



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: January 23, 2013
To: Interested Person
From: Kate Green, Land Use Services
503-823-5868 / Kate.Green@portlandoregon.gov

NOTICE OF A TYPE I 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 this notice. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol Street NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 12-196216 LDP

GENERAL INFORMATION

Applicant: Kevin Partain
223 NE 56th Avenue / Portland OR 97213-3705

Property Owner: Andrey Koshuba / Exceptional Homes by Andrey Inc
14237 Bridge Court / Lake Oswego OR 97034

Site Address: 3605 N ALBINA AVENUE
Legal Description: BLOCK 36 LOT 9, MULTNOMAH
Tax Account No.: R591906650
State ID No.: 1N1E22CD 17200
Quarter Section: 2629

Neighborhood: Boise, contact Caroline Dao, 503-544-5515
Business District: Historic Mississippi, contact Trevin Miller at 503-708-7763
North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321
District Coalition: Northeast Coalition of Neighborhoods, contact Chris Lopez at 503-823-4575

Zoning: Multi-Dwelling Residential 2,000 (R2)
Alternative Design Density (a)

Other Designations: Boise Pedestrian District

Case Type: Land Division-Partition (LDP)
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA)

Proposal: The applicant proposes a **Land Division-Partition** to divide an approximately 5,000 square foot lot into 2 parcels for attached houses. Each parcel will be 2,500 square feet in area. The existing house and garage are proposed to be removed.

Vehicle access to the parcels will be via the public alley on the west side of the site. A drywell is proposed to be installed on each parcel to provide stormwater management.

This partition is reviewed through a Type I 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 (2 parcels). 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 project site is a 5,000 square foot lot. The site is relatively flat, though it is elevated approximately 3 to 4 feet above the adjacent sidewalk grade. The site is developed with a 2-story residence with a basement and a detached garage. According to city records, the house was built in 1904. No trees are on the site.

The site is located mid block in a developed residential area. The site is bordered by N Albina to the east and a public alley to the west. The surrounding properties, within 200 feet of the site, to the north, east, and south are also located in the R2 multi-dwelling zone, though most of the adjacent development consists of established single dwelling homes, and does not reflect the density or scale of development allowed under the current zoning regulations. To the west of the site, there is a mixed employment/commercial district along N Mississippi Avenue that is zoned Central Employment (EX) with a Design (d) overlay.

Infrastructure:

- **Streets** –The site has approximately 50 feet of frontage on N Albina Avenue. There is also a public alley that abuts the west side of the property. At this location, N Albina Avenue is classified as a Local Service Street for all modes in the Transportation System Plan (TSP). Parking is currently allowed on both sides of the street.

The established pedestrian corridor has a 4-6-1 configuration, which includes a curb, 4-foot wide planter area, 6-foot sidewalk and a 1-foot wide buffer at the back of the sidewalk. There is presently one street tree along the site’s frontage. The site is within the Boise Pedestrian District, which calls for a 12-foot wide pedestrian corridor.

Tri-Met provides transit service approximately 150 feet from the site along N Mississippi Avenue (west) and N Fremont Street (south) and via Bus Line 4.

- **Water Service** – There is an existing 8-inch CI water main in Albina Avenue. The existing house is served by a 5/8-inch metered service from the main.
- **Sanitary Service** - There is an existing 8-inch VSP public combination sewer line in N Albina Avenue.

Zoning: The site is located within a Multi-Dwelling Residential 2,000 (R2) zone and an Alternative Design Density (a) overlay zone. Multi-dwelling zones are intended to preserve land for urban housing and to provide opportunities for multi-dwelling housing. The purpose of the a-overlay zone is to encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The proposal does not include the application of any of the a-overlay provisions.

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. Please see Exhibits “E” for details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **December 3, 2010**. No written responses have been received.

