



**MILWAUKIE PLANNING**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206  
 503.786.7600  
 planning@milwaukieoregon.gov

# Preapplication Request Form

File #: \_\_\_\_\_

Meeting Date: 10/13/22 Time: 10-11am Location: 6101 SE Johnson Creek Blvd Today's Date: 9/27/22

**Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.**

The purpose of the preapplication conference is to acquaint the applicant or applicant's representative with the requirements of the municipal code in preparation for submission of a land use application, including relevant approval criteria, development standards, and procedures. The preapplication conference is not an exhaustive review of all potential issues or requirements. Furthermore, the information provided by the City is not binding, and it does not preclude the City from raising new issues or identifying additional requirements during the land use review process. (MMC 19.1002 Preapplication Conference)

Although the primary purpose is as stated above, preapplication conferences may also be used as part of a due diligence process to obtain a higher degree of certainty about a property development. An applicant is not required to be the property owner to request a preapplication conference.

**SITE INFORMATION:**

Site Address: 10903 SE Home Ave Map & Tax Lot(s): 12E31BA10990 Zone: R7

**PROPOSAL** (brief description):

Land division (replat) to create Parcel 2 flag lot with variance to build single-family detached dwelling with 22.5' front & back setbacks

**APPLICANT:**

Project Contact Name: Joseph Traydak Company: owner

Mailing Address: 10903 SE Home Ave Zip: \_\_\_\_\_

Phone(s): (707) 953-9048 Email: reddest\_man@msn.com

# of Expected Attendees: 1-2  Owner  Architect  Contractor  
 Representative  Engineer  Other: \_\_\_\_\_

**REQUESTED MEETING TYPE:**

- Preapplication Meeting—1<sup>st</sup> meeting free; 2<sup>nd</sup> meeting \$50; Subsequent meetings \$100/mtg.**
  - Optional meeting with 2 City staff. No meeting notes are provided by staff.
  - Staff will coordinate meeting date and time once Submittal Information (listed on reverse) is received.
- Preapplication Conference—\$200**
  - Optional or required meeting with 3 or more staff. Meeting notes are provided by staff 2 weeks after the conference.
  - City staff from the Planning, Building, Engineering, and Public Works departments usually attend. Other public agencies (such as the Fire District) may attend as necessary.
  - Appointment times are Thursdays from 10:00 a.m.–11:00 a.m.
  - Appointments are scheduled on a first-come, first-served basis. Preapplication Requests must be submitted during counter hours, and by 12:30 p.m. every Thursday for the first appointment available.
  - Appointments must be made no less than **three weeks** before the desired meeting date for **Major projects** (e.g. commercial, industrial, multi-family, subdivisions) and no less than **two weeks** in advance of the desired meeting date for **Minor projects\*** (e.g. single family, ADUs, partitions).
- Transportation Impact Study Review—\$100**
  - Mandatory second meeting if the project requires a Transportation Impact Study (TIS).
  - To be scheduled after completion of a TIS by the applicant's engineer.

**IMPORTANT INFORMATION ON REVERSE SIDE**

## PREAPPLICATION REQUEST CHECKLIST:

Once submitted, application materials and applicant information become public record as well as constitute permission for staff to access the site in preparation for the meeting/conference.

**Preapplication Meeting:** Please submit electronic copies of the required information.

Minimum Requirements:

- Completed Request Form and accompanying fee (if any)
- Preliminary site plan and building plans, showing existing and proposed features. (Plans do not need to be professionally prepared, just accurate and reliable.)
- A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
- A list of all questions or issues the applicant would like the City to address.

**Preapplication Conference:** Please submit electronic copies of the required information. Please refer to the Development Project Checklist for a list of items that may be applicable to your project.

Minimum Requirements

- Completed Request Form and accompanying fee.
- Narrative: A detailed description of your proposal and any specific questions you have. Include a brief description of the physical context of the site, including a map showing the site and surrounding properties.
- A list of all questions or issues the applicant would like the City to address.
- Proposed elevations
- Site/Plot Plan that includes (if applicable)
  - Parcel and building setback dimensions
  - Existing and proposed structures
  - Location and dimension of existing and proposed easements, access, and driveways
  - Location of existing and proposed utilities: storm, sanitary sewers, and water (including size of service and street location)
  - Width of adjacent right-of-way
  - Existing streets abutting the property
  - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building)
  - Slope map (if slope is 25% or more)
  - Significant tree locations (all trees with a caliper over 6 inches) (Note new tree code: [www.milwaukieoregon.gov/trees](http://www.milwaukieoregon.gov/trees))
  - Proposed stormwater detention system with topographic contours
  - Location of onsite and adjacent natural resources
  - Circulation system for vehicles, pedestrians, and bicycles

**For Office Use Only:**

- \*Project Type:**
- Minor Developments (e.g. single-unit detached dwellings, ADUs, middle housing, partitions): 2 weeks required for review
  - Major Developments (e.g. commercial, industrial, multi-unit, subdivisions, and middle housing developments with more than 4 units): 3 weeks required for review

