



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

FROM CONCEPT TO CONSTRUCTION

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Date: May 8, 2014
To: Interested Person
From: Rachel Whiteside, 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 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 14-115976 LDP

GENERAL INFORMATION

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

Owner: Clint Weiler, / Ground Breakers Construction And Development, Inc.
6045 SE Stark St / Portland OR 97215

Site Address: 8811 SE BROOKLYN ST

Legal Description: BLOCK 3 W 75' OF LOT 8, JOHNSTON AC
Tax Account No.: R432100840
State ID No.: 1S2E09BD 05600
Quarter Section: 3339
Neighborhood: Powellhurst-Gilbert, contact Mark White at 503-761-0222.
Business District: Eighty-Second Ave of Roses Business Association, contact Frank Harris at 503-774-2832.
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.
Plan District: None
Zoning: R2a – Multi-Dwelling Residential with an Alternative Design Density Overlay
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 7,125-square foot site into three parcels of approximately 2,372 square feet each. The proposed parcels are intended for detached, single-family homes. All existing development on the site has been demolished.

Stormwater from future development will be disposed of onsite in individual drywells. The applicant proposes to connect to the existing sanitary sewer and water mains already in SE

Brooklyn Street. The applicant has indicated that a 6-foot wide sidewalk, matching the adjacent property to the west, will be constructed with the homes along the site frontage.

There are several trees on site, however an arborist has identified most of them as Portland Plant List nuisance species, making them exempt from preservation requirements. Of the two remaining trees, one is proposed for removal to accommodate future development and the other – a 9-inch white pine, is identified for preservation.

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 3 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 site is flat as is much of the surrounding neighborhood. All development and several trees on the site have been removed. Lot sizes in the area are typically large with sparse single-family development. As sites redevelop to the R2 density, narrow, detached single-family homes are the predominant development type. Interstate 205 and the MAX light rail line are roughly 1,500 feet east of the site and SE 82nd Avenue is just over 1,500 to the west. The surrounding blocks are all multi-dwelling zoning, with commercial zoning along 82nd Avenue.

Infrastructure:

- **Streets** – The site has approximately 75 feet of frontage on SE Brooklyn Street. There is one driveway entering the site that serves the former house on the site. At this location, SE Brooklyn Street is classified as a Local Service Street for all modes in the Transportation System Plan (TSP). The site frontage is improved with a curb 13 feet from the property line. Tri-Met provides transit service approximately 1,200 feet from the site on SE Powell Boulevard via Bus #9.
- **Water Service** – There is an existing 6-inch DI water main in SE Brooklyn Street. The existing house was served by a 5/8-inch metered service from a main in SE 89th Avenue that crossed the abutting property. This service was removed
- **Sanitary Service** - There is an existing 10-inch CSP public sanitary-only sewer line in SE Brooklyn Street.
- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property. There is a public underground injection control (UIC) system and a vegetated street planter located at the intersection of SE 89th and Brooklyn that may receive stormwater from the public right-of-way. Private stormwater is not allowed to be directed to these public facilities.

Zoning: The R2 designation is one of the City’s multi-dwelling zones which is intended to create and maintain higher density residential neighborhoods. The zone implements the comprehensive plan policies and designations for multi-dwelling housing. The “a” overlay is intended to allow increased density that meets design compatibility requirements. It focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood. This land division proposal is not using any of the provisions of the “a” overlay.

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 **March 14, 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	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	All of the proposed parcels are interior lots (not on a corner). In this context, solar access standards express no lot configuration preference.
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	No partial public streets are proposed or required.

rights-of-way

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. The applicant is proposing 3 single family parcels.

Single-dwelling development is proposed for the entire site, therefore the proposed lots must meet minimum density and not exceed the maximum density stated in Table 120-3. 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 7,116 square feet. The site has a minimum required density of 3 units and a maximum density of 3 units. 3

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

R2	Minimum lot area (square feet)	Minimum lot width (feet)	Minimum lot depth (feet)	Minimum front lot line (feet)
Detached Houses	1,600	25	none	25
Parcel 1	2,373	25	94.88	25
Parcel 2	2,372	25	94.85	25
Parcel 3	2,371	25	94.82	25

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

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.2). Six trees have been exempted because they are unhealthy, a nuisance species, located partially off the property. Two trees are subject to the preservation requirements of this chapter.

The total non-exempt tree diameter on the site is 21 inches. The applicant proposes to preserve Tree #54, which is 9 inches in diameter, or 43 percent of the total non-exempt tree diameter. This proposal complies with Option 1 of the tree preservation standards, which requires at least 35 percent of the total non-exempt tree diameter on the site to be preserved. The trees to be preserved and the required root protection zones are shown on the applicant's Preliminary Land Division Plan (Exhibit C.2).

