Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/11/17

Project Narrative

Criteria for Review and Approval of Site Plans

<u>Section 14-526</u>

<u>Transportation</u>

A. *Impact on Surrounding Street Systems*
The proposed development will have no adverse impacts on the surrounding street systems, nor create or aggravate any significant hazard to safety. Traffic congestion will not be caused which reduces the level of service below Level "D" as published by the Transportation Research Board of the National Research Council.

B. *Access and Site Circulation*
   a. *Site Access and Circulation*
      i. **The development will provide safe and reasonable access and internal circulation for the entire site and comply with the standards set forth in Section 1 of the Technical Manual.**
      ii. **All points of access and egress are located, avoiding conflicts with existing traffic movements.**

C. *Parking*
There is no parking lot proposed for this residential development. A proposed garage will be designed for golf cart parking.

<u>Environmental Quality</u>

A. *Preservation of Significant Natural Features*
   a. *Definition of Significant Natural Features*
   There are no significant natural features on the locus parcel as defined by 14-526 (b).

   b. *Areas Set Aside for Preservation*
   This site has no area set aside for preservation therefore this section is not applicable.

   c. *Waiver Request*
   No waiver will be requested for preservation of significant natural features therefore this section is not applicable.

B. *Landscaping and Landscape Preservation*
   a. *Landscape Preservation*

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i. **Site development has been designed to incorporate and limit disturbance to existing trees.**
ii. **The proposed development is subject to zoning setbacks, therefore will preserve more than the minimum of 30% of existing trees ten (10) inches DBH or greater within the required setback area.**
iii. **As shown in the application package, adequate measures to protect vegetation from construction impacts will be taken when constructing the proposed development.**
iv. **No waiver will be requested for this section deeming it not applicable.**
v. **The proposed development meets all standards set forth by Division 26 of the City of Portland's Land Use Ordinance: Shoreland Zoning Regulations.**

b. *Site Landscaping*
   i. *Street Trees*
      1. **The proposed development has street trees in numbers and locations as specified in Section 4 of the Technical Manual. Existing street trees shall be maintained to accommodate the need for street trees on the Locus Parcel.**
      2. **There will be no waiver requested for the planting of required street trees in the City Right-of-Way.**

c. *Water Quality, Stormwater Management and Erosion Control*
   i. ***The proposed cottage is designed to minimize the amount of stormwater leaving the site. The site has been designed to minimize the proposed impervious.***
      1. **No stormwater draining onto or across the lot in its pre-development state will be impeded or redirected so as to create ponding or flooding of adjacent lots.**
      2. **The proposed development will not increase volume or rate of stormwater draining from the lot onto an adjacent lot.**
      3. **All stormwater draining onto City property can be handled without creating ponding, flooding or other drainage problems.**
      4. **There is no public storm sewer system along the property's Right-of-Way.**
         (In the existing condition stormwater drains into the ocean. The proposed watercourse will be the same. This will not impact any adjacent property with ponding or flooding. A waiver will is being requested for stormwater detention on site.
   ii. **The proposed Level I: minor residential development complies with basic erosion control standards, as described in Section 6 of the City of Portland Technical Manual.**

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iii. **The proposed development does not pose a risk of groundwater contamination either during or post-construction, as described in Sections 5 and 9 of the Technical Manual.**

iv. **The proposed development provides adequate and sanitary disposal of sewage as described in Section 2 of the Technical Manual via a private septic system.**

C. Water Quality Stormwater Management and Erosion Control.

a. *Consistency with City Master Plans*

i. **The development is consistent with the City Council approved master plans and facilities plans.**

b. *Public Safety and Fire Protection*

i. **The development incorporates public safety principles for Crime Prevention through Environmental Design (CPTED) into site design to enhance security of public and private spaces and reduce potential for crime.**

ii. **Adequate emergency vehicle access is provided along West Shore Road. The proposed design extension of a waterline in public Right-of-Way.**

iii. **The site design is consistent with City public safety standards.**

c. *Availability and Adequate Capacity of Public Utilities*

i. **The development does not overburden existing water lines located in the Right-of-Way. This site will not have access to public sewers or storm drains.**

ii. **Electric service will remain underground to service the proposed dwelling.**

iii. **Installation of the proposed water service will meet provisions outlined in Section 2 and Section 9 of the Technical Manual.**

iv. **The proposed development is not within 200 feet of a public sanitary collection and treatment system.**

v. **There are no sanitary sewer and stormwater utilities proposed as part of the development.**

D. Site Design Standards

a. *Historic Resources*

i. **There are no historic resources disturbed within the proposed development therefore this section is not applicable.**

b. Zoning Related Design Standards

i. **The proposed development is not in any of the zones called out in Chapter 14-526(d)(9) of Portland's Land Use Ordinance therefore this section is not applicable.**