



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

FROM CONCEPT TO CONSTRUCTION

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Date: December 16, 2016
To: Interested Person
From: Brandon Rogers, Land Use Services
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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 mailed copy of this document is only a summary of the decision. 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 16-184104 LDP

GENERAL INFORMATION

Applicant: Sarah Radelet/Strata Land Use Planning
PO Box 90833
Portland, OR 97290

Owners: Judah & Maria Sussman
6128 SW Corbett Ave
Portland, OR 97239-3602

Site Address: 0425 SW VERMONT ST
Legal Description: BLOCK 21 LOT 28, SOUTHERN PORTLAND
Tax Account No.: R780203940
State ID No.: 1S1E15CD 14100
Quarter Section: 3629
Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland BA, contact Kevin Countryman at 503-750-2984.
District Coalition: Southwest Neighborhoods, contact Sylvia Bogert at 503-823-4592.
Zoning: Residential 5,000 (R5)
Case Type: Land Division Partition (LDP)
Procedure: Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes a partition of a 4,996 square foot site to create two parcels for construction of attached houses on a corner lot (33.110.240.E). The existing house is proposed to be removed. Water and sanitary sewer services will be provided from existing utilities located in SW Vermont Street. On-site stormwater management is proposed to be managed with flow through planters that discharge to the city's combined sewer system. Driveway access is proposed from SW Vermont Street.

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 two 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 corner lot site is characterized by generally level topography and an existing single family residence. The surrounding neighborhood is developed with single dwellings, attached houses and commercial uses along SW Macadam Avenue. Streets within the neighborhood are paved, and include gutters, curbs and sidewalks. The street tree canopy is well developed. The street grid is well developed, with regular blocks, several of which measure approximately 700 feet long and 200 feet wide.

Infrastructure:

- **Streets** – The site has approximately 50 feet of frontage on SW Virginia Avenue and 100 feet of frontage on SW Vermont Street. There is one driveway entering the site from SW Vermont Street that serves the existing house on the site. At this location SW Virginia Ave is classified as a Transit Access Street, City Bikeway, City Walkway, and a Local Service Street for all other modes. It is improved with a 12-ft sidewalk corridor with a 4-6-2 configuration. SW Vermont Street is classified as a Local Service Street for all modes. It is improved with a sidewalk corridor that exceeds current minimum standards with a 16-ft sidewalk corridor with a 9-6-1 configuration.
- **Water Service** – There is an existing 6-inch CI water main in SW Vermont St and an 8-inch water main in SW Virginia Avenue. The existing house is served by a 3/4-inch metered service from the SW Vermont Street water main.
- **Sanitary Service** - There are existing 36 and 60-inch VSP public combination sewer lines in SW Virginia Avenue. There are 10 and 24-inch sewer lines in SW Vermont Street.
- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property.

Zoning: Residential 5,000 (R5). The R5 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 **October 17, 2016**. One written response has been received from a notified property owner. No response was received from the South Portland Neighborhood Association or Southwest Neighborhoods Coalition in response to the proposal.

Staff Response: The letter received from a neighboring property owner (Exhibit F.1) expresses concerns regarding parking in the neighborhood; displacement of the people who rent the

existing house at the site, which is proposed to be removed, and; the proposed two-parcel land division within the R5 zone.

Portland Bureau of Transportation has commented (Exhibit E.2 and Criterion K, below) that the new lots will have at least one on-site parking space with an additional space between the garage and the property line, further stating that impacts to the on-street parking supply should be minimal. There will remain two on-street parking spaces along each frontage.

Regarding displacement of the people who rent the existing house at the site, there are no Land Division Approval Criteria regarding displacement of people from sites that are being redeveloped.

Regarding the proposed land division, the Alternative Development Options of Subsection 33.110.240.E provides development standards for attached houses and allows land divisions when certain standards are met. These provisions and standards are fully addressed below in Criterion A.