In order to ensure that future owners of the lots are aware of the tree preservation requirements, the applicant must record an Acknowledgement of Tree Preservation Requirements at the time of final plat.

This criterion is met, subject to the condition that development on Parcel1 is carried out in conformance with the Preliminary Land Division Plan (Exhibit C.2) and the applicant's arborist report (Exhibit A.2) and an acknowledgement of tree preservation requirements is recorded with the final plat.

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. The site was developed with a residential home and there is no record of any other use in the past. The applicant obtained a permit (13-241272 RS) and received approval for a final inspection to demolish the existing single-family residence, cap the sewer, and decommission the old septic tank. Therefore, there are no anticipated land suitability issues and the new lots can be considered suitable for new development. This criterion is 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 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.
The Bureau of Environmental Services (BES) has reviewed the stormwater report and infiltration tests provided by the applicant (Exhibit A.3). The applicant proposes onsite infiltration by means of drywells on the individual lots.
The Portland Bureau of Transportation (PBOT) has indicated that sidewalk improvements will be required at the time of building permit. Constructing the sidewalk so that it slopes toward a vegetated area and/or planting street trees may be a viable alternative to constructing stormwater management facilities in the public right-of-way. This will be reviewed at the time of permit.
BES has no objections to the proposed stormwater management approaches for the purposes of land use review.
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 in the east-west direction, but not the north-south direction. This site has frontage on SE Brooklyn and is less than 100 feet deep. Therefore, there a public through connection would be more appropriate further north on the block. This criterion is met.

33.641 – Transportation Impacts – 33.641.020 and 33.641.030**33.654.120.B & C Width & elements of the right-of-way** – See Exhibit E.2 for bureau comment

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. The applicant has provided a limited traffic study prepared by Lancaster Engineering. PBOT concurs with the finding in the report that the transportation system is capable of safely supporting the proposed development in addition to the existing uses in the area, with sidewalk improvements to current City standards.

Because the site is currently vacant and new curb cuts will be installed for each of the lots at the time residential homes are constructed, it is logical to defer construction of sidewalks to the time of building permit as well. 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.

Future Development

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

- 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 that will remain after the land division. The site is currently vacant, 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
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	Title 17 – Sewer Improvements

www.portlandonline.com/bes Fire Bureau/503-823-3700	2008 Stormwater Management Manual Title 31 Policy B-1 – Emergency Access
www.portlandonline.com/fire Transportation/503-823-5185	Title 17 – Public Right-of-Way Improvements Transportation System Plan
www.portlandonline.com/transportation Urban Forestry (Parks)/503-823-4489	Title 20 – Street Trees and other Public Trees
www.portlandonline.com/parks Water Bureau/503-823-7404	Title 21 – Water availability
www.portlandonline.com/water	

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 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 3-parcel partition, as shown on the attached preliminary plan (Exhibit C.2). 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 preservation, sidewalk improvements, and Fire Code requirements.

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

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 3-parcel partition, that will result in 3 single-dwelling lots, as illustrated with Exhibit C.2, subject to the following conditions:

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- The reduced side setbacks allowed under 33.120.270.D; and
- Any other information specifically noted in the conditions listed below.

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

1. The applicant shall execute an Acknowledgement of Tree Preservation Requirements that notes tree preservation requirements that apply to Parcel 1. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be recorded with Multnomah County and referenced on the final plat.

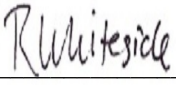
C. The following conditions are applicable to site preparation and the development of individual lots:

1. Development on Parcel 1 shall be in conformance with the Preliminary Land Division Plan (Exhibit C.2) and the applicant's arborist report (Exhibit A.2). Specifically, Tree #54 is required to be preserved, with the root protection zone indicated on Exhibit A.2. Tree protection fencing is required along the root protection zone of each tree to be preserved. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. Encroachment into the specified root protection zones may only occur under the supervision of a certified arborist. Planning and Zoning approval of

development in the root protection zones is subject to receipt of a report from an arborist, explaining that the arborist has approved of the specified methods of construction, and that the activities will be performed under his supervision.

2. The applicant must meet the addressing requirements of the Fire Bureau. The location of the address sign must be shown on the building permit.
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.
4. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontage.

Staff Planner: Rachel Whiteside

Decision rendered by:  **on May 5, 2014**
By authority of the Director of the Bureau of Development Services

Decision mailed May 8, 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 February 12, 2014, and was determined to be complete on **March 12, 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 February 12, 2014.

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: July 10, 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.