- Routing:  File                       Planning (2)                       Engineering (2)                       Building
- Development Manager               Public Works                       Fire                       CD Director (development)

**Pre-Application Conference: Proposal and Narrative – 10903 SE Home Ave**

**Application Checklist Sections summarized below (Pre-App Conference Review 10/12/22):**

1. Applicant is proposing a land division (replat) to create a Parcel 2 Flag Lot with variance to build a single-family detached dwelling with 22.5' front and back setbacks (25% variance/reduction to flag lot 30' front and rear setbacks). The Preliminary Partition Plat Narrative, Plat Notes, and Declaration, together with the Existing Conditions Map (ECM) and Supplemental Map show compliance with Land Division Ordinance Section 17.12 Application Procedure and Approval Criteria for **Section D. Partitions**. The Site Plan shows the proposed single-family dwelling and 22.5' setbacks.

**Main Questions from Applicant** – Review and confirm Sections 2c – 2f below as required for complete application. Review and confirm ECM plus Supplemental Map address requirements in Sections 4a-h. Review and confirm Preliminary Plat plan addresses Section 5a-j requirements. Review and confirm Sections 6-11, noting which are required for application and those that can be included with the application for building permits (for example, Sections 8-11). Review and confirm Type II Variance application and development standards compliance for 22.5' flag lot front and rear setbacks.

2. Proposal complies with Land Division Ordinance Section 17.16 Application Requirements and Procedures accompany applications for partition as listed below:
  - A. Application form signed by all owners of property included in the proposal
  - B. Application fee as adopted by the City Council
  - C. Completed and signed “partition checklist” form
  - D. All information specified on “partition checklist”
  - E. Requirements and information specified in Chapter 17.20; and
  - F. Any additional information as may be needed to demonstrate compliance with approval criteria. (Ord. 1907 (Attach. 1), 2002)
3. Detailed description of how the proposal and application complies with Land Division Ordinance Section 17.20 Preliminary Plat including the following minimum requirements.
  - a. Preliminary Plat, ECM, and Supplemental prepared by Centerline Concepts, Land Surveying Inc., an Oregon registered land surveyor.
  - b. The following general information is submitted with the preliminary plat:
    - 1) Proposed name Partition Plat No. 2022- noted on preliminary partition plat.

- 2) Appropriate identification shown in Plat Notes stating the map is a preliminary plat subject to the conditions imposed by the City of Milwaukee.
- 3) Location by section, township, and range; and a legal description sufficient to define the location and boundaries of the area to be divided.
- 4) Names and addresses of the owner, subdivider, and engineer or surveyor.
- 5) Other information as may be specified on application forms and checklists prescribed by the Planning Director.

c. Vicinity map shall be drawn at an appropriate scale, showing all existing subdivisions, streets, and unsubdivided land between the proposed subdivision and the nearest existing arterial or collector streets; and showing how proposed streets may be extended to connect with existing streets. At a minimum, the vicinity map shall depict future street connections for land within 400 ft of the subject property.

4. Existing conditions map (ECM) – Review and confirm.
5. Preliminary Plat Plan – Review and confirm.
6. A conceptual plan shall be provided for complete subdivision or partitioning of the property, as well as any adjacent vacant or underutilized properties, so that access issues may be addressed in a comprehensive manner. The concept plan shall include documentation that all options for access have been investigated including shared driveways, pedestrian accessways, and new street development.
7. A detailed narrative description demonstrating how the proposal meets all applicable provisions of this title and Title 19.
8. Plans and drawings as necessary to demonstrate compliance with all applicable provisions of chapters of this title and Title 19.
9. A drainage summary report and plan that demonstrates estimated pre- and post-development flows, stormwater collection and management measures, and proposed discharges.
10. Proposed deed restrictions, if any, in outline form.
11. Improvements to be made by the developer and the approximate time such improvements are to be completed. Sufficient detail regarding proposed improvements shall be submitted so that they may be checked for compliance with the objectives of this title, State law, and other applicable City ordinances. If the nature of the improvements is such that it is impractical to prepare all necessary details prior to approval of the preliminary plat, the additional details shall be submitted with the request for final plat approval.

#### **Type II Variance Request and Compliance with 19.301.4 Development Standards**

This proposal meets the development standards in Table 19.301.4 for a lot size of 7000 sqft and up.

The Type II variance request is to reduce the Parcel 2 flag lot front and rear setbacks (Subsection 19.504.7 Flag Lot and Back Lot Design and Development Standards) from 30' down to 22.5' (25% reduction to 30' flag lot setbacks as noted below) to build a single detached dwelling.

# EXISTING CONDITIONS MAP

LOCATED IN THE  
N.W. 1/4 SECTION 31, T.1S., R.2E., W.M.  
CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON  
AUGUST 9, 2022 SCALE 1"=10'

## SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 88.  
THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER THE PLAT OF "HOMWOOD PARK", RECORDS OF CLACKAMAS COUNTY.  
NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE, ETC.  
NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.

