 requirements of Title 11 can be met, and 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**

The applicants are proposing to convert an existing single dwelling unit to a retail sales business. The changes to the building itself are internal, however, improvements are proposed to the site which include new parking lot landscaping, bicycle parking, and pedestrian connections. While the applicant is proposing a reduction in the landscape buffer along the northeast edge of the parking area and driveway from 5 feet to 3 feet, the amount of landscaping along this lot line is currently only 1.5 feet and includes only shrubs. In addition to the proposal doubling the setback from what is existing, the applicant will be planting 8 new trees, plus ground cover and shrubs, to comply with the low-screen landscaping for lot lines abutting commercial zones. This significant increase in setback and landscaping over what is existing on site will improve and soften the appearance of the parking area, reduce the visual impact of parking area from sidewalks and streets, shade and cool the parking area, reduce the amount and rate of stormwater runoff, and reduce pollution. A condition will require that a 3-foot-wide area with low-screen landscaping area be planted along the northeast side of the parking lot and driveway in the location indicated in the approved site plan.

While not subject to the Adjustment review, the proposal also includes adding 5 feet of high-screen landscaping to the southwest and northwest lot lines, as well as pedestrian circulation. The new pedestrian circulation, combined with the additional landscaping on site, will create an environment that is inviting to pedestrians and transit users. This proposal will be consistent with the Desired Character of the area. The proposal meets the applicable approval criteria and should therefore be approved.

## ADMINISTRATIVE DECISION

Approval of an Adjustment to reduce the minimum 5-foot parking area setback with low-screen landscaping to 3 feet along the northeast lot line (33.266.130, Table 266-5), per the approved site plans, Exhibit C.1, signed and dated February 25, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 18-278266 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. Prior to Certificate of Occupancy, a 3-foot-wide area with low-screen (L2 Standard) landscaping area must be planted along the northeast side of the parking lot and driveway in the location indicated in the approved site plan (Exhibit C.1).

**Staff Planner: David Besley**



**Decision rendered by:** \_\_\_\_\_ **on February 25, 2019.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: March 7, 2019**

**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 December 14, 2018, and was determined to be complete on January 14, 2019.

*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 December 14, 2018.

*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: May 14, 2019.**

**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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 21, 2019** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> 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](http://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 Adjustment Committee 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 Adjustment Committee 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **March 21, 2019** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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:

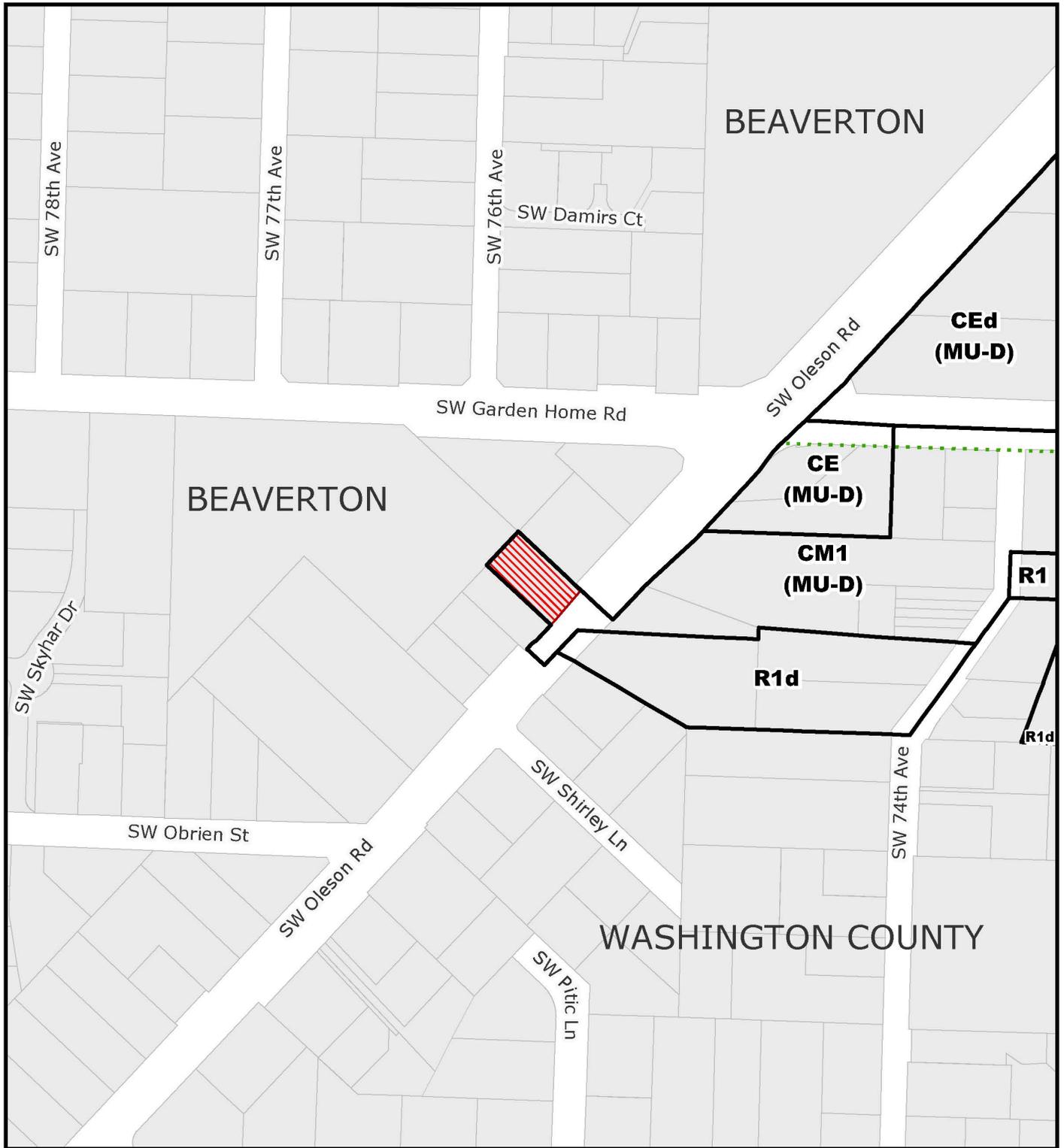
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Water Bureau
  - 2. Life Safety Section of BDS
  - 3. Bureau of Environmental Services
  - 4. Bureau of Transportation Engineering and Development Review
  - 5. Washington County Department of Land Use and Transportation
  - 6. Agencies responding with no concerns
- F. Correspondence:
  - 1. David J Petersen/Jeffrey H. Keeney, February 14, 2019, letter expressing concerns
- G. Other:
  - 1. Original LU Application Form and Receipt
  - 2. Incomplete letter from staff to applicant, sent December 27, 2018

**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



Recreational Trails

File No.	LU 18-278266 AD
1/4 Section	3821
Scale	1 inch = 200 feet
State ID	1S124CD 00401
Exhibit	B Dec 18, 2018