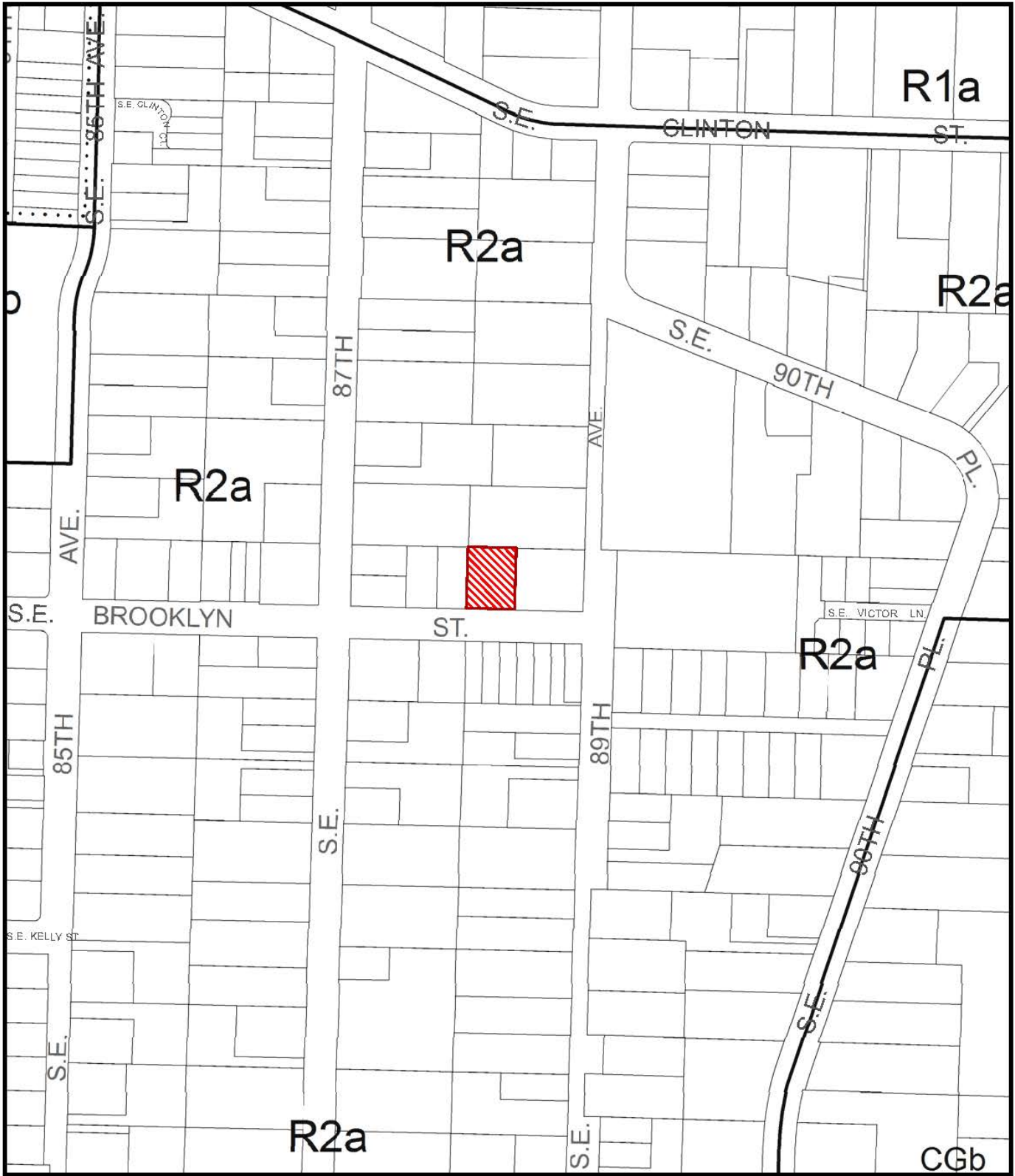
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director 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
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Existing Conditions Survey
 - 2. Preliminary Land Division 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
 - 3a. Update to Water Bureau Conditions
 - 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 received*
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter, sent March 6, 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 14-115976 LDP
 1/4 Section 3339
 Scale 1 inch = 200 feet
 State_Id 1S2E09BD 5600
 Exhibit B (Feb 19,2014)

