

“ SE King MLP ”

3 Parcel Minor Land Partition at
5053 SE King Road, Milwaukie in
Clackamas County, Oregon

5053 SE KING RD,
MILWAUKIE, OR,
97222
Clackamas County
T1S R2E S30
Latitude: 45.448467, Longitude: -122.611276

OWNER :

Renat Zhancius
Z and R Design LLC
13486 SE 97th Avenue
Clackamas, Oregon 97015
Phone (971) 413- 6057

LAND PLANNING/ ENGINEERING :

Tech. Engineering (John)
PO Box 80483
Portland, Oregon 97280
Phone (503) 819- 6494

LAND SURVEYOR :


KLS Surveying, Inc.
1224 Alder Street
Vernonia, Oregon 97064
Phone (503) 429- 6115

INDEX TO DRAWINGS

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TAXLOT INFORMATION

Tax Lot ID:	12E30CD06100
R Number:	79818
Tax Lot Size:	0.67 acres
Building Area	1375
Market Total Value	\$373,214.00
Land Use	SFR
Year Built	1935

 <p>TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819- 6494</p>	Owner – Developer :	Renat Zhancius 13486 SE 97 th Avenue Clackamas, Oregon 97015
	Project :	“ SE King MLP ” 5053 SE King Road Milwaukie, Oregon 97222
Sheet Title :		Cover Sheet, Vicinity Map and General Information
		Drawn By : JDJ
		Checked By : TLA
		Date : October, 2021
		Project : 5053 - 21
		Sheet 1 of 7

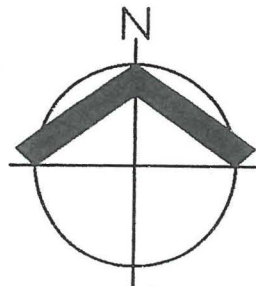
TOWN AND COUNTRY NO.3 BLK. 2

DOC. NO.88-38683
DOC. NO.2004-111856

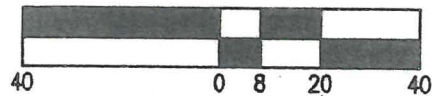
10211 SE 51ST AVE

S 89°43'18" E 100.77'

51ST AVENUE



SCALE: 1" = 40 FEET



5027 SE KING RD

N 00°12'29" E 291.91'

127.0'

S 00°13'12" W 166.71'

10276 SE 51ST AVE

CEDAR 30

OAK 27

38.3'

DOC. NO.2004-115490

DOC. NO.2005-024995

5.9'

5011 SE KING RD

ALDER 13

MAPLE 41

CEDAR 24

CEDAR 38

CEDAR 29

CEDAR 18

FIR 36

5107 SE KING RD

120.6'

N 89°43'18" W 99.98'

30'

centerline

SE KING ROAD (CR # 132)

30'

SE HOME AVE.
(CR # 2353)

MINTHORN ADDITION BLK 10

5053 SE KING RD,
MILWAUKIE, OR,
97222

Clackamas County

T1S R2E S30

Latitude: 45.448467, Longitude: -122.611276

TAXLOT INFORMATION

Tax Lot ID: 12E30CD06100

R Number: 79818

Tax Lot Size: 0.67 acres

Building Area: 1375

Market Total Value: \$373,214.00

Land Use: SFR

Year Built: 1935



TECH. ENGINEERING
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Phone (503) 819-6494

Owner - Developer : Renat Zhancius
13486 SE 97th Avenue
Clackamas, Oregon 97015

Project : " SE King MLP "
5053 SE King Road
Milwaukie, Oregon 97222

Sheet Title : Existing Conditions Plan

Drawn By : JDJ

Checked By : TLA

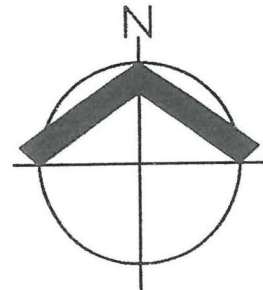
Date : October, 2021

Project : 5053 - 21

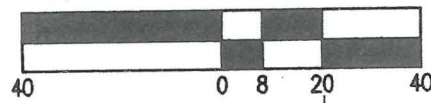
Sheet 2 of 7

TOWN AND COUNTRY NO.3

DOC. N
DOC. N



SCALE: 1" = 40 FEET



DOC. NO.2004-115490

DOC. N

SE HOME AVE.
(CR # 2353)



