

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 21933

Project Address: 6014 SW 18th Dr

Hearing Date: 9/25/19

Appellant Name: Mark Dane

Case No.: P-001

Appellant Phone: 503-332-7167

Appeal Type: Plumbing

Plans Examiner/Inspector: McKenzie James, Joe Blanco

Project Type: commercial

Stories: ? **Occupancy:** Not given **Construction Type:** Not given

Building/Business Name:

Fire Sprinklers: No

Appeal Involves: other: Development of private storm system

LUR or Permit Application No.: 18-226914-LU

Plan Submitted Option: pdf [File 1]

Proposed use: Single family detached homes

APPEAL INFORMATION SHEET

Appeal item 1

Code Section Not given

Requires Not given

Proposed Design The applicant is proposing to construct a private storm line in the alley tract. Said line will collect the surface runoff from each lot and transfer it into a private water quality tract at the east end of the property. Said water will then be treated and disposed through a lateral into a public storm main offsite through an existing storm drainage easement. Construction Plans are attached

Reason for alternative The proposed right-of-way is along the north end of the property. The right-of-way accesses SW 18th at an elevation of 549. The low point on lot 9 is an elevation of 521. If the City would permit a series of pumps, it would be possible to treat, and drain the water up the right-of-way, and then into the system in 18th. However it is preferable to use a gravity system to carry, and treat the storm water onsite before disposing of the storm water southeast of the site in a public system.

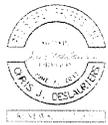
APPEAL DECISION

Construction of private storm line: Denied. Proposal does not provide equivalent sanitary protection. Appellant may contact McKenzie James (503-823-7317) with questions.

Pursuant to City Code Chapter 25.07, you may appeal this decision to the Plumbing Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

SITE DEVELOPMENT DOCUMENTS FOR 6014 SW 18TH DRIVE, PORTLAND, OR 97239 IMPROVEMENTS ALONG SW 18TH DR.

TAX LOTS 7400-7500, MAP 1S, 1E, 16CA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND,
COUNTY OF MULTNOMAH, AND STATE OF OREGON



PROJECT CONSULTANT TEAM

OWNER / DEVELOPER
MAIN STREET DEVELOPMENT
5331 SW MACADAM AVE, SUITE 258
PORTLAND, OR 97239
ATTN: ERIC RYSTADT
T: (503) 422-7707
EMAIL: ERIC@MSDPDX.COM

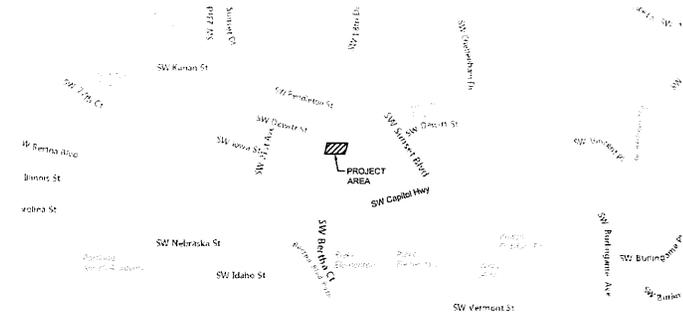
LAND SURVEYOR
CENTERLINE CONCEPTS LAND SURVEYING, INC.
19376 MOLALLA AVE, SUITE 120
OREGON CITY, OR 97045
ATTN: JAMES B. BROWN
T: (503)650-0188 F: (503) 650-0189

CIVIL ENGINEER
WDY, INC.
6443 SW BEAVERTON-HILLSDALE HWY, STE 210
PORTLAND, OR 97221
ATTN: CHRISTOPHER DESLAURIERS, PE
T: 503-203-8111 F: 503-203-8122

