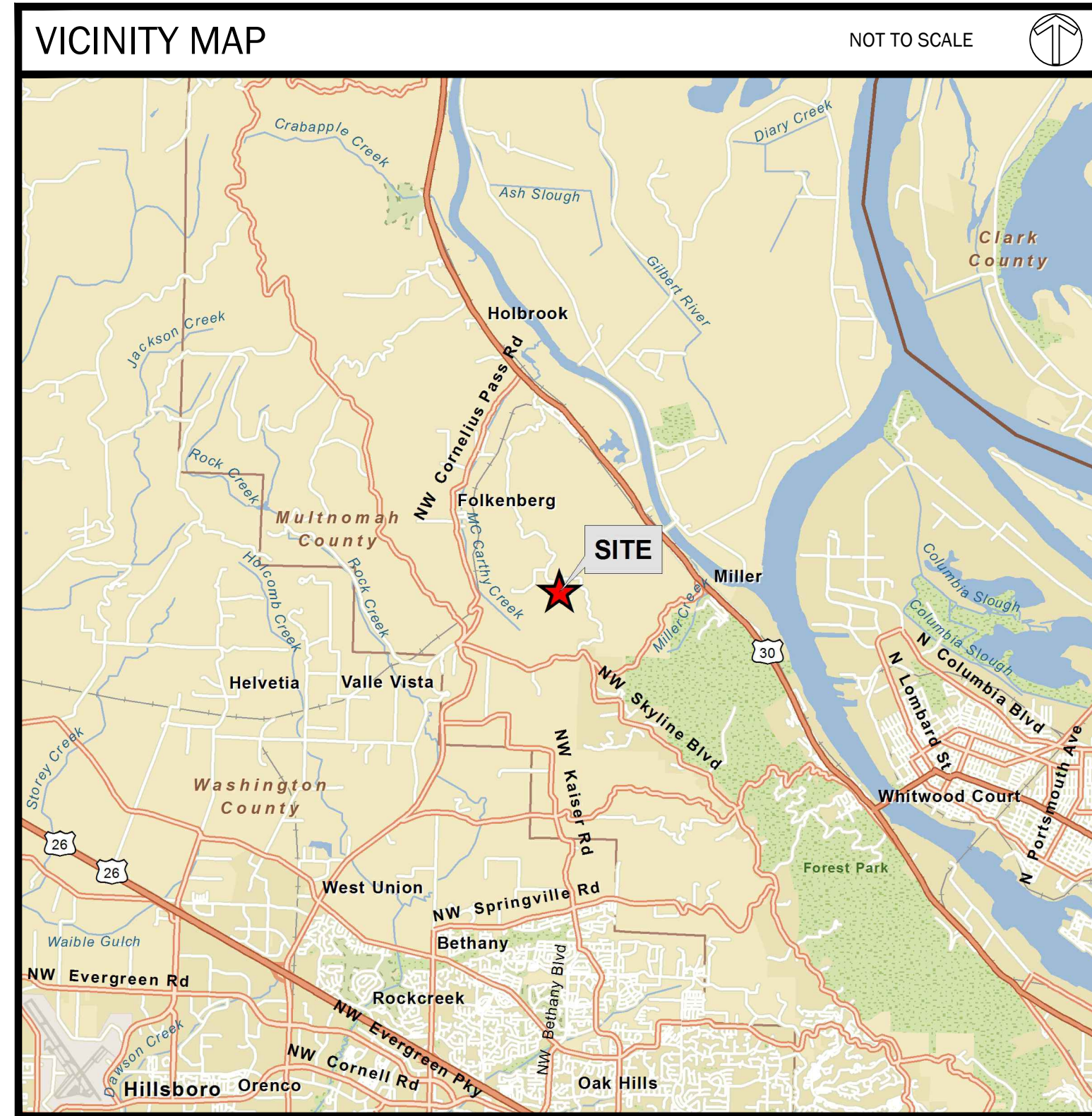
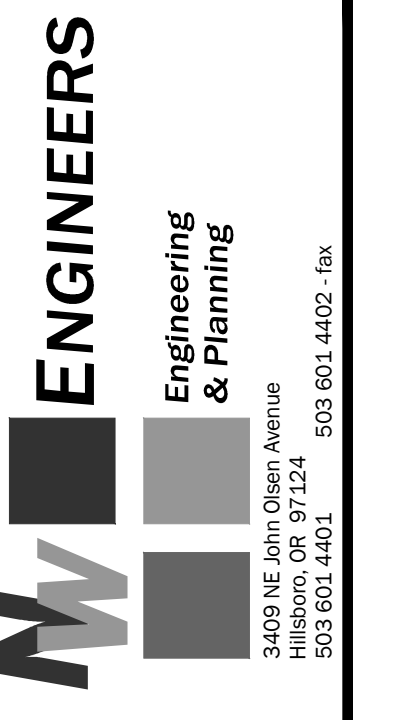


RENEWAL OF A MEASURE 49 APPROVED DWELLING LOCATION IN THE CFU-2 ZONE & RELATED APPLICATIONS



SITE INFORMATION

APPLICANT'S REPRESENTATIVE:	MATT NEWMAN NW ENGINEERS, LLC 3409 NE JOHN OLSEN AVENUE HILLSBORO, OREGON 97124	SITE LEGAL DESCRIPTION:	TAX MAP 2N1W32B TAX LOT 702 MULTNOMAH COUNTY, OREGON
PH:	503-601-4401	TAX ACCOUNT NUMBER:	R649631860
FAX:	503-601-4402	SIZE:	TL 702 2.00 ACRES
APPLICANT:	KATIE MIRANDA & AHMED AL ALI 4345 SW 94TH AVENUE PORTLAND, OREGON 97225 650-284-8513	LOCATION:	13221 NW MCNAMEE ROAD PORTLAND, OREGON 97231
PH:	650-284-8513	ZONING:	CFU-2: COMMERCIAL FOREST USE-2
SURVEYOR:	SCOTT FIELD, PLS NORTHWEST SURVEYING, INC. 1815 NW 169TH PLACE SUITE 2090 BEAVERTON, OREGON 97006	DRAINAGE:	MULTNOMAH COUNTY
PH:	503-848-2127	SANITARY SEWER:	SEPTIC
FAX:	503-848-2179	WATER:	WELL
ENGINEERING GEOLOGIST:	GEOPACIFIC ENGINEERING 14835 SW 72ND AVE PORTLAND, OR 97224 503-598-8445	FIRE DISTRICT:	TUALATIN VALLEY FIRE & RESCUE DISTRICT
PH:	503-598-8445	ELECTRIC:	PORTLAND GENERAL ELECTRIC
		TELEPHONE:	VERIZON, ETC.