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 significant trees or trees in excess of 6 inches in diameter are located fully on the site or outside of the environmental zone on the site.
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	Not applicable. These standards only apply to land divisions in the RF through R2.5 zones.
F	33.634 - Recreation Area	Not applicable. The minimum required 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 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.
	33.654.120.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.G - Shared Courts	No shared courts 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 33.612 contains the density and lot dimension requirements applicable in the R3 through IR zones. Minimum density in the R2 zone is one unit per 2,500 square feet and the maximum density is one unit per 2,000 square feet. The total site area shown on the applicant’s survey is 5,000 square feet. The site has a minimum required density of 2 units and a maximum density of 2 units.

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

R2	Minimum Lot Area (square feet)	Minimum Lot Width (square feet)	Minimum Lot Depth (square feet)	Minimum Front Lot Line (square feet)
Attached Houses	1,600	15	none	15
Detached Houses	1,600	25	none	25
Parcel 1	2,500	25	100	25
Parcel 2	2,500	25	100	25

* Width is measured from the midpoints of opposite lot lines.

The applicant is proposing two attached housing parcels, which will meet the noted density and dimensional standards. The proposed parcels are also of sufficient size to allow for two detached houses. Based on these factors, the applicable density and lot dimension standards are met, so 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: 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.

Clearing and Grading: 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.

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.

Additionally, though public sanitary sewer is available to the site, it is unclear if the site is served by the public system or an onsite system. The City has no record that the site is connected to the sewer or that an onsite septic system was ever decommissioned. Therefore, the applicant must locate and cap the existing sewer service and/or locate and decommission the onsite septic system to the satisfaction of Environmental Services and Site Development.

With the implementation of these conditions, the new parcels can be considered suitable for development, and this criterion will be met.

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

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 standards of 33.651 have been verified. Water is available to serve the proposed development from the water main in N Albina Avenue. There is an existing water service from that main that may potentially be used to provide water to Parcel 2; however, the required size of the water service will be determined at the time of development. A new water service connection and meter will be required for Parcel 1, at the time of development.
33.652 Sanitary Sewer Disposal Service standards - See Exhibit E-1 for detailed comments.
The sanitary sewer standards of 33.652 have been verified. There is an existing 8-inch VSP public combined sewer located in N Albina Avenue that can serve the sanitary needs of the proposed parcels. However, BES has noted that there are no records that show the existing house is connected to the public sewer, and Site Development has noted that it is unclear if a septic system is located on the site. At the time of demolition of the existing house, the applicant must determine if and where there is an existing connection to the public sewer main. If located, the lateral must be capped; otherwise, the septic system must be located and decommissioned.

33.653.020 & .030 Stormwater Management criteria and standards– See Exhibits E.1 & E.5

BES has verified that the stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater. The applicant has proposed the following stormwater management methods:

- **Parcels 1 and 2:** Stormwater from these parcels will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. BES has indicated conceptual approval of the drywells.

33.654.110.B.1 -Through streets and pedestrian connections**33.654.130.B - Extension of existing public dead-end streets & pedestrian connections****33.654.130.C - Future extension of proposed dead-end streets & 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 spacing requirements on the north-south streets, but the spacing between east-west streets exceeds this requirement. However, the subject block is representative of the block pattern in the general area in terms of orientation and length. Portland Transportation has noted no concerns relative to connectivity or additionally locations of rights-of-way associated with the proposal.

At this location, N Albina Avenue is located within the Boise Pedestrian District, which calls for a 12-foot pedestrian corridor. Portland Transportation determined the current pedestrian corridor does not meet this desired size; however, the applicant was granted approval of a public works administrative appeal (12-204683 PW) to retain the existing corridor design, since it is representative of the established pattern along the entire block. The current 6-foot wide sidewalk provides a through straight-line connection to and from the site. For the reasons described above, this criterion is met.

33.654.110.B.4 Approval criterion for alleys in all zones.**33.654.130.E Ownership of Alleys**

There is an existing public alley that borders the west side of the site, and provides direct connections to N Beech Street (north) and N Fremont Street (south). This alley will provide vehicle access to a proposed rear loaded garage on each parcel. In addition, it will provide a means for construction equipment and emergency vehicles to access the parcels. No other alleys are proposed or required. Portland Transportation has indicated that no improvements will be required to the 15-foot wide alley, and it is sufficient for the proposal. As such, this criterion is met.