GEOTECH ENGINEER
EARTH ENGINEERS, INC.
2411 SE 8TH AVE
CAMAS, WA 98607
ATTN: DANIEL WATKINS, PE, GE
T: (360) 567-1806

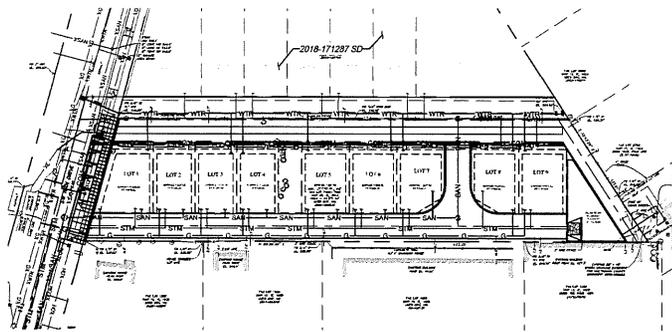
UTILITY CONTACTS

WATER
CITY OF PORTLAND
PORTLAND WATER BUREAU
PH: (503) 823-7770



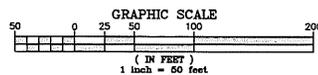
VICINITY MAP

SCALE: 1"=500'



1 OVERALL SITE MAP
C01

SCALE: 1" = 50'



CIVIL DRAWINGS	
Sheet Number	Sheet Title
C01	COVER SHEET
C02	NOTES AND ABBREVIATIONS
C03	EXISTING CONDITIONS
C04	DEMO AND TREE REMOVAL PLAN
C05	PLAT LAYOUT
C06	OVERALL UTILITY PLAN
C07	OVERALL GRADING PLAN
C08	GRADING CROSS SECTIONS - STREETS
C08A	GRADING CROSS SECTIONS - LOTS
C09	PRIVATE DRIVE PLAN AND PROFILE
C10	PRIVATE DRIVE PLAN AND PROFILE
C11	HAMMERHEAD PLAN AND PROFILE
C12	CIVIL DETAILS

NOTICE TO EXCAVATORS:
ATTENTION: 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 THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.
Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	
M-F 7am-6pm	503-226-4211 Ext.4313
AFTER HOURS	503-226-4211
POE	503-464-7777
CENTURYLINK	1-800-573-1311
CITY BUREAU OF MAINTENANCE	503-823-1700
CITY WATER	503-823-4874
VERIZON	1-800-463-1000

18TH DRIVE SUBDIVISION
6014 SW 18TH DR
PORTLAND, OR 97239
COVER SHEET

NO.	DATE	BY	CHKD.	APP.

C01

SURVEY NOTES:

THE BASIS FOR THIS SURVEY IS BASED UPON OFF OF PORTLAND DEMONSTRATION TRUSS 1722, BEING A WEAVER DISC LOCATED TO THE BACK OF WALK AT THE SOUTH EAST CORNER OF THE INTERSECTION AT THE INTERSECTION OF SW CHERRY AVENUE AND FEDERAL AVENUE. THE ELEVATION IS 422.041, GSD 248.20

A SPOONER 30-SERIES MONUMENT INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE

THE BOUNDS OF HERITAGE FOR THIS SURVEY IS WITH MULTIMEDIA FOUND AND FIELD MET RECORD OF SURVEY SUPPORTED UNDER PRIVATE SURVEY NUMBER 0172, RECORDS OF MULTIMEDIA COUNTY.

THE PURPOSE OF THIS SURVEY IS TO DETERMINE AND ESTABLISH THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERMANENT BOUNDARY ISSUES AND ENCROACHMENTS, NO PROPERTY CORNER MARKS WERE SET IN THIS SURVEY.

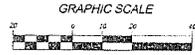
NO ENCROACHMENTS ARE MADE AS TO BARRIERS OF SHADOWER FIELD, SUCH AS ADVERSE POSSESSION, EJECTMENT, ADVERSE POSSESSION, ETC.

OLD RECORDS THIS SURVEY OF PREVIOUS SURVEYS ARE REFERRED TO AS NECESSARY AND NOTED IN PREPARATION OF THIS MAP. PLEASE REFER TO THIS DOCUMENT FOR A DESCRIPTION OF ENCROACHMENTS TO THIS PARAPHRASE.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GRADING STRUCTURES AND AS MARKED BY CONCRETE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRECTLY. ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES NOT MAKE THESE ARE LOCATED AS NEARLY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ENCROACHMENTS AND BARRIERS. THE SURVEYOR HAS NOT DRAWING OR CONSIDERED AS A PART OF THIS SURVEY. NO ATTEMPT IS MADE TO DETERMINE THE EXISTENCE OF ENCROACHMENTS OR BARRIERS. THE SURVEYOR HAS NOT MADE ANY ATTEMPT TO LOCATE OR DETERMINE THE EXISTENCE OF ENCROACHMENTS OR BARRIERS. THE SURVEYOR HAS NOT MADE ANY ATTEMPT TO LOCATE OR DETERMINE THE EXISTENCE OF ENCROACHMENTS OR BARRIERS.