LANDSCAPE COVERAGE

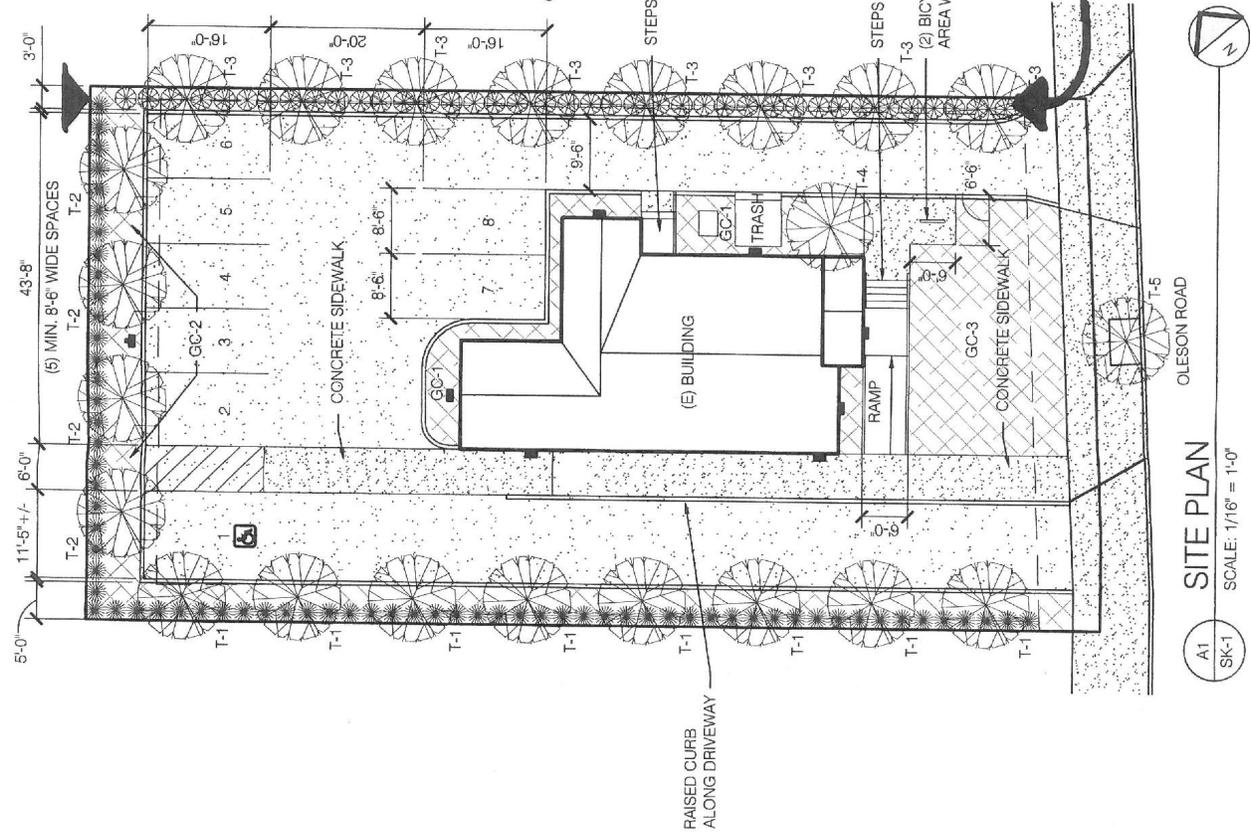
SITE AREA: 8,936 S. FT.  
 LANDSCAPE AREA: 2,459 S. FT.  
 % OF COVERAGE: 2,459 / 8,936 = 28%

Adjustment requested to reduce minimum 5' landscaped parking area setbacks to 3' as part of residence-to-retail conversion.

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner [Signature]  
 Date 2.25.19  
 \* This approval applies only to the reviews requested and is subject to conditions of approval.  
 Additional zoning requirements apply.

Area of setback/landscape reduction

W 18-218266AD  
 CASE NO  
 EXHIBIT C-1



LEGEND

- (N) ASPHALT PAVEMENT
- (N) CONCRETE PAVEMENT
- (N) GROUND COVER
- (N) 6" CURB
- (N) SMALL TREE
- EUONYMUS JAPONICA "GREEN SPIRE" @ 2' CENTERS
- CHOISYA TERNATA @ 4' CENTERS
- LED WALL PACK W/ CUT OFF
- LED WALL PACK ON POLE W/ CUT OFF
- T-1 PRUNUS SARGENTII @ 15' CENTERS (M)
- T-2 ACER GRiseum @ 15' CENTERS (S)
- T-3 GINKGO BILOBA @ 15' CENTERS (S)
- T-4 ACER PALMATUM @ 15' CENTERS (S)
- T-5 MALUS 'JFS-KW5' @ 15' CENTERS (S)
- GC-1 OXALIS OREGANA
- GC-2 MAHONIA REPENS
- GC-3 GRASS

A1 SK-1  
 SITE PLAN  
 SCALE: 1/16" = 1'-0"

NOTE: ALL TREES AT TIME OF PLANTING SHALL HAVE A MIN. 1.5" CALIPER