33.641 – Transportation Impacts – 33.641.020 and 33.641.030**33.654.120.C Width and Design of the street right-of-way****33.654.130.D Partial Rights of way**

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. Other factors taken into consideration are two possible travel route directions to and from the site as well as transit service available less than 1000 feet from the site.

Based on the available evidence, Portland Transportation provided the following:

The new single family residence can be expected to generate 10 daily vehicle trips with 1 trip occurring in the AM and PM Peak Hours. This negligible increase in trip will not have any impacts on levels of service or street capacity of roadways in the area. Tri-Met bus service is available within 500-feet of the site. On-site parking will be provided in the rear of lots via an existing public alley. Since no driveway connections on N Albina are proposed, on-street parking impacts will be minimal. The transportation system can safely support the proposal in addition to existing uses in the area.

Based on these factors, this criterion is met.

33.654.120.F. Approval criterion for the width of alleys. The width of the alley right-of-way must be sufficient to accommodate expected users, taking into consideration the characteristics of the site and vicinity such as existing street and pedestrian system improvements, existing structures, and natural features.

Portland Transportation has indicated that the established 15-foot public through alley that borders the west boundary of the site is sufficient for the proposal, so this criterion is met.

33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)
 At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. 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, and this criterion will be 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: The proposal is to create lots for attached houses. However, the parcels are of sufficient size to allow for detached houses. In the event the applicant elects to develop the parcels with detached houses, the following setback provision could be implemented:

- Detached Houses- Section 33.120.270.D of the Zoning Code allows reduced side setbacks (3-feet from property lines) for detached houses in the multi-dwelling zones on lots that are at least 25 feet wide. This allowance only applies to the setbacks that are interior to the site. The setbacks around the perimeter of the land division site are that of the base zone. This proposal is eligible to use these provisions. *To take advantage of this allowance the reduced side setbacks must be shown on a supplemental survey for the land division at the time of final plat approval.*

Existing Development: 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 zone. Therefore, 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
Water Bureau/503-823-7404 www.portlandonline.com/water	Title 21 - Water availability
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17; 2008 Stormwater Manual Sewer availability & Stormwater Management
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, Transportation System Plan Design of public street
Development Services/503-823-7300 www.portlandonline.com/bds	Titles 24 -27, Admin Rules for Private Rights of Way Building Code, Erosion Control, Flood plain, Site Development & Private Streets

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.

- **Fire Bureau:** The applicant must meet the requirements of the Fire Bureau in regards to fire flow/water supply, hydrant spacing, addressing, and aerial fire department access roads. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

- **Urban Forestry:** At the time of development, street trees will be required along all public street frontages. The removal of an existing street tree requires a permit from Urban Forestry. These requirements are based on the standards of Title 20.

CONCLUSIONS

The applicant has proposed a two parcel partition for attached houses, 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:

- Demolition of the existing house, including capping of the sanitary sewer connection and/or decommissioning of any onsite septic system.
- Fire Bureau requirements for fire flow/water supply, hydrant spacing, addressing, and aerial fire department 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 single dwelling lots (for attached or detached houses), 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 Site Development Section of the Bureau of Development Services for the decommissioning of the existing sanitary sewer system on the site.
2. The applicant shall meet the requirements for ensuring adequate hydrant spacing and hydrant flow from the nearest hydrant to the satisfaction of the Fire Bureau.

Existing Development

3. A finalized permit must be obtained for demolition of the existing residence and garage on the site. The demolition permit must also include capping the existing sanitary sewer connection, and/or the decommissioning of the onsite septic system, as applicable. 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. The applicant must meet the addressing and aerial fire department access road requirements to the satisfaction of the Fire Bureau.

Staff Planner: Kate Green

Decision rendered by: Michael Nayak **on January 18, 2013**
By authority of the Director of the Bureau of Development Services

Decision mailed January 23, 2013

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 October 18, 2012, and was determined to be complete on November 28, 2012.

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 October 18, 2012.

