

March 14, 2017
Sent VIA EMAIL

COMMENTS REGARDING APPEAL OF THE PLANNING DIRECTOR'S DECISION TO APPROVE THE PARTITION AT SW 155TH AVENUE

10510 SW 155th Avenue, Beaverton, OR 97007
(Murrayhill No. 3 Lot 108)

CASE FILE NUMBER: APP2016-0002 AND APP2016-0003 Attn: Elena Sasin

Comments Submitted by: George D. Economus, P.E. (retired)

I remain convinced this lot partitioning at 10510 SW 155th Avenue to be ill advised and there remain several questions following a cursory review of the recent Drawings and Executive Summary of the "new" 2-lot Proposal:

A. Regarding Modification 7's wording on page 4 of the Executive Summary: Will the storm water from the "existing" impervious roofing surface of the older home located presently on the property continue to be routed to the storm water system located some 16 feet beneath SW 155th Avenue as-is? If not, then why not?

Leaving the older home's roof gutter flow as-is would significantly reduce the storm water load on the Lida Swale and overflow path, thus allowing room for more safety margin should there be any errors in the weather forecasting used with the project's design.

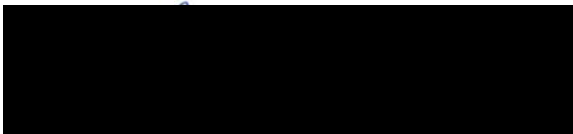
B. Drawings Sheets No. 2 and No. 6 are in conflict with each other indicating a lack of proper drawing and design checking (both here and possibly elsewhere on the project). One drawing saves both trees 10 and 19 while the other drawing shows their removal. Douglas Fir tree 19 could and should be easily saved, however tree 10 appears to be on the Kinder Morgan Right-of-Way and thus its removal is understandable.

C. Existing homes in the area have been tested for Radon Gas at levels at or above the EPA's threshold action level indoors. What plans have been prepared based on current EPA safety guidelines to ensure no subterranean hazardous levels of Radon Gas are redirected and begin migrating towards and under the nearby adjacent neighbors' older concrete slab foundations after the site's soil has been significantly disturbed by the grading, excavating, boring, and tree removals? Who will be the responsible party and assume liability should nearby indoor Radon Levels in adjacent homes spike higher following grading and eventual construction?

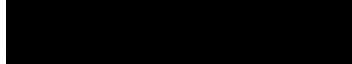
D. Drawing Sheet No. 7's two Legend Boxes do not match regarding identifying the communications line (xcom) ... one box mistakenly describes it as a sanitary sewer line.

After carefully considering all the above issues and questions, coupled with much higher traffic flow counts over the last 20 years across this section of SW 155th Avenue, seemly creating more than just a Neighborhood Route at this location, I once again reiterate that it is ill advised to move forward with a Lot Split at 10510 SW 155th Avenue.

Regards,



George D. Economus, P.E. (retired)



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City of Beaverton
Planning Services