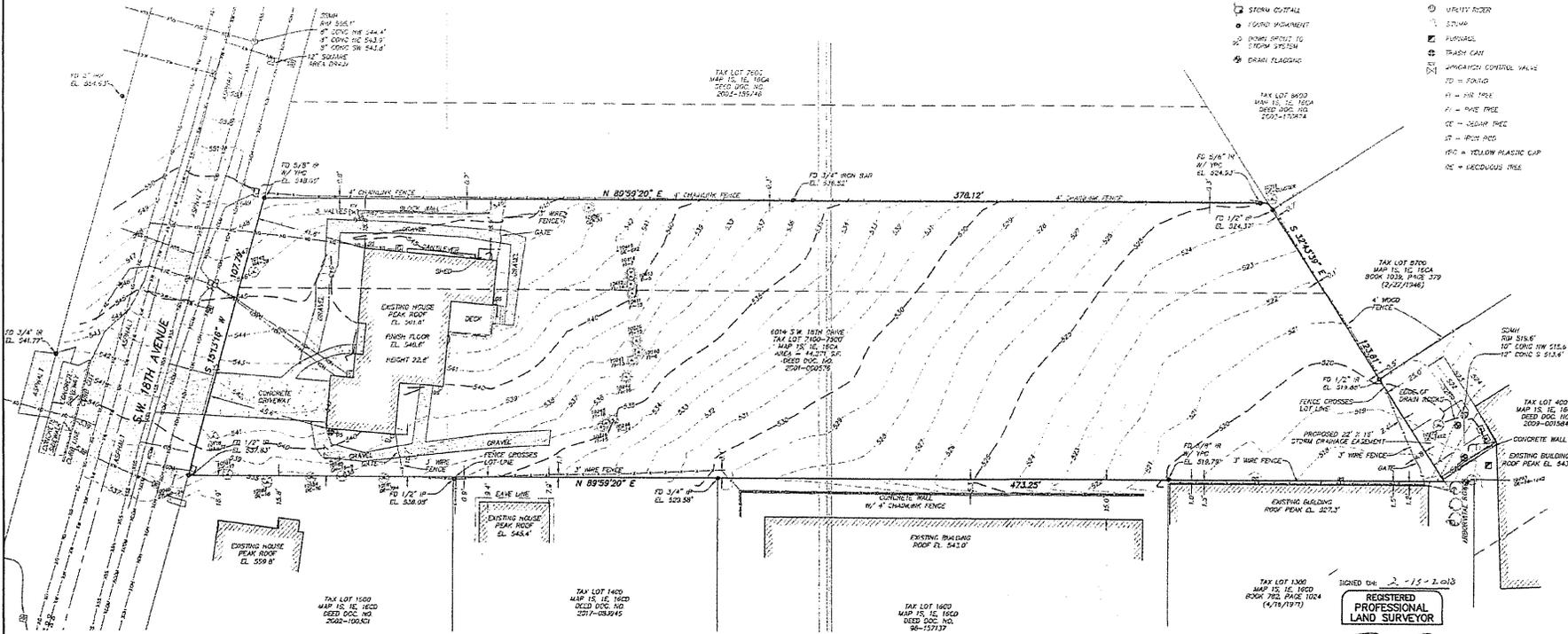
EXISTING CONDITIONS MAP

TAX LOTS 7400-7500, MAP 15, 1E 16CA
 LOCATED IN THE S.W. 1/4 SECTION 16, T.1S, R.1E, W.1N,
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 FEBRUARY 13, 2018 | SCALE 1"=20'



LEGEND:

- DECAIDOUS TREE W/ 100% TAG
- CONIFEROUS TREE W/ 100% TAG
- STORM SEWER MANHOLE
- DRAIN BALK
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- WELLDAY
- SIGN
- MAILBOX
- COMMUNICATING PERMITS
- COMMUNICATING MANHOLE
- COMMUNICATING POOL BODY
- STORM CISTERN
- FOUND MONUMENT
- BOUNDARY TO NEIGHBOR SYSTEM
- DRAIN FLAGGING
- UTILITY TAP LIGHT POLE
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC JOCK
- ELECTRIC METER
- ELECTRICAL POWER PERMITS
- ELECTRIC FLAG
- AC/DC EQUIP
- OVERHEAD LINE
- CABLE LINE
- ELECTRICAL LINE
- COMMUNICATIONS LINE
- SANITARY SEWER LINE
- WATER MAIN LINE
- WATER LINE
- FENCE LINE
- FENCE FACED
- FURNACE
- TRASH CAN
- APPROXIMATE CONTROL VALVE
- = FOUND
- = 100% FREE
- = 50% FREE
- = 25% FREE
- = 10% FREE
- = 5% FREE
- = 1" WIRE PILE
- = YELLOW PLASTIC CUP
- = DECAIDOUS TREE



SIGNED ON: 2-15-2018
REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON NOVEMBER 30, 2007
JAMES BURTON BROWN
 00779
 RENEWS: DECEMBER 31, 2019

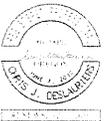
CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE: 503.550.0169 FAX: 503.650.0189