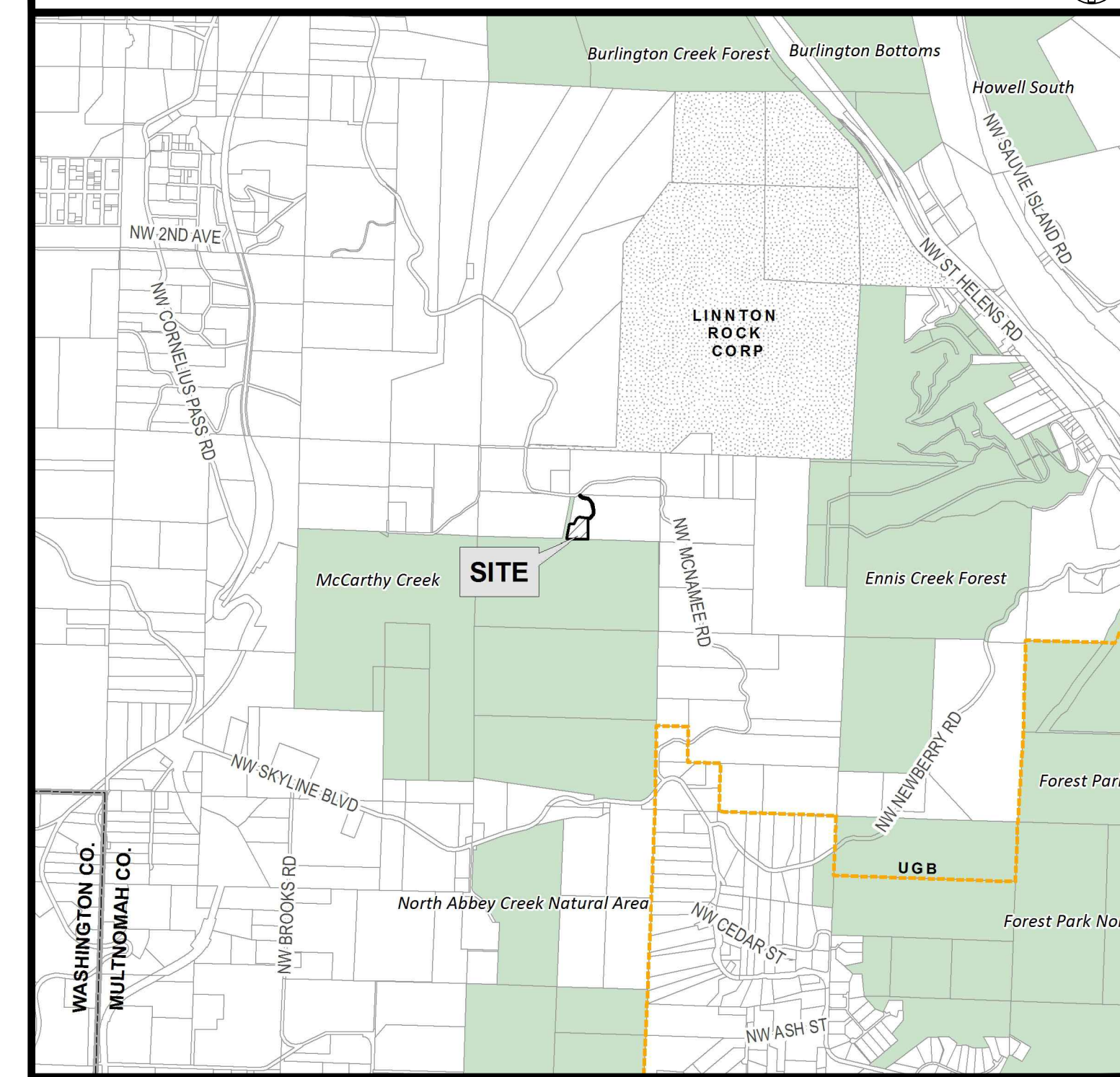
INDEX OF DRAWINGS

1. COVR COVER SHEET
2. PAIR AERIAL PHOTOGRAPH
3. EXCD EXISTING CONDITIONS PLAN FOR PARCEL 2
4. PSIT PRELIMINARY SITE PLAN WITH FIRE BREAKS
5. PGR1 PRELIMINARY GRADING & EROSION CONTROL PLAN
6. PGR2 PARCEL 2 PROFILES AND DETAILS
7. WCOP WILDLIFE CONSERVATION PLAN FOR PARCEL 2
8. SLPE SLOPE ANALYSIS
9. PLSC1 PRELIMINARY LANDSCAPING PLAN

PROJECT DESCRIPTION/REQUEST

MODIFICATION OF CASE FILE T3-2012-2097, A MEASURE 49 APPROVED DWELLING ON PARCEL 2 OF PARTITION PLAT NO. 2012-047 IN THE CFU-2 ZONE, INCLUDING A VARIANCE, HILLSIDE DEVELOPMENT PERMIT, SIGNIFICANT ENVIRONMENTAL CONCERN FOR WILDLIFE HABITAT PERMIT, AND EXCEPTION TO SECONDARY FIRE SAFETY ZONE.

LOCATION MAP



BENCH MARK

NO AGENCY BENCHMARK WAS USED FOR ESTABLISHING ELEVATIONS HEREON. BEARINGS AND PROPERTY LINES ARE BASED ON TIES TO FOUND MONUMENTS AND RECORD INFORMATION PER EARLIER MULTNOMAH COUNTY SURVEYS. ELEVATIONS ARE ON AN ASSUMED DATUM.

SURVEY PREPARED BY:

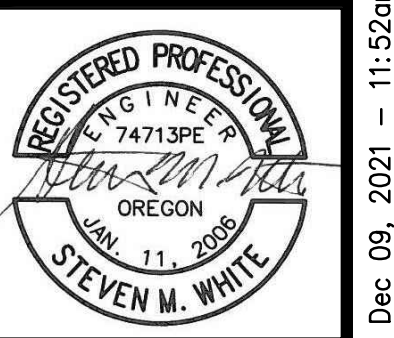
NORTHWEST SURVEYING, INC.
 1815 NW 169th PLACE, SUITE 2090
 BEAVERTON, OR 97006
 PH: (503) 848-2127 FAX: (503) 848-2179
 EMAIL: nwsurveying@nwsrvy.com

FOR: KATIE MIRANDA & AHMED AL ALI
 4345 SW 94TH AVENUE
 PORTLAND, OR 97225
 PH: 650-284-8513
 SITE: TAX MAP 2N1W32B
 TAX LOT 702
 MULTNOMAH COUNTY, OREGON

MIRANDA M49 RENEWAL
 N0713
 COVER SHEET

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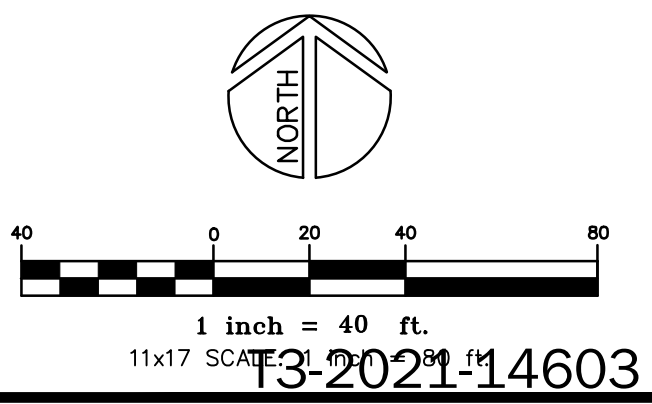
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RENEWAL: 06/30/2022



NOTE:
 AERIAL PHOTOGRAPH FROM METRO
 DATA RESOURCE CENTER, DATE
 2019.



MW ENGINEERS
 Engineering & Planning
 3409 NE John Olsen Avenue
 Portland, OR 97224
 503.603.4402 - fax

FOR: KATIE MIRANDA & AHMED AL ALI
 4345 SW 94TH AVENUE
 PORTLAND, OR 97225
 PH: 650-284-8513
 SITE: TAX MAP 2N1W32B
 TAX LOT 702
 MULTNOMAH COUNTY, OREGON

MIRANDA M49 RENEWAL
 N0713
 AERIAL PHOTOGRAPH

REVISION	BY	DATE
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DESIGNED	DRAWN	REVIEWED	SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
 No. 74713PE
 OREGON
 JAN. 11, 2009
 STEVEN M. WHITE

RENEWAL: 06/30/2022

PAIR 2 of 9



EXISTING FEATURES LEGEND

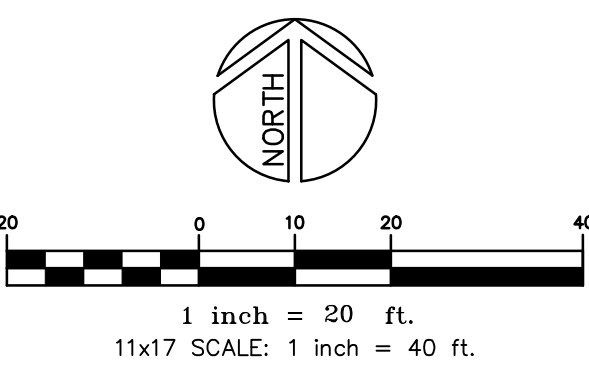
- FOUND SURVEY MONUMENT
- SUBJECT PROPERTY
- PROPERTY LINE
- EDGE OF GRAVEL
- FENCE
- 5 FT. CONTOUR
- 1 FT. CONTOUR

- ### NOTES
1. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2018.
 2. ELEVATIONS ARE ON AN ASSUMED DATUM WITH CONTOURS AT A ONE-FOOT INTERVAL.
 3. TREES ARE NOT DEPICTED.

SURVEY PREPARED BY:

NORTHWEST
1815 NW 169th PLACE, SUITE 2090
BEAVERTON, OR 97006
PH: (503) 848-2127 FAX: (503) 848-2179
EMAIL: nwsurveying@nwsrvy.com

SURVEYING, INC.



T3-2021-14603

NW ENGINEERS
Engineering & Planning
3409 NE John Olsen Avenue
Hillsboro, OR 97124
503.662.1461 503.662.4402 fax

FOR: KATIE MIRANDA & AHMED AL ALI
4345 SW 94TH AVENUE
PORTLAND, OR 97225
PH: 650-284-8513
SITE: TAX MAP 2N1W32B
TAX LOT 702
MULTNOMAH COUNTY, OREGON

