



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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www.portlandoregon.gov/bds

Date: March 13, 2014
To: Interested Person
From: Rachel Whiteside, Land Use Services
503-823-7605 / Rachel.Whiteside@portlandoregon.gov

NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 13-240609 LDP

GENERAL INFORMATION

Applicant: Kevin Partain / Urban Visions
223 NE 56th Ave / Portland, OR 97213

Owner: Vladimir Shtogrin / Royal Custom Homes
PO Box 3091 / Clackamas, OR 97015

Site Address: 3905 SE 28TH AVE

Legal Description: BLOCK 2 LOT 18, KENILWORTH **Tax Account No.:** R443100730
State ID No.: 1S1E12CB 04200 **Quarter Section:** 3433

Neighborhood: Creston-Kenilworth, contact Tyler King at 503-735-5818.
Business District: Greater Brooklyn, contact David Weislogel at 503-872-9320.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Zoning: R2.5 – Single-Dwelling Residential 2,500
Case Type: LDP – Land Division (Partition)
Procedure: Type Ix – an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to divide the existing 5,000 square foot lot into two parcels for detached single-family homes. The proposed parcels are 50 feet in width and 2,500 square feet each. The existing development and spruce tree are proposed for removal.

Water service is available in SE Francis Street. Sanitary service for Parcel 1 is available in SE 28th Avenue and for Parcel 2 in SE Francis Street. Stormwater from future development is proposed to be managed through individual drywells onsite. Both street frontages are already developed with curbs, planter strips, and sidewalks.

This partition is reviewed through a Type Ix land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines “parcel” as a single unit of land created by a partition of land. The applicant’s proposal is to create 2 units of land. Therefore, this land division is considered a partition.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of *Title 33*. The relevant criteria are found in **Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.**

FACTS

Site and Vicinity: The site is flat, except for a small rise up from the sidewalk level along SE Francis Street. There is one tree located on the NE corner of the lot and one street tree in the planter along SE Francis. Existing development is characteristic of the neighborhood which is mostly single-story to one and a half story structures. There is a good mix of single-family homes and duplexes on this and adjacent blocks. Two blocks west is the Fred Meyer headquarters office and distribution facility in the EG2 zone. There is some small neighborhood retail south along SE Gladstone Street in the CN1 zone. More intense commercial development starts about 500 feet to the north along SE Powell Boulevard.

Infrastructure:

- **Streets** – The site has approximately 50 feet of frontage on SE 28th Avenue. There is one driveway entering the site that serves the existing house on the site. At this location, SE 28th Avenue is classified as a Local Service Street for all modes in the Transportation System Plan (TSP). The site also has approximately 100 feet of frontage on SE Francis Street. At this location, SE Francis Street is also classified as a Local Service Street for all modes in the TSP. Tri-Met provides transit service less than 500 feet from the site at SE 26th Avenue and SE Gladstone Street via Bus 10.

SE Francis Street is improved with a 12-foot sidewalk pedestrian corridor that includes a 4-foot wide planter area, curb, 6-foot sidewalk and a 2-foot wide buffer at the back of the sidewalk (4-6-2 configuration). SE 28th is improved with a 10-foot sidewalk corridor with a 3-6-1 configuration.

- **Water Service** – There is an existing 6-inch CI water main in SE 28th Avenue. The existing house is served by a 5/8-inch metered service from this main.

- **Sanitary Service** – There is an existing 6-inch clay public combination sewer line within a portion of the site SE Francis Street frontage. A public 8-inch clay combined sewer is located in SE 28th Avenue.

- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property.

Zoning: The R2.5 designation is one of the City’s single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Exhibits “E” contain the complete responses.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **January 23, 2014**. No written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

33.660.120 *The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.*

Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the criteria that are not applicable. Applicable criteria are addressed below the table.

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site outside of environmental zones.
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required.
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required.
	33.654.120.D - Common Greens	No common greens are proposed or required.
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required.
	33.654.120.F - Alleys	No alleys are proposed or required.
	33.654.120.G - Shared Courts	No shared courts are proposed or required.
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.

Applicable Approval Criteria are:

A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.