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: March 28, 2013.**

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. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

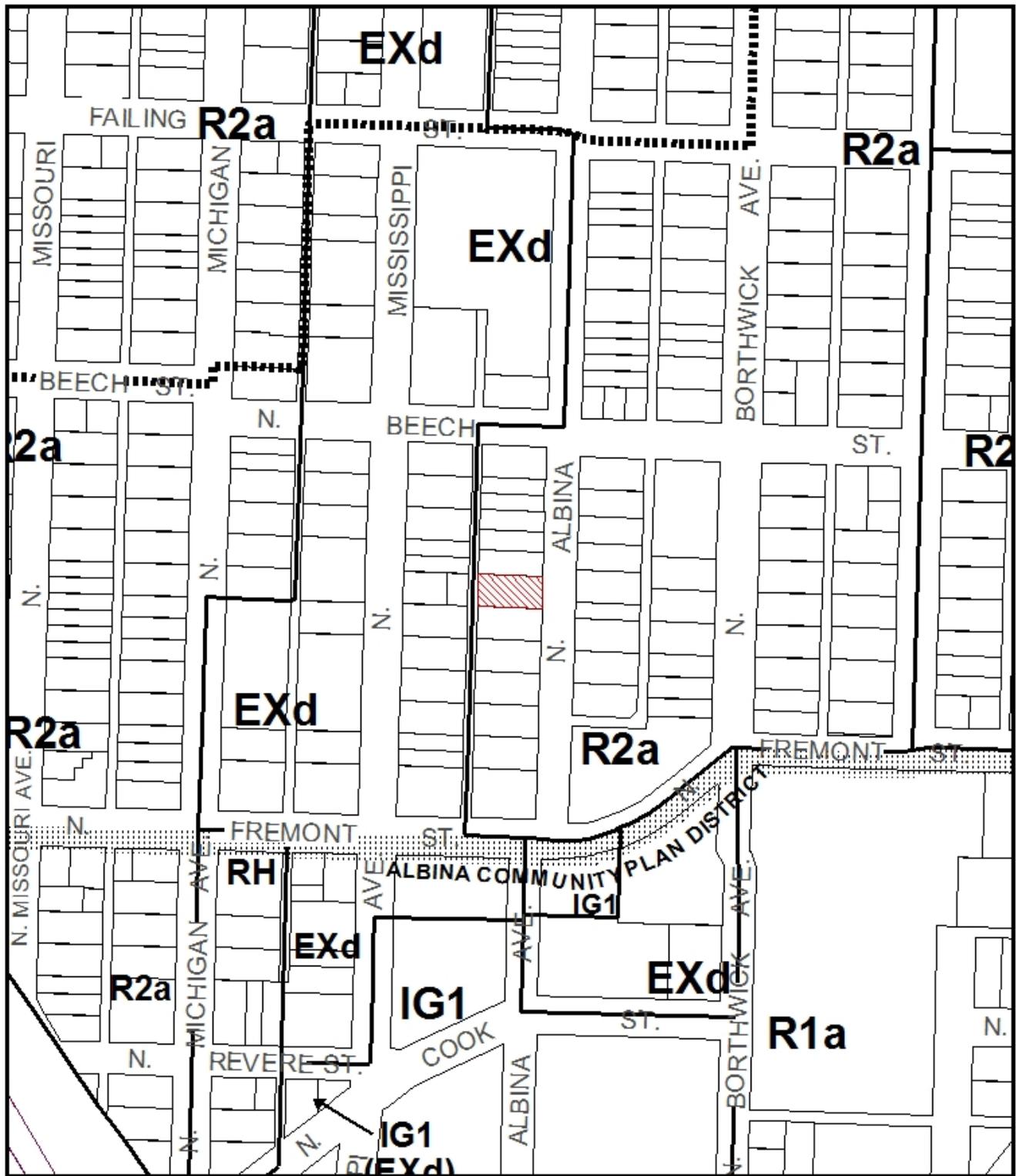
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file 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. Supplemental Narrative
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Preliminary Plat/Conceptual Development Plan (attached)
 - 2. Full size plan set
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Portland Transportation
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development-BDS
 - 6. Bureau of Parks, Forestry Division
- F. Correspondence: (none received)
- G. Other:
 - 1. Original LU Application
 - 2. Letter to applicant re: incomplete application

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

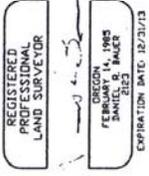
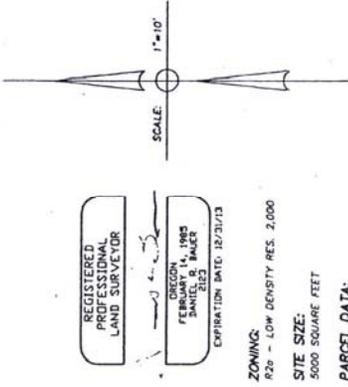
File No.	LU 12-196216 LDP
1/4 Section	2629
Scale	1 inch = 200 feet
State_Id	1N1E22CD 17200
Exhibit	B (Oct 19, 2012)

EXISTING CONDITIONS AND TENTATIVE PLAN FOR PROPOSED PARTITION PLAT LOT 9, BLOCK 36, "MULTNOMAH" PER DOCUMENT NO. 2010-110075

SITUATED IN THE SW 1/4 OF SECTION 22 T.1N., R.1E. W.M. MULTNOMAH CO., OREGON

MARX ASSOCIATES
 18615 E. BURNSIDE STREET
 PORTLAND, OR 97233
 TEL: 503-667-5550
 FAX: 503-666-8666
 EMAIL: DALE@MARXASSOCIATES.NET

DATE DRAWN: OCTOBER 09, 2012
 DRAWING NO. 12099EXC
 ACCOUNT NO. 12099
 REVISED OCTOBER 16, 2012



ZONING:
 R22 - LOW DENSITY RES. 2,000
SITE SIZE:
 5000 SQUARE FEET

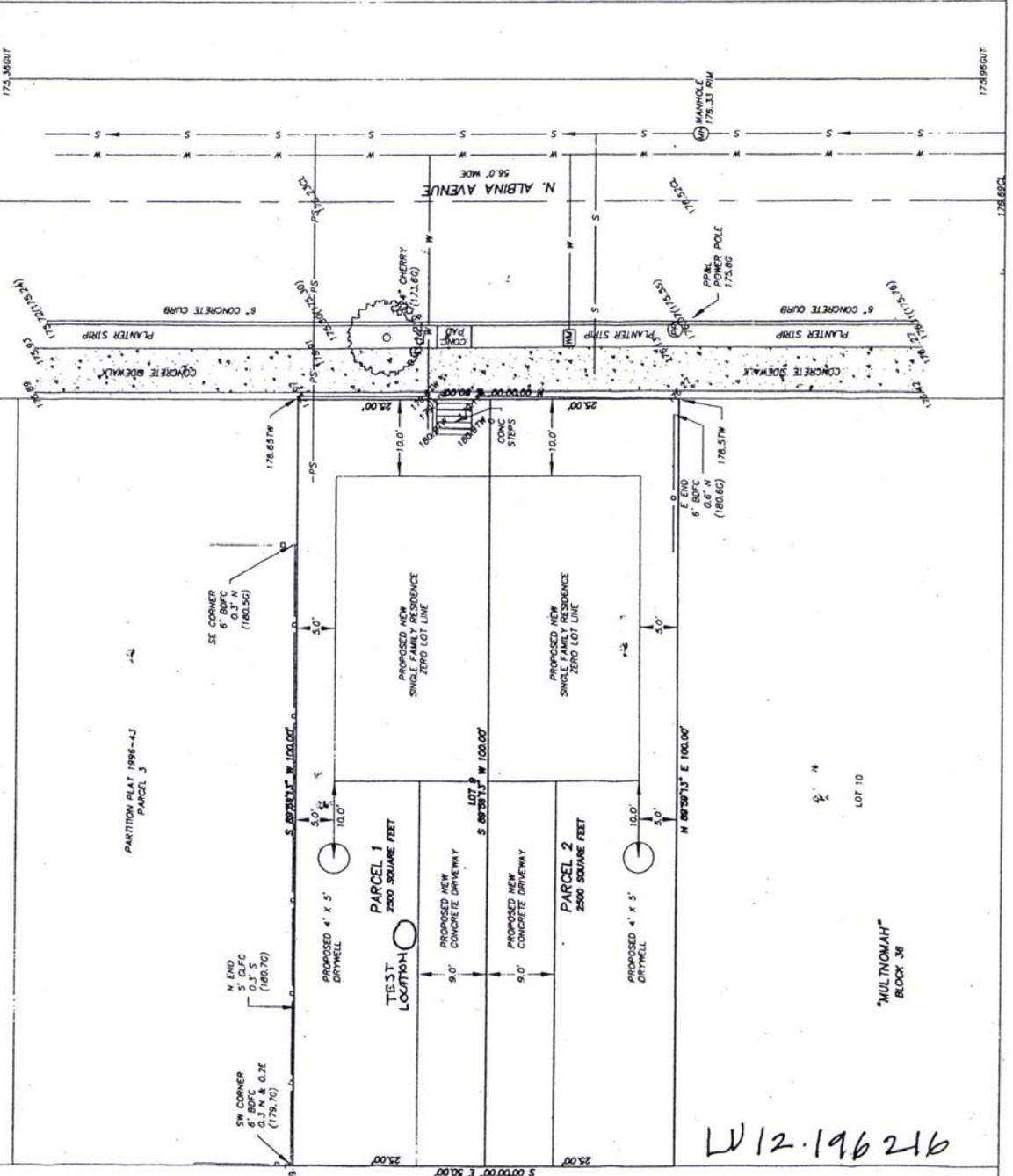
PARCEL DATA:
 LOT 9, BLOCK 36, "MULTNOMAH" RECORDED AS DOCUMENT NO. 2010-110075, MULTNOMAH COUNTY DEED RECORDS.