MIRANDA M49 RENEWAL
N0713
EXISTING CONDITIONS

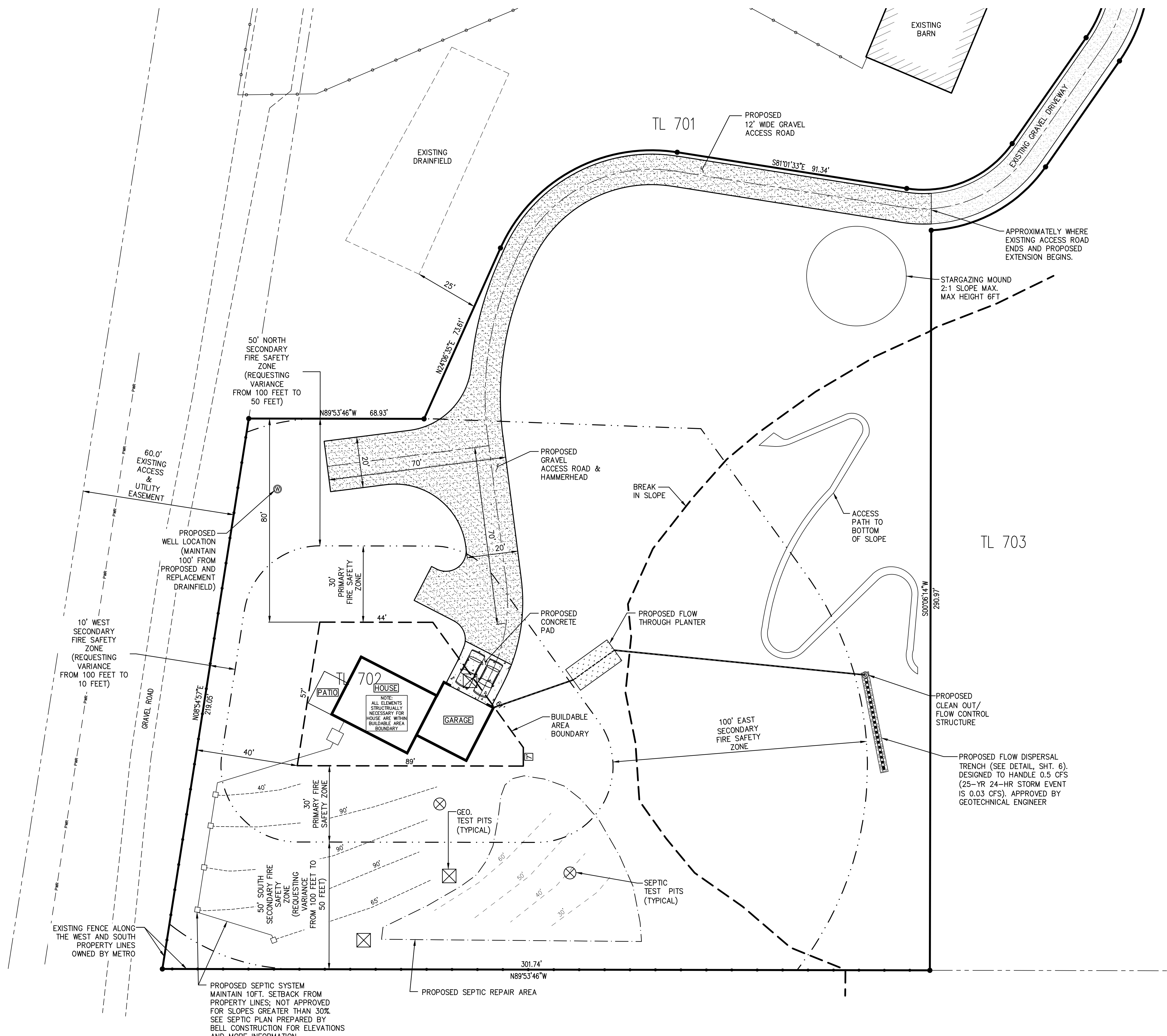
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REGISTERED PROFESSIONAL ENGINEER
74713PE
OREGON
JAN 11, 2009
STEVEN M. WHITE

RENEWAL: 06/30/2022

EXCD **3** of 9



EXISTING FEATURES LEGEND

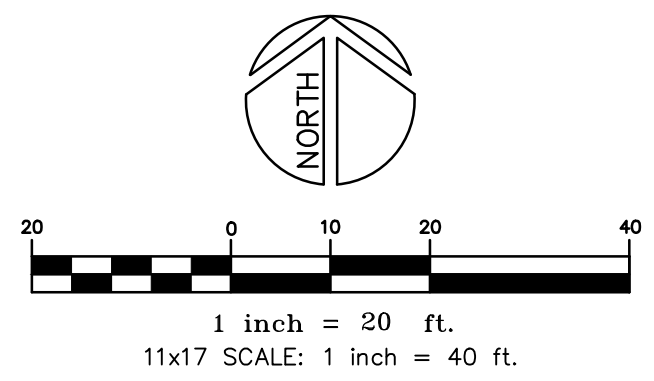
FOUND SURVEY MONUMENT	●
PROPOSED SURVEY MONUMENT	○
SUBJECT PROPERTY	———
PROPERTY LINE	- - - - -
EDGE OF GRAVEL	- · - · -
FENCE	—○—○—○—
5 FT. CONTOUR	—970—
1 FT. CONTOUR	- - - - -

NOTES

1. FIELD WORK WAS DONE ON OCTOBER 27, 2014.
2. ELEVATIONS ARE ON AN ASSUMED DATUM WITH CONTOURS AT A ONE-FOOT INTERVAL.
3. TREES AND OTHER PHYSICAL FEATURES ARE NOT DEPICTED.

FIRE SAFETY ZONE NOTES:

1. EXISTING VEGETATION WITHIN THE PRIMARY AND SECONDARY FIRE SAFETY ZONES CONSISTS OF GRASSES AND POSSIBLY SOME BLACKBERRY.
2. NO TREES ARE PROPOSED WITHIN THE PRIMARY FIRE SAFETY ZONE. ALL OTHER EXISTING AND PROPOSED VEGETATION SHOULD BE KEPT LESS THAN 2 FEET IN HEIGHT. [MCC 39.410(D)(1)(A)]
3. PROPOSED TREES WITHIN THE SECONDARY FIRE SAFETY ZONE WILL BE IN THE NATIVE WILDFLOWER MEADOW AND SPACED SO THAT FIRE WILL NOT SPREAD BETWEEN CROWNS OF PROPOSED TREES. BUSHES WILL NOT BE PLANTED AROUND TREES.
4. FOR MAINTENANCE, TREES SHOULD BE PRUNED SO THAT FIRE WILL NOT SPREAD BETWEEN CROWN OF TREES. SMALL TREES AND BRUSH GROWING UNDERNEATH LARGER TREES SHOULD BE REMOVED TO PREVENT THE SPREAD OF FIRE UP INTO THE CROWNS OF THE LARGER TREES. [MCC 39.410(D)(2)]



ENGINEERS

Engineering & Planning & Consulting

3409 NE John Olson Avenue
Hillsboro, OR 97124
503.601.4401

FOR: KATIE MIRANDA & AHMED AL ALI
4345 SW 94TH AVENUE
PORTLAND, OR 97225
PH: 650-284-8513
SITE: TAX MAP 2N1W32B
MULTNOMAH COUNTY, OREGON

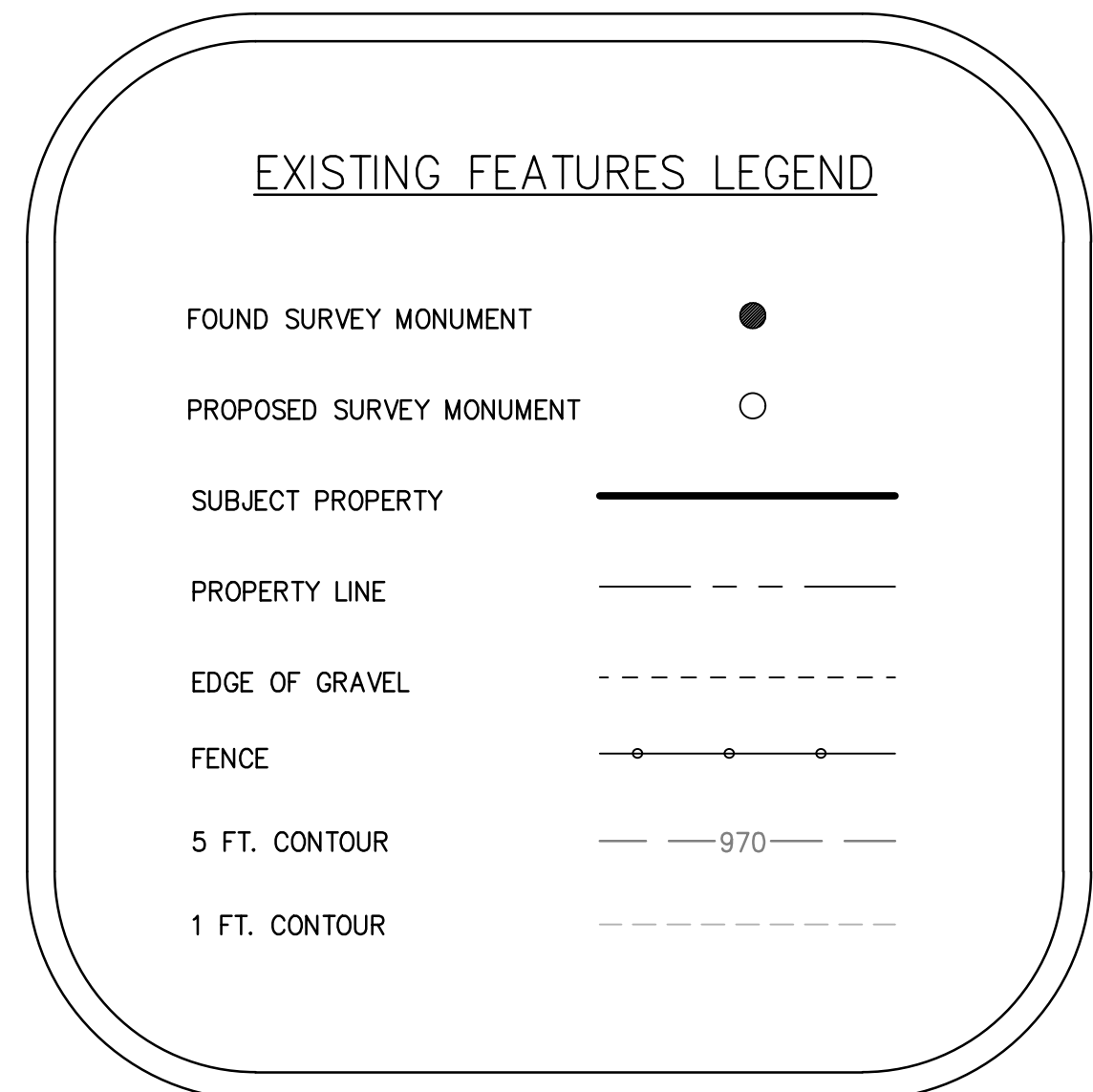
MIRANDA M49 RENEWAL
N0713
PRELIMINARY SITE PLAN
WITH FIRE BREAKS