18TH DRIVE SUBDIVISION
 6014 SW 18TH DR
 PORTLAND, OR 97239
 EXISTING CONDITIONS

REVISIONS	DATE	BY	DESCRIPTION

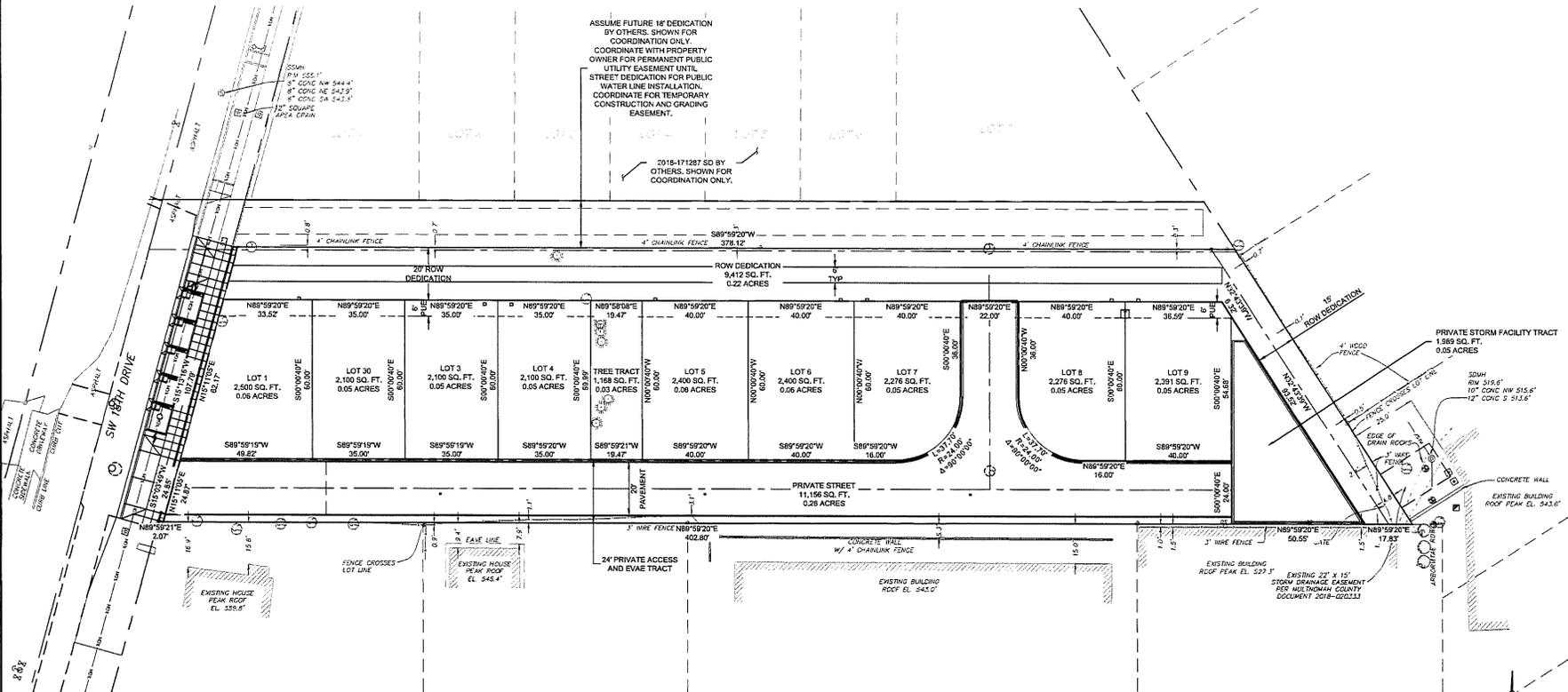
C03

1 EXISTING CONDITIONS
 C031 SCALE: 1"=20'

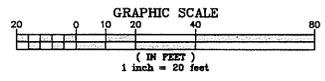


W D W
 WASHINGTON COUNTY
 441 S.W. Broadway, Suite 200, Medford, Oregon 97504
 (531) 233-3111 | (531) 233-3137 | www.wdwd.com

AREAS TABLE	
TOTAL EXISTING LOT AREA =	44,271 SF = 1.02 ACRES
TOTAL ROW DEDICATION +	9,412 SF = 0.22 ACRES
FINAL LOT AREA =	20,543 SF = 0.47 ACRES
MINIMUM # OF LOTS =	6.02 = 6
MAXIMUM # OF LOTS =	15.05 = 15
TOTAL LOTS PROPOSED =	9
PRIVATE STREET TRACT =	11,157 SF = 0.26 ACRES
PRIVATE STORM FACILITY TRACT =	1,889 SF = 0.043 ACRES
TREE PRESERVATION TRACT =	1,168 SF = 0.027 ACRES



1 PLAT LAYOUT
 SCALE: 1" = 20'

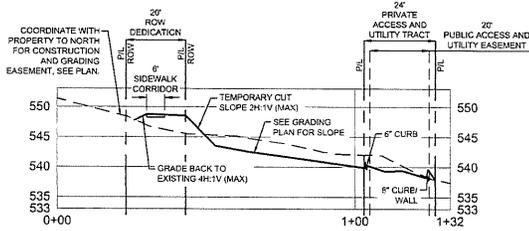


18TH DRIVE SUBDIVISION
 6014 SW 18TH DR
 PORTLAND, OR 97239
 PLAT LAYOUT

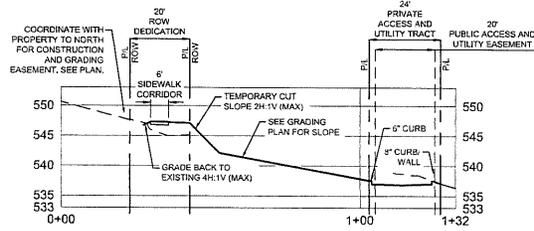
REVISIONS	DATE	BY	CHKD

DATE: 06/19/2019
 DRAWN: [Signature]
 JOB NUMBER: 18013
 CHECKED: [Signature]

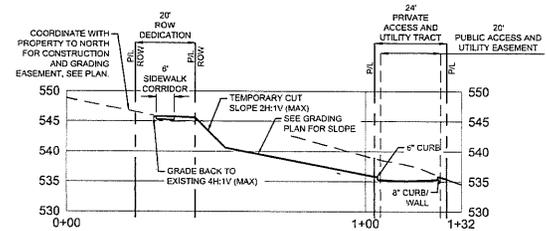
SHEET
C05
 5 OF 12



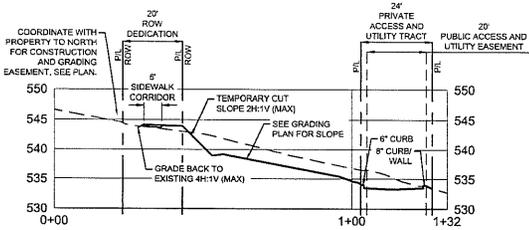
1 LOT 1 CROSS SECTION
 C08A HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