Findings: Chapter 33.611 contains the density and lot dimension requirements applicable in the R2.5 zone. The maximum density is one unit per 2,500 square feet and minimum density is one unit per 6,250 square feet. The site has a minimum required density of one unit and a

maximum density of two units. The applicant is proposing two single-family parcels. The density standards are therefore met.

The lot dimensions required and proposed are shown in the following table:

	Min. Lot Area (square feet)	Max. Lot Area (square feet)	Min. Lot Width* (feet)	Min. Depth (feet)	Min. Front Lot Line (feet)
R2.5 Zone	1,600	NA	36	40	30
Parcel 1	2,500		50	50	50
Parcel 2	2,500				

* Width is measured by placing a rectangle along the minimum front building setback line specified for the zone. The rectangle must have a minimum depth of 40 feet, or extend to the rear of the property line, whichever is less.

The findings above show that the applicable density and lot dimension standards are met. Therefore, this criterion is met.

B. Trees. The standards and approval criteria of Chapter 33.630, Tree Preservation, must be met.

Findings: The regulations of Chapter 33.630 preserve trees and mitigate for the loss of trees. Certain trees are exempt from the requirements of this chapter.

The arborist report that inventories the trees within the land division site, evaluates their condition and specifies root protection zones (Exhibit A.3). There is one tree subject to the preservation requirements of this chapter located in the northeast corner of the site. The tree is a mature blue spruce with a DBH measurement of 32 inches. The dripline of the canopy extends approximately 19 feet to the south and west.

Because of the large size of the tree and the small site, the applicant proposes to use the mitigation options of 33.630.300, specifically Criterion C.4. The site is less than 15,000 square feet in area. The location of the existing tree on the site would prevent a land division that would result in a practicable arrangement of lots that could each contain a reasonable building area, whether detached or attached houses were proposed, and still be able to meet the development standards of the R2.5 zone. The applicant wishes to divide the site for detached housing, which is an allowed housing type in the R2.5 zone. Criterion C.4 is met.

Only one tree on the site is subject to preservation. As noted above, it is not possible to keep the tree and still redevelop the site. Therefore, the applicant has addressed Criterion A.

The applicant has submitted a tree mitigation plan that proposes planting 12 inches of trees on the lots in addition to the T1 planting standards at the time of development. Section 33.248.020.H, known as the T1 tree planting standard, requires trees to be planted on new lots as part of the approval of future building permits. The T1 tree standard requires the planting of 3 inches of tree on lots that are 3,000 square feet or smaller. Because of the small size of the parcels it is not practical for additional trees beyond the T1 standard to be planted without jeopardizing the overall health of all of the trees on the site and adjacent street trees. Therefore, offsite mitigation in the form of payment into the City Tree Fund is more appropriate for this proposal.

At 12 inches of mitigation, the plan provides for approximately the same caliper inches as Option 1 of the Tree Preservation Chapter. Option 1 would require that 35% or 12 inches of the existing non-exempt tree diameter on site be preserved. Payment into the Tree Fund will contribute to the general beauty and natural heritage of the City, if not directly on the site.

Criterion B is met with a condition of approval requiring payment to the City Tree Fund equivalent to 12 inches prior to Final Plat approval. Therefore, with this condition, the criteria can be met.

G. Clearing, Grading and Land Suitability. The approval criteria of Chapter 33.635, Clearing, Grading and Land Suitability must be met.

Findings:

Clearing and Grading

The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat.

In this case, the site is primarily flat and is not located within the Potential Landslide Hazard Area. Therefore, no significant clearing or grading will be required on the site to make the new lots developable. In addition, there are no trees required to be preserved in the areas where new development on the site is anticipated. This criterion is met.

Land Suitability

The site is currently in residential use, and there is no record of any other use in the past. The applicant has proposed to remove the existing house and garage and redevelop the site. In order to ensure that the new lots are suitable for development, a permit must be obtained and finalized for demolition of all structures on the site and sewer capping prior to final plat approval. With this condition, the new lots can be considered suitable for development, and this criterion is met.

I. Solar access. If single-dwelling detached development is proposed for the site, the approval criteria of Chapter 33.639, Solar Access, must be met.

Findings: The solar access regulations encourage variation in the width of lots to maximize solar access for single-dwelling detached development and minimize shade on adjacent properties.

All of the proposed lots are on the south side of an east-west oriented street. Parcel 1 will be on the corner and is not narrower than Parcel 2. This criterion is therefore met.