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DESIGNED	DRAWN	REVIEWED	SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
OREGON
NOV. 11, 2005
STEVEN M. WHITE

RENEWAL: 06/30/2022



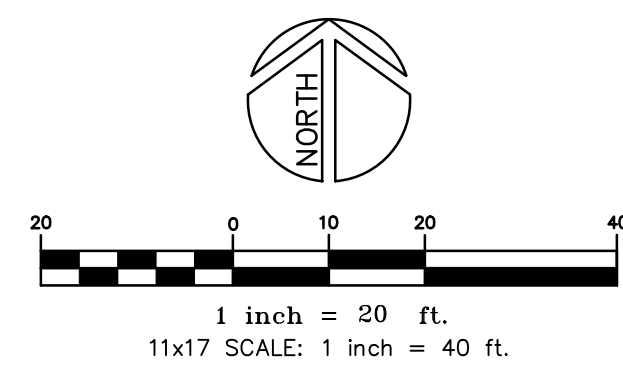
NOTES

1. FIELD WORK WAS DONE ON OCTOBER 27, 2014.
2. ELEVATIONS ARE ON AN ASSUMED DATUM WITH CONTOURS AT A ONE-FOOT INTERVAL.
3. TREES AND OTHER PHYSICAL FEATURES ARE NOT DEPICTED.
4. SEE PAGE 6 FOR PROFILES AND DETAILS.

NOTE:

1. GROUND DISTURBANCE FOR NEW HOUSE AND DRIVEWAY = 12,162 SF
APPROXIMATE STRIPPING FOR NEW DRIVEWAY AND HOUSE = 225 CY
APPROXIMATE CUT FOR HOUSE FOUNDATION = 150 CY
2. CUT AND STRIPPING MATERIAL FROM HOUSE AND DRIVEWAY TO REMAIN ONSITE AND USED TO CREATE THE STARGAZING MOUND.
3. NUISANCE PLANT MATERIALS TO BE REMOVED FROM THE SITE. REMOVAL VOLUME TO BE ESTIMATED AND HAUL TRUCK SCHEDULES TO BE SUBMITTED TO MULTNOMAH COUNTY FOR APPROVAL AS NEEDED PRIOR TO GROUND DISTURBING ACTIVITIES.
4. DISTURBED AREAS FROM NUISANCE PLANT REMOVAL TO BE SEEDED AS SOON AS POSSIBLE TO AVOID EROSION. TEMPORARY SEEDING AND EROSION BLANKETS, MATS, OR HAY TO BE USED AS NEEDED.
5. SECONDARY SEDIMENT FENCING TO BE INSTALLED DOWN SLOPE OF GROUND DISTURBING ACTIVITIES FROM NUISANCE PLANT REMOVAL.
6. COORDINATE WITH THE CIVIL ENGINEER AND THE GEOTECHNICAL ENGINEER ASSIGNED TO MONITOR CONSTRUCTION FOR FENCING LOCATION AND ADDITIONAL EROSION AND SEDIMENT CONTROL REQUIREMENTS PRIOR TO GROUND DISTURBING ACTIVITIES. CHANGES TO BE SUBMITTED TO AND APPROVED BY MULTNOMAH COUNTY.

NO GROUND DISTURBANCE WITHIN 5FT OF PROPERTY LINE COORDINATE WITH OWNER OF 703 FOR GROUND DISTURBING ACTIVITY IN THIS AREA AND ON ADJACENT PROPERTY



PROPOSED SEDIMENT FENCE TO BE PLACED AT PROPERTY PER SEPTIC REVIEW CERTIFICATE

MW ENGINEERS
Engineering & Planning
3409 NE John Olsen Avenue
Hillsboro, OR 97124 503.662.4401 503.662.4402 fax

FOR: KATIE MIRANDA & AHMED AL ALI
4345 SW 94TH AVENUE
PORTLAND, OR 97225
PH: 650-284-8513
SITE: TAX MAP 2N1W32B
MULTNOMAH COUNTY, OREGON

MIRANDA M49 RENEWAL
N0713
PRELIMINARY GRADING & EROSION CONTROL PLAN

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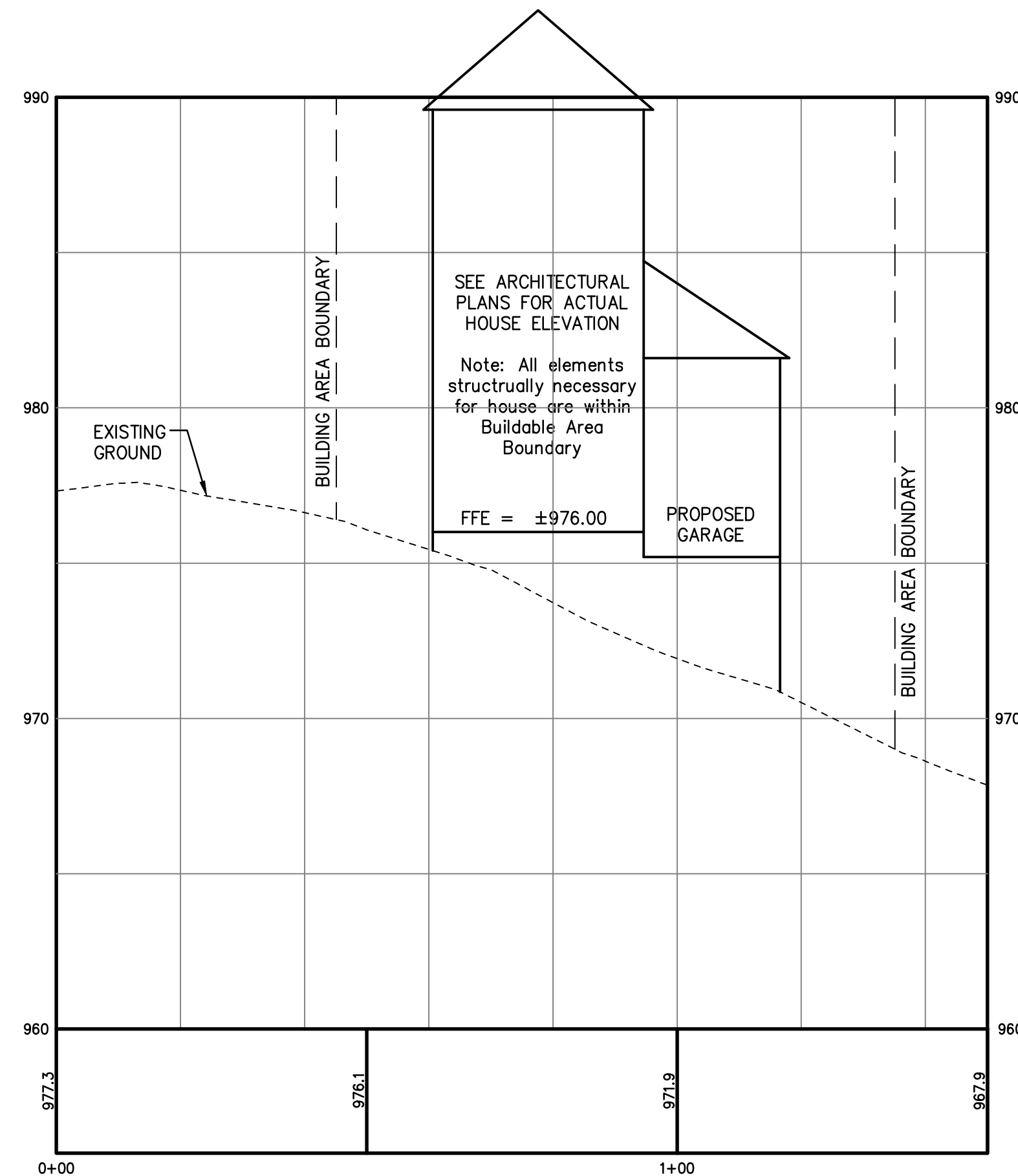
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RENEWAL: 06/30/2022
PGR1 5 of 9

