

COMMENTS REGARDING PROPOSED SW 155TH 3-LOT PARTITION

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

CASE FILE NUMBER: LD2016-0002, TP2016-0003, FS2016-0001 Attn: Elena Sasin

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

The developer's proposal will increase vehicle egress and ingress by threefold directly onto SW 155th Avenue at the proposed project site due to two new single family homes created by subdividing Murrayhill No. 3 Lot 108 into three parcels. The existing 18 foot wide driveway would be shared by three homes instead of only the existing 2522 sqft house which presently sits on the parcel. The shared driveway proposal essentially circumvents Murrayhill No. 3 Plat Sheet 9 of 9 Note 4, as duly recorded with Washington County in the State of Oregon which states:

*"There shall be **no single family driveway access to S.W. Teal Boulevard, S.W.155th Avenue, S.W. 160th Avenue, and S.W. Weir Road.**"*

To date, after over a quarter century, I do not believe there have been any single family homes developed and built within the Murrayhill subdivision with driveway access contrary to Note 4 on Sheet 9 as stated above, other than Murrayhill No. 3 Lot 108 which was developed and constructed in 1992. The many questions surrounding the allowance made for Murrayhill No. 3 Lot 108's direct driveway access to SW 155th avenue appear unclear and questionable to me.

Murrayhill No. 3 Lot 108's driveway placement directly on SW 155th Avenue, regardless of how it was handled in 1992, does not justify compounding the questionable situation by the addition of two additional single family Murrayhill homes with direct driveway access to streets such as SW 155th Avenue at that location, as per Note 4 on sheet 9 of the recorded Plat referenced above.

Furthermore, the applicant's Arborist Report reveals that no Arborist actually visited or drove by the site. Please explain how such short-cut approaches will result in a properly designed and safe project as a whole? 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?

Considering all the above issues and questions, coupled with much higher traffic flow counts on SW 155th Avenue since 1992, I believe it would be ill advised to approve this Murrayhill No. 3 Lot 108 3-lot single family home partition application as submitted and designed in my opinion.

Regards,



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