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:
B	33.630 – Tree Preservation	No trees in excess of 6 inches in diameter are located fully or partially on the site, or the trees are nuisance species or exempt due to poor condition.
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.
I	33.639 - Solar Access	The proposed development is for something other than single-dwelling detached homes.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site.
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 33.610 contains the density and lot dimension requirements applicable in the RF through R5 zones. Based on the applicant's survey, the site area is 4,996 square feet. The maximum density in the R5 zone is calculated at one unit per 5,000 square feet; while minimum density is calculated one unit per 5,000 square feet based on 80 percent of the site area. Therefore, the site has a maximum and a minimum density of 1 unit.

The applicant is proposing two parcels, which exceeds the maximum density normally allowed for the site. However, attached houses are proposed to be developed on Parcels 1 and 2 under the provision of subsection 33.110.240.E, which allows one extra unit in conjunction with attached houses on corner lots. Therefore, an additional lot is allowed provided Parcels 1 and 2 are developed with attached houses meeting the standards of 33.110.240.E.

With a condition of approval limiting the development on Parcels 1 and 2 to attached houses, the density standards are met. The required and proposed lot dimensions 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)
Original lot before division in R5 zone	4,500	NA	NA	NA	NA
Original lot before division	4,996				
New attached housing lots meet R2.5 Zone dimensions	1,600	NA	36	40	30
Parcel 1	2,500		50	50	50
Parcel 2	2,496		49.94	50	49.94

* 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.

Attached Houses on Corner Lots

Parcels 1 and 2 are smaller than would normally be allowed in the R5 zone. As described above, these lots are being created through a provision that allows attached houses on corner lots. To use this code provision, the original lot before the division must be at least 4,500 square feet.

As shown in the table above, taken together (before the division), the required lot dimension requirements are met for the 4,996 square foot site. Proposed Parcels 1 and 2 each exceed the

minimum lot dimension standards. Therefore, the corner lot may be divided to create Parcels 1 and 2 as proposed.

The findings above show that the applicable density and lot dimension standards are met. Therefore, this criterion is 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. As indicated above, the site is relatively flat and contains no known geological hazards. Therefore, there are no anticipated land suitability issues and the new lots can be considered suitable for new development. 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.

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

Findings: The Development Review Section of the Portland Bureau of Transportation (PBOT) has reviewed the application against the evaluation factors and has provided the following findings (see Exhibit E.2):

The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. Evaluation factors include: street capacity and level-of-service; vehicle access and loading; on-street parking impacts; the availability of transit service and facilities and connections to transit; impacts on the immediate and adjacent neighborhoods; and safety for all modes.

Street Capacity and Levels of Service

The proposal will result in a net increase of 1 single-family residence. This residence can be expected to generate 10 daily vehicle trips with 1 trip occurring in each of the AM and PM Peak Hours. This small increase in peak hour vehicles will not have significant impact on intersection levels of service or street capacity. No mitigation is needed.

Connectivity

The site is a corner lot. Connectivity requirements do not apply.

Vehicle Access/Loading

The new lots will have a shared driveway curb cut to provide access to parking and loading.

On-Street Parking Impacts

The new lots will have at least one on-site parking space with an additional space between the garage and the property line. Impacts to the on-street parking supply should be minimal. There will remain two on-street parking spaces along each frontage.

Availability of Transit

Tri Met Bus Line #43 is available to serve the site with stops located 97 feet and 194 feet from the site on SW Virginia Ave.

Neighborhood Impacts

The site is being developed with two attached single-family residences on a corner lot in compliance with the existing R5 zoning. In addition, at the time of development, standard frontage improvements including sidewalks will reduce the potential for conflicts between pedestrians and vehicles.

Safety for All Modes

Sidewalks along both sides of the area streets provide adequate pedestrian facilities. Given the low vehicle speeds and volumes on SW Vermont and SW Virginia, cyclists can safely share the roadway.