## UTILITY NOTES:

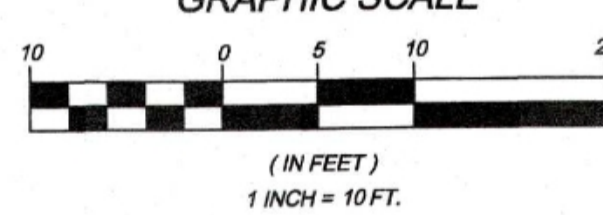
THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP ARE SHOWN BASED ON A COMBINATION OF INFORMATION, INCLUDING VISIBLE ABOVE GROUND STRUCTURES, AVAILABLE AS BUILT AND GIS MAPPING FROM LOCAL JURISDICTIONS, AS WELL AS SURFACE MARKINGS BY ONE CALL.  
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.  
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.  
THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.  
INVERT ELEVATIONS AND PIPE SIZES SHOWN ARE APPROXIMATE ONLY, BASED ON FIELD OBSERVATIONS AS WELL AS AVAILABLE AS-BUILT DATA. ALL PIPE SIZES SHALL BE FIELD VERIFIED BY THE OWNER, ENGINEER, CONTRACTOR, AND GOVERNING AGENCY PRIOR TO ANY CONSTRUCTION ACTIVITY. SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY PIPE SIZES SHOWN ON THIS SURVEY.

## LEGEND:

Some Symbols shown may not be used on map

- |  |                       |
|--|-----------------------|
| 12" DECIDUOUS TREE                                       | ○ TRAFFIC SIGNAL POLE |
| 24" EVERGREEN TREE                                       | ○ UTILITY POLE        |
| DEAD TREE  | ○ LIGHT POLE          |
| ○ STORM SEWER MANHOLE                                    | ○ GUY WIRE            |
| □ CATCH BASIN  | □ ELECTRIC BOX        |
| □ CURB INLET   | □ ELECTRIC METER      |
| □ AREA DRAIN   | □ TRANSFORMER         |
| □ DITCH INLET  | □ ELECTRIC RISER      |
| ○ SANITARY SEWER CLEANOUT                                | □ HEAT PUMP           |
| ○ SANITARY SEWER MANHOLE                                 | ○ GATE POST           |
| ○ FIRE HYDRANT   | □ CABLE TV BOX        |
| ○ WATER MANHOLE  | □ CABLE TV RISER      |
| ○ WATER METER  | ○ OVERHEAD LINE       |
| ○ WATER VALVE  | ○ GAS LINE            |
| ○ HOSE BIB   | ○ ELECTRICAL LINE     |
| ○ IRRIGATION CONTROL VALVE                               | ○ COMMUNICATIONS LINE |
| ○ GAS VALVE  | ○ SANITARY SEWER LINE |
| ○ GAS METER  | ○ STORM DRAIN LINE    |
| ○ UTILITY RISER  | ○ WATER LINE          |
| ○ UTILITY BOX  | ○ FENCE LINE          |
| ○ TELEPHONE MANHOLE                                      | ○ HANDRAIL            |
| ○ TELEPHONE RISER  | ○ ARBORVITAE ROW      |
| ○ STORM OUTFALL  | ○ CONCRETE SURFACE    |
| ○ SIGN   | ○ ASPHALT SURFACE     |
| ○ BOLLARD  |                       |
| ○ FOUND MONUMENT   |                       |
| ○ DOWN SPOUT TO STORM SYSTEM                             |                       |
| ○ DOWN SPOUT TO SPLASH GUARD OR GROUND W/ PIPE DIRECTION |                       |

## GRAPHIC SCALE



SIGNED ON: *[Signature]*

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 13, 2004  
TOBY G. BOLDEN  
6037LS