51ST AVENUE

SE KING ROAD (CR # 132)

5053 SE KING RD,
MILWAUKIE, OR,
97222

Clackamas County
T1S R2E S30
Latitude: 45.448467, Longitude: -122.611276

TAXLOT INFORMATION

Tax Lot ID:	12E30CD06100
R Number:	79818
Tax Lot Size:	0.67 acres
Building Area	1375
Market Total Value	\$373,214.00
Land Use	SFR
Year Built	1935



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5053 SE King Road
Milwaukie, Oregon 97222

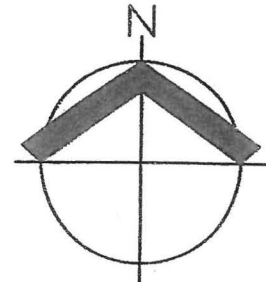
Sheet Title :
Aerial Photo Map

Drawn By :	IDJ
Checked By :	TLA
Date :	October, 2021
Project :	5053 - 21
Sheet	3 of 7

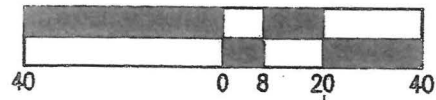
DOC. NO.89-38683
DOC. NO.2004-111859

8690 sf
(Minus Flag Pole)
10,075 sf
(Including Flag Pole)

5027 SE KING RD



SCALE: 1" = 40 FEET



DOC. NO.2004-115490

DOC. NO.2005-024995

NOTES :

Existing Driveway at westerly Side of property to be removed and new access to be constructed as depicted on this plan.

The existing house at 5053 SE King will remain, all other outbuildings to be removed.

Existing 41" Oak/ Maple Tree Proposed to be removed, all Other trees shown on the Existing Conditions Plan are Proposed to be retained.

N 00°12'29" E 291.91'

5.9'

104.90'

90'

90'

90'

90'

90'

30'

30'

10.00' PUE N 89°43'18" W 99.98'

centerline

S 89°43'18" E 100.77'

97.01'

40'

44'

20'

70'

18.3'

30.6'

2.50'

65.2'

106'

17.5'

17.5'

64.98'

35'

Parcel 3
10,445 sf
(Minus Flag Pole)
13,367 sf
(Including Flag Pole)

Parcel 2
8690 sf
(Minus Flag Pole)

Existing House at
5053 to be renovated
and to Remain.

Parcel 1
5858 sf

10211 SE 51ST AVE

51ST AVENUE

291.91'

S 00°13'12" W 166.71'

10255 SE 51ST AVE

10276 SE 51ST AVE

5107 SE KING RD

5085 SE KING RD

S 00°33'08" W 125.20'

SE KING ROAD (CR # 132)

SE HOME AVE.
(CR # 2353)

MINTHORN ADDITION BLK 10

5053 SE KING RD,
MILWAUKIE, OR,
97222

Clackamas County
T1SR2E S30

Latitude: 45.448467, Longitude: -122.611276

TAXLOT INFORMATION

Tax Lot ID: 12E30CD06100
R Number: 79818
Tax Lot Size: 0.67 acres
Building Area: 1375
Market Total Value: \$373,214.00
Land Use: SFR
Year Built: 1935



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Owner - Developer : Renat Zhancius
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Clackamas, Oregon 97015

Project : " SE King MLP "
5053 SE King Road
Milwaukie, Oregon 97222

Sheet Title : Preliminary Plat

Drawn By : JDJ

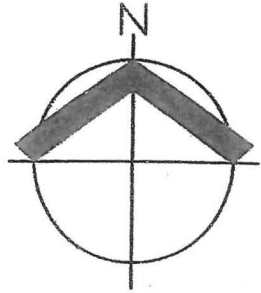
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Date : October, 2021

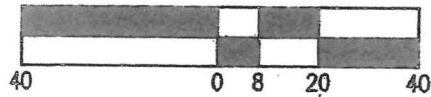
Project : 5053 - 21

Sheet 4 of 7

DOC. NO. 88-38683
DOC. NO. 2004-111858



SCALE: 1" = 40 FEET



DOC. NO. 2004-115490

DOC. NO. 2005-024995

NOTES :

The required setbacks for Parcel 1 are 20' front and rear, with 5' foot side Yards. Required setbacks for Parcels 2 and 3 (flag lots) are 30' front and Rear, with 10 feet side yards.