PBOT has reviewed and concurs with the information supplied and available evidence. No mitigation is necessary for the transportation system to be capable of safely supporting the proposed development in addition to the existing uses in the area. 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: 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:

<p>33.651 Water Service standard – See Exhibit E.3 for detailed bureau comments.</p> <p>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.</p>
<p>33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1 for detailed comments.</p> <p>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.</p>
<p>33.653.020 & .030 Stormwater Management criteria and standards – See Exhibits E.1</p> <p>No stormwater tract is proposed or required. Therefore, criterion A is not applicable. The applicant has proposed the following stormwater management methods for Parcels 1 and 2: Stormwater runoff from the development is proposed to be discharged offsite to the public combined sewer system after pollution reduction and flow and volume control standards are met with a line planter sized per the Simplified Approach. BES has indicated conceptual approval of this proposal. This standard has been verified.</p>
<p>33.654.110.B.1 Through streets and pedestrian connections</p> <p>Generally, through streets should be provided no more than 530 feet apart and pedestrian connections should be provided no more than 330 feet apart. Through streets and pedestrian connections should generally be at least 200 feet apart.</p> <p>The dimensions of block on which the subject property is located is approximately 720 feet by 200 feet, which does not meet the noted spacing requirements. However, the site is a corner lot and is not a satisfactory location for a pedestrian connection or through street. Although the optimum spacing criteria would indicate the need for a through street or pedestrian connection on the block within which the site is located, there is no practicable opportunity to provide them at this site.</p> <p>In addition, the site is not within an area that has an adopted Master Street Plan, so criterion d. does not apply. Therefore, the proposal is consistent with the master street plan.</p> <p>For the reasons described above, this criterion is met.</p>

33.654.120.B & C Width & elements of the right-of-way – See Exhibit E.2 for bureau comment

In reviewing this land division, Portland Transportation relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and bicyclists can safely and efficiently serve the proposed new development. Portland Transportation has indicated that the existing street is currently improved to City standards. Portland Transportation has not identified or been made aware of any factors related to this proposal that lead to a conclusion other than that one additional dwelling can be safely served by this existing street without having any significant impact on the level of service provided.

The proposed development on the site includes adjacent driveways with a single curb cut centered on the common property line between the two parcels. This will replace the current curb cut and driveway serving the existing house to be demolished. As a condition of building permit approval, PBOT will require the applicant to reconstruct the pedestrian corridor along the SW Virginia Street frontage to City standards with a 4.5 foot-wide planting strip between curb and 6-foot wide sidewalk with a 1.5-foot buffer at the back of the sidewalk next to the property line and ADA corner ramps. This will be required as a condition of development on both parcels. This criterion is met, with the condition that curb and sidewalk improvements are made.

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.

Future Development

Among the various development standards that will be applicable to this lot, the applicant should take note of:

- **Attached Houses on Corner Lots**-- special requirements apply to development on new lots created using the provisions of Section 33.110.240.E.
 1. The address and main entrance of each house must be oriented to a separate street frontage.
 2. Development on Parcel 1 must be oriented toward the SW Virginia Street and development on Parcel 2 must be oriented toward SW Vermont Street.
 3. The height of the two units must be within 4 feet of each other
 4. The exterior finish material must be the same, or visually match in type, size and placement.
 5. The predominant roof pitch must be the same.
 6. Roof eaves must project the same distance from the building wall.
 7. Trim must be the same in type, size and location.
 8. Windows must match in proportion and orientation.
- **Accessory Dwelling Units** - Accessory Dwelling Units (ADUs) are not allowed to be added to attached houses in the R20 through R5 zones that were built using the regulations of 33.110.240.E, Duplexes and Attached Houses on Corners.

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 R5 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 11 –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; 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 two parcel partition for attached houses on a corner lot 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: meeting the development standards for attached houses at the time of development; reconstructing the sidewalk corridor and curb ramps at the time of development; obtaining a demolition permit for the existing residence and capping the sewer lateral and receiving an approved final inspection prior to approval of the final plat; meeting the Fire Bureau requirements for fire flow, addressing and aerial access roads. With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a two-parcel partition that will result in two lots for development of attached houses as illustrated with Exhibit C.1, subject to the following

conditions:

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

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.