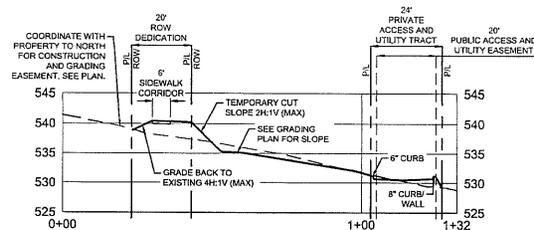
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 C08A HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



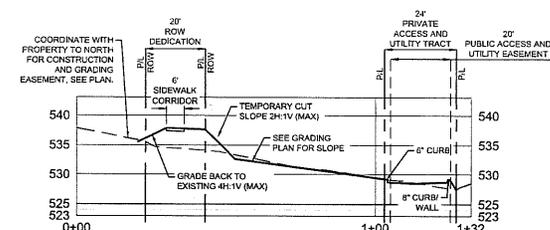
3 LOT 3 CROSS SECTION
 C08A HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



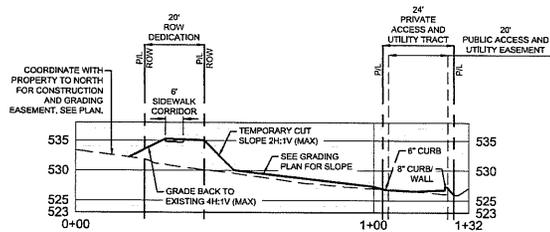
4 LOT 4 CROSS SECTION
 C08A HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



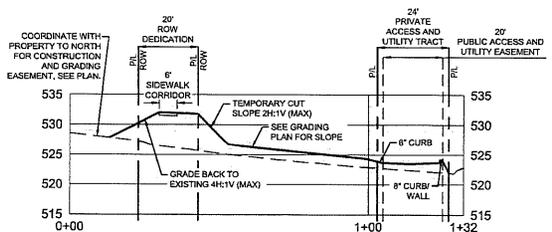
5 LOT 5 CROSS SECTION
 C08A HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



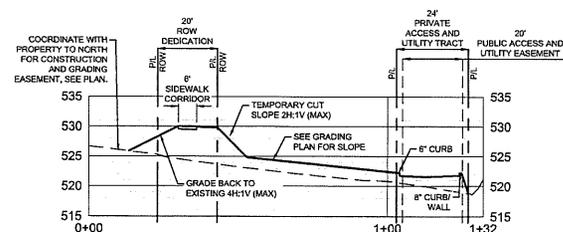
6 LOT 6 CROSS SECTION
 C08A HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



