



PLANNING DEPARTMENT
 6101 5th Johnson Creek Blvd
 Milwaukee OR 97206

PHONE: 503-786-7630
 FAX: 503-774-8236
 E-MAIL: planning@milwaukee.gov

Application for Land Use Action

Master File #: S-2017-002

Review type*: I II III IV V

HR-2017-001
 ZC-2017-002
 VR-2017-001
 CPA-2017-001

CHECK ALL APPLICATION TYPES THAT APPLY:

<input type="checkbox"/> Amendment to Maps and/or Ordinances <input type="checkbox"/> Comprehensive Plan Text Amendment <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment <input type="checkbox"/> Zoning Text Amendment <input checked="" type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Code Interpretation <input type="checkbox"/> Community Service Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Development Review <input type="checkbox"/> Director Determination <input type="checkbox"/> Grant/In-Design Review <input type="checkbox"/> Extension to Existing Approvals <input checked="" type="checkbox"/> Historic Resource <input checked="" type="checkbox"/> Alteration <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Status Designation <input type="checkbox"/> Status Deletion	<input type="checkbox"/> Land Division <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Partition <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Replat <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Miscellaneous: <input type="checkbox"/> Barbed Wire Fencing <input type="checkbox"/> Modification to Existing Approval <input type="checkbox"/> Natural Resource Review <input type="checkbox"/> Nonconforming Use Abatement <input type="checkbox"/> Parking <input type="checkbox"/> Quantity Determination <input type="checkbox"/> Quantity Modification <input type="checkbox"/> Shared Parking <input type="checkbox"/> Structured Parking <input type="checkbox"/> Planned Development <input type="checkbox"/> Preliminary Circuit Court Plan	<input type="checkbox"/> Residential Dwelling <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Duplex <input type="checkbox"/> Manufactured Dwelling Park <input type="checkbox"/> Temporary Dwelling Unit <input type="checkbox"/> Sign Review <input type="checkbox"/> Transportation Facilities Review <input type="checkbox"/> Variance: <input type="checkbox"/> Building Height Variance <input type="checkbox"/> Use Exception <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Willamette Greenway Review <input type="checkbox"/> Other: _____ Use separate application forms for: • Amputation and/or Boundary Change • Compensation for Reduction in Property Value (Measure 5) • Daily Discard Sign • Appeal
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RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): SIMON LOFIS

Mailing address: 795 NW Torrey View Ln. Zip 97227

Phone(s): 971-300-6542 Email: SIMON.LOFIS@GMAIL.COM

APPLICANT'S REPRESENTATIVE (if different than above): MARK DANE - MARK DANE PLANNING

Mailing address: 14631 NW MILLCREEK WAY, SUITE 416 Zip: 97005

Phone(s): 503-352-7167 Email: MARK.DANE.PLANNING@GMAIL.COM

SITE INFORMATION:

Address: 4217 & 4219 SE Bay Road Ave. Map & Tax Lot(s): 8000, 8100, 8200, 8300

Comprehensive Plan Designation: _____ Zoning: R-7 Size of property: 3.21

PROPOSAL (describe briefly):

APPLICANT IS PROPOSING A REZONE OF CURRENT R-7 ZONE TO R-5 TO FACILITATE FOR FUTURE DEVELOPMENT.

SIGNATURE: FRANCAR, LLC *Thomas J. Healy, Marianne L. Russell*

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukee Municipal Code (MMC) Subsection 19.1001.5.A. If required, I have obtained written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: FRANCAR, LLC *Thomas J. Healy* Date: MARCH 22, 2017

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

Structural Permit Application



DEPARTMENT USE ONLY	
Permit no.:	
Date Received:	
Date Issued:	By:
Receipt #:	

City of Milwaukie	
6101 SE Johnson Creek Blvd., Milwaukie OR 97206	
Phone: 503-786-7613	Fax: 503-786-7612
Apply for permits on line www.milwaukiepermits.org/online .	
Inspections: 503-786-7575 or www.buildingpermits.oregon.gov	

This permit is issued under OAR 918-460-0050. Permits expire if work is not started within 180 days of issuance or if work is suspended for 180 days.

CATEGORY OF CONSTRUCTION		
<input checked="" type="checkbox"/> 1 & 2 Family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family
<input type="checkbox"/> Accessory	<input type="checkbox"/> Other	
TYPE OF WORK		
<input type="checkbox"/> New	<input type="checkbox"/> Addition/Alteration/Replacement	<input checked="" type="checkbox"/> Demo
Description of work: DEMO EXISTING HOME		
JOB SITE INFORMATION AND LOCATION		
Job site address: 4217 SE RAILROAD AVE		
City: MILWAUKIE	State: OR	ZIP: 97227
Subdivision:	Lot no.:	
PROPERTY OWNER		
Name: FRANZAR LLC		
Address: 7537 DELMEZ LANE		
City: NORTH BEND	State: OR	ZIP: 97459
Phone: 541-756-7086	Fax:	
E-mail:		
This installation is being made on residential or farm property owned by a member of my immediate family or myself, and is exempt from licensing requirements under ORS 701.010.		
Sign here:	<i>Thomas J. Franzar</i> (PRINTED)	
CONTRACTOR		
Business name:		
Address:		
City:	State:	ZIP:
Phone:	Fax:	
E-mail:		
CCB license no.:		
Print name:		
Signature:		
APPLICANT IF DIFFERENT FROM ABOVE		
Name: MARK GANE		
Address: 14631 SW MILLIKAN WAY		
City: BENTON	State: OR	ZIP: 97003
Phone: 503-332-7167	Fax: 503-332-516	

VALUATION / CONSTRUCTION INFORMATION	
Required Data 1-2 Family Dwelling	
Valuation:	
Number of bedrooms:	
Total number of floors:	
New Dwelling area square footage:	
Garage / Carport area square footage:	
Covered Porch area square footage:	
Deck area square footage:	
Other structure area square footage:	
Required Data Commercial	
Valuation:	
Existing Building area square footage:	
New Building area square footage:	
Number of Stories:	
Type of Construction:	
Occupancy Group: Existing: New:	
All contractors and subcontractor's are required to be licensed with the Oregon Construction Contractors Board under ORS 70 and may be required to be licensed in the jurisdiction in which work is being performed.	
BUILDING PERMIT AND RELATED FEES	
Building Permit Fee	\$
Plan Review Fee	\$
12% surcharge	\$
Fire & Life Safety Fee	\$
Deferred Submittals	\$
Meto Excise Tax	\$
Construction License Tax	\$
Investigation Fee	\$
Zoning Fee	\$
Planning Inspection Fee	\$
Less Pre-Paid (receipt # _____)	\$
TOTAL FEES	\$

Title 19 Zoning

Chapter 19.400 Overlay Zones & Special Areas

19.403 Historic Preservation Overlay Zone HP

19.403.7 Demolition

A. Notification of Demolition Request

If an application is made for a building permit to demolish all or part of a designated cultural resource, to the extent that the historic designation is affected, the building official shall, within 7 days of the receipt of an application, transmit a copy of the application to the Commission. This review applies to all resources determined to be "significant" or "contributing" on the inventory. Resources determined to be "unrankable" shall first complete the process referred to in Subsection 19.403.4.

Comment: Having had the opportunity through a site visit to inspect the building the applicant has confirmed that the building is a severe state of disrepair having been abandoned some time ago, and now used for storage, and dumping. The windows are broken / removed, there is substantial water damage. There is notable slumping because there is no foundation for the house, and there is an overall sense of damage, and decay. While this house when it was originally listed some 40 years ago had substantial value as a functioning home, the subsequent decades of neglect, and weathering have caused irreparable harm to the property

B. Property Owner Action

For a period of not less than 30 days prior to the public hearing the property owner shall do as follows:

1. List the property for sale with a real estate agent for a period not less than 90 days with the intent of selling or relocating the resource intact: Such real estate agent shall advertise the property in local and state newspapers of general circulation in the area. This listing requirement can be reduced if the Commission approves the demolition request;
2. Give public notice by posting a visible "For Sale" sign on the property which shall be in bold letters, no less than 6 in. in height, and shall read as a minimum: HISTORIC BUILDING FOR SALE—WILL BE DEMOLISHED UNLESS MOVED;
3. Prepare and make available any information related to the history and sales of the property to all individuals, organizations, and agencies who inquire.

Comment: The applicant working with his agent has listed the house for sale on the basis of it being moved by a third party to a different site, at the buyers expense. Copies of the adverts are attached to this submittal.

A sign has also been placed on the home (see attached Photo)

A copy of the original designation, along with current pictures of the property have been made available to the public (see attached documents)

C. Public Hearing Review

The Commission shall hold a public hearing within 45 days of application. The procedures shall be the same as those in Section 19.1006 Type III Review.