The building envelope for Parcel 1 is Generally 50 foot deep, and 54 feet Wide. The existing house on Parcel 2 Will be renovated and will remain. (the westerly side yard of 5.9' is an Existing condition, and will be allowed To remain as is). The building envelope For Parcel is generally 38 feet deep, and 80 feet wide.

30'

30'

SE HOME AVE.
(CR # 2353)

Building Envelopes (typical)

5027 SE KING RD

centerline

N 89°43'18" W 99.98'

MINTHORN ADDITION BLK 10

N 00°12'29" E 291.91'

5.9'

Parcel 1
5858 sf

Parcel 2
8690 sf
(Minus Flag Pole)

Parcel 3
10,445 sf
(Minus Flag Pole)

S 89°43'18" E 100.77'

Existing House at 5053 to be renovated and to Remain.

10211 SE 51ST AVE

S 00°13'12" W 166.71'

10255 SE 51ST AVE

4.00'

11.00'

S 00°33'08" W 125.20'

Crosshatching depicts Proposed 12' wide AC Driveway serving Parcels 1 thru 3.

5085 SE KING RD

SE KING ROAD (CR # 132)

51st AVENUE

10276 SE 51ST AVE

5107 SE KING RD

5053 SE KING RD,
MILWAUKIE, OR,
97222

Clackamas County
T1S R2E S30

Latitude: 45.448467, Longitude: -122.611276

TAXLOT INFORMATION

Tax Lot ID: 12E30CD06100
R Number: 79818
Tax Lot Size: 0.67 acres
Building Area: 1375
Market Total Value: \$373,214.00
Land Use: SFR
Year Built: 1935



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Clackamas, Oregon 97015

Project : " SE King MLP "
5053 SE King Road
Milwaukie, Oregon 97222

Sheet Title : Building Envelope Plan

Drawn By : JDJ

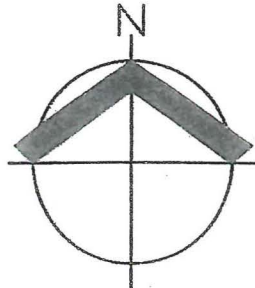
Checked By : TLA

Date : October, 2021

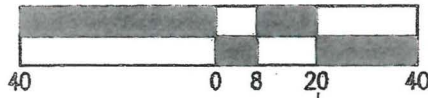
Project : 5053 - 21

Sheet 5 of 7

DOC. NO.88-38683
DOC. NO.2004-111858



SCALE: 1" = 40 FEET



Building Envelopes (typical)