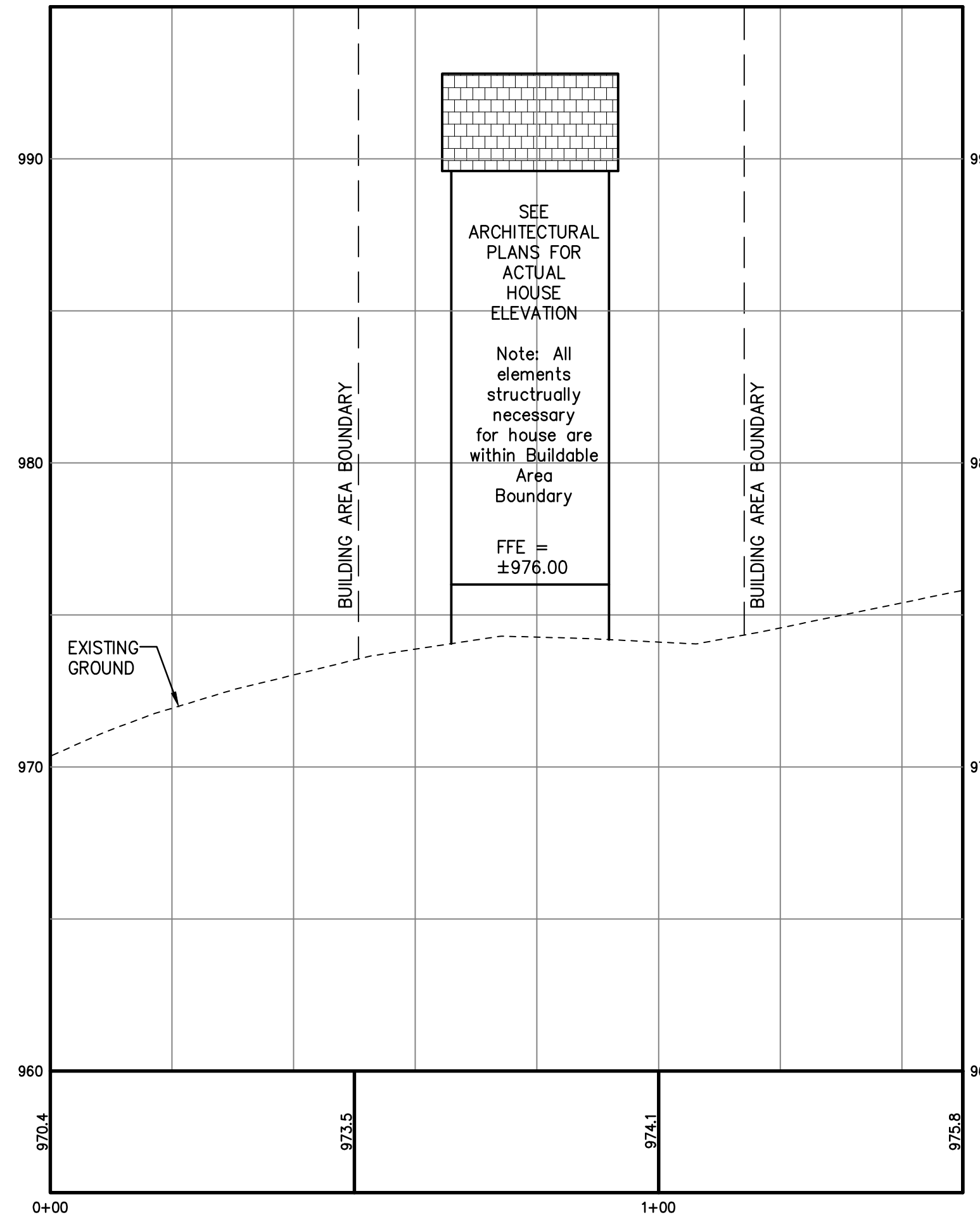
NOTE

1. SEE PAGE 5 FOR PLAN VIEW AND SECTION LINES.



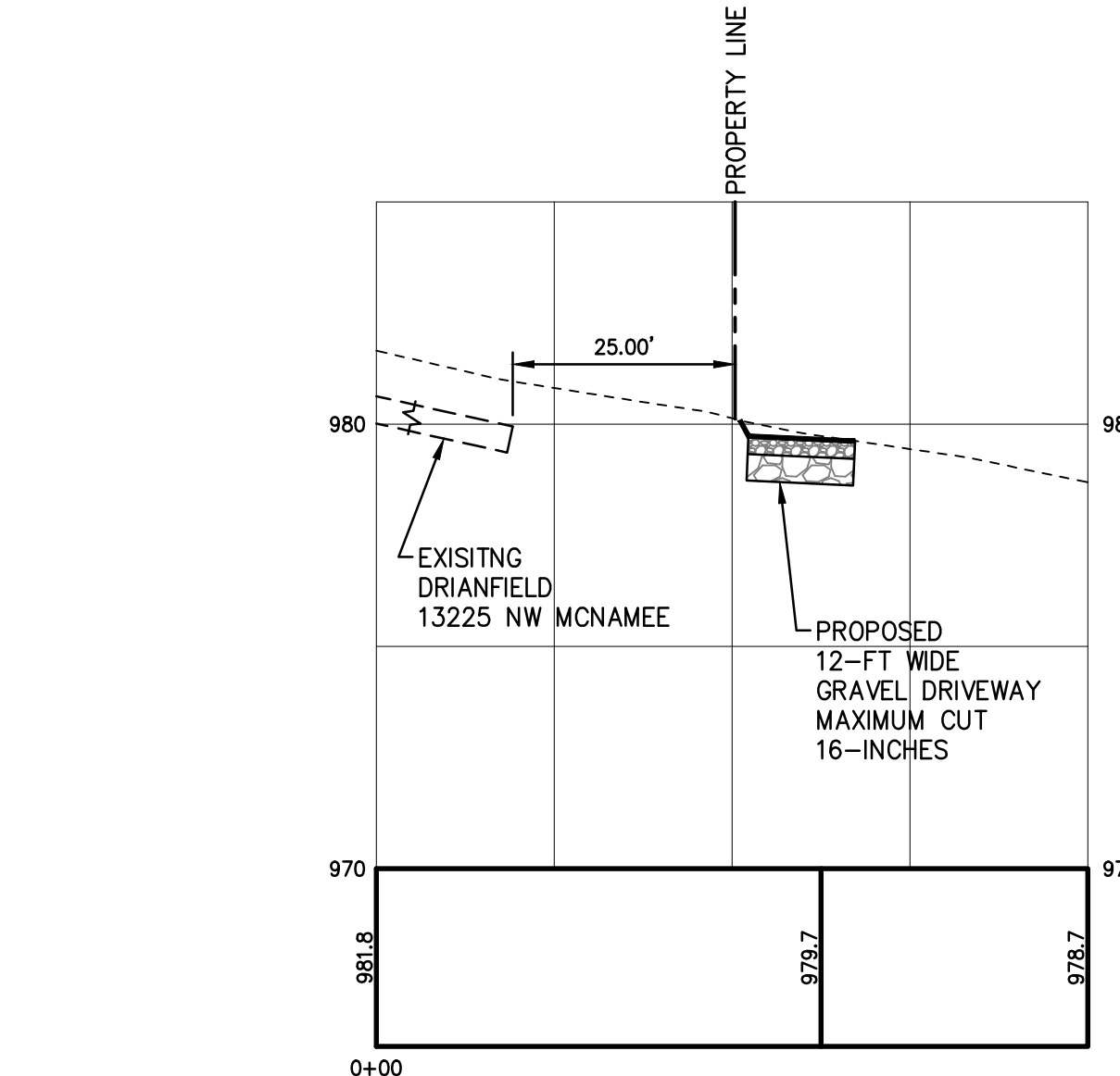
SECTION A-A'

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'