Comment: *The applicant will attend the hearing on the date to be determined by staff.*

D. Review Criteria and Findings

In determining the appropriateness of the demolition, as proposed in an application for a building permit, the Commission shall consider the following:

1. All plans, drawings and photographs as may be submitted by the applicant;

Comment: The proposed plans/ grading/ utility/ demolition and plat plans have been submitted, as part of this application showing the basis for the new development and the need to move or demolish the house.

2. Information presented at a public hearing held concerning the proposed work;

Comment: Copies of said plans will be presented.

3. The City Comprehensive Plan, including the economic, social, environmental and energy consequences;

Comment: The consequences of this demo will be successfully developed of a 19- lot subdivision. The house will both be sold and moved or the parts will be de-constructed and materials sold. The demolition will allow the applicant to proceed with the development of 19 new single family homes, which in turn will increase the City's Tax base, bring more families into the area, and for the length of construction provide significant construction jobs associated with both the infrastructure and housing construction.

4. The purpose as set forth in Subsection 19.403.1;

Comment: The house was initially listed 10-5-83 was inhabited in reasonable repair. It has been vacant for several decades, waiting to collapse, lack of foundation is not well known, nor has been preserved. The neighborhood association did ask that any historic implements be donated to which the applicant agreed.

5. The criteria used, and findings and decisions made, in the original designation of the landmark or historic district in which the property under consideration is located;

Comment: *The criteria to list the building relate more to origin and age and that the addition which was built by the city's first mayor.*

6. The historical and architectural style, design, arrangement, materials, or its appurtenant fixtures; the relationship of such features to similar features of other buildings within the district; and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;

Comment: The house is currently hidden from the road, windows broken, and walls crumbling. There is no direct access to the home.

7. The effects of the proposed work upon the protection, enhancement, perpetuation, and use of the district which cause it to possess a special character or special historic or aesthetic interest or value;

Comment: The proposed work will allow any historic implements to specific items to go on show and be preserved. It will also allow for the re-use of quality wood material in new construction.

8. Whether denial of the permit would involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this title.

Comment: The denial of the demo would result in a design not compliant with spacing standards and also reduce the lot county jeopardizing the financing of the entire project.

E. Approval of Demolition Request/Appeals

The Commission may approve the demolition request after considering the criteria under Subsection 19.403.7.D above. Action by the Commission approving the issuance of permit for demolition may be appealed to the City Council by any aggrieved party, by filing a notice of appeal, in the same manner as provided in Subsection 19.403.5.F. If no appeal is filed, the Building Official shall issue the permit in compliance with all other codes and ordinances of the City.

Comment: The applicant believes that given the need to remove the home for adequate vehicular circulation necessary for the adequate circulation, and fire protection of the property, and given the severely impacted decomposition of the structure that the Commission has sufficient evidence to permit the applicant to proceed with the demolition of the home.

F. Denial/Stay of Demolition

1. The Commission may reject the application for permit if it determines that in the interest of preserving historic values, the property should not be demolished. In that event, issuance of the permit shall be suspended for a period not exceeding 30 days from the date of public hearing. The Commission may invoke an extension of the suspension period if it determines that there is a program or project under way which could result in public or private acquisition of the landmark, and that there is reasonable ground to believe that such program or project may be successful. Then the Commission, at its discretion, may extend the suspension period to 30 days, to a total of not more than 120 days from the date of public hearing for demolition permit.
2. If all such programs or projects are demonstrated to the Commission to be unsuccessful, and the applicant has not withdrawn his or her application for demolition permit, the building official shall issue such permit, if the application otherwise complies with the codes and ordinances of the City.

3. Action by the Commission suspending issuance of the permit for demolition may be appealed to the City Council by the applicant for the permit, by filing a notice of appeal in the same manner as provided in Subsection 19.403.5.F.

***Comment:** Should a stay be filed, the applicant will of course follow protocol on the basis of attempting to make any such purchase successful. At the end of the period if the purchase remains unsuccessful the applicant will proceed with the demolition.*

Cultura

Field Survey Form

CLACKAMAS COUNT.

T. D. NUMBER M-31-R5

PHOTO INFORMATION

ROLL: X

FRAME: 9,10,11.

STUDY AREA: MILWAUKIE

LEGAL: T. 1S R. 2E SEC. 31BC

TAX (LOTS): 8100

ZONE _____ SIZE _____

IDENTIFICATION:

COMMON/HISTORICAL NAME: The KEIL-HOESLY FARM HOUSE

ADDRESS: 4217 S. E. Railroad Avenue, Milwaukie AREA: Milwaukie

CURRENT OWNER: CARL HOESLY USE: Residence

OWNER'S ADDRESS: 210 W. McLoughlin Blvd., Vancouver, WA 98660

ORIGINAL OWNER: Jacob and Elizabeth Keil USE: Vacant

AREA OF SIGNIFICANCE: TOWN: X COUNTY: _____ CITY: _____ NATION: _____

HISTORIC INTEREST:

THEME: Architecture - 19th Century/Agriculture--Horticulture DATE: 1880's

DESCRIPTION: Jacob and Elizabeth Keil came to Milwaukie in 1876 from Wisconsin. They bought this farm from Mr. Wait when it was a small square building, with only a kitchen, front room and bedroom in 1888. In the 1890's they commissioned Mr. Shindler to build on the front portion of the house. Mr. Shindler was the first mayor of Milwaukie. Some of the original orchard trees still stand, probably acquired from Seth Lewelling Nursery.

ARCHITECTURAL INTEREST:

STYLE: Vernacular STORIES: 2

DATE: 1880's/Add. 1895 CONDITION: fair ARCHITECT: _____

SIDING: Shiplap 8", wide rake and corner boards.

ROOF: Cross Gable

DOORS: _____

WINDOWS: Narrow 1/1 double-hung, architrave molding.

MAIN ENTRANCE: Front entrance: Multi-light with architrave molding. Hip roof supported by chamfered posts and decorative brackets.

NOTES: Additions to the north. Center portion appears to have been built before that of the body of the house, but without later architrave molding. One window 4/4 off kitchen (looking into woodshed).



BIBLIOGRAPHY:
Unrecorded interview w/ a member of the Hoesly-Keil family.

DATE: 10/5/83

RECORDER: Altier/Hawden

Address 4217 SE Railroad Ave
 Addition/Lot/Block: John Havrett D.L.C. Tr. 1#2
 Legal Description 15 NE 315C 2100 I.D.# _____

TITLE NO.	FIRST PARTY	SECOND PARTY	TITLE NO.	DATE	INST.	LOTS
	S.L. Campbell	W.B. Campbell et al	14	1875	Decree	11, 12, 13, 14
	Frank A. Cook	S.S. Campbell	15	1876	QCD	13, 14, 15, 62
	Samuel L & Sarah E. Campbell	Frank A Cook	16	—*	Con	"
	S.L.C. vs.	William B & Horace S. Campbell et al	17	1879	CC	10-17... ^{order} partic
	Chas A. Campbell	J.K. Wait & Ellen	18	1877	D.	13
	L.O. & A.M. Tugood	Ellen M. Wait	21	1878	D.	13, 15, 80, 62
	deed wrong course left out.					
	Chas G Campbell	J.K. Wait	25	1878	D	13, 14, 15, 62
	L.O. & A.M. Tugood	Ellen M. wait	40	1888	QCD	13, 15, 80, 62
	prob. con					
	Ellen E. & John Groves	J. Keil	41	1888	D.	13, 15, 62
	Anton Keil ①	Elizabeth Keil	106	1903	QCD	13, 14, 15, 62
	Jacob Keil ①	" "	107	"	"	"
	Mary Keil ①	" "	108	"	"	"
	Francis Keil et al	" "	109	"	"	"
	Michael Wald	—	203	1909	water Rights	11, 12, 13, 16, 17,
	Mary Keil et al	T. Yamashita	323	1923	Lease	13, 14, 15
	" "	Tochi Takemoto	324	1923	"	13, 62
	Joseph P. Keil and ^{et al}	Clack Co	473	1929	D	13
	#313 Keil (sic)	& Beckman	476	1889	Road	13, 15, 16...
	Jacob Keil et al	Johanna Dahlmann	536	1931	D	13, 88 (88 out of 13)
	J.D. formerly Milton	Paul Keil et al	551	1931	D.	13, 14
338	J.D. and his	F. St. Bz & Mel	576	1933	MFG	14, 15
551	Frank Keil et al	Clack Co	596	1934	QCD	13, 15
	Rest of Paul W. J.P. Keil dec'd		682	1937	Cent copy	13, 14 and print
	Ellen K. Keil	Frank & Mary Keil	694	1937	WD.	13, 14
576	F. St. Bz Mel	Johanna & Joseph Dahlmann	695	1937	Part	" "
384	Jacob Vetz ^{as und & gen}	" "	696	"	Sit	"
641	Wadhams & Company	Mark and Frank Keil	698	1937	D.	14
694	Frank Keil & Helena C. Hoelsy	Placido Acosta & Wallullah Zabala	1053	1949	WD.	13, 14, 7 13 ^{189 me}
	Ferdinand & Nancy June Hoelsy					