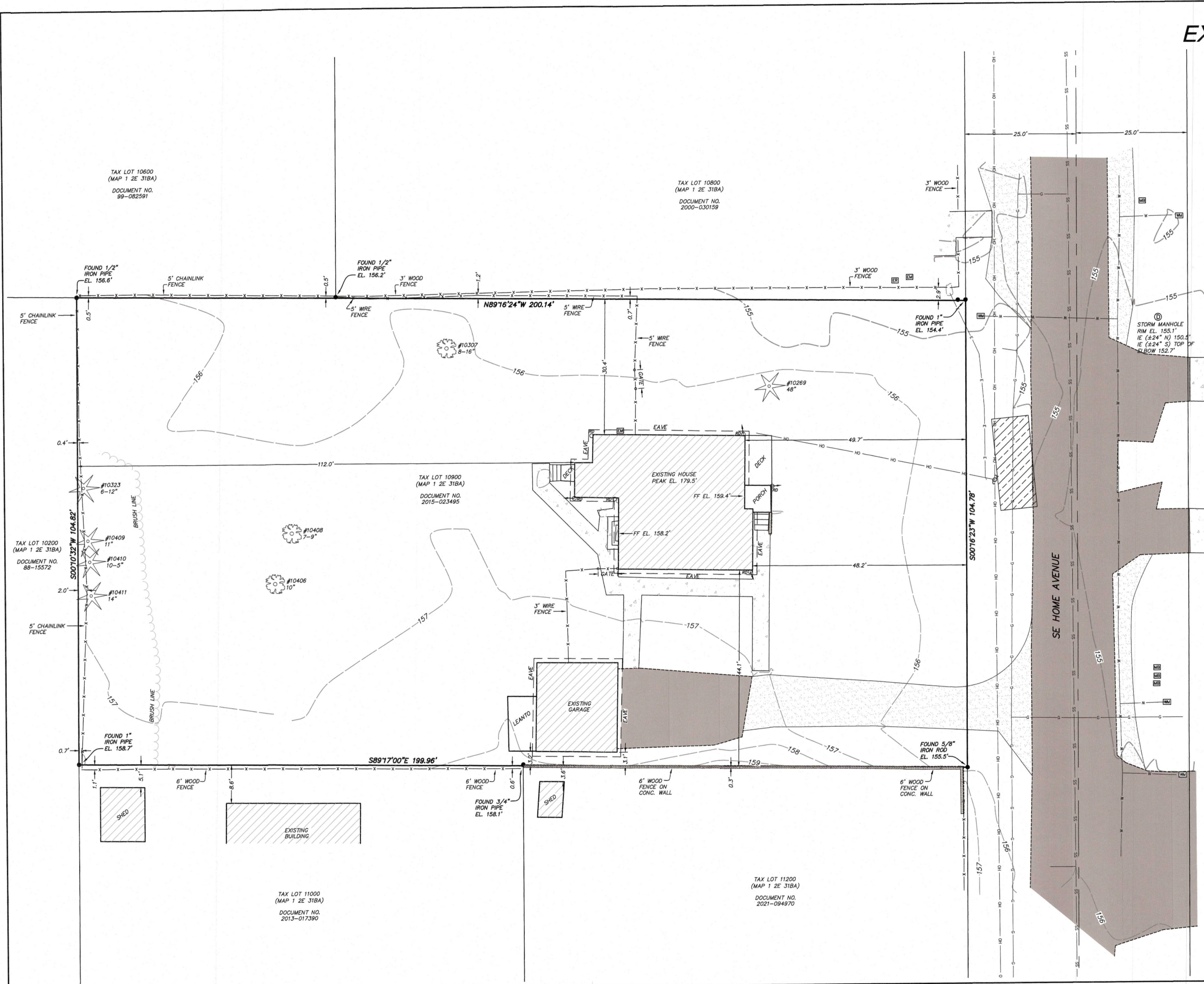
RENEWS: DECEMBER 31, 2023



## CENTERLINE CONCEPTS LAND SURVEYING, INC.

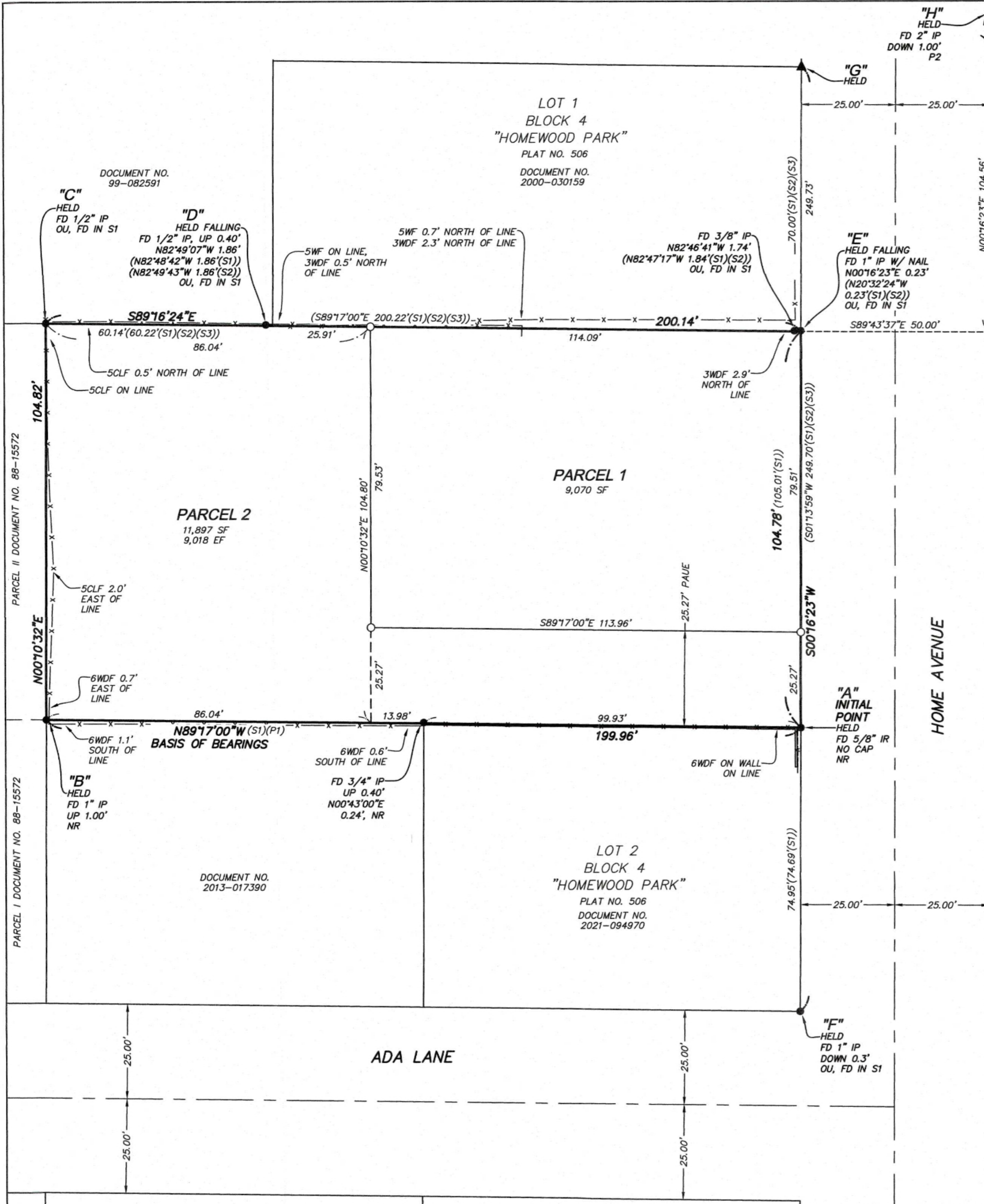
19376 MOLALLA AVE., SUITE 120  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189

PLOTTED: M:\PROJECTS\TROYCHAK-HOME AVE-SE-10903\DWG\ECM-C3D.dwg

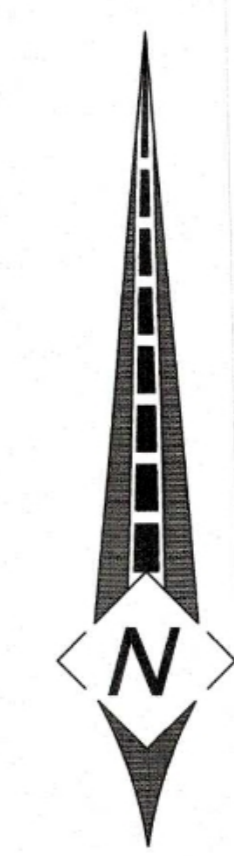
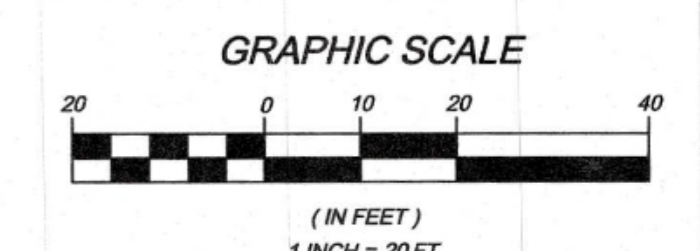


# PARTITION PLAT NO. 2022-

A PORTION OF LOT 1, BLOCK 4, "HOMEWOOD PARK", PLAT NO. 506, LOCATED IN THE N.W. 1/4 SECTION 31, T.1S., R.2E., W.M. CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON  
 AUGUST 22, 2022 SCALE 1"=20'  
 PLANNING FILE NO. SHEET 1 OF 2



- LEGEND:**
- SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON \_\_\_\_\_, 2022
  - △ SET 1.17" COPPER DISC (BERNTSEN BP1) MARKED "BOLDEN LS 60377" ON \_\_\_\_\_, 2022
  - FOUND MONUMENT AS NOTED
  - ▲ FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "GAYLORD PLS 929" FROM S2
- XXX.XX'(X) = HELD RECORD DISTANCES & BEARINGS  
 (XXX.XX'(X)) = RECORD DISTANCES & BEARINGS  
 IR = IRON ROD  
 IP = IRON PIPE  
 FD = FOUND  
 W/ = WITH  
 OU = ORIGIN UNKNOWN  
 NR = NO RECORD  
 YPC = YELLOW PLASTIC CAP  
 R/W = RIGHT OF WAY  
 PAUE = PRIVATE ACCESS AND UTILITY EASEMENT BENEFITING PARCEL 1, SEE NOTE 2 ON SHEET 2.  
 SF = SQUARE FEET  
 EF = SQUARE FEET EXCLUDING FLAG POLE  
 DOCUMENT NO. = DEED DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS  
 SN = SURVEY NUMBER, CLACKAMAS COUNTY SURVEYOR'S OFFICE  
 S1 = SN 26346  
 S2 = SN 27774  
 S3 = SN 28808  
 P1 = "HOMEWOOD PARK" PLAT NO. 506  
 P2 = "CAROL ACRES NO. 2" PLAT NO. 830  
 3WDF = 3' WOOD FENCE  
 6WDF = 6' WOOD FENCE  
 5WF = 5' WIRE FENCE  
 5CLF = 5' CHAINLINK FENCE



SIGNED ON: 23 Aug 22  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
  
**OREGON**  
 JULY 13, 2004  
**TOBY G. BOLDEN**  
 60377LS  
 RENEWS: DECEMBER 31, 2023

**CENTERLINE CONCEPTS**  
 LAND SURVEYING, INC.  
 19376 MOLALLA AVE., SUITE 120  
 OREGON CITY, OREGON 97045  
 PHONE 503.650.0188 FAX 503.650.0189

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NO. 2015-023495, CLACKAMAS COUNTY DEED RECORDS, DESCRIBED THEREIN AS THE EAST ONE-HALF OF THE SOUTH ONE-HALF OF LOT 1, BLOCK 4, "HOMWOOD PARK", PLAT NO. 506, IN ACCORDANCE WITH CITY OF MILWAUKIE CASE FILE NO. XX-XXXXXX.

FOR THE SOUTH LINE OF SAID LOT 1, AND MY BASIS OF BEARINGS, I HELD NORTH 89°17'00" WEST BETWEEN FOUND MONUMENTS "A" AND "B", PER SAID PLAT.

FOR THE NORTH LINE OF THE SUBJECT TRACT, I HELD FOUND MONUMENT "C" AND RECORD FALLINGS TO FOUND MONUMENTS "D" AND "E", PER SURVEYS NO. 26346, 27774, AND 28808.

FOR THE EAST LINE OF THE SUBJECT TRACT, BEING THE WEST RIGHT OF WAY LINE OF SE HOME AVENUE (A 50.00 FOOT WIDE RIGHT OF WAY), I HELD FOUND MONUMENTS "F", "A", "E", AND "G", AND A POINT 50.00 FEET WEST OF FOUND MONUMENT "H", PER SAID PLAT AND THE PLAT OF "CAROL ACRES NO. 2", PLAT NO. 830, AND SURVEY NO. 27774.

I HELD FOUND MONUMENT "C" (ORIGIN UNKNOWN) AND FOUND MONUMENT "B" (AN ORIGINAL PLAT MONUMENT) FOR THE WEST LINE OF THE SUBJECT TRACT.

**PLAT NOTES:**

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY CITY OF MILWAUKIE PLANNING FILE NO. \_\_\_\_\_

2. A MAINTENANCE AGREEMENT FOR THE PRIVATE ACCESS AND UTILITY EASEMENT BENEFITING PARCEL 1 HAS BEEN RECORDED AS DOCUMENT NO. \_\_\_\_\_ CLACKAMAS COUNTY PLAT RECORDS.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, JOSEPH A. TROYCHAK AND LISA M. TROYCHAK, TRUSTEES OF THE TROYCHAK 2014 FAMILY TRUST, DATED OCTOBER 30, 2014, THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION OF SAID PROPERTY AND THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES AND FURTHERMORE DOES NOT CLAIM ANY PROPERTY BEYOND THE BOUNDARY AS SHOWN HEREON. THIS PLAT IS SUBJECT TO RESTRICTIONS AS NOTED HEREON.

FURTHERMORE, WE DO HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID MAP.

\_\_\_\_\_  
JOSEPH A. TROYCHAK - TRUSTEE  
TROYCHAK 2014 FAMILY TRUST, DATED OCTOBER 30, 2014

\_\_\_\_\_  
LISA M. TROYCHAK - TRUSTEE  
TROYCHAK 2014 FAMILY TRUST, DATED OCTOBER 30, 2014

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

\_\_\_\_\_ BY JOSEPH A. TROYCHAK, TRUSTEE OF THE  
TROYCHAK 2014 FAMILY TRUST, DATED OCTOBER 30, 2014.

\_\_\_\_\_  
NOTARY SIGNATURE

\_\_\_\_\_  
NOTARY PUBLIC - OREGON

COMMISSION NO.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

\_\_\_\_\_ BY LISA M. TROYCHAK, TRUSTEE OF THE  
TROYCHAK 2014 FAMILY TRUST, DATED OCTOBER 30, 2014.

\_\_\_\_\_  
NOTARY SIGNATURE

\_\_\_\_\_  
NOTARY PUBLIC - OREGON

COMMISSION NO.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**PARTITION PLAT NO. 2022-** \_\_\_\_\_

A PORTION OF LOT 1, BLOCK 4, "HOMWOOD PARK", PLAT NO. 506, LOCATED IN THE N.W. 1/4 SECTION 31, T.1S., R.2E., W.M. CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON  
AUGUST 22, 2022 SCALE 1"=20'  
PLANNING FILE NO. \_\_\_\_\_  
SHEET 1 OF 2

**SURVEYOR'S CERTIFICATE:**

I, TOBY G. BOLDEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1, BLOCK 4, "HOMWOOD PARK", PLAT NO. 506, CLACKAMAS COUNTY PLAT RECORDS, LOCATED IN THE N.W. 1/4 OF SECTION 31, T.1S., R.2E., W.M., CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH NO CAP FOUND AT THE NORTHEAST CORNER OF ADJOINING LOT 2 OF SAID BLOCK 4; THENCE ALONG THE NORTH LINE OF SAID ADJOINING LOT 2, NORTH 89°17'00" WEST, 199.96 FEET TO THE SOUTHEAST CORNER OF THAT ADJOINING TRACT OF LAND DESCRIBED AS PARCEL II IN DEED RECORDED AS DOCUMENT NO. 88-15572, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE EAST LINE OF SAID ADJOINING TRACT OF LAND DESCRIBED AS PARCEL II, NORTH 00°10'32" EAST, 104.82 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF THAT ADJOINING TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 99-082591, CLACKAMAS COUNTY DEED RECORDS, AND CONTINUING ALONG THE SOUTH LINE OF THAT ADJOINING TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2000-030159, CLACKAMAS COUNTY DEED RECORDS, SOUTH 89°16'24" EAST, 200.14 FEET TO THE WEST RIGHT OF WAY LINE OF HOME AVENUE, BEING 25.00 FEET WEST OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°16'23" WEST, 104.78 FEET TO THE INITIAL POINT.

CONTAINING 20,967 SQUARE FEET

SIGNED ON: 23 AUG 22

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 13, 2004 TOBY G. BOLDEN 60377LS

RENEWS: DECEMBER 31, 2023

**APPROVALS:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
CITY OF MILWAUKIE PLANNING DIRECTOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
CITY OF MILWAUKIE CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH JUNE 30, \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: \_\_\_\_\_  
DEPUTY

STATE OF OREGON )  
COUNTY OF CLACKAMAS ) SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.,

AS PARTITION PLAT NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: \_\_\_\_\_  
DEPUTY



**CENTERLINE CONCEPTS**

LAND SURVEYING, INC.

19376 MOLALLA AVE., SUITE 120

OREGON CITY, OREGON 97045

PHONE 503.650.0188 FAX 503.650.0189

# SUPPLEMENTAL MAP

LOCATED IN THE  
N.W. 1/4 SECTION 31, T.1S., R.2E., W.M.  
CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON  
AUGUST 9, 2022 SCALE 1"=10'

## LEGEND:

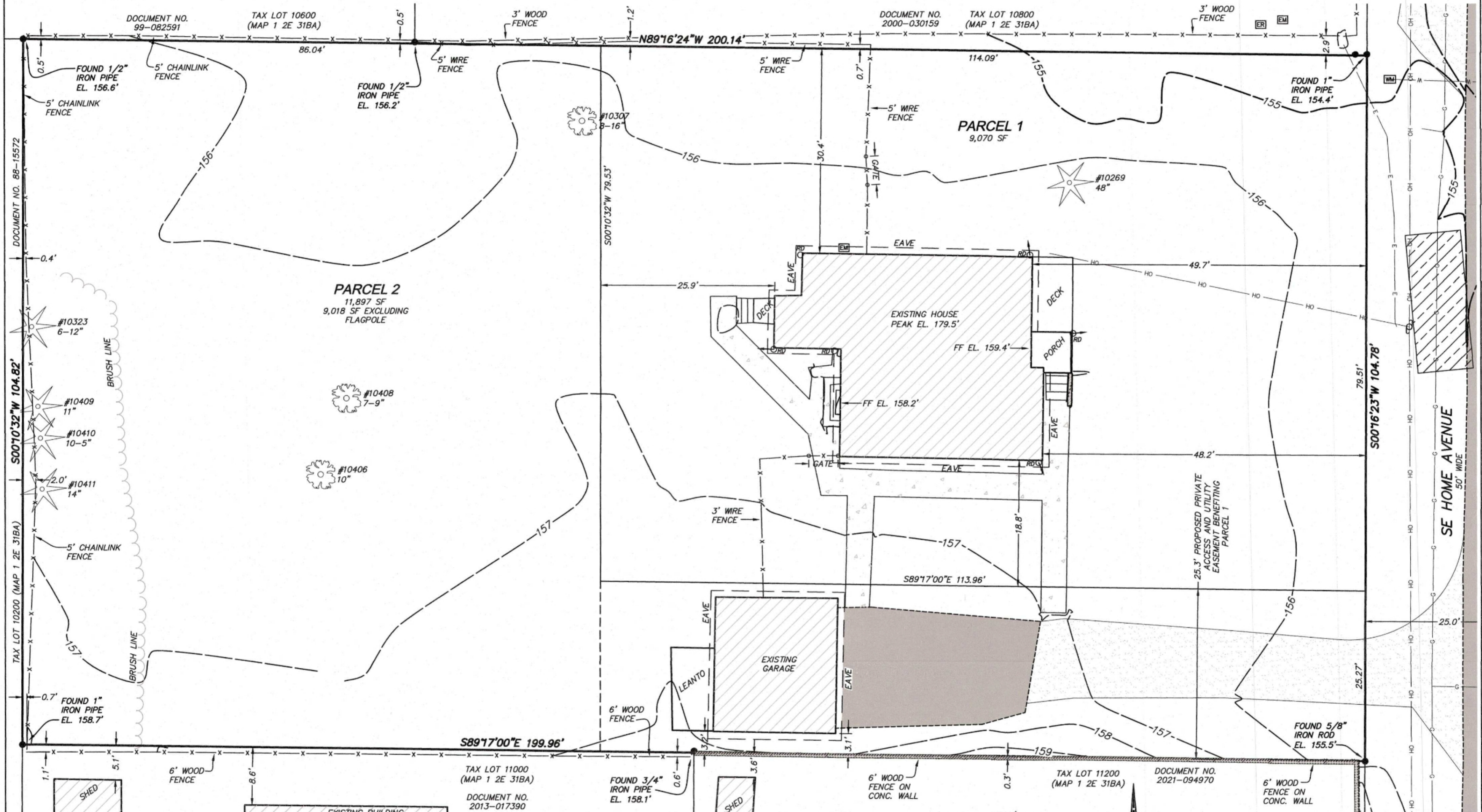
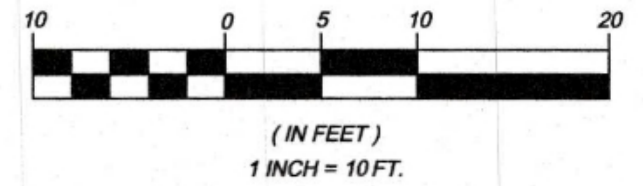
- 12" DECIDUOUS TREE
- 24" EVERGREEN TREE
- WM WATER METER
- FOUND MONUMENT
- RD DOWN SPOUT TO STORM SYSTEM