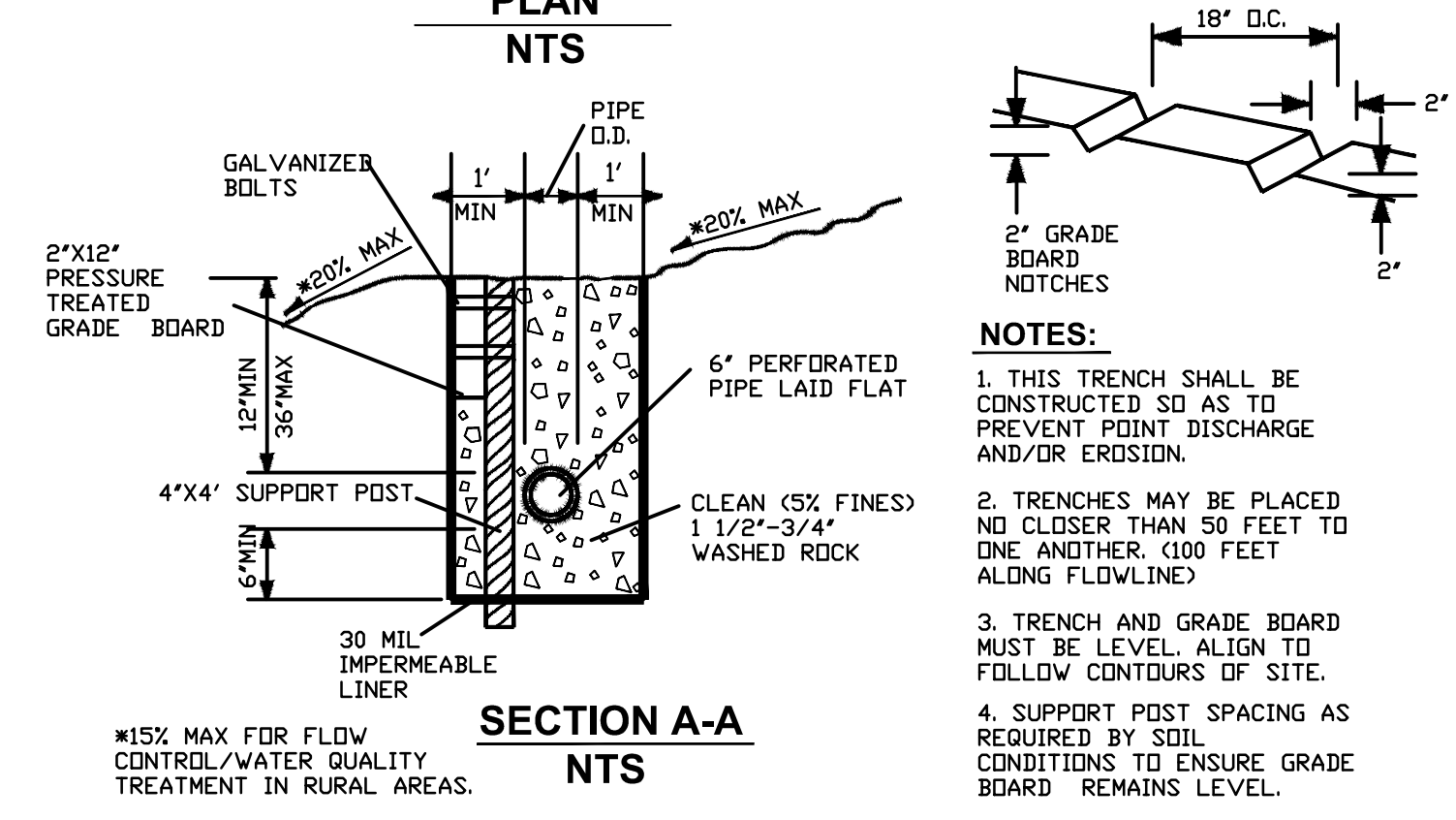
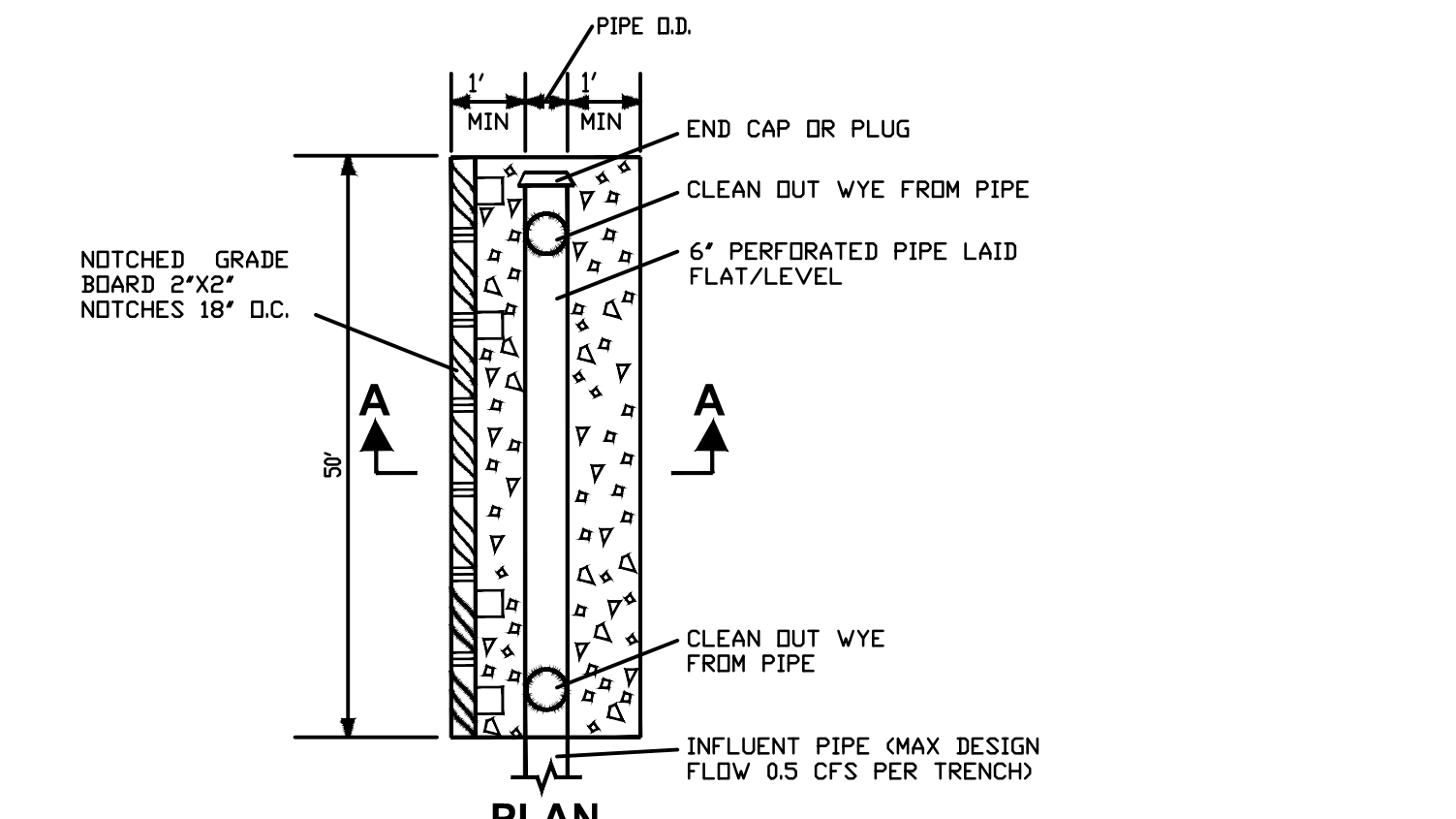
SECTION B-B'

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'



SECTION C-C'

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'

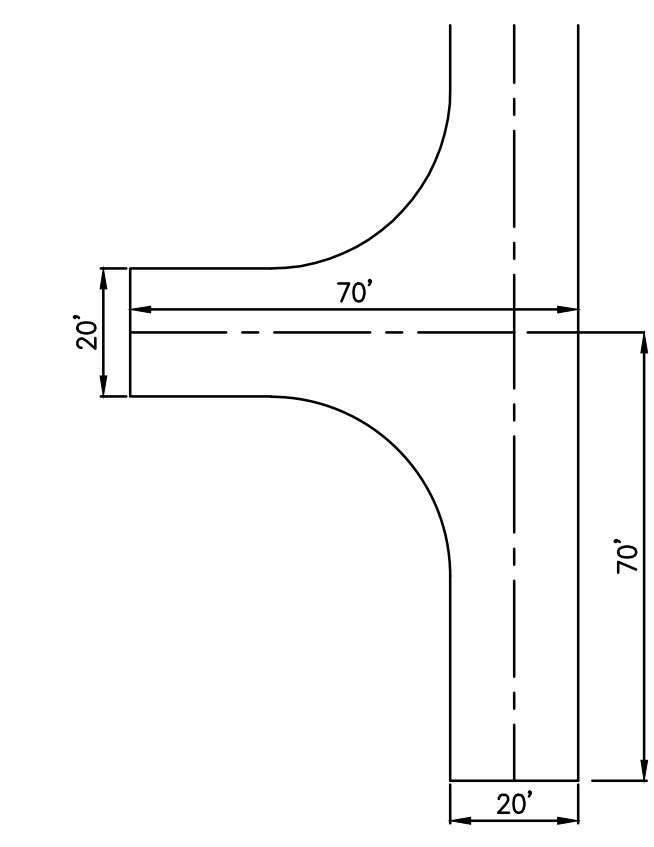


NOTES

- SOURCE: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) HIGHWAY RUNOFF MANUAL, FIGURE 5.4.3.9.
- FOR MORE INFORMATION AND DETAILS SEE CONCEPT DESIGNS AND TECHNICAL GUIDANCE: STORMWATER OUTFALLS (HERRERA 2007).

FLOW DISPERSAL TRENCH

NOT TO SCALE



HAMMERHEAD TYP. GEOMETRY

HORIZONTAL SCALE: 1" = 30'

- GENERAL NOTES:**
- FIRE APPARATUS ACCESS ROADS SHALL BE OF AN ALL-WEATHER SURFACE THAT IS EASILY DISTINGUISHABLE FROM THE SURROUNDING AREA AND IS CAPABLE OF SUPPORTING NOT LESS THAN 12,000 POUNDS POINT LOAD (WHEEL LOAD) AND 75,000 POUNDS LIVE LOAD (GROSS VEHICLE WEIGHT). DOCUMENTATION FROM A REGISTERED ENGINEER THAT THE FINAL CONSTRUCTION IS IN ACCORDANCE WITH APPROVED PLANS OR THE REQUIREMENTS OF THE FIRE CODE MAY BE REQUESTED. (OFC D102.1)
 - ALL ACCESS ROADS TO BE A MINIMUM 12' WIDTH OF GRAVEL OR OTHER "ALL-WEATHER" SURFACE.
 - ALL ACCESS ROADS TO MAINTAIN 13'-6" MINIMUM CLEARANCE.
 - DIVERT ALL DRAINAGE AWAY FROM FUTURE HOME SITE

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

THESE GRADING PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND APRIL 30TH.

THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION

THE CONTRACTOR SHALL CONFORM TO THE PROPOSED CONTOURS AND FINISH GRADES TO ENSURE ADEQUATE SITE ACCESS AND DRAINAGE.

