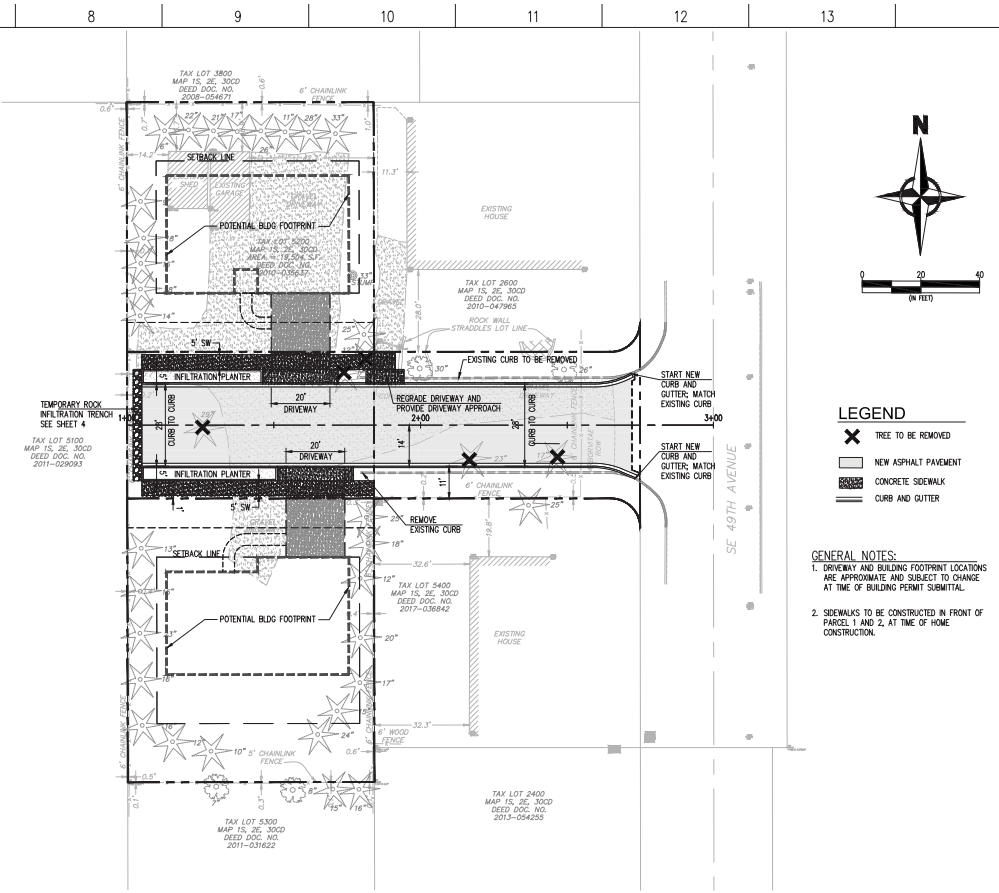


PRELIMINARY PARTITION PLAT
SCALE: 1" = 20'



PROPOSED STREET PLAN
SCALE: 1" = 20'

- LEGEND**
- TREE TO BE REMOVED
 - NEW ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CURB AND GUTTER
- GENERAL NOTES:**
1. DRIVEWAY AND BUILDING FOOTPRINT LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT TIME OF BUILDING PERMIT SUBMITTAL.
 2. SIDEWALKS TO BE CONSTRUCTED IN FRONT OF PARCEL 1 AND 2, AT TIME OF HOME CONSTRUCTION.

SITE SUMMARY

ZONING: R-7 LOW-DENSITY RESIDENTIAL DISTRICT		MINIMUM SETBACKS	
SITE AREA:		FRONT YARD	20'
TL 2500	= 4,577 SF	REAR YARD	20'
TL 5200	= 19,504 SF	SIDE YARD	5' ON ONE SIDE AND 10' ON THE OTHER (FOR INTERIOR LOTS)
TOTAL	= 24,081 SF	STREET SIDE YARD	20' FOR CORNER LOTS
TOTAL PROPOSED LOTS: 2			
PARCEL 1	= 7,160 SF		
PARCEL 2	= 8,136 SF		
RIGHT OF WAY DEDICATION (TL 5200)	= 4,208 SF		
RIGHT OF WAY DEDICATION (TL 2500)	= 4,577 SF		
TOTAL	= 24,081 SF		

No.	Date	By	Revision Description

Designed By:	Issue Date:
SN/BD	05/15/19
Drawn By:	Issue:
SN/BD	PRELIMINARY
Checked By:	Project No.
BD	20-628-001



**49TH AVE PARTITION
NEAR SE 49TH/MULLAN
MILWAUKIE, OR 97222**

**PRELIMINARY
PARTITION PLAT AND
STREET PLAN**

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