



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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Date: February 12, 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, including the written response to the approval criteria and to public comments received on this application, 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 14-240380 LDP

GENERAL INFORMATION

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

Owner: Dan Andrew
3439 NE Sandy Blvd #113
Portland, OR 97232

Site Address: 4554 N VANCOUVER AVE

Legal Description: BLOCK 14 N 9.5' OF LOT 11 EXC E 74' LOT 12 EXC E 74', MAEGLY HIGHLAND ADD

Tax Account No.: R526800200

State ID No.: 1N1E22AC 06600

Quarter Section: 2530

Neighborhood: Humboldt, contact Micah Meskel at 503-481-5715.

Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.

District Coalition: Northeast Coalition of Neighborhoods, contact Lokyee Au at 503-388-9030.

Zoning: Residential 1,000 (R1)

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 has requested approval to divide a 4,040 square foot site into three parcels for development of attached houses. The square footage of the proposed parcels are: Parcel 1, 1,485; Parcel 2, 1,129; Parcel 3, 1,426. The site does not contain any trees that are subject to the tree preservation requirements of Title 33. The house previously on the site

has been removed. Sanitary sewer will be provided by an existing main located in N Vancouver Avenue and N Going Street. Sewer service for Parcel 1 will be provided by existing utilities located in N Vancouver Avenue, with service for Parcels 2 and 3 provided by an extension of utilities located in N Going 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 2 units of land. Therefore this land division is considered a partition.

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

FACTS

Site and Vicinity: The site is currently vacant, a single dwelling was removed from the site (14-193152 RS) in 2014. The site is flat, however an excavation for the basement remains on the site and will be used for the new structure. The neighborhood is characterized by a mix of single and multiple family residences. The street grid in the neighborhood is well developed, including contiguous sidewalks. The site is located in close proximity to Humboldt Elementary and Jefferson High School.

Infrastructure:

- **Streets** – The site has approximately 59 feet of frontage on N Vancouver Avenue and 89 feet of frontage on N Going Street. There is one driveway entering the site that served the now demolished house at the site. At this location, the City's Transportation System Plan classifies N Vancouver as a Neighborhood Collector, Transit Access street, City Bikeway, City Walkway and a Community Corridor. N Going is classified as a Local Service street for all modes. At this location, according to City GIS, N Vancouver and N Going are similarly improved with approx 34-ft of paving width(s) and 4-6-2 sidewalk corridors within 60-ft wide r.o.w.
- **Water Service** – There are existing 8-inch water mains in N Vancouver Avenue and N Going Street. Water service for future development can be provided to the site from these mains.
- **Sanitary Service** - There is an existing 6-inch public combination sewer line in N Going Street and a 12 inch public combination sewer line in N Vancouver Avenue.
- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property.

Zoning: The site is zoned R1, Residential 1,000 with the “a” Alternative Design Density overlay zone. The R1 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 2, 2015**. 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:
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.
	33.654.110.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 33.612 contains the density and lot dimension requirements applicable in the R3 through IR zones. The applicant is proposing 3 parcels for attached housing. When single dwelling or duplex development is proposed, the applicant must show how minimum and maximum density will be met at the time of land division. Maximum density is calculated at 1 unit per 1,000 square feet of site area and minimum density is calculated at 1 unit per 1,450 square feet of site area. Therefore, the site has a maximum density of 4 units and a minimum density of 3 units. The required and proposed lot dimensions are shown in the following table:

R1	Minimum lot area (square feet)	Minimum lot width (feet)	Minimum lot depth (feet)	Minimum front lot line (feet)
Attached Houses	none	15	none	15
Parcel 1	1,485	28.91	59	26.91
Parcel 2	1,129	19.09	59	19.09
Parcel 3	1,426	24.00	59	24.00

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

The applicant has proposed to construct three attached houses, one attached houses on each of the parcels. Therefore, three units of density are proposed, meeting the minimum density requirements. The maximum density at the site is four units, leaving an extra unit of density that could be used at the site. While each of the proposed parcels meet the minimum lot dimension requirements for a duplex (10-foot minimum lot line required for duplexes per Table 612-1), attached duplexes are not allowed under the building code. Further, at 19.09 feet wide, Parcel 2 is too narrow to allow for a detached structure and must be developed with an attached structure or a duplex. Therefore, recognizing the applicant's proposal for three attached houses and based on the minimum lot dimension requirements of Table 612-1, the maximum density for each parcel will be set at one unit each. This allowed number of units does not include accessory dwelling units, which count towards meeting minimum density but do not count towards maximum density in multi dwelling zones. The findings above show that the applicable density and lot dimension standards are met. With a condition of approval requiring attached houses to be constructed on Parcels 1, 2 and 3, this criterion can be met.

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

Findings:

Clearing and Grading

The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat. In this case the site is primarily flat, and is not located within the Potential Landslide Hazard Area. Therefore, no significant clearing or grading will be required on the site to make the new lots developable. In addition, there are no trees required to be preserved in the areas where new development on the site is anticipated. This criterion is met.

Land Suitability

The site is currently in residential use, and there is no record of any other use in the past. The applicant has removed the existing house and garage to redevelop the site. The demolition permit (14-193152 RS) has received an approved final inspection. Therefore, 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 has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, and for potential impacts upon transportation services. PBOT 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.

The minimal expected added vehicle trips (2 AM peak hour trip/2 PM peak hour trip/20 total new daily trips) will not adversely impact the operations of area intersections. On-street parking will not be impacted as evidenced by the submitted parking survey which indicates that there is a more than adequate on-street parking supply currently available, and will remain available, with the construction of the proposed project. The proposed project will not have any effect to transit service or any other mode of travel. The transportation system is capable of safely supporting the proposed development in addition to existing uses in the area.

PBOT has reviewed and concurs with the information supplied. 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:

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 Bureau has responded: There is an existing 5/8" metered service (Serial #21301896, Account #2950167600) which provides water to this location from the existing 8" CI water main in N Vancouver Ave. This service resides within the N Vancouver Ave street frontage of the property to the south of this lot, 4544 N Vancouver Ave, and cannot be used to provide water to the proposed development. This existing water service will need to be killed by the Water Bureau at the applicant's expense prior to the Water Bureau signing off on the Final Plat. With a condition of approval, 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 responded that the public sanitary sewer located in N Going Street does not have adequate capacity and a new sewer line must be extended to serve Parcels 2 and 3. Therefore, the applicant must meet public works permit requirements to submit plans and financial assurances for this work or install the sewer prior to final plat approval. The applicant has completed a Concept Approval for the proposed sanitary sewer extension. Therefore, with a condition of approval, the sanitary sewer disposal service standards can be met.

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 applicant has proposed the following stormwater management methods

- **Parcels 1, 2 and 3:** Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. BES has indicated conceptual approval of the drywells. The stormwater management criteria and standards of sections 33.653.020 & .030 have been met.

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 does not meet the noted spacing requirements. However, the site is a corner lot and does not provide any opportunities for through streets or pedestrian connections. Additionally, PBOT has commented:

The location of the subject site within its block is not a desirable location to provide a new public street or pedestrian connection through the block. It is not feasible without eliminating existing development on abutting lot(s), to provide any additional connectivity. Finally, considering the existing size of the subject site, providing a new public street/pedestrian connection through the site (or block) would likely compromise the ability to create one or more of the proposed parcels. These impacts do not make further connectivity through the subject site or block feasible.

In addition, the site is not within an area that has an adopted Master Street Plan, so criterion d. does not apply. For the reasons described above, this criterion is met.

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. In this case Portland Transportation has determined that curb and sidewalk improvements must be made in order to ensure that safe pedestrian travel is possible within the proposed development. The existing street corner must be reconstructed to current ADA standards. With those improvements, two additional dwellings can be safely served by this existing street without having any significant impact on the level of service provided. This criterion is met, with the condition that corner reconstruction 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:** Development standards for attached houses may be found in section 33.120.270.C, which include standards for setbacks, building coverage, building length and appearance.

- **Off Street Parking (33.266.120) :** Generally. Required parking spaces are not allowed within the first 10 feet from a front lot line or in a required front setback, whichever is greater. In addition, on corner lots, required parking spaces are not allowed within the side street setback. Where non-required parking is provided on a site, at least one parking space (required or not required) must meet the standards for required parking stated in Paragraph C.1. A non-required parking space is allowed within the first 10 feet from a front lot line or in a required front setback if it is in a driveway immediately behind a required parking space (See Figure 266-1, Non-Required Parking). On a corner lot, where the driveway is in the required side setback, a non-required space is allowed within the first 10 feet from the side street lot line or in the required side setback if it is in a driveway immediately behind a required parking space.

OTHER TECHNICAL REQUIREMENTS

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

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

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

- The applicant must meet the requirements of the Fire Bureau in regards to addressing requirements; ensuring adequate hydrant spacing, and flow 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 three 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: public sanitary sewer extension and required improvements to the street corner. With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

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

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

Streets

1. The applicant shall meet the requirements of the City Engineer for right of way improvements to construct the existing corner to current ADA standards or provide appropriate bonding/sureties. The applicant must obtain an approved Right Of Way permit from the Portland Bureau of Transportation for the work.

Utilities

2. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public sewer main in N Going Street. The public sewer extension requires a Public Works Permit, which must be initiated and at a stage acceptable to BES prior to final plat approval. As part of the Public Works Permit, the applicant must provide engineered designs, and performance guarantees for the sewer extension to BES prior to final plat approval. Alternatively, the applicant may complete construction of the public sewer to BES requirements prior to final plat approval.
3. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant spacing and 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.
4. The applicant shall meet the requirements of the Water Bureau to remove the existing 5/8 inch metered service.

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

1. Parcels 1, 2 and 3 must be developed with attached homes.
2. The applicant must provide a fire access way that meets the Fire Bureau requirements related to addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measure to the bottom of the eave of the structure or the top of the parapet for a flat roof.

Staff Planner: Brandon Rogers

Decision rendered by:  **on February 10, 2016**

By authority of the Director of the Bureau of Development Services

Decision mailed February 12, 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 November 20, 2014, and was determined to be complete on **February 26, 2015**.

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 November 20, 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 requested that the 120-day review period be extended by 245 days (Exhibit G.3). Therefore, the **120 days will expire on: February 26, 2016**

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

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

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

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

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

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

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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original Submittal/Applicant's Narrative
 - 2. Revised Submittal/Applicant's Response to Incomplete Letter
 - 3. Parking Analysis
 - 4. Simplified Stormwater Report
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Existing Conditions Plan/Preliminary Land Division Plan/Proposed Improvements Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services Original Response and Addendum
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development section of BDS; Screenshot from Tracks Illustrating "No Concerns" Response.
 - 6. Urban Forestry
 - 7. Life Safety Section of BDS
- F. Correspondence: none
- G. Other:
 - 1. Original Land Use Application
 - 2. Incomplete Letter
 - 3. 120-day Extension

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. LU 14-240380 LDP
 1/4 Section 2530
 Scale 1 inch = 200 feet
 State_Id 1N1E22AC 6600
 Exhibit B (Nov. 21, 2014)

EXISTING CONDITIONS, PROPOSED DEVELOPMENT,
UTILITY PLAN AND TENTATIVE PLAN FOR A PROPOSED
PARTITION PLAT, LOT 12 EXCEPT EAST 74.00' AND
NORTH 9.50' OF LOT 11, EXCEPT EAST 74.00',
BLOCK 14, MAEGLY HIGHLAND ADDITION
PER DOCUMENT NO. 2014-050247
SITUATED IN THE NE 1/4 OF SECTION 22 T.1N., R.1E., W.M.
CITY OF PORTLAND
MULTNOMAH CO., OREGON

MARY ASSOCIATES
18615 E. BURNSIDE STREET
PORTLAND, OR 97233
TEL: 503-667-3550
FAX: 503-668-8666
EMAIL: DALE@MARYASSOCIATES.NET

DATE DRAWN: SEPTEMBER 23, 2014
DRAWING NO: 14075EXC
PROJECT NO: 14075
REVISED: OCTOBER 28, 2014
REVISED: OCTOBER 01, 2014
REVISED: OCTOBER 27, 2014
REVISED: FEBRUARY 23, 2015

ZONING:
R10
SITE SIZE:
4040 SQUARE FEET

PARCEL DATA:
EAST: 74.00' AND NORTH 9.50' OF LOT 11, EXCEPT EAST 74.00';
BLOCK 14, MAEGLY HIGHLAND ADDITION PER DOCUMENT NO. 2014-050247
BENCH MARK:
CITY OF PORTLAND 3" BRASS DISC; BM NO. 421, 1" SOUTH SW CORNER,
SW GOING STREET AND SW GANTEREN AVENUE, ELEVATION = 197.34 COP DAUM

NOTES & LEGEND:

- "E" DEPICTS 15X25 CURB INLET
- "M" DEPICTS SANITARY SEWER MANHOLE
- "W" DEPICTS WATER VALVE
- "G" DEPICTS GAS VALVE
- "P" DEPICTS POWER POLE
- "123.456" DENOTES GROUND ELEVATION AT ITEM NOTED
(ELEVATION IS AT DECIMAL POINT)
- "123.4567" DENOTES GROUND ELEVATION AT ITEM NOTED
(ELEVATION IS AT DECIMAL POINT)
- "123.456" DENOTES CENTERLINE ELEVATION
(ELEVATION IS AT DECIMAL POINT)
- "123.45(122.95)" DENOTES TOP CORB(GUTTER) ELEVATION
(ELEVATION IS AT TOP CORB DECIMAL POINT)
- "123.45(6)" DENOTES GUTTER ELEVATION
(ELEVATION IS AT DECIMAL POINT)
- "C/LC" DENOTES CHAIN LINK FENCE
- "O" DEPICTS CHAIN LINK FENCE
- "B/C" DENOTES BOARD FENCE
- "W" DEPICTS BOARD FENCE
- "W" DEPICTS WATER LINE
- "S" DEPICTS SEWER LINE
- "PW" DEPICTS PROPOSED WATER LINE
- "PS" DEPICTS PROPOSED SEWER LINE
- "S" DEPICTS SQUARE FEET
- "M" DEPICTS PROPOSED DRYWELL
- "PW" DENOTES PROPOSED DRIVEWAY

NOTE: WATER METER SEARCHED FOR, NOT FOUND.
UTILITIES ARE LOCATED AS SHOWN PER FIELD TIES OR CITY OF
PORTLAND RECORDS. UTILITY LOCATIONS SHOULD BE FIELD
VERIFIED BEFORE CONSTRUCTION.