NW ENGINEERS
 Engineering & Planning
 3409 NE John Olsen Avenue
 Hillsboro, OR 97124
 503.601.4401 503.601.4402 fax

FOR: KATIE MIRANDA & AHMED AL ALI
 4345 SW 94TH AVENUE
 PORTLAND, OR 97225
 PH: 650-284-8513
 SITE: TAX MAP 2N1W32B
 MULTNOMAH COUNTY, OREGON

MIRANDA M49 RENEWAL
 N0713
 PARCEL 2 PROFILES AND
 DETAILS

REVISION	BY	DATE
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DESIGNED	DRAWN	REVIEWED	SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
 74713PE
 OREGON
 JAN 11, 2009
 STEVEN M. WHITE

RENEWAL: 06/30/2022

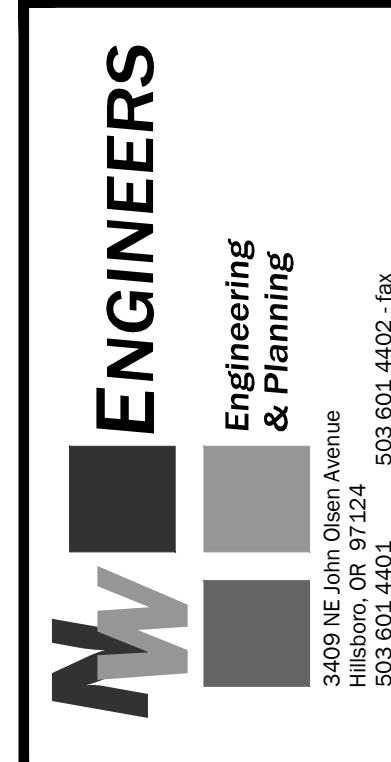


REVEGETATION
AREA (SEE SHEETS
4, 5, & 9 AND PLAN
PREPARED BY
HOMEOWNER
44,025 SF

EXISTING
PARCEL 2
ACCESS
8,875 SF

PROPOSED
PARCEL 2
ACCESS
6,797 SF

IMPERVIOUS AREA ADDED = 8,333 SF
 PROPOSED DRIVEWAY
 AREA = 6,797 SF
 NEW HOUSE AREA = 1,536 SF
 EXISTING DRIVEWAY AREA = 8,875 SF
 AREA DISTURBED = 18,720 SF
 MITIGATION AREA = 44,025 SF

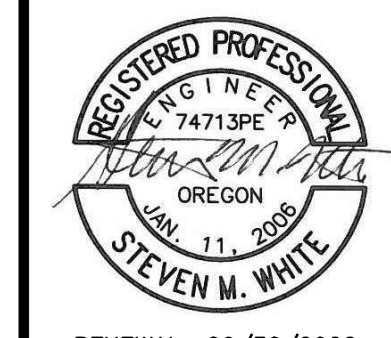


FOR: KATIE MIRANDA & AHMED AL ALI
 4345 SW 94TH AVENUE
 PORTLAND, OR 97225
 PH: 650-284-8513
 SITE: TAX MAP 2N1W32B
 TAX LOT 702
 MULTNOMAH COUNTY, OREGON

MIRANDA M49 RENEWAL
 N0713
 WILDLIFE CONSERVATION
 PLAN FOR PARCEL 2

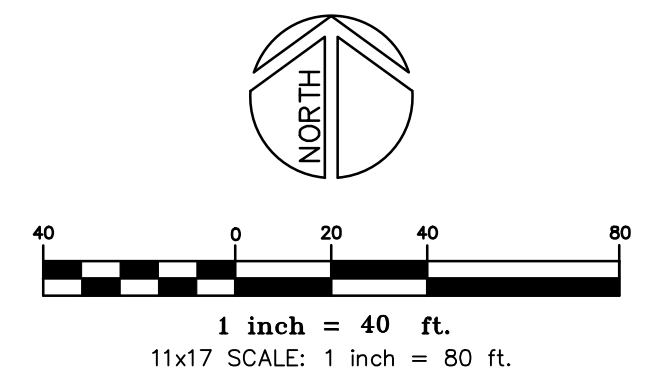
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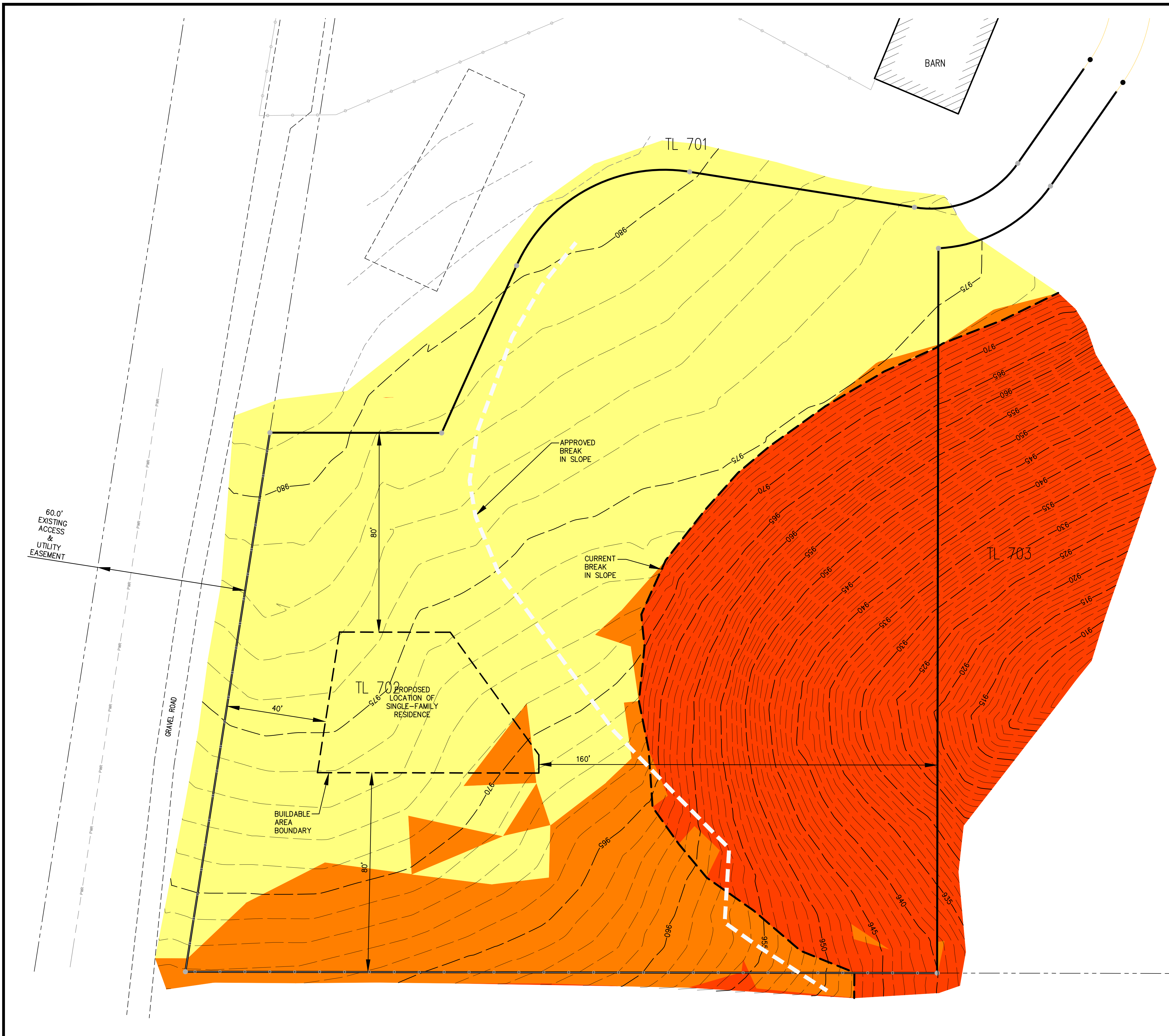


RENEWAL: 06/30/2022

WCOP 7 of 9



T3-2021-14603



Slope Legend		
Color	Range Beg.	Range End
Yellow	0.00	10.00
Orange	10.00	20.00
Red	20.00	100.00

EXISTING FEATURES LEGEND	
FOUND SURVEY MONUMENT	•
SUBJECT PROPERTY	—
PROPERTY LINE	- - -
EDGE OF GRAVEL	- · - · -
FENCE	- · - · - · - · -
5 FT. CONTOUR	- - - 970 - - -
1 FT. CONTOUR	- - - - -

60.0' EXISTING ACCESS & UTILITY EASEMENT

GRAVEL ROAD

BARN

TL 701

TL 702

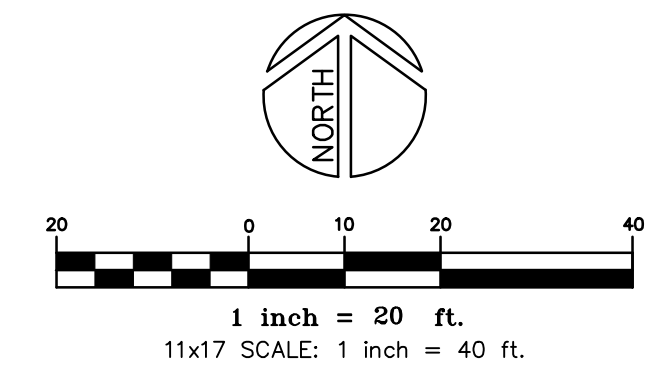
PROPOSED LOCATION OF SINGLE-FAMILY RESIDENCE