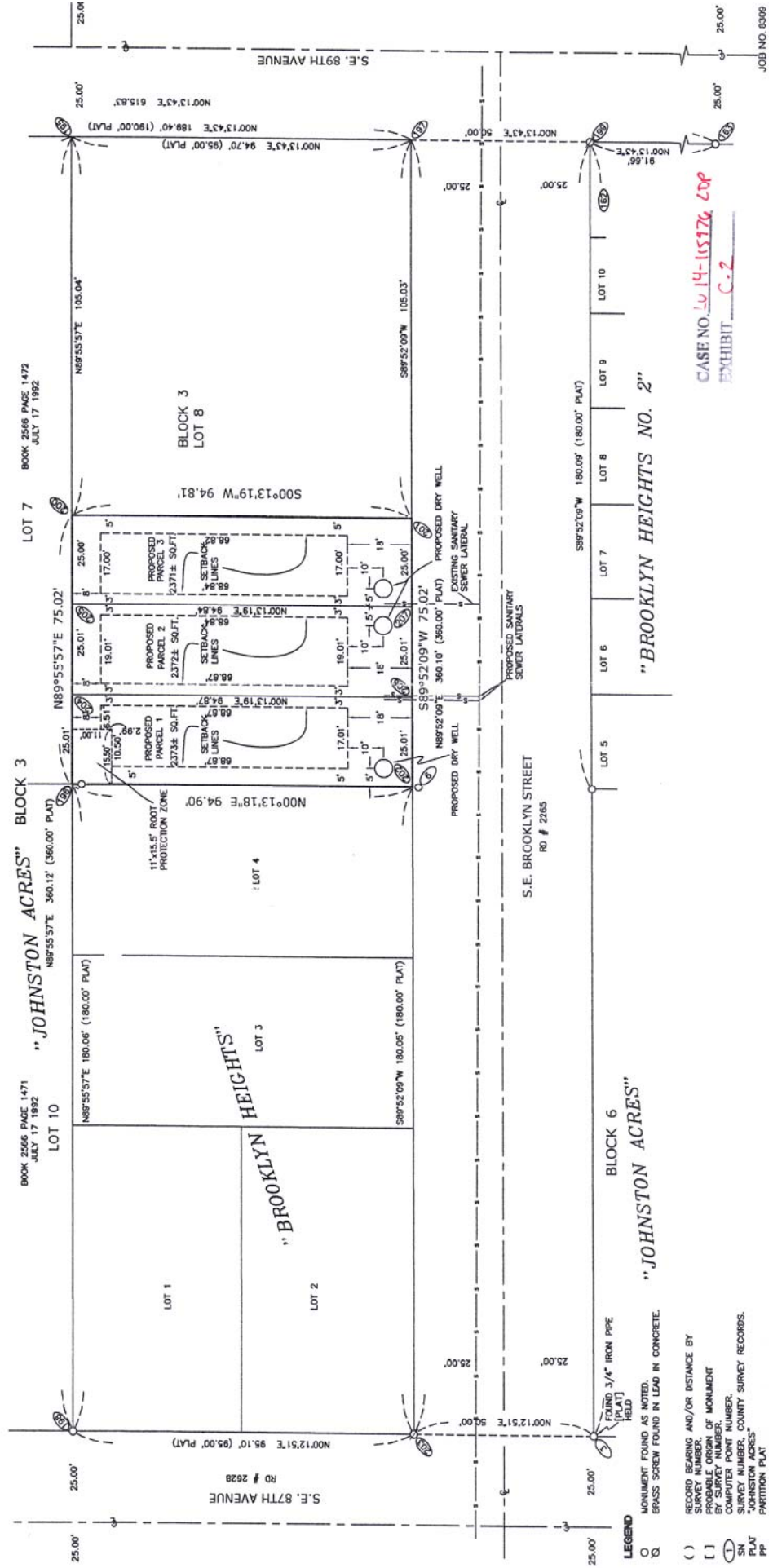
PROPOSED PARTITION PLAT

FOR GROUND BREAKERS CONSTRUCTION AND DEVELOPMENT INC.
 A PORTION OF LOT 8, BLOCK 3, "JOHNSTON ACRES"
 IN THE SE 1/4 OF THE NW 1/4 OF SECTION 9, T. 1 S., R. 2 E., W.M.
 CITY OF PORTLAND
 MULTNOMAH COUNTY
 OREGON
 FEBRUARY 4, 2014
 SCALE 1" = 20'



CASWELL/HERTEL
 SURVEYORS INC.
 6150 S.W. 124th AVE.
 BEAVERTON, OREGON 97008
 (503) 644-3179

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Albert Hertel 3-7-14
 OREGON
 JULY 18, 1980
 ALBERT HERTEL
 1896
 RENEWS: 6/30/2015



CASE NO. **Lu 14-15726 CDP**
 EXHIBIT **C-2**

- LEGEND**
- MONUMENT FOUND AS NOTED.
 - ⊗ BRASS SCREW FOUND IN LEAD IN CONCRETE.
 - () RECORD BEARING AND/OR DISTANCE BY SURVEY NUMBER.
 - [] PROBABLE ORIGIN OF MONUMENT
 - ① SURVEY NUMBER
 - ② QUARTER POINT NUMBER
 - SN SURVEY NUMBER, COUNTY SURVEY RECORDS.
 - PLAT "JOHNSTON ACRES"
 - PP PARTITION PLAT