K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,

Findings: The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. The Development Review Section of the Portland Bureau of Transportation has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, and for potential impacts upon transportation services.

Based on the available evidence, PBOT estimates that the one new residence will generate approximately 10 new daily vehicle trips, with one of those trips occurring during peak hours. This negligible increase in peak hour trips will not significantly impact levels of service at nearby intersections or street capacity.

The applicant states that each of the new lots will have two on-site parking spaces. This is typically provided with one space in a garage and the other space between the garage setback and the street-facing property line. With on-street parking allowed on both sides of the streets abutting the site, impacts to on-street parking should be minimal. Tri-Met bus service is available within 500 feet of the site as noted on page 2 of this report.

Traffic volumes on the existing residential streets within the immediate site vicinity are very low with travel speeds limited by the statutory residential speed limit of 25 MPH. Cyclists can safely share the roadway with motorized vehicles. Existing sidewalks are in place along both sides of SE 28th Avenue and SE Francis Street. PBOT has indicated that the existing pedestrian

facilities within the immediate area are adequate to safely serve the proposal in addition to existing uses in the area.

Based on the evaluation factors of this chapter, the transportation system is capable of safely serving the proposed development in addition to the existing uses in the area without mitigation. These criteria are met.

L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: The regulations of Chapter 33.641 allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated for if necessary. Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

33.651 Water Service standard – See Exhibit E.3 for detailed bureau comments.
The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of 33.651 have been verified.
33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1 for detailed comments.
The Bureau of Environmental Services has indicated that service is available to the site, as noted on page 2 of this report. The sanitary sewer service standards of 33.652 have been verified.
33.653.020 & .030 Stormwater Management criteria and standards – See Exhibits E.1
No stormwater tract is proposed or required. Therefore, criterion A is not applicable. Stormwater from the proposed parcels will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these parcels has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. BES has indicated conceptual approval of the drywells.
33.654.110.B.1 Through streets and pedestrian connections
Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. The block on which the subject property is located meets the noted spacing requirements. Therefore, this criterion is not applicable.
33.654.120.B & C Width & elements of the right-of-way – See Exhibit E.2 for bureau comment
The existing street configurations are noted on page 2 of this report. A public works appeal (14-103825 PW) approved allowing the existing configuration to remain through a separate process. This conclusion was reached because the frontages are within one foot of meeting the City’s pedestrian design guide and there is already a 6-foot pedestrian through zone on each frontage. This criterion is met.
33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)
Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

Development standards that are not relevant to the land division review, have not been addressed in the review, but will have to be met at the time that each of the proposed lots is developed.

Existing development that will remain after the land division. The applicant is proposing to remove all of the existing structures on the site, so the division of the property will not cause the structures to move out of conformance or further out of conformance with any development

standard applicable in the R2.5 zone. Therefore, this land division proposal can meet the requirements of 33.700.015.

With the conditions noted above, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic
Development Services/503-823-7300 www.portlandonline.com/bds	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 www.portlandonline.com/fire	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 www.portlandonline.com/transportation	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 www.portlandonline.com/parks	Title 20 – Street Trees and other Public Trees
Water Bureau/503-823-7404 www.portlandonline.com/water	Title 21 – Water availability

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of the Fire Bureau in regards to addressing requirements; ensuring adequate hydrant flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement; and fire apparatus access, including aerial access. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

CONCLUSIONS

The applicant has proposed a 2-parcel partition, as shown on the attached preliminary plan (Exhibit C.1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are: tree mitigation and fire code standards.

With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 2-parcel partition, that will result in two standard lots as illustrated with Exhibit C.1, subject to the following conditions:

A. The following must occur prior to Final Plat approval:

Utilities

1. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau

that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.

Existing Development

2. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures.

Other requirements

3. The applicant must pay into the City Tree Fund the amount equivalent to 12 inches of trees. Payment must be made to the Bureau of Development Services, who administer the fund for the Parks Bureau.

B. The following conditions are applicable to site preparation and the development of individual lots:

1. The applicant must meet the addressing requirements of the Fire Bureau for Parcels 1 and 2. The location of the address numbers must be shown on the building permit.
2. If required, the applicant must meet any conditions identified through a Fire Code Appeal. This may include installation of residential sprinklers in the new dwelling units. Please refer to the final plat approval report for details on whether or not this requirement applies.
3. The applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measure to the bottom of the eave of the structure or the top of the parapet for a flat roof.

Staff Planner: Rachel Whiteside

Decision rendered by: *R Whiteside* **on March 10, 2014.**
By authority of the Director of the Bureau of Development Services

Decision mailed March 13, 2014

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on December 20, 2013, and was determined to be complete on January 21, 2014.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on December 20, 2013.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: May 21, 2014.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has

independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City’s final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City’s approval of the preliminary plan.**

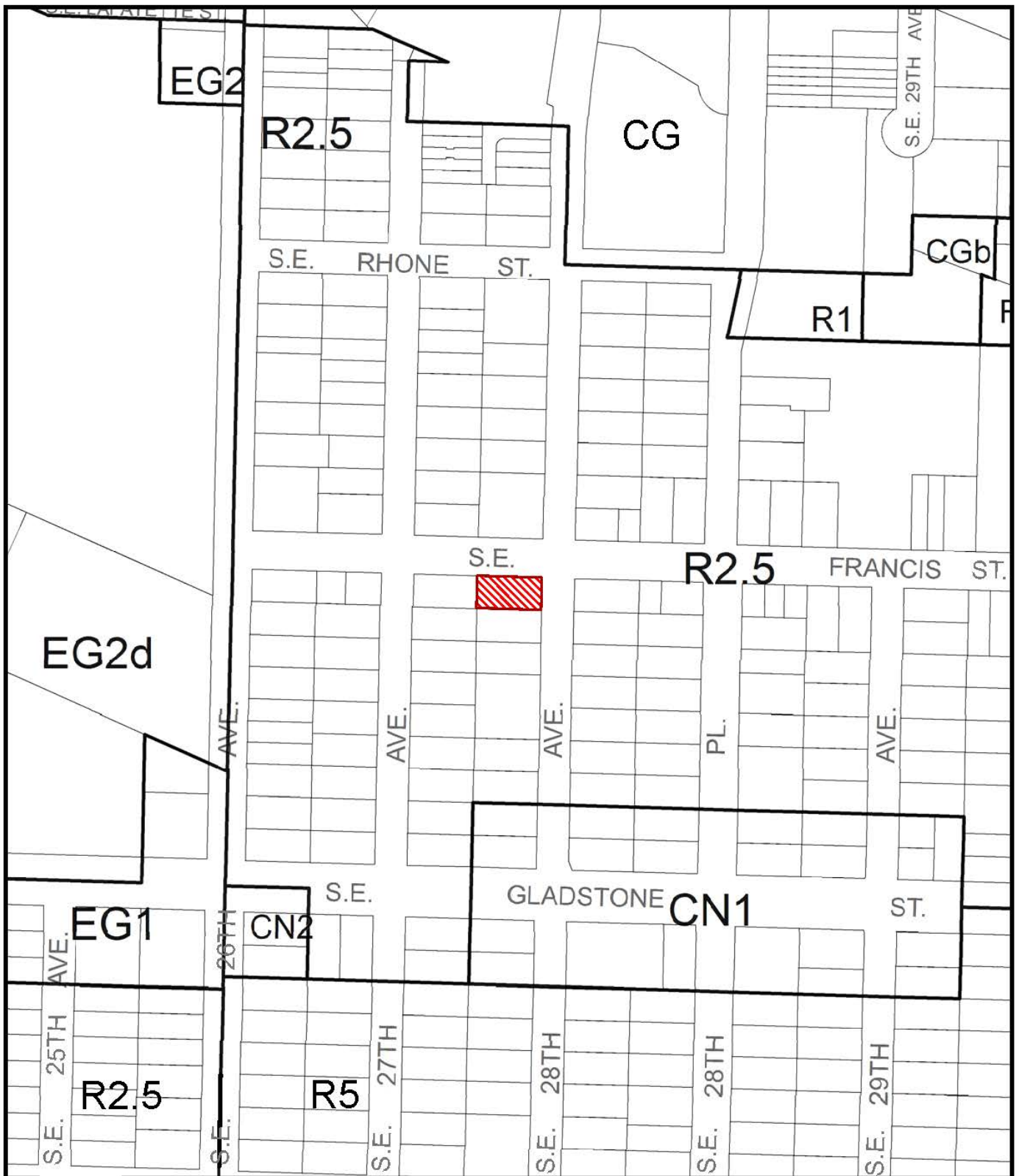
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Statement
 - 1. Original Narrative
 - 2. Stormwater Report
 - 3. Arborist Report
 - 4. Public Works Appeal Decision
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division

- 7. Life Safety Review Section of BDS
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter, sent January 13, 2014

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



Site



NORTH

File No. LU 13-240609 LDP
 1/4 Section 3433
 Scale 1 inch = 200 feet
 State_Id 1S1E12CB 4200
 Exhibit B (Dec 24, 2013)

EXISTING CONDITIONS, TREE SURVEY, PROPOSED DEVELOPMENT AND TENTATIVE PLAN, FOR PROPOSED PARTITION PLAT, LOT 18, BLOCK 2, KENELWORTH PER DOCUMENT NO. 2013-090841

SITUATED IN THE SW 1/4 OF SECTION 12, T.1S., R.1E. W.M. CITY OF PORTLAND
MARX ASSOCIATES
 18615 E. BURNSIDE STREET
 PORTLAND, OR 97233
 TEL: 503-667-5550
 FAX: 503-666-8666
 EMAIL: DALE@MARXASSOC.SNET

DATE DRAWN: DECEMBER 4, 2013
 DRAWING NO. 13102EXC
 ACCOUNT NO. 13102
 REVISED: DECEMBER 10, 2013

ZONING:
 R2.5

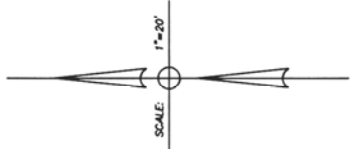
SITE SIZE:
 5000 SQUARE FEET

PARCEL DATA:
 KENELWORTH MULTNOMAH COUNTY PLAT RECORDS FOR DOCUMENT NO. 2013-090841, 1993 MULTNOMAH COUNTY DEED RECORDS.

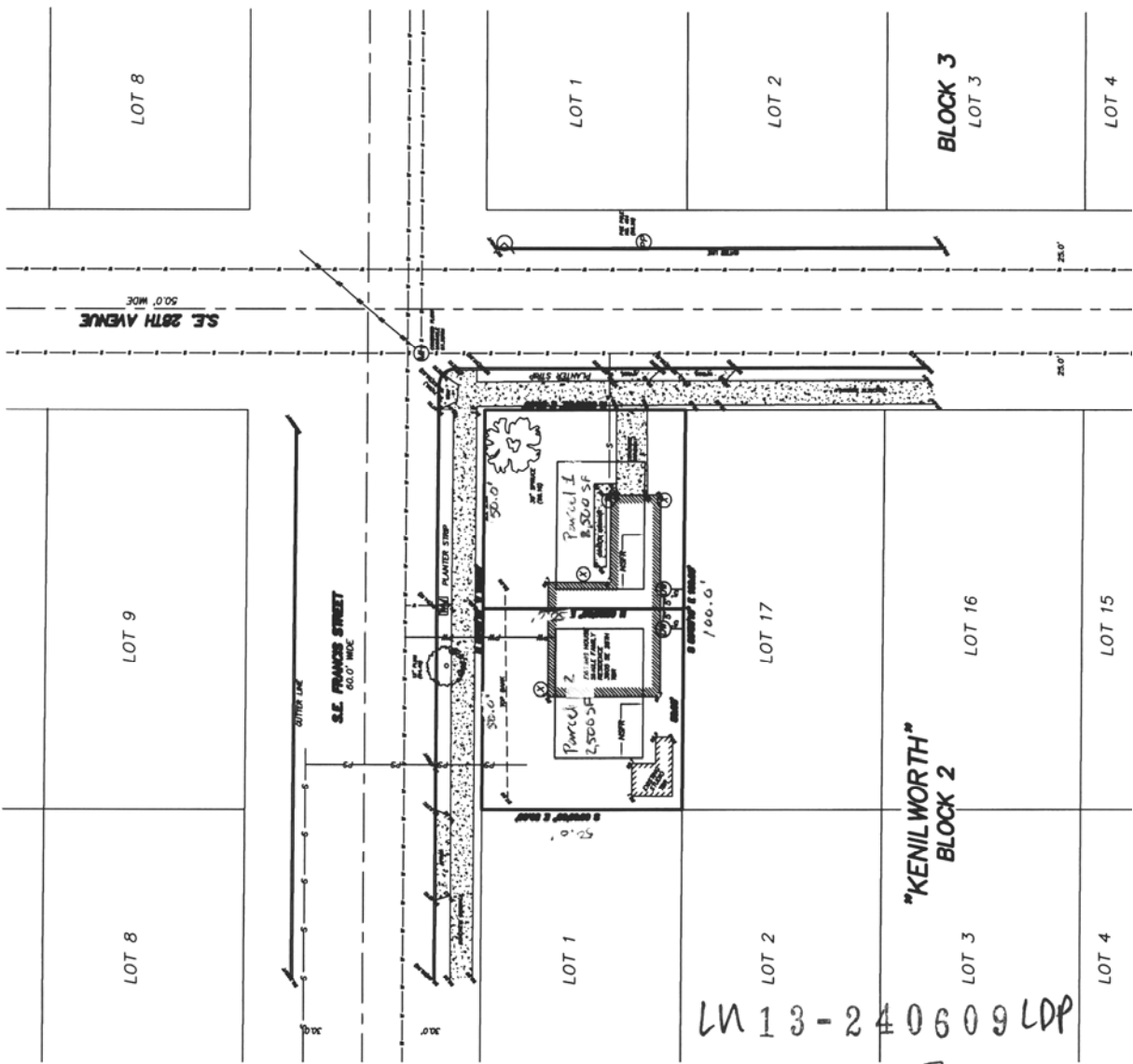
BENCH MARK:
 CITY OF PORTLAND 7" BRASS DISC, BM NO. 3557, SW CORNER AT ROAD CORNER SE 28TH AVENUE AND SE GLADSTONE STREET, ELEVATION = 94.99 CIP DATUM

NOTES & LEGEND:

- ⊕ DEPICTS POWER POLE
 - ⊙ DEPICTS SANITARY SEWER MANHOLE UNLESS OTHERWISE NOTED
 - ⊗ DEPICTS FIRE HYDRANT
 - ⊕ DEPICTS WATER METER
 - ①②③ DEPICTS GROUND ELEVATION (ELEVATION IS AT DECIMAL POINT)
 - ④⑤⑥ DEPICTS GROUND ELEVATION AT ITEM NOTED
 - ⑦⑧⑨ DEPICTS TOP CURB ELEVATION (GUTTER ELEVATION) (ELEVATION IS AT DECIMAL POINT OF TOP CURB)
 - ⑩⑪⑫ DEPICTS TOP CURB ELEVATION (ELEVATION IS AT DECIMAL POINT)
 - ⑬⑭⑮ DEPICTS CENTERLINE ELEVATION (ELEVATION IS AT DECIMAL POINT)
 - ⑯⑰⑱ DEPICTS GUTTER ELEVATION (ELEVATION IS AT DECIMAL POINT)
 - ⑲⑳㉑ DEPICTS WATER LINE
 - ㉒ DEPICTS PROPOSED WATER LINE
 - ㉓ DEPICTS SEWER LINE
 - ㉔ DEPICTS STORM SEWER LINE
 - ㉕ DEPICTS PROPOSED SEWER LINE
 - ㉖ DEPICTS DOWNSPOUT TO DRAIN
 - ㉗ DEPICTS BOARD FENCE
 - ㉘ DEPICTS SQUARE FEET.
 - ㉙ DEPICTS WHEEL CHAIR RAMP.
 - ㉚ DEPICTS TO BE REMOVED.
 - ㉛ DEPICTS PROPOSED DRYWELL.
 - ㉜ DEPICTS NEW SINGLE FAMILY RESIDENCE.
- NOTE: UTILITY LOCATIONS ARE FROM FIELD TIES AND CITY OF PORTLAND AS BUILT DATA.
 ACTUAL LOCATIONS SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION.



REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON LICENSE NO. 1085
 DANIEL R. MAIER
 EXPIRATION DATE: 12/31/13



LN 13-240609LDP
 P.L. C.1