7 LOT 7 CROSS SECTION
 C08A HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



8 LOT 8 CROSS SECTION
 C08A HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



9 LOT 9 CROSS SECTION
 C08A HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



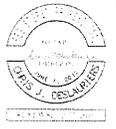
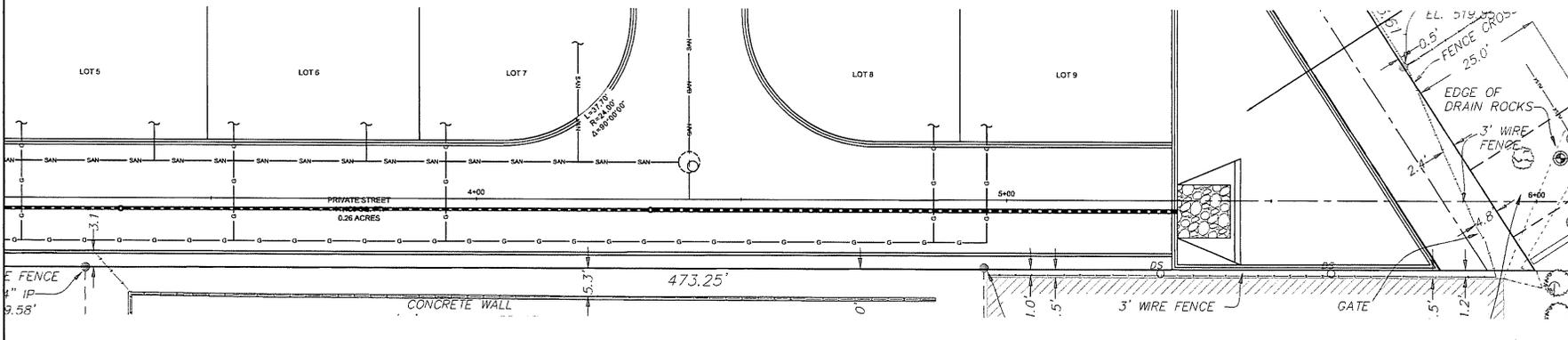
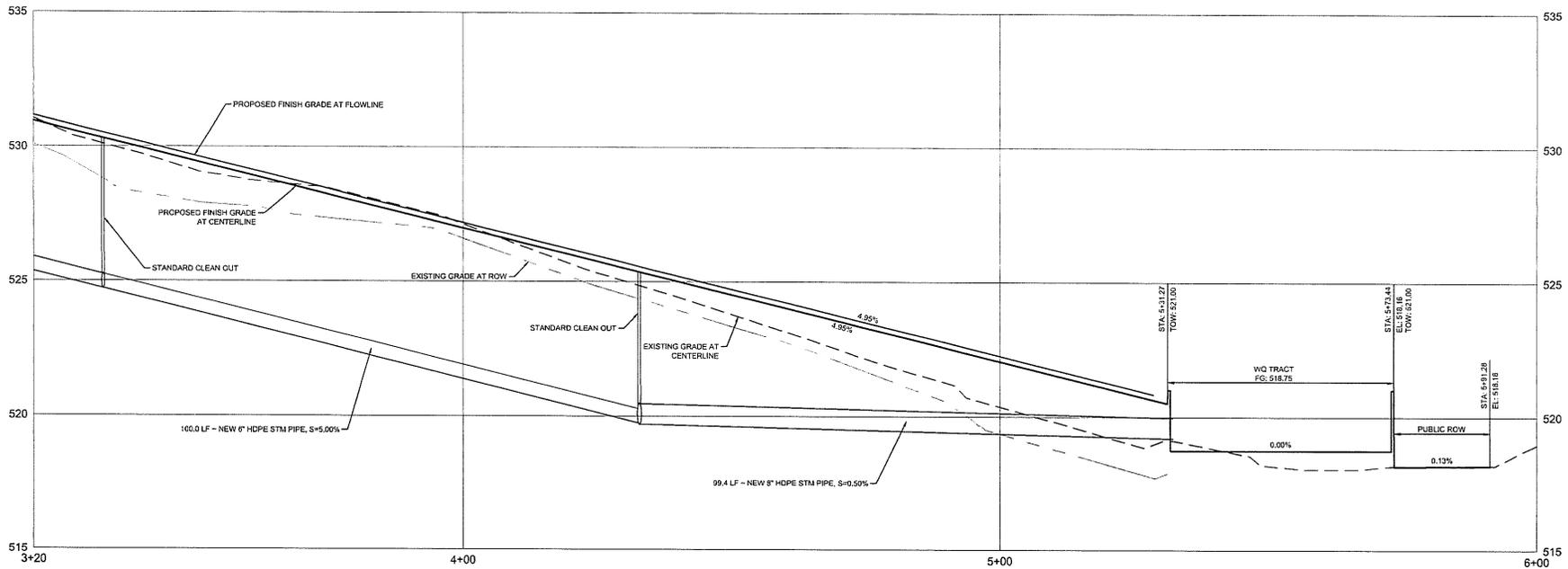
W.D.Y. CONSULTING ENGINEERS
 6143 SW 18TH DR. PORTLAND, OR 97239
 503.253.3811 FAX 503.253.3822 www.wdy.com

18TH DRIVE SUBDIVISION
 6014 SW 18TH DR
 PORTLAND, OR 97239
 GRADING CROSS SECTIONS - LOTS

REVISIONS	DATE	BY	CHKD
	04/20/2019		

DRAWN: JLD
 CHECKED: JLD
 JOB NUMBER: 18213

SHEET
C08A
 8 OF 12

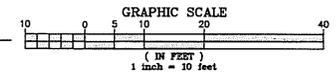


Structural Civil Engineering
WDY
 6045 SW 203rd St., Portland, OR 97224
 503.253.8122 www.wdyinc.com

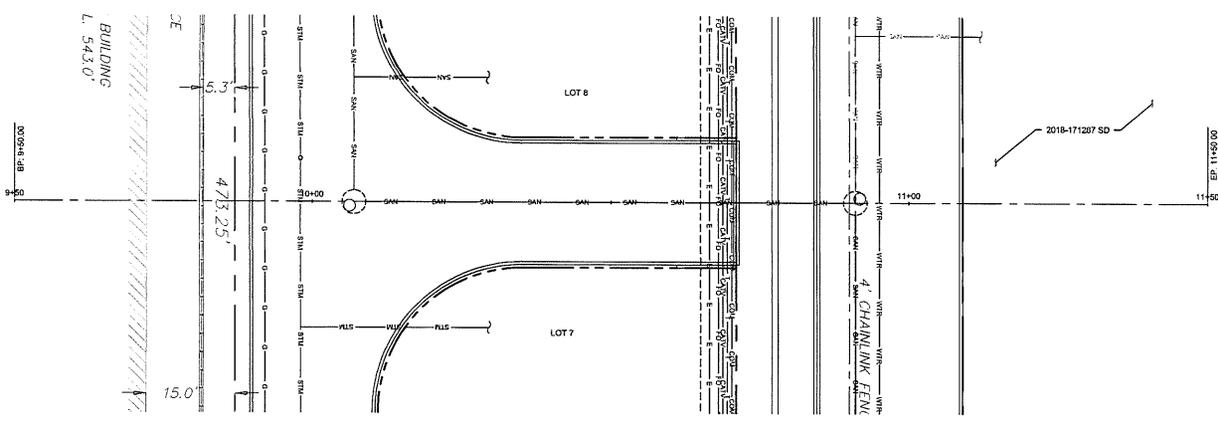
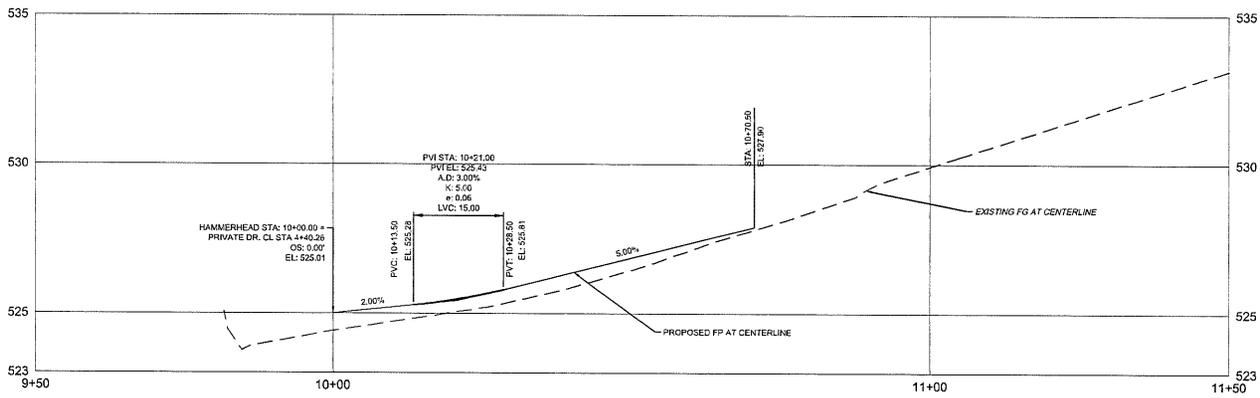
18TH DRIVE SUBDIVISION
 6014 SW 18TH DR
 PORTLAND, OR 97239
 PRIVATE DRIVE PLAN AND PROFILE

REVISIONS	DATE	BY	CHKD
	04/18/2018		

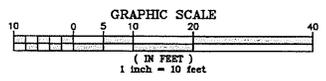
1 PRIVATE DRIVE PLAN AND PROFILE
 C10
 HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 2'



SHEET
C10
 10 OF 12



1
C11 **HAMMERHEAD PLAN AND PROFILE**
 HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 2'



WDY
 WASHINGTON DRIVE GROUP, INC.
 844 SW Boulevard - Suite 210 - Portland, OR 97224
 P: 503.251.1111 F: 503.251.1112 www.wdy.com

18TH DRIVE SUBDIVISION
 6014 SW 18TH DR
 PORTLAND, OR 97239
HAMMERHEAD PLAN AND PROFILE

REVISIONS	DATE	BY	CHECKED

DATE: 08/18/2018 DRAWN: ALM
 JOB NUMBER: 18213 CHECKED: CJD