BENCH MARK:
 CITY OF PORTLAND 3" BRASS DISC, BM NO. 427, SE CORNER N. MICHIGAN AVENUE AND NE FALLING STREET, ELEVATION = 170.916 COP DATUM

NOTES & LEGEND:

- ⊕ DEPICTS WATER METER
- ⊕ DEPICTS POWER POLE
- ⊕ DEPICTS 1.5 X 2.5 CURB INLET
- ⊕ DEPICTS SANITARY SEWER MANHOLE
- ⊕ DEPICTS FIRE HYDRANT
- 123.4567 DEPICTS GROUND ELEVATION (ELEVATION IS AT DECIMAL POINT)
- 123.45(123.05) DEPICTS GROUND ELEVATION AT ITEM NOTED (ELEVATION IS AT DECIMAL POINT)
- 123.45(123.05) DEPICTS TOP CURB ELEVATION (GUTTER ELEVATION) (ELEVATION IS AT DECIMAL POINT OF TOP CURB)
- 123.45(123.05) DEPICTS TOP CURB ELEVATION (GUTTER ELEVATION) (ELEVATION IS AT DECIMAL POINT OF TOP CURB)
- 123.45(123.05) DEPICTS CENTERLINE ELEVATION (ELEVATION IS AT DECIMAL POINT)
- 123.45(123.05) DEPICTS GUTTER ELEVATION (ELEVATION IS AT DECIMAL POINT)
- 123.45(123.05) DEPICTS TOP WALL ELEVATION (ELEVATION IS AT DECIMAL POINT OR TP OF LEADER)
- CLFC DEPICTS CHAINLINK FENCE
- DEPICTS CHAINLINK FENCE
- 80PC DEPICTS BOARD FENCE
- B- DEPICTS BOARD FENCE
- W- DEPICTS WATER LINE
- S- DEPICTS SEWER LINE
- PS- DEPICTS PROPOSED SEWER

NOTES:
 1. ALL UTILITIES ARE LOCATED AS SHOWN PER FIELD RECORDS OF CITY OF PORTLAND AS BUILT DATA. ACTUAL LOCATIONS SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION.
 2. CITY OF PORTLAND AS BUILT DATA CONTAINS NO HISTORY OF SEWER SERVICE FOR THIS SITE.



received 11/29/2012

LV12.196216
 Exhibit C.1