TL 703

APPROVED BREAK IN SLOPE

CURRENT BREAK IN SLOPE

BUILDABLE AREA BOUNDARY



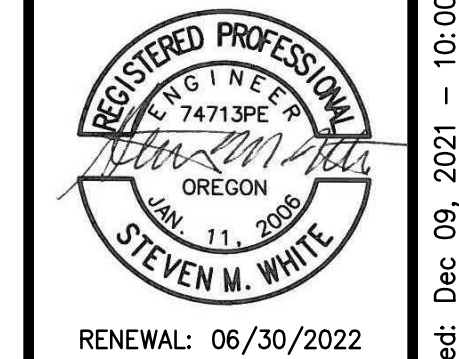
MW ENGINEERS
 Engineering & Planning
 3409 NE John Olsen Avenue
 Hillsboro, OR 97124
 503.602.1461 503.602.4002 fax

FOR: KATIE MIRANDA & AHMED AL ALI
 4345 SW 94TH AVENUE
 PORTLAND, OR 97225
 PH: 650-284-8513
 SITE: TAX MAP 2N1W32B
 TAX LOT 702
 MULTNOMAH COUNTY, OREGON

MIRANDA M49 RENEWAL
 N0713
 SLOPE ANALYSIS

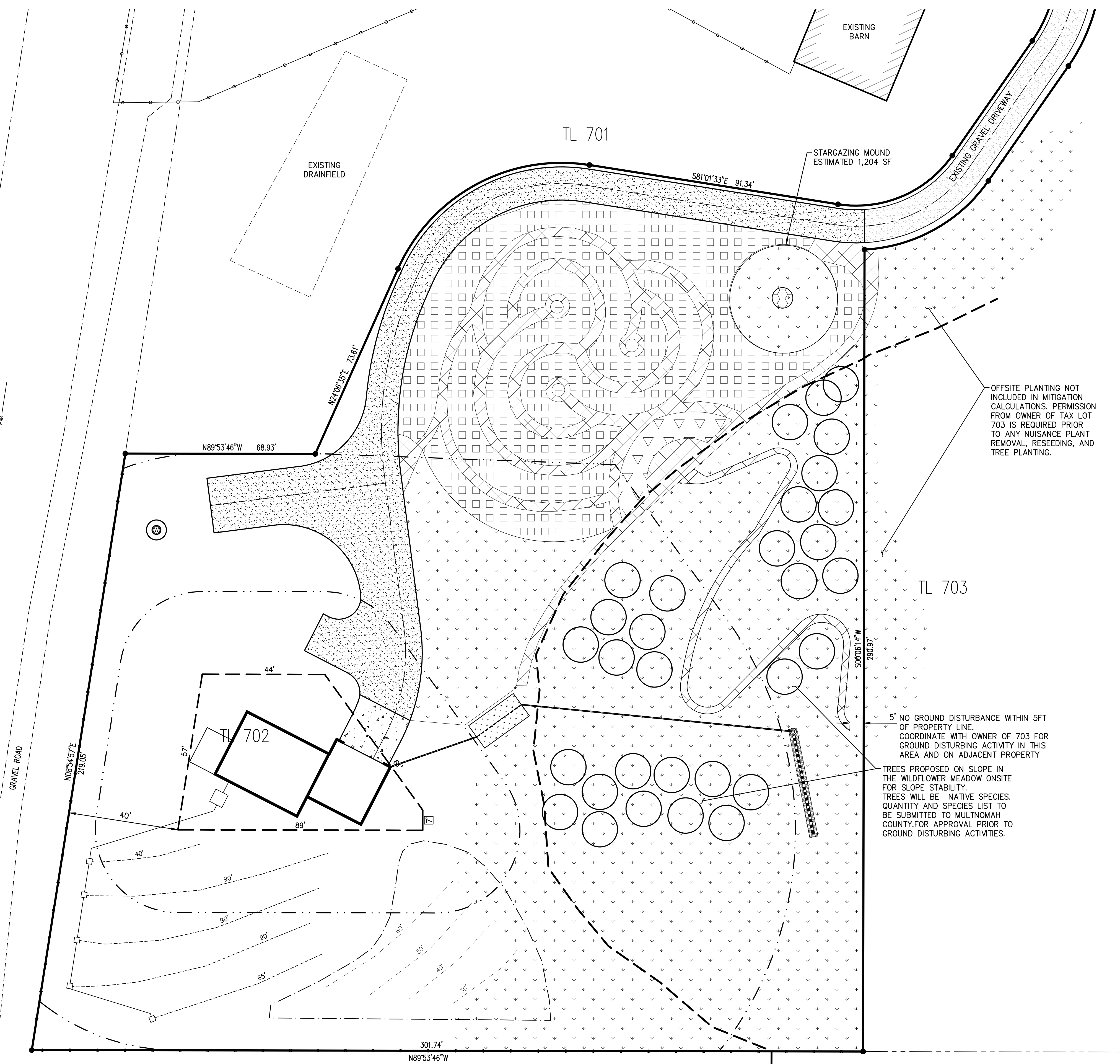
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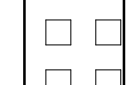

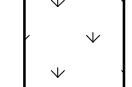
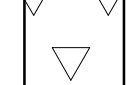

RENEWAL: 06/30/2022

Alicem, Plotted: Dec 09, 2021 - 10:00am, P:\N0713\dwg\Plan\Ph1\N0713-08-SLPE.dwg



NOTE:

1. ALL BLACKBERRY AND OTHER NUISANCE PLANTS TO BE REMOVED FROM SITE AND ADJACENT SLOPE EAST TO EDGE OF EXISTING FORESTED AREA. DISTURBED AREAS TO BE SEED AS SOON AS POSSIBLE TO AVOID EROSION. TEMPORARY SEEDING AND EROSION BLANKETS OR MATS TO BE USED AS NEEDED.
2. SECONDARY SEDIMENT FENCING TO BE INSTALLED DOWN SLOPE OF GROUND DISTURBING ACTIVITIES FROM NUISANCE PLANT REMOVAL.
3. COORDINATE WITH OWNER OF TL703 FOR NUISANCE PLANT REMOVAL AND RESEEDING EAST OF PROPOSED MITIGATION AREA.
4. COORDINATE WITH THE CIVIL ENGINEER AND THE GEOTECHNICAL ENGINEER ASSIGNED TO MONITOR CONSTRUCTION FOR FENCING LOCATION AND ADDITIONAL ESC REQUIREMENTS PRIOR TO GROUND DISTURBING ACTIVITIES. CHANGES TO BE SUBMITTED TO AND APPROVED BY MULTNOMAH COUNTY.

-  BLUEBERRIES
-  CLOVER
-  WILDFLOWER MEADOW
-  STRAWBERRY
-  MULCH FOR MAINTENANCE ACCESS PATH TO BERRY AREA AND SLOPE

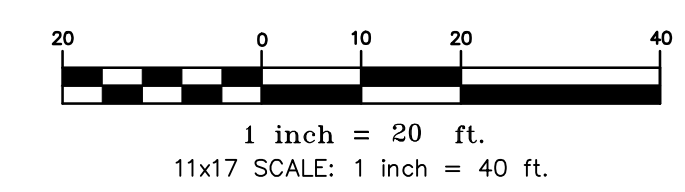
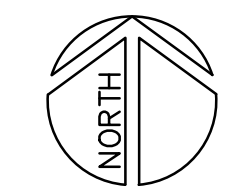
NOTES:

1. MEADOW SEED MIX TO BE USED AROUND BERRY BUSHES.
2. BERRIES LISTED ABOVE ARE FROM A PRELIMINARY LANDSCAPING SKETCH. OTHER NATIVE BERRIES MAY BE ADDED IN FINAL LANDSCAPING PLAN.
3. ALL PROPOSED PLANTS ON FINAL LANDSCAPING PLAN WILL BE NATIVE SPECIES.
4. PLANTS FROM MULTNOMAH COUNTY'S NUISANCE PLANTS LIST WILL NOT BE USED ON THIS SITE.

OFFSITE PLANTING NOT INCLUDED IN MITIGATION CALCULATIONS. PERMISSION FROM OWNER OF TAX LOT 703 IS REQUIRED PRIOR TO ANY NUISANCE PLANT REMOVAL, RESEEDING, AND TREE PLANTING.

5' NO GROUND DISTURBANCE WITHIN 5FT OF PROPERTY LINE. COORDINATE WITH OWNER OF 703 FOR GROUND DISTURBING ACTIVITY IN THIS AREA AND ON ADJACENT PROPERTY

TREES PROPOSED ON SLOPE IN THE WILDFLOWER MEADOW ONSITE FOR SLOPE STABILITY. TREES WILL BE NATIVE SPECIES. QUANTITY AND SPECIES LIST TO BE SUBMITTED TO MULTNOMAH COUNTY FOR APPROVAL PRIOR TO GROUND DISTURBING ACTIVITIES.



MW ENGINEERS
 Engineering & Planning
 3409 NE John Olson Avenue
 Hillsboro, OR 97124
 503.601.4401

FOR: KATIE MIRANDA & AHMED AL ALI
 4345 SW 94TH AVENUE
 PORTLAND, OR 97225
 PH: 650-284-8513
 SITE: TAX MAP 2N1W32B
 MULTNOMAH COUNTY, OREGON

MIRANDA M49 RENEWAL
 N0713
 PRELIMINARY
 LANDSCAPING PLAN

REVISION	BY	DATE
1		
2		
3		
4		
5		
6		
7		

DESIGNED: _____
 DRAWN: _____
 REVIEWED: _____
 SUBMITTAL: _____

REGISTERED PROFESSIONAL ENGINEER
 74713PE
 OREGON
 JAN. 11, 2005
 STEVEN M. WHITE
 RENEWAL: 06/30/2022