Researched by: _____
 Date: _____

Elm Daniel Hathaway
w line John Ganett DLC

Cleveland Road

Franklin

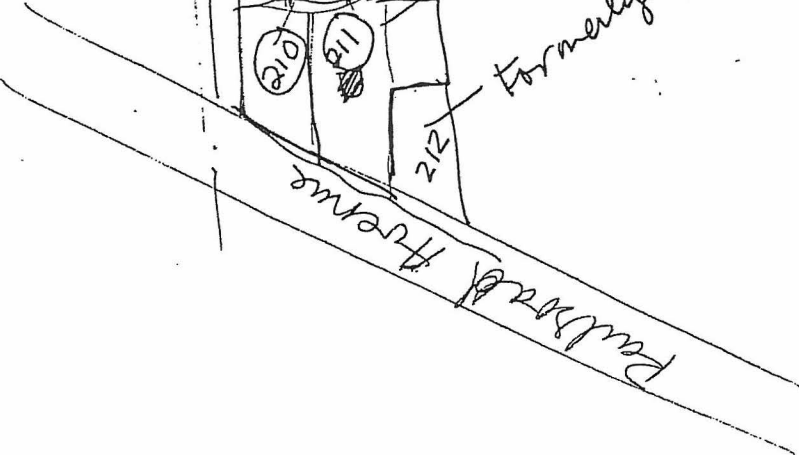
Formerly abt 231 JDG DLC

Formerly part of 13 & abt 14 - J.D.G. DLC

Formerly abt 15 John D. Ganett

Parkway Avenue

~~45th Street~~ Avenue



CITY OF MILWAUKIE
CULTURAL RESOURCE INVENTORY
Statement of Significance

ADDRESS: 4217 S.E. Railroad Avenue

The Keil House is one of the finest examples of the Vernacular style in Milwaukie. The tall, narrow volume capped with a gable roof and the bilateral symmetry of the facade arranged around a central entrance is reminiscent of the Classical Revival style. This style found expression in farmhouses around the state in the mid 19th century. The house was built in two phases. The rear portion of the building is the earliest; reportedly constructed some time prior to 1888 when it was purchased by Jacob and Elizabeth Keil. At that time it consisted of a kitchen, bedroom and living area. The front of the house was constructed in the 1890's by William Shindler (see 3235 S.E. Harrison). Shindler, a prominent early citizen of the area, was Milwaukie's first mayor. This portion of the house is the most visibly prominent from the road. It is sheathed in 8' shiplap siding with corner and rake boards. Windows are narrow, one-over-one, double-hung sash with heavy architrave molding.

The Keil house, which is currently vacant, is located on the north side of moderately trafficked Railroad Avenue. It sits on a bench above the road and is partially hidden by overgrown vegetation. The surrounding neighborhood is composed primarily of mid 20th century residences.

The house is significant in its association with J.K. Wait, one of Milwaukie's earliest pioneers and leaders. A farmer, Wait settled in Oregon in 1852 from Connecticut. He represented Clackamas county twice in the state legislature and Multnomah County as a senator.

BIBLIOGRAPHY: TICOR Title Co. Records, Oregon City, Oregon.
Oregon Journal, 4 March 1918, p. 2.
Olsen, Charles Oluf, The History of Milwaukie.

DATE: 3/88
RECORDER: Koler/Morrison Consultants

Site 10: 4217 Railroad

Revised Narrative

Total Points: 38
Rating Category: Significant
Reason for Rating: Scores of 10 on PERSON and STYLE

1. PERSON/GROUP/ ORGANIZATION: Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation. (10 out of 10 points, Particularly Strong)

The front of the house was constructed in the 1890's by William Shindler (see 3235 Harrison). Shindler, a prominent early citizen of the area, was Milwaukie's first mayor.

The house is significant in its association with J.K. Wait, one of Milwaukie's earliest pioneers and leaders. A farmer, Wait settled in Oregon in 1852 from Connecticut. He represented Clackamas County twice in the state legislature and Multnomah County as a senator.

Jacob and Elizabeth Keil came to Milwaukie in 1876 from Wisconsin. They bought this farm from Mr. Wait when it was a small square building, with only a kitchen, front room and bedroom in 1888. In the 1890's they commissioned Mr. Shindler to build on the front portion of the house. Mr. Shindler was the first mayor of Milwaukie.

2. EVENT: Associated with an event that has made a significant contribution to the community, state, or nation. (0 out of 10 points, None)
3. PATTERN: Associated with, and illustrative of, broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation. (0 out of 10 points, None)

Agricultural--Horticulture: 19th Century

4. STYLE/BUILDING TYPE/CONVENTION: Significance as an example of a particular architectural style, building type, or convention. (10 out of 10 points, Excellent)

The Keil House is one of the finest examples of the Vernacular style in Milwaukie. The tall, narrow capped with a gable roof and the bilateral symmetry of the facade arranged around a central entrance is reminiscent of the Classical Revival style. This style found expression in farmhouses around the state in the mid 19th century.

Architecture - 19th Century

5. DESIGN/ARTISTIC QUALITY: Significance due to quality of composition, detailing, and craftsmanship. (2 out of 4 points, Good)

Windows are narrow, one-over-one, double-hung sash with heavy architrave molding.

The multi-light main entrance has architrave molding. A hip roof supported by chamfered posts and decorative brackets.

6. MATERIALS/CONSTRUCTION: Significance as an example of a particular material or method of construction. (0 out of 4 points, Of little interest)

It is sheathed in 8' shiplap siding with corner and rake boards.

7. INTEGRITY: Significance because it retains its original design features, materials, and character. (5 out of 7 points, Minor alterations)

The house was built in two phases. The rear portion of the building is the earlier, reportedly constructed in some time prior to 1888 when it was purchased by Jacob and Elizabeth Keil. At the time it consisted of a kitchen, bedroom and living area. The front of the house was constructed in the 1890's by William Shindler (see 3235 S.E. Harrison).

Additions have been made to the north elevation. The center portion appears to have been built before that of the body of the house, but without later architrave molding.

8. RARITY: Significance as the only remaining, or one of the few remaining properties of a particular style, building type, design, material, or method of construction. (3 out of 10 points, One of several)

9. LANDMARK: Significance as a visual landmark. (5 out of 10 points, Conspicuous/well-known in neighborhood)

The front of the house is the portion most visibly prominent from the road. It sits on a bench above the road and is partially hidden by overgrown vegetation.

10. SETTING: Significance because current land-use surrounding the property contributes to the integrity of the pertinent historic period. (0 out of 4 points, Fair/Poor)

The Keil house is located on the north side of moderately trafficked Railroad Avenue.

11. CONTINUITY: Significant because the property contributes to the continuity or character of the street, neighborhood, or community. (3 out of 7 points, Compatible)

The surrounding neighborhood is composed primarily of mid 20th century residences.

MISCELLANEOUS NOTES

Some of the original orchard trees still stand, probably acquired from Seth Lewelling.

The house is currently vacant.



Order Confirmation

Ad Order Number 0008112555

Customer

VANDER, BENNET
 Account: 1000799873
 35 NE WEIDLER ST
 PORTLAND OR 97232 USA
 (503)683-2179

FAX:

Payor Customer

VANDER, BENNET
 Account: 1000799873
 35 NE WEIDLER ST
 PORTLAND OR 97232 USA
 (503)683-2179

PO Number 4217 SE Railroad Ave

Sales Rep. Kimberlee O'Neill

Order Taker Kimberlee O'Neill

Order Source Rep

Special Pricing

Tear Sheets	0	Net Amount	\$497.50
Proofs	0	Tax Amount	\$0.00
Affidavits	1	Total Amount	\$497.50
Blind Box		Payment Method	Credit Card
Promo Type	OR Legal Ad 2x	Payment Amount	\$0.00
Materials		Amount Due	\$497.50
Invoice Text	4217 SE Railroad Ave Milw April 2017		

Ad Schedule

Product	The Oregonian::Full Run OR	Placement/Class	Announcements
# Inserts	5	POS/Sub-Class	PublicNotices
Cost	\$482.50	AdNumber	0008112555-01
Ad Type	OR CLS Liner	Ad Size	1 X 17 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	OR AdBooker	Production Notes	
Run Dates	Sort Text	HISTORICBUILDINGAT4217SERAILROADAVENUEMILWAUKIE97222FORSALE3BR1BABUILDINGWILLBEDEMOLISH	
04/02/2017, 04/09/2017, 04/16/2017, 04/23/2017, 04/30/2017			