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

1. Parcels 1 and 2 may only be developed with attached houses meeting the development standards of Section 33.110.240.E.
2. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's SW Virginia Street frontage. The applicant must obtain an approved Right of Way permit from the Portland Bureau of Transportation to install the required sidewalk corridor.
3. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.

Staff Planner: Brandon Rogers

Decision rendered by:  **on December 14, 2016**

By authority of the Director of the Bureau of Development Services

Decision mailed December 16, 2016

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 June 7, 2016, and was determined to be complete on October 11, 2016.

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 June 7, 2016.

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: February 8, 2017.**

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.**

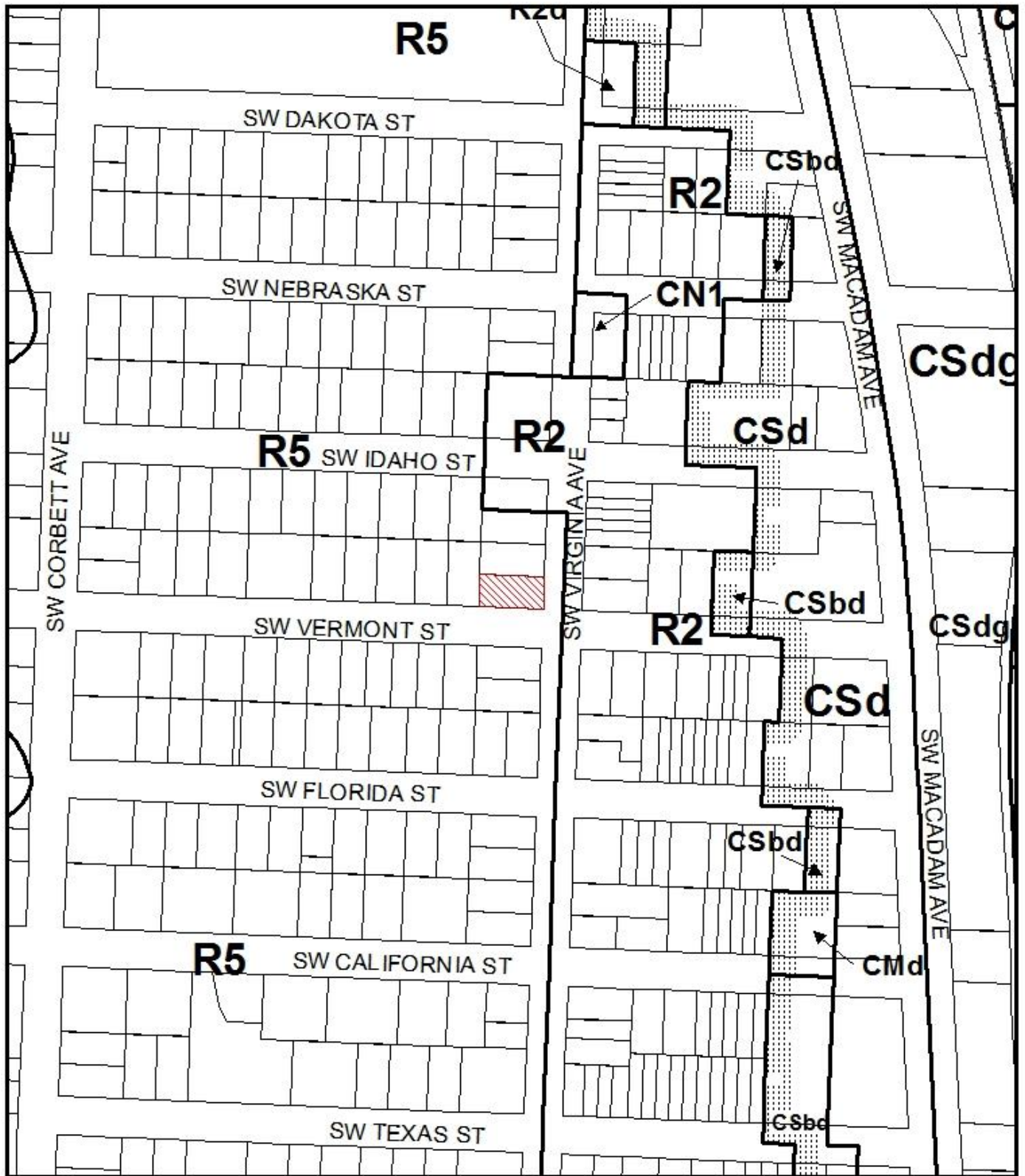
EXHIBITS

NOT ATTACHED UNLESS INDICATED


- A. Applicant’s Statement
 - 1. Applicant’s Narrative / Original Submittal
 - 2. Applicant’s Arborist Report
 - 3. Simplified Approach Stormwater Report
 - 4. Applicant’s Response to Incomplete Letter 10/11/16
- B. Zoning Map (attached)

- C. Plans/Drawings:
 - 1. Preliminary Plan (attached)
 - 2. Existing Conditions Plan
- 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 Section of BDS
- F. Correspondence:
 - 1. Christine Wanderer, 11/16/2016
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter
 - 3. Expedited Land Division Acknowledgement

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

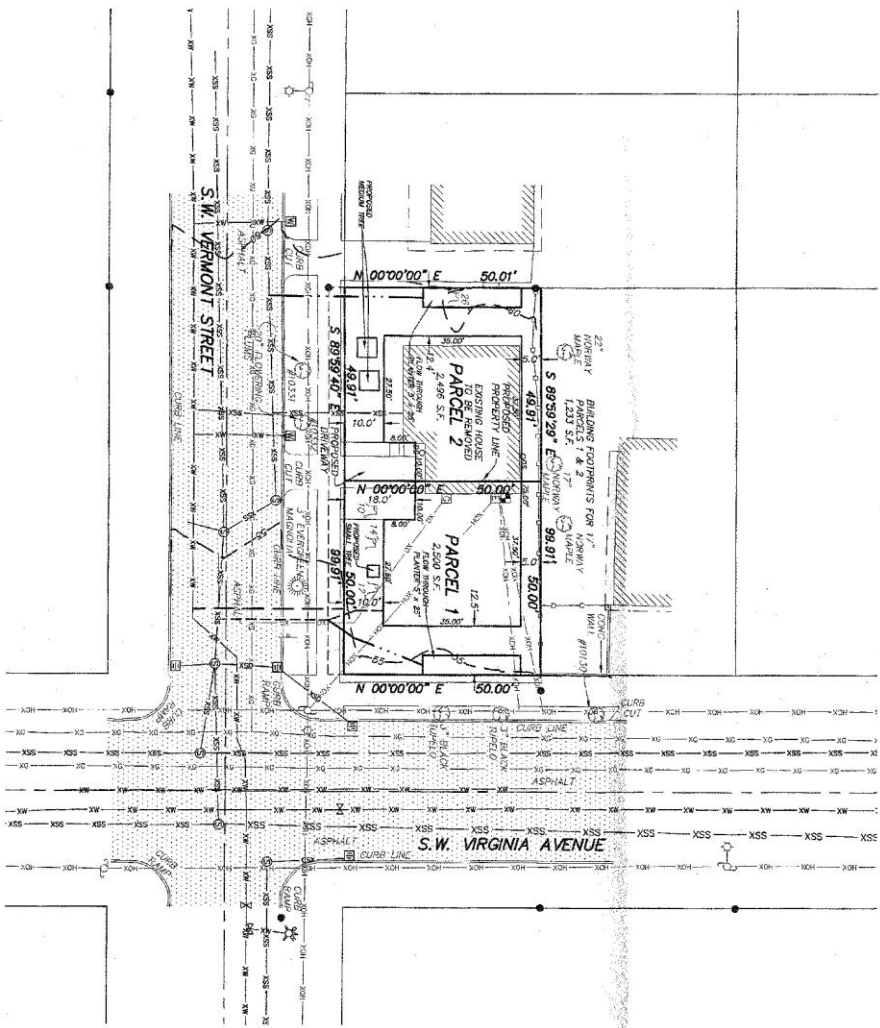
 Site



File No.	<u>LU 16-184104 LDP</u>
1/4 Section	<u>3729 3629</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E15CD 14100</u>
Exhibit	<u>B (Jun 09, 2016)</u>

PRELIMINARY PLAN MAP

TAX LOT 14100
 LOCATED IN THE S.W. 1/4 SECTION 15, T1S, R1E, W1M,
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 MAY 11, 2016 SCALE 1"=20'



- Some symbols shown may not be used on map
- REDUCED TREE W/ TREE TAG
 - ⊙ GREEN TREE W/ TREE TAG
 - ⊗ STUMP SITES
 - ⊖ CATCH BASIN
 - ⊕ SANITARY SEWER CLEANOUT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ FIRE HYDRANT
 - ⊕ GAS WALK
 - ⊕ GAS METER
 - ⊕ BULKHEAD
 - ⊕ SON
 - ⊕ MAILBOX
 - ⊕ COMMUNICATIONS PESTICIDE
 - ⊕ COMMUNICATIONS MANHOLE
 - ⊕ COMMUNICATIONS BOX
 - ⊕ STUMP REMOVAL
 - ⊕ FOUND REMAINING
 - ⊕ DOWN SPURT TO STUMP
 - ⊕ SPREAD GUARD/ROUND STUMP
 - ⊕ UTILITY AND LIGHT POLE
 - ⊕ UTILITY POLE
 - ⊕ LIGHT POLE
 - OUT LINE
 - ⊕ ELECTRIC BOX
 - ⊕ ELECTRIC METER
 - ⊕ ELECTRICAL POWER RESTRAL
 - ⊕ ELECTRIC RESE
 - ⊕ HEAT PUMP
 - ⊕ OVERHEAD LINE
 - ⊕ GAS LINE
 - ⊕ ELECTRICAL LINE
 - ⊕ COMMUNICATIONS LINE
 - ⊕ SANITARY SEWER LINE
 - ⊕ STORM DRAIN LINE
 - ⊕ WATER LINE
 - ⊕ FENCE LINE
 - ⊕ UTILITY RIBBON
 - ⊕ DOWN SPURT TO SPREAD GUARD/ROUND STUMP

PROPOSED WATER CONNECTION
 PROPOSED SANITARY CONNECTION
 PROPOSED TREE

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JOEL S. BOLDEN
8031715
 REnews: DECEMBER 31, 2017

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
 1937E NOLALA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE: 503.650.0198 FAX: 503.650.0199

CABERNON, C. L.
 EXHIBIT C.1

SURVEY NOTES:

THE VERTICAL DATA FOR THIS SURVEY IS BASED UPON CITY OF PORTLAND BENCHMARK 1578.000 WHICH IS THE INTERSECTION OF S.W. VERMONT STREET AND S.W. VIRGINIA AVENUE. THE ELEVATION IS 510.47' CGD DATUM.

A TRIMBLE 56-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND FIELD RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 5842, RECORDS OF MULTNOMAH COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERMETER BOUNDARY OF PARCELS 1 AND 2. THIS SURVEY WAS CONDUCTED ON MAY 11, 2016. THE BEARINGS AND DISTANCES OF THE PARCELS AND PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS INTEREST, POSSESSION, ESTATE, ACQUISITION, ETC.

FIRST AMERICAN TITLE COMPANY OF OREGON PRELIMINARY TITLE REPORT NUMBER 7019-283359, DATED APRIL 15, 2016 AS PROVIDED HAS BEEN USED AND REFERENCED IN EXCEPTIONS TO THIS INSTRUMENT.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ADJACENT GROUND STRUCTURES AND AS MARKED BY UTILITY LOCATOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND EXACTLY TO THE RECORDS OF THE UNDERGROUND UTILITIES LOCATOR. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE ACCURATE. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY, SUBSISTENCE AND ENVIRONMENTAL CONDITIONS ARE NOT EXAMINED. THE SURVEYOR'S LIABILITY FOR THIS SURVEY IS LIMITED TO THE FIELD SURVEY AND THE DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.