- RD DOWN SPOUT TO SPLASH GUARD OR GROUND W/ PIPE DIRECTION
- UTILITY POLE
- EM ELECTRIC METER
- ER ELECTRIC RISER
- GTP GATE POST

- OH OVERHEAD LINE
- G GAS LINE
- E ELECTRICAL LINE
- W WATER LINE
- X-X FENCE LINE

- CONCRETE SURFACE
- ASPHALT SURFACE

## GRAPHIC SCALE



**SURVEY NOTES:**  
THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 88.  
THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER THE PLAT OF "HOMWOOD PARK", RECORDS OF CLACKAMAS COUNTY.  
NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.  
NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.

**UTILITY NOTES:**  
THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP ARE SHOWN BASED ON A COMBINATION OF INFORMATION, INCLUDING VISIBLE ABOVE GROUND STRUCTURES, AVAILABLE AS BUILT AND GIS MAPPING FROM LOCAL JURISDICTIONS, AS WELL AS SURFACE MARKINGS BY ONE CALL.  
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.  
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.  
INVERT ELEVATIONS AND PIPE SIZES SHOWN ARE APPROXIMATE ONLY, BASED ON FIELD OBSERVATIONS AS WELL AS AVAILABLE AS-BUILT DATA. ALL PIPE SIZES SHALL BE FIELD VERIFIED BY THE OWNER, ENGINEER, CONTRACTOR, AND GOVERNING AGENCY PRIOR TO ANY CONSTRUCTION ACTIVITY. SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY PIPE SIZES SHOWN ON THIS SURVEY.

SIGNED ON: *T. Bolden*  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
OREGON  
JULY 13, 2004  
**TOBY G. BOLDEN**  
60377LS

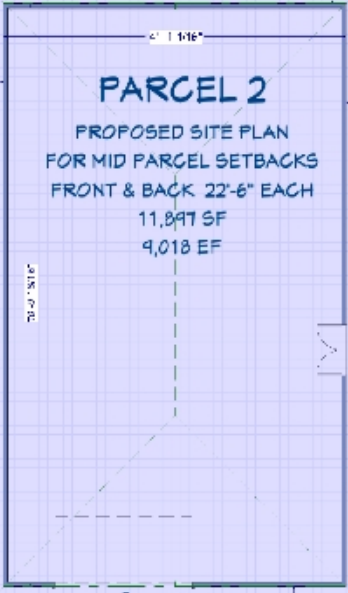


**CENTERLINE CONCEPTS**  
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OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189



39'-0" 11" 6

115'-7" 13" 16"



### PARCEL 2

PROPOSED SITE PLAN  
 FOR MID PARCEL SETBACKS  
 FRONT & BACK 22'-6" EACH  
 11,897 SF  
 9,018 EF

FRONT OF  
 HOUSE  
 FACES  
 HOME AVE

### PARCEL 1

9,070 SF



TROYCHAK FAMILY ESTATE  
 SITE PLAN  
 10903 SE HOME AVE, MILWAUKIE OR  
 prepared by  
 Centerpoint Homes LLC  
 503-784-9198  
 9.26.22



21'-0"

105'-0"

SE HOME AVE