5027 SE KING RD

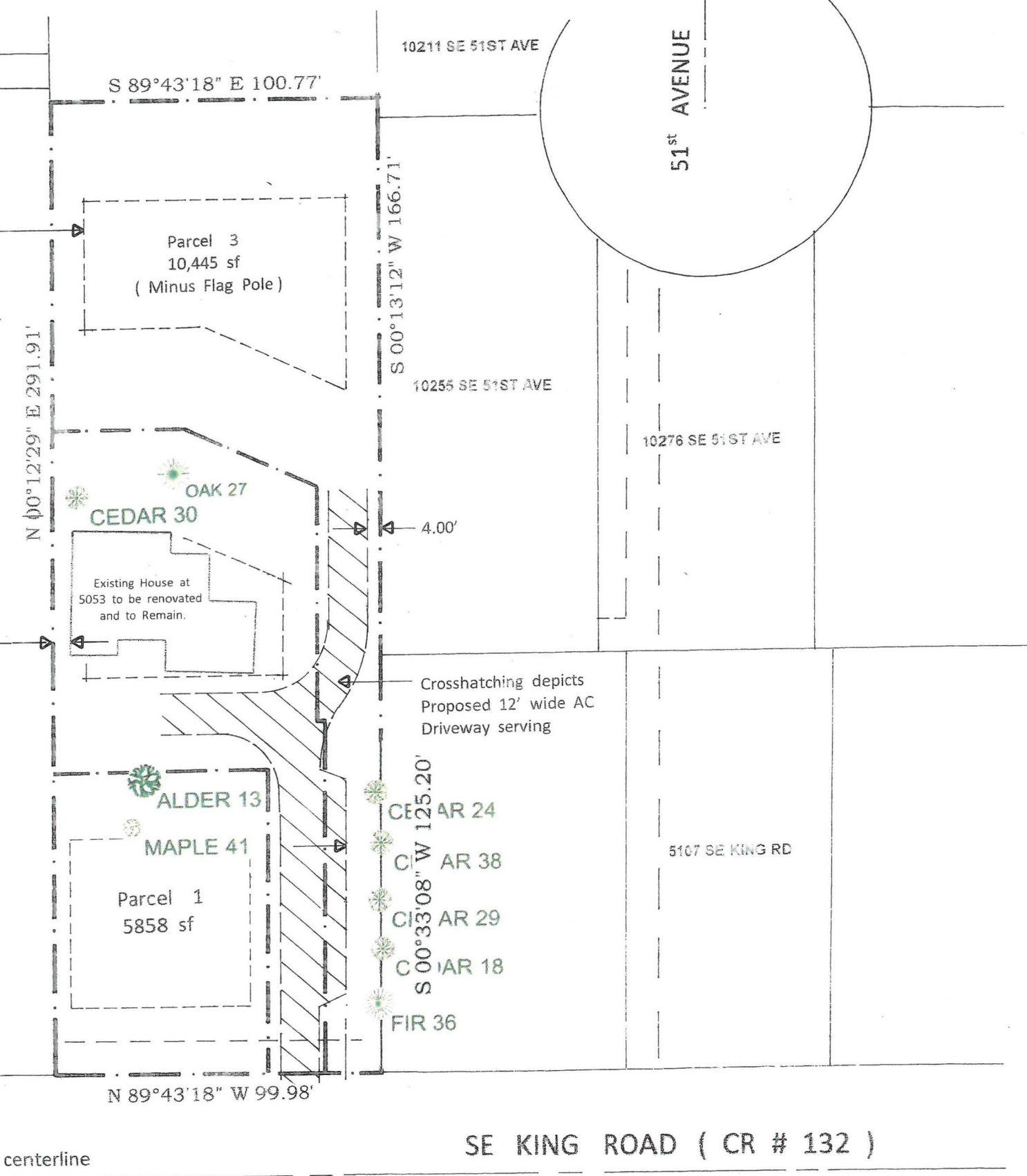
DOC. NO.2004-115490

DOC. NO.2005-024295

NOTES :

The required setbacks for Parcel 1 are 20' front and rear, with 5' foot side Yards. Required setbacks for Parcels 2 and 3 (flag lots) are 30' front and Rear, with 10 feet side yards.

The building envelope for Parcel 1 is Generally 50 foot deep, and 54 feet Wide. The existing house on Parcel 2 Will be renovated and will remain. (the westerly side yard of 5.9' is an Existing condition, and will be allowed To remain as is). The building envelope For Parcel is generally 38 feet deep, and 80 feet wide.



5053 SE KING RD,
MILWAUKIE, OR,
97222

Clackamas County
T1S R2E S30
Latitude: 45.448467, Longitude: -122.611276

TAXLOT INFORMATION

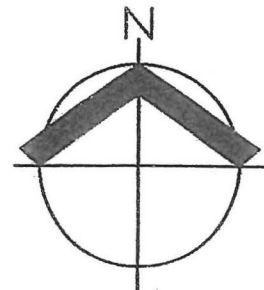
Tax Lot ID:	12E30CD06100
R Number:	79818
Tax Lot Size:	0.67 acres
Building Area	1375
Market Total Value	\$373,214.00
Land Use	SFR
Year Built	1935

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	<p>Owner - Developer : Renat Zhancius 13486 SE 97th Avenue Clackamas, Oregon 97015</p>
<p>Project : " SE King MLP "</p>	<p>5053 SE King Road Milwaukie, Oregon 97222</p>
<p>Sheet Title :</p>	<p>Building Envelope Plan With Existing Trees</p>
<p>Drawn By :</p>	<p>JDJ</p>
<p>Checked By :</p>	<p>TLA</p>
<p>Date :</p>	<p>October, 2021</p>
<p>Project :</p>	<p>5053 - 21</p>
<p>Sheet</p>	<p>5A of 7</p>

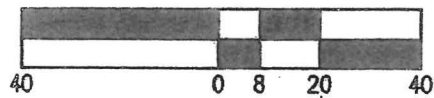
SE HOME AVE.
(CR # 2353)

TOWN AND COUNTRY NO.3 BLK. 2

DOC. NO. 88-38683
DOC. NO. 2004-111858



SCALE: 1" = 40 FEET



5027 SE KING RD

Existing Contours (typical)

Parcel 3
10,445 sf
(Minus Flag Pole)

N 0°12'29" E 291.91'

Parcel 2
8690 sf
(Minus Flag Pole)

Existing House at 5053 to be renovated and to Remain.

10211 SE 51ST AVE

51ST AVENUE

Spot Elevations Proposed Finished Elevations (typical)

Crosshatching depicts Proposed 12' wide AC Driveway serving Parcels 1 thru 3.

Existing Contours (typical)

5107 SE KING RD

5085 SE KING RD

SE KING ROAD (CR # 132)

N 89°43'18" W 99.98'

S 00°33'08" W 125.20'

centerline

MINTHORN ADDITION BLK 10

NOTES :

Existing Driveway at westerly Side of property to be removed and new access to be constructed as depicted on this plan.

The existing house at 5053 SE King will remain, all other outbuildings to be removed.

Existing 41" Oak/ Maple Tree Proposed to be removed, all Other trees shown on the Existing Conditions Plan are Proposed to be retained.

CB and Drywell Location
CB Grate = 175.10

Parcel 1
5858 sf

5053 SE KING RD,
MILWAUKIE, OR,
97222

Clackamas County
T1S R2E S30
Latitude: 45.448467, Longitude: -122.611276

TAXLOT INFORMATION

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Project : " SE King MLP "
5053 SE King Road
Milwaukie, Oregon 97222

Sheet Title : Grading Plan

Drawn By : JDJ
Checked By : TLA
Date : October, 2021
Project : 5053 - 21
Sheet 6 of 7

SE HOME AVE.
(CR # 2353)

172'

30'
30'

174'

175.5

176.0

176'

11.00'

175.5

175.8

176.4

176'

178'

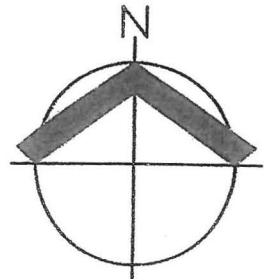
180'

184'

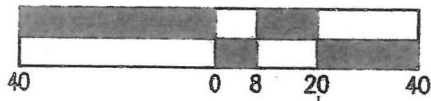
182'

178'

DOC. NO.88-38685
DOC. NO.2004-111859



SCALE: 1" = 40 FEET



8690 sf
(Minus Flag Pole)
10,075 sf
(Including Flag Pole)

5027 SE KING RD

S 89°43'18" E 100.77'

10211 SE 51ST AVE

51ST AVENUE

Parcel 3
10,445 sf
(Minus Flag Pole)
13,367 sf
(Including Flag Pole)

S 00°13'12" W 166.71'

10255 SE 51ST AVE

10276 SE 51ST AVE

97.01'

N 00°12'29" E 291.91'

Parcel 2
8690 sf
(Minus Flag Pole)

291.91'

Proposed Catch Basin and Drywell for Storm Water Disposal.

30'

40'

5.9'

104.90'

90'

65.2'

90'

106'

90'

30'

30'

centerline

10.00' PUE

40'

44'

20'

70'

30.6'

2.50'

64.98'

85'

17.5'

17.5'

85'

106'

106'

Parcel 1
5858 sf

5107 SE KING RD

5085 SE KING RD

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5085 SE KING RD

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5085 SE KING RD

5085 SE KING RD

5085 SE KING RD

5085 SE KING RD

Proposed 4" PVC sanitary Sewer laterals serving Parcels 2 and 3.

Proposed Water Service Serving Parcel 3 (typical)

Existing 8" Public Sanitary Sewer Line

SE KING ROAD (CR # 132)

Existing Public Water Line

Existing Sanitary sewer Lateral to be Capped and Utilized as sewer service For Parcel 1.

Existing Water Service to be Utilized for Parcel 1.

NOTES :

LEGEND :



Existing Water Service



Proposed Water Service



Proposed 4" PVC Sanitary Sewer Service



Proposed Storm Line

5053 SE KING RD,
MILWAUKIE, OR,
97222

Clackamas County
T1S R2E S30

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Sheet Title : Utilities Plan

Drawn By : JDJ

Checked By : TLA

Date : October, 2021

Project : 5053 - 21

Sheet 7 of 7

SE HOME AVE.
(CR # 2353)

MINTHORN ADDITION BLK 10