Product	OregonLive.com	Placement/Class	Announcements
# Inserts	30	POS/Sub-Class	PublicNotices
Cost	\$15.00	AdNumber	0008112555-01
Ad Type	OR CLS Liner	Ad Size	1 X 17 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	OR AdBooker	Production Notes	
Run Dates	Sort Text	HISTORICBUILDINGAT4217SERAILROADAVENUEMILWAUKIE97222FORSALE3BR1BABUILDINGWILLBEDEMOLISH	
04/01/2017, 04/02/2017, 04/03/2017, 04/04/2017, 04/05/2017, 04/06/2017, 04/07/2017, 04/08/2017, 04/09/2017, 04/10/2017, 04/11/2017, 04/12/2017, 04/13/2017, 04/14/2017, 04/15/2017, 04/16/2017, 04/17/2017, 04/18/2017, 04/19/2017, 04/20/2017, 04/21/2017, 04/22/2017, 04/23/2017, 04/24/2017, 04/25/2017, 04/26/2017, 04/27/2017, 04/28/2017, 04/29/2017, 04/30/2017			

0008112555-01

Ad Content Proof

Historic Building at 4217 SE Railroad Avenue, Milwaukie 97222 for sale. 3BR/1BA building will be demolished unless moved. The House is designated as of "historical significant" by City of Milwaukie. The structure for sale is the original building and does not include the land. Building must be purchased AND moved off the land. Building cannot be demolished on site by a new purchaser (it must be moved). Moving Expenses: All costs to move the building shall be the responsibility of the purchaser. Sale Price: Any reasonable offer shall be reviewed. For more information: Bennet, Keller Williams, 503-683-2179



Order Confirmation

Ad Order Number 0008114696

Customer

VANDER, BENNET

Account: 1000799873

35 NE WEIDLER ST
PORTLAND OR 97232 USA
(503)683-2179

FAX:

Payor Customer

VANDER, BENNET

Account: 1000799873

35 NE WEIDLER ST
PORTLAND OR 97232 USA
(503)683-2179

PO Number 4217 SE Railroad Ave

Sales Rep. Kimberlee O'Neill

Order Taker Kimberlee O'Neill

Order Source Rep

Special Pricing

Tear Sheets	0	Net Amount	\$401.00
Proofs	0	Tax Amount	\$0.00
Affidavits	1	Total Amount	\$401.00
Blind Box		Payment Method	Credit Card
Promo Type	OR Legal Ad 2x	Payment Amount	\$0.00
Materials		Amount Due	\$401.00
Invoice Text	4217 SE Railroad Ave May 2017		

Ad Schedule

Product	The Oregonian::Full Run OR	Placement/Class	Announcements
# Inserts	4	POS/Sub-Class	PublicNotices
Cost	\$386.00	AdNumber	0008114696-01
Ad Type	OR CLS Liner	Ad Size	1 X 17 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	OR AdBooker	Production Notes	
Run Dates	Sort Text	HISTORICBUILDINGAT4217SERAILROADAVENUEMILWAUKIE97222FORSALE3BR1BABUILDINGWILLBEDEMOLISH	
05/07/2017, 05/14/2017, 05/21/2017, 05/28/2017			

Product	OregonLive.com	Placement/Class	Announcements
# Inserts	31	POS/Sub-Class	PublicNotices
Cost	\$15.00	AdNumber	0008114696-01
Ad Type	OR CLS Liner	Ad Size	1 X 17 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	OR AdBooker	Production Notes	
Run Dates	Sort Text	HISTORICBUILDINGAT4217SERAILROADAVENUEMILWAUKIE97222FORSALE3BR1BABUILDINGWILLBEDEMOLISH	
05/01/2017, 05/02/2017, 05/03/2017, 05/04/2017, 05/05/2017, 05/06/2017, 05/07/2017, 05/08/2017, 05/09/2017, 05/10/2017, 05/11/2017, 05/12/2017, 05/13/2017, 05/14/2017, 05/15/2017, 05/16/2017, 05/17/2017, 05/18/2017, 05/19/2017, 05/20/2017, 05/21/2017, 05/22/2017, 05/23/2017, 05/24/2017, 05/25/2017, 05/26/2017, 05/27/2017, 05/28/2017, 05/29/2017, 05/30/2017, 05/31/2017			

0008114696-01

Ad Content Proof

Historic Building at 4217 SE Railroad Avenue, Milwaukie 97222 for sale. 3BR/1BA building will be demolished unless moved. The House is designated as of "historical significant" by City of Milwaukie. The structure for sale is the original building and does not include the land. Building must be purchased AND moved off the land. Building cannot be demolished on site by a new purchaser (it must be moved). Moving Expenses: All costs to move the building shall be the responsibility of the purchaser. Sale Price: Any reasonable offer shall be reviewed. For more information: Bennet, Keller Williams, 503-683-2179



Order Confirmation

Ad Order Number 0008114701

Customer

VANDER, BENNET

Account: 1000799873

35 NE WEIDLER ST
PORTLAND OR 97232 USA
(503)683-2179

FAX:

Payor Customer

VANDER, BENNET

Account: 1000799873

35 NE WEIDLER ST
PORTLAND OR 97232 USA
(503)683-2179

PO Number 4217 SE Railroad Ave

Sales Rep. Kimberlee O'Neill

Order Taker Kimberlee O'Neill

Order Source Rep

Special Pricing

Tear Sheets	0	Net Amount	\$401.00
Proofs	0	Tax Amount	\$0.00
Affidavits	1	Total Amount	\$401.00
Blind Box		Payment Method	Credit Card
Promo Type	OR Legal Ad 2x	Payment Amount	\$0.00
Materials		Amount Due	\$401.00
Invoice Text	4217 SE Railroad Ave June 2017		

Ad Schedule

Product	The Oregonian::Full Run OR	Placement/Class	Announcements
# Inserts	4	POS/Sub-Class	PublicNotices
Cost	\$386.00	AdNumber	0008114701-01
Ad Type	OR CLS Liner	Ad Size	1 X 17 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	OR AdBooker	Production Notes	
Run Dates	Sort Text	HISTORICBUILDINGAT4217SERAILROADAVENUEMILWAUKIE97222FORSALE3BR1BABUILDINGWILLBEDEMOLISH	
06/04/2017, 06/11/2017, 06/18/2017, 06/25/2017			

Product	OregonLive.com	Placement/Class	Announcements
# Inserts	30	POS/Sub-Class	PublicNotices
Cost	\$15.00	AdNumber	0008114701-01
Ad Type	OR CLS Liner	Ad Size	1 X 17 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	OR AdBooker	Production Notes	
Run Dates	Sort Text	HISTORICBUILDINGAT4217SERAILROADAVENUEMILWAUKIE97222FORSALE3BR1BABUILDINGWILLBEDEMOLISH	
06/01/2017, 06/02/2017, 06/03/2017, 06/04/2017, 06/05/2017, 06/06/2017, 06/07/2017, 06/08/2017, 06/09/2017, 06/10/2017, 06/11/2017, 06/12/2017, 06/13/2017, 06/14/2017, 06/15/2017, 06/16/2017, 06/17/2017, 06/18/2017, 06/19/2017, 06/20/2017, 06/21/2017, 06/22/2017, 06/23/2017, 06/24/2017, 06/25/2017, 06/26/2017, 06/27/2017, 06/28/2017, 06/29/2017, 06/30/2017			

0008114701-01

Ad Content Proof

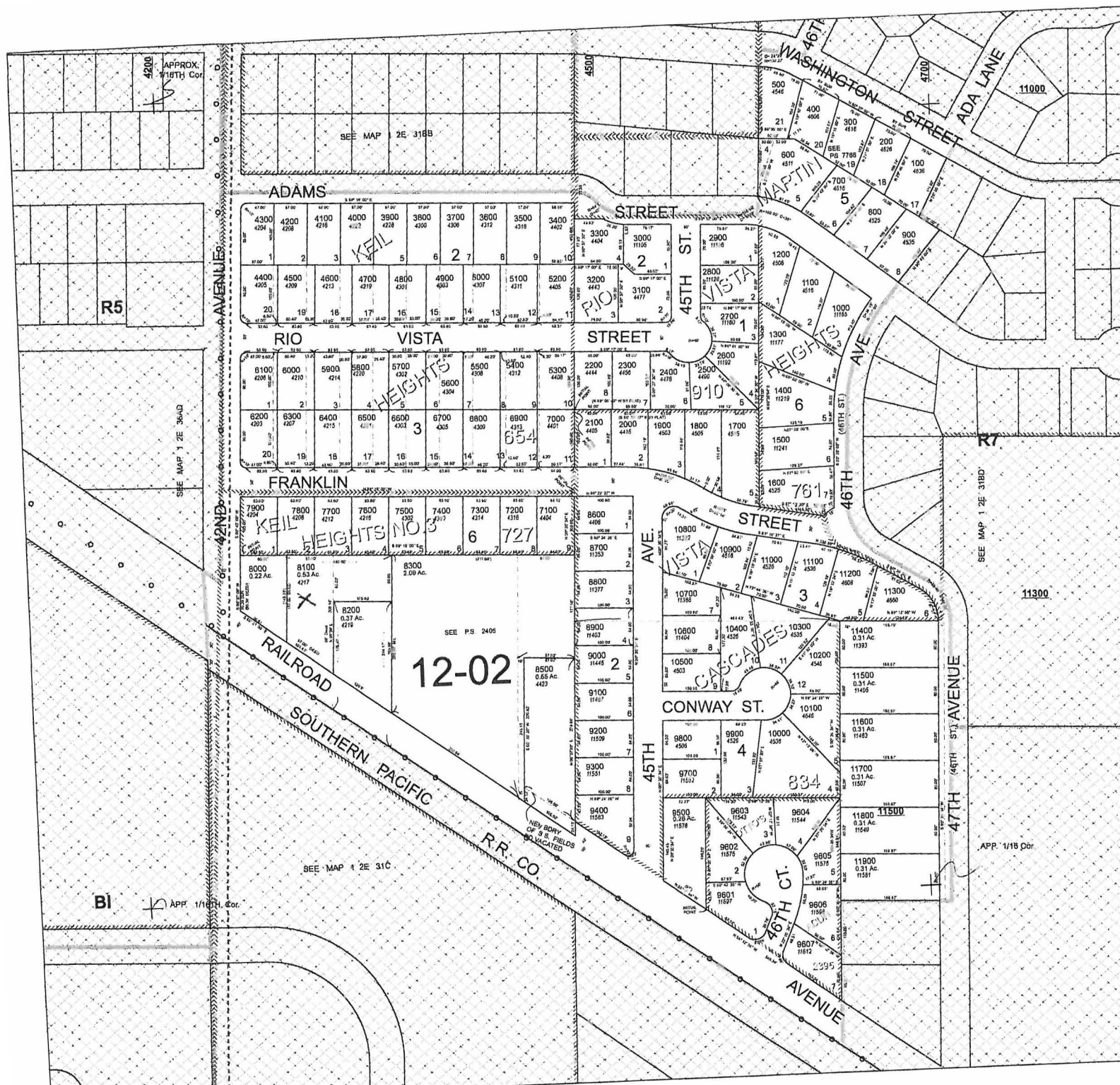
Historic Building at 4217 SE Railroad Avenue, Milwaukie 97222 for sale. 3BR/1BA building will be demolished unless moved. The House is designated as of "historical significant" by City of Milwaukie. The structure for sale is the original building and does not include the land. Building must be purchased AND moved off the land. Building cannot be demolished on site by a new purchaser (it must be moved). Moving Expenses: All costs to move the building shall be the responsibility of the purchaser. Sale Price: Any reasonable offer shall be reviewed. For more information: Bennet, Keller Williams, 503-683-2179

12 E 31 BC
MILWAUKIE

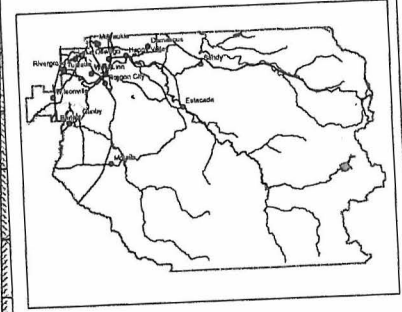
S.W.1/4 N.W.1/4 SEC.31 T.1S. R.2E. W.M.
Clackamas County
1" = 100'

D. L. C.
JOHN D. GARRETT NO. 38

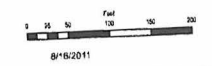
Cancelled Taxlots
8400
9800



- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- - - Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plata
- Water
- ⊙ Corner
- Section Corner
- 1/18th Line
- Govt Lot Line
- - - DLC Line
- - - Meander Line
- - - P.L.S.S Section Line
- ⊙ Historic Corridor 40'
- ⊙ Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY



12 E 31 BC
MILWAUKIE

8/8/2011

MARK DANE PLANNING INC.

14631 SW MILLIKAN WAY, BEAVERTON, OR 97003 SUITE #6

Markdaneplanning@gmail.com 503-332-7167

Living Room



Game Room



Hall



Kitchen

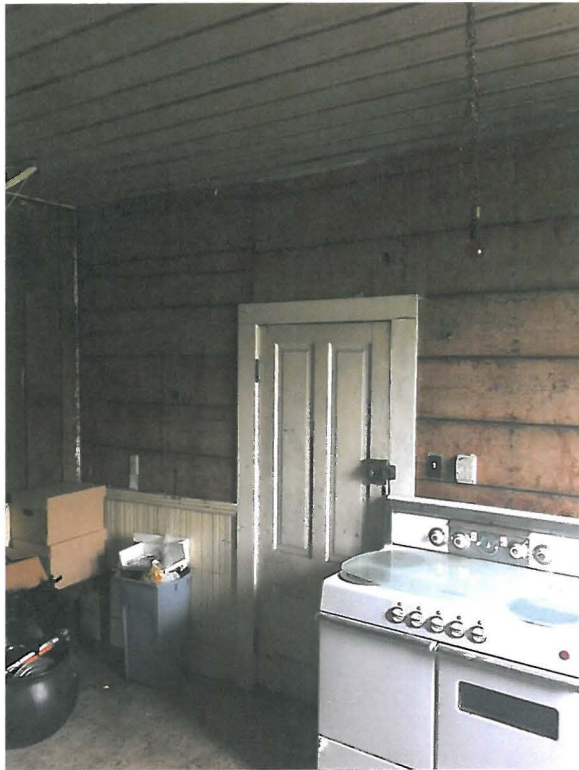


MARK DANE PLANNING INC.

14631 SW MILLIKAN WAY, BEAVERTON, OR 97003 SUITE #6

Markdaneplanning@gmail.com 503-332-7167

Kitchen



Lving Room



Bedroom 1



Bedroom 1



MARK DANE PLANNING INC.

14631 SW MILLIKAN WAY, BEAVERTON, OR 97003 SUITE #6

Markdaneplanning@gmail.com 503-332-7167

Shed



Kitchen sink



Main Stairs



Landing



MARK DANE PLANNING INC.

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Markdaneplanning@gmail.com 503-332-7167

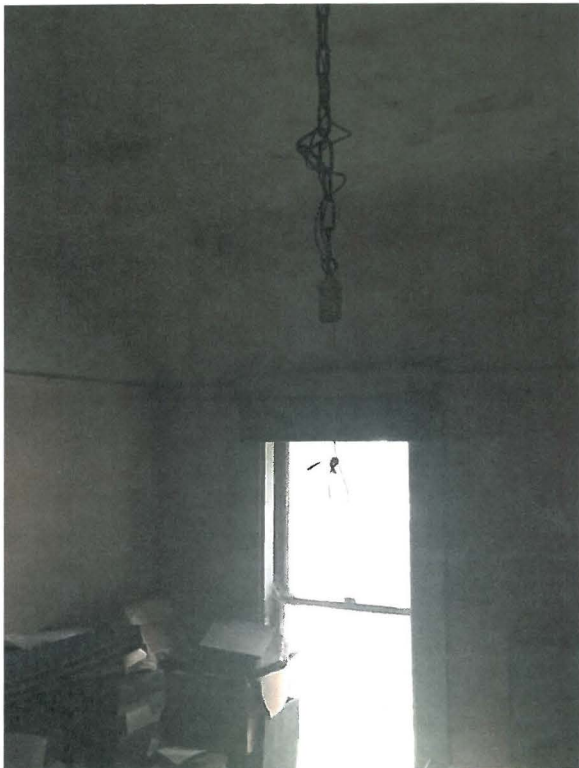
2nd bedroom



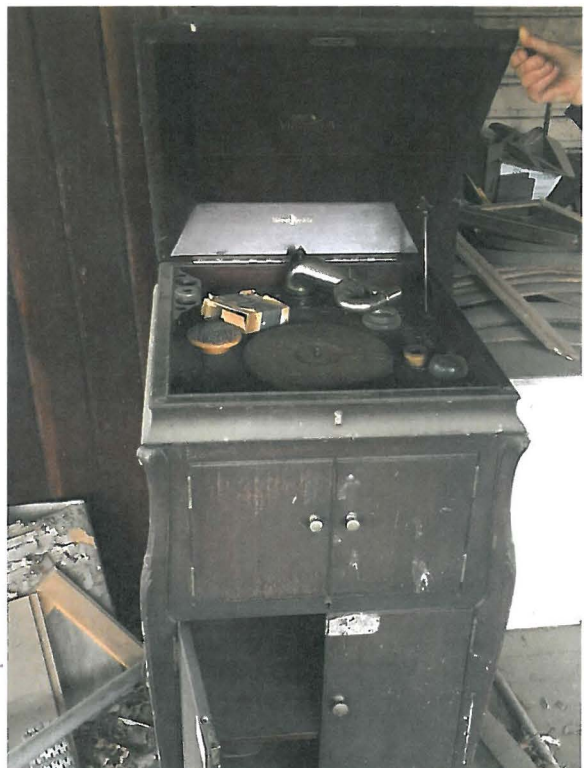
2nd bedroom



3rd bedroom



covered deck



MARK DANE PLANNING INC.

14631 SW MILLIKAN WAY, BEAVERTON, OR 97003 SUITE #6

Markdaneplanning@gmail.com 503-332-7167

Covered deck



bathroom



3rd bedroom



4th bedroom



MARK DANE PLANNING INC.

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Markdaneplanning@gmail.com 503-332-7167

1st bedroom



1st bedroom



3rd bedroom



4th bedroom



MARK DANE PLANNING INC.

14631 SW MILLIKAN WAY, BEAVERTON, OR 97003 SUITE #6

Markdaneplanning@gmail.com 503-332-7167

Willow tree - fallen



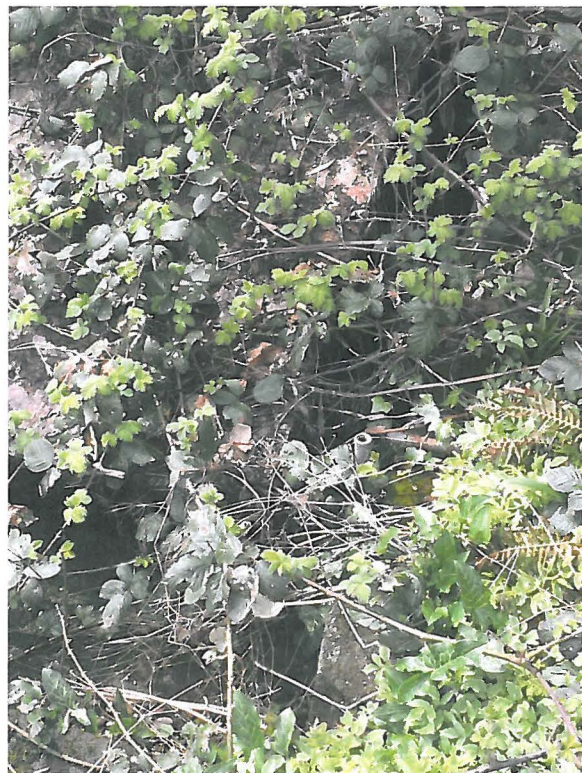
east side of house



HOUSE FROM RAILROAD



ENTRANCE TO CELLAR



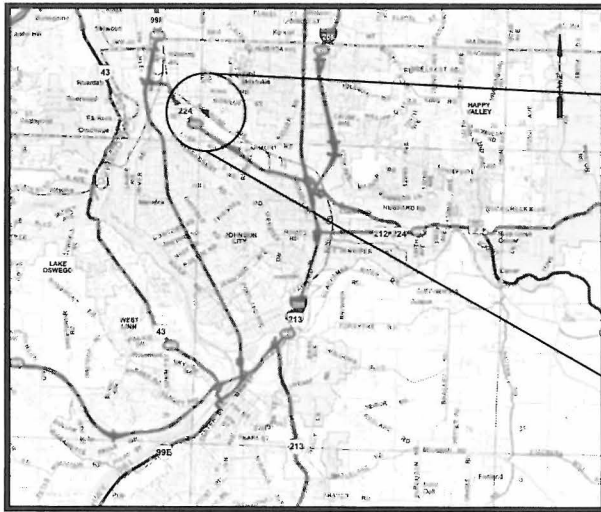
MARK DANE PLANNING INC.

14631 SW MILLIKAN WAY, BEAVERTON, OR 97003 SUITE #6

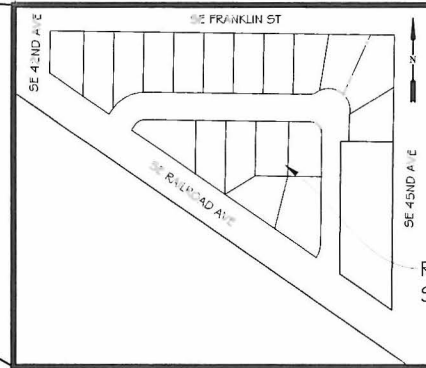
Markdaneplanning@gmail.com 503-332-7167

DEMOLITION SIGN





OVERALL VICINITY MAP
NTS



SITE PLAN
1" = 100'

TENTATIVE SUBDIVISION PLANS FOR RAILROAD AVE SUBDIVISION

A PROPOSED SUBDIVISION
MILWAUKIE, CLACKAMAS COUNTY, OREGON
March 2017

RAILROAD AVE
SUBDIVISION

MARK DANE
RAILROAD AVE
SUBDIVISION
MILWAUKIE, OR

SCALE NOTE:

SEE THE PLAN FOR GENERAL DIMENSIONS. IF NOT SHOWN ON THIS SHEET, ADJUST DIMENSIONS ACCORDINGLY.

PROJECT CONTACTS

OWNER:
SUSTAINABLE INFILL DEVELOPMENT, LLC
SIMON LOFTS
795 NW TORREY VIEW LAKE
PORTLAND, OR 97209
503-990-6362

CIVIL ENGINEER:
PROJECT DELIVERY GROUP, LLC
JAMES LUSTON, P.E.
3774 PORTLAND RD NE
SALEM, OREGON 97301
503-364-4404 OFFICE
JAMESL@PDRWG.COM

PLANNER:
MARK DANE PLANNING INC.
MARK DANE
14691 SW MILLMAN WAY, SUITE #6
PORTLAND, OR 97206
503-832-7167 (CELL)
MARKD@PLANNING@GMAIL.COM

LOCAL JURISDICTION:
CITY OF MILWAUKIE
1101 SE JOHNSON CREEK BLVD
MILWAUKIE, OR, 97122
503-786-7900 OFFICE

SHEET INDEX

Sheet Number	DRAWING NAME
G-0.01	COVER SHEET
C-1.01	EXISTING CONDITIONS & DEMO PLAN
C-1.02	SITE PLAN
C-1.03	GRADING PLAN
C-1.04	EROSION CONTROL AND WATER PLAN
C-1.05	FIRE-PLAN



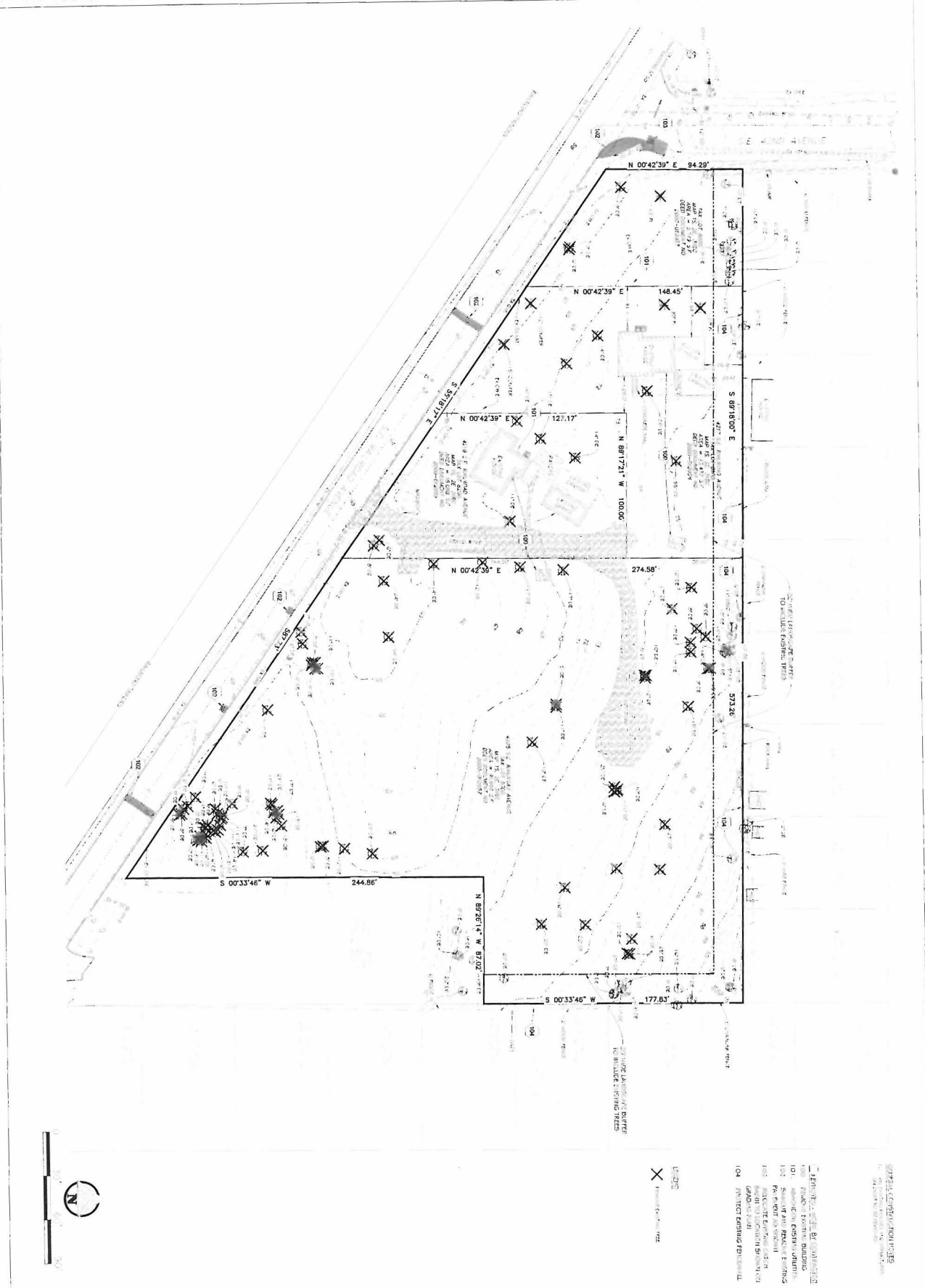
Know what's below.
Call before you dig.

ATTENTION:

BEFORE YOU BEGIN ANY EXCAVATION, CHECK THE 811 SERVICE TO IDENTIFY ALL UTILITIES IN THE AREA. CALLING 811 WILL HELP YOU IDENTIFY ALL UTILITIES IN THE AREA AND PREVENT ACCIDENTS AND DAMAGE TO UTILITIES. YOU MAY BE SUBJECT TO FINES IF YOU DO NOT OBTAIN A PERMIT TO EXCAVATE. FOR MORE INFORMATION, VISIT WWW.CALL811.ORG

COVER SHEET

G-0.01



- 100 PROPOSED LOT
- 101 PROPOSED LOT
- 102 PROPOSED LOT
- 103 PROPOSED LOT
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- 200 PROPOSED LOT

MARK DAINE
**RAILROAD AVE
 SUBDIVISION**
 MERIDIAN, OR

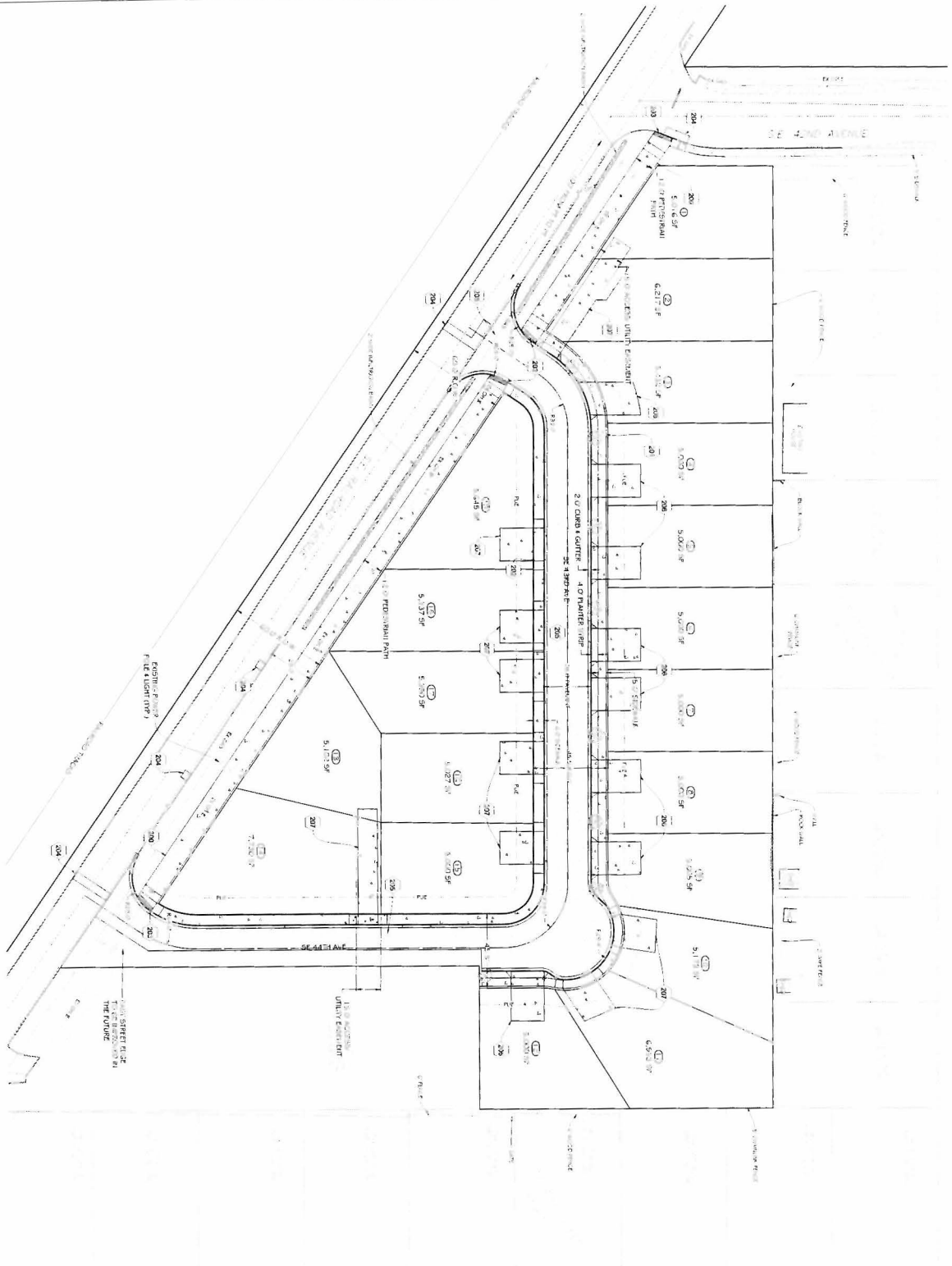
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT DELIVERY GROUP

DATE: 11/11/2011
 TIME: 10:00 AM
 DRAWN BY: M. DAINE
 CHECKED BY: M. DAINE
 PROJECT NO: 11-11-11

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/11/2011
2	REVISED PLAN	
3	REVISED PLAN	
4	REVISED PLAN	
5	REVISED PLAN	
6	REVISED PLAN	
7	REVISED PLAN	
8	REVISED PLAN	
9	REVISED PLAN	
10	REVISED PLAN	

C-1.01
 EXISTING
 CONDITIONS &
 DEMO PLAN



- GENERAL CONDITIONS:**
1. All work shall be in accordance with the specifications and standards of the State of Oregon.
 2. The contractor shall be responsible for obtaining all necessary permits and licenses.
 3. The contractor shall be responsible for obtaining all necessary easements and rights-of-way.
 4. The contractor shall be responsible for obtaining all necessary approvals from the local health department.

- NOTES:**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.

MARK DANE
**RAILROAD AVE
 SUBDIVISION**
 MULTNOMAH, OR

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT
 DELIVERY
 GROUP

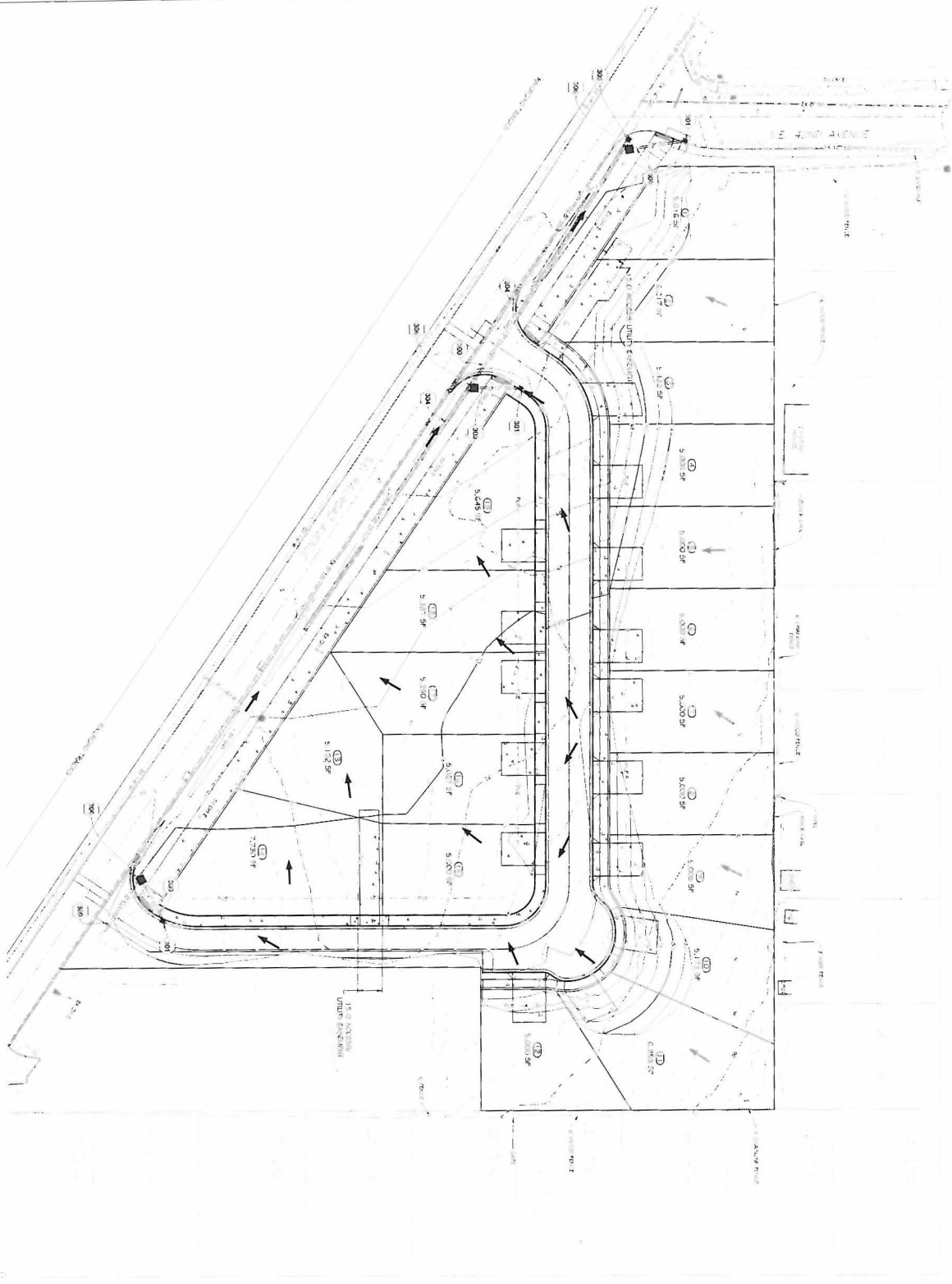
SCALE NOTE

1" = 10' (FOR FIELD SURVEY)
 1" = 20' (FOR RECORD PLANS)
 1" = 40' (FOR CONSTRUCTION)

NO.	DATE	DESCRIPTION
1	10/15/2010	PRELIMINARY PLAN
2	11/10/2010	REVISIONS
3	12/15/2010	REVISIONS
4	01/10/2011	REVISIONS
5	02/10/2011	REVISIONS
6	03/10/2011	REVISIONS
7	04/10/2011	REVISIONS
8	05/10/2011	REVISIONS
9	06/10/2011	REVISIONS
10	07/10/2011	REVISIONS
11	08/10/2011	REVISIONS
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13	10/10/2011	REVISIONS
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77	02/10/2017	REVISIONS
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95	08/10/2018	REVISIONS
96	09/10/2018	REVISIONS
97	10/10/2018	REVISIONS
98	11/10/2018	REVISIONS
99	12/10/2018	REVISIONS
100	01/10/2019	REVISIONS

C-1.03

SITE PLAN



- GENERAL NOTES:**
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL ELEVATIONS ARE TO FINISH GRADE UNLESS OTHERWISE NOTED.
 4. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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 9. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 10. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- GENERAL CONSTRUCTION NOTES:**
1. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 2. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 3. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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 10. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

C-1.05

GRADING PLAN

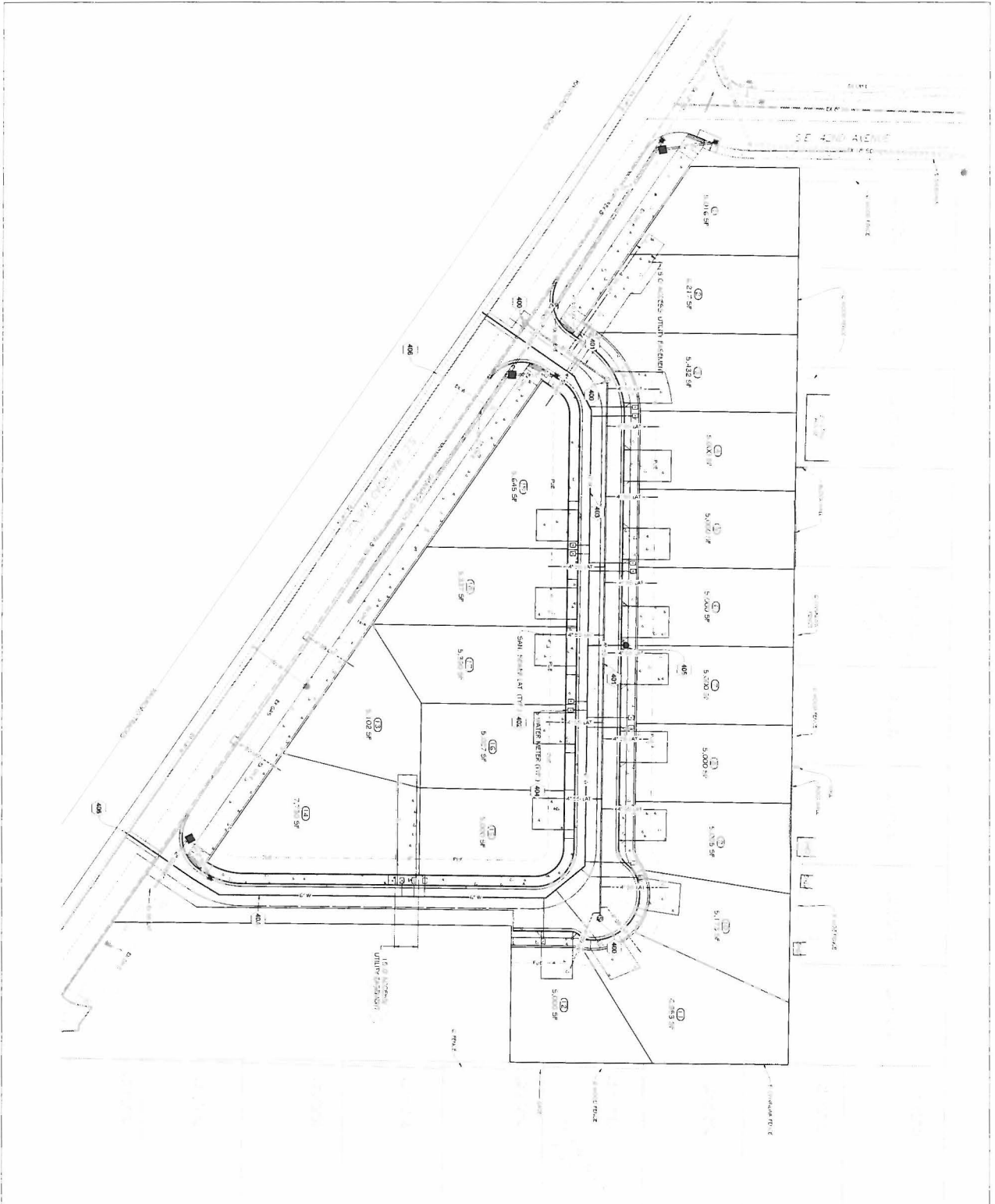
NO.	DATE	DESCRIPTION
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10		

MARK DANE
RAILROAD AVE
SUBDIVISION

MILWAUKEE, WI

PRELIMINARY
NOT FOR
CONSTRUCTION





LEGEND

400-1: EXISTING SANITARY LINE

400-2: EXISTING WATER METER

400-3: EXISTING SANITARY MANHOLE

400-4: EXISTING WATER METER

400-5: EXISTING SANITARY MANHOLE

400-6: EXISTING WATER METER

400-7: EXISTING SANITARY MANHOLE

400-8: EXISTING WATER METER

400-9: EXISTING SANITARY MANHOLE

400-10: EXISTING WATER METER

400-11: EXISTING SANITARY MANHOLE

400-12: EXISTING WATER METER

400-13: EXISTING SANITARY MANHOLE

400-14: EXISTING WATER METER

400-15: EXISTING SANITARY MANHOLE

400-16: EXISTING WATER METER

400-17: EXISTING SANITARY MANHOLE

400-18: EXISTING WATER METER

400-19: EXISTING SANITARY MANHOLE

400-20: EXISTING WATER METER

400-21: EXISTING SANITARY MANHOLE

400-22: EXISTING WATER METER

400-23: EXISTING SANITARY MANHOLE

400-24: EXISTING WATER METER

400-25: EXISTING SANITARY MANHOLE

400-26: EXISTING WATER METER

400-27: EXISTING SANITARY MANHOLE

400-28: EXISTING WATER METER

400-29: EXISTING SANITARY MANHOLE

400-30: EXISