

**CITY OF DURHAM  
LAND USE REVIEW APPLICATION FOR:**

**DURHAM ESTATES  
9 Lot Subdivision**

**Tax Lot 100, Map 2S1W 13BD**

**October 26, 2022**

**APPLICANT:**

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**APPLICANT'S REPRESENTATIVE:**

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## **FACT SHEET**

Project Name: **Durham Estates**  
Proposed Action: **9 Lot Subdivision**  
Tax Map/Lots: Tax Lot 100, Map 2S1W 13BD  
Site Size: 2.68 acres  
Location: 16650 SW Upper Boones Ferry Road  
Zoning: SDR Single Family Residential

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### **TRAFFIC ENGINEER:**

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## **GENERAL INFORMATION & PROJECT DESCRIPTION**

The subject property consists of a single tax lot. Tax Lot 100, Map 2S1W 13BD. The total acreage of the site is 2.68 acres. The site is zoned SDR Single Family Residential. The property is currently developed with a single-family home which takes access from a driveway to Upper Boones Ferry Road.

There are a variety of trees on the site including invasive species, ornamentals and native species. Most of the trees within the development area will be removed to provide for housing, streets and utilities. Mitigation of tree removal will be completed in compliance with City of Durham requirements.

Additionally, there is a Tree Removal Permit that has been submitted to the city. This review is a review necessary for completing voluntary street improvements along and through the site through a separate review process. The applicant is coordinating efforts with the neighboring development to the south to construct all of the street improvements at the same time. This will reduce overall costs and eliminate the need to tear up a newly constructed street in order to provide services to this proposed development. In addition, it will eliminate future construction conflicts with existing residences in the area. All public street improvements will be completed via an engineering permit process which leaves the remainder of the project for development.

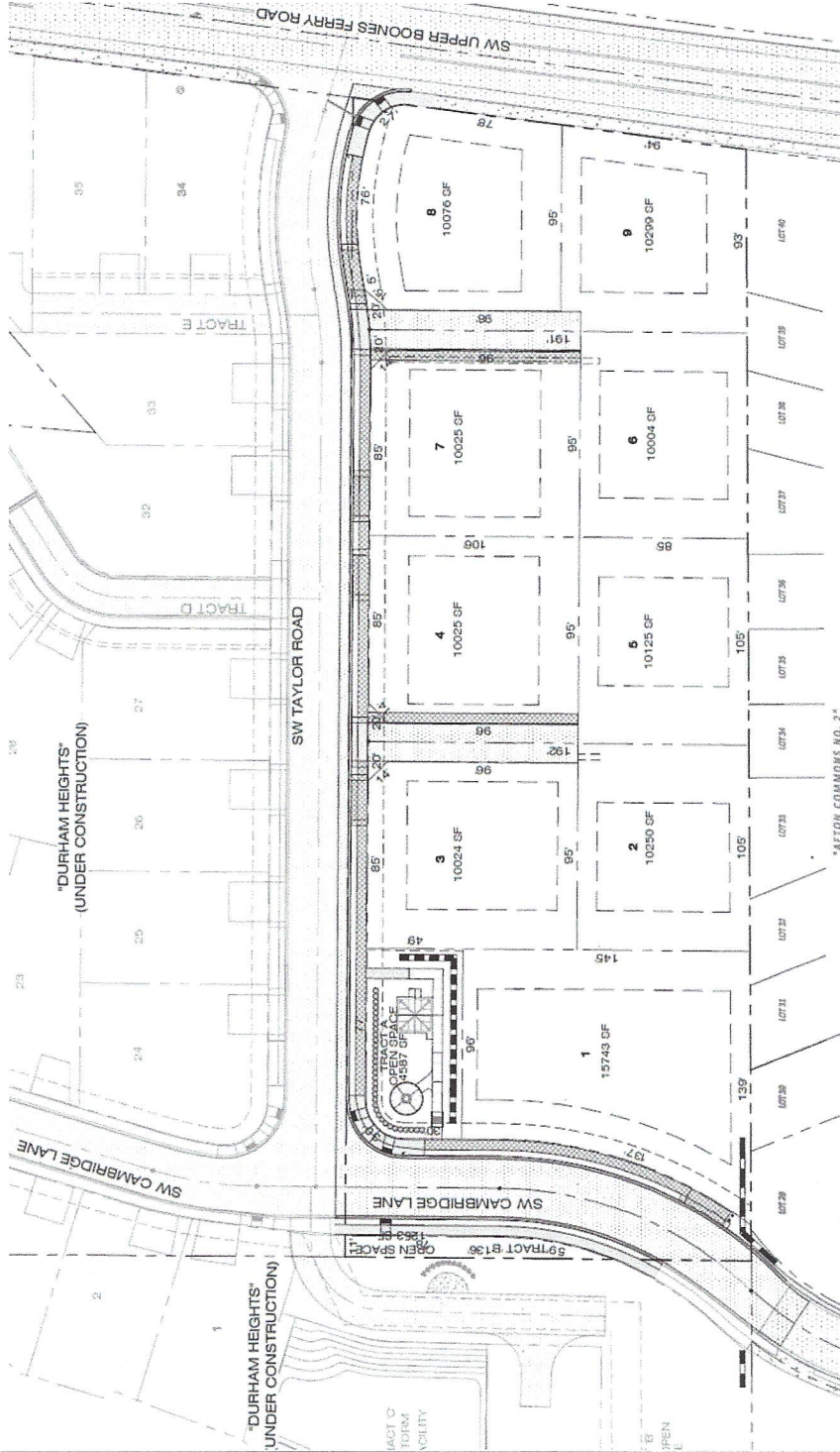
There are 2 small private streets proposed within the project which are necessary to provide access to new homes along the south boundary line given the extraordinary north/south depth from Taylor Lane. These private streets are within flag lots and will contain 20-foot-wide reciprocal access easements benefitting the two lots that use them as accesses. The width is appropriate for emergency vehicle access and the length of each is approximately 115 feet from the public street curb. As such they meet all fire district requirements.

Stormwater service will be provided via a systems of catch basins and pipes being constructed with the public street improvements discussed above leading to a discharge into the storm water facility located within Tract C of the Durham Heights Subdivision. This facility is off-site to the west and was approved by the City of Durham in 2021. An analysis of that facility has determined that it will have the capacity to treat the stormwater from this project site without need of expansion or additional facilities. After treatment, stormwater will be released into the floodplain of Fanno Creek. Water and Sanitary service will be provided from lines in the public streets noted as being constructed under separate permits above.



# DURHAM ESTATES

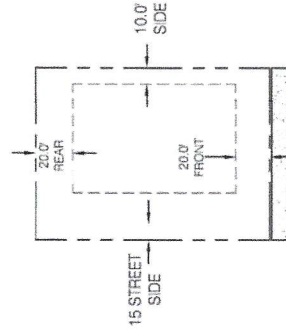
A 9 LOT SUBDIVISION ON TAX LOT 100, TAX MAP 2S1 13BD  
16605 SW UPPER BOONES FERRY ROAD, DURHAM, OREGON



SITE MAP

## SDR SETBACKS

NTS



TENTATIVE PLAT

DURHAM ESTATES  
DURHAM, OREGON

Designed by	N/S	Date	05/09/09
Drawn by	N/S	Date	05/09/09
Reviewed by	N/S	Date	05/09/09
Project No.	200901	MEF.	
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Project	200901
No.	200901
Type	PLANNING
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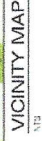


### PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.  
9020 SW WASHINGTON SQ RD., SUITE 170  
PORTLAND, OR 97223  
PHONE (503) 643-8986  
CONTACT: MATT SPRAGUE

### SITE INFORMATION

TAX MAP: 2S1 13BD  
TAX LOTS: 100  
SITE ADDRESS: 16605 SW UPPER BOONES FERRY RD  
SITE SIZE: 2.08 ACRES  
ZONING: SDR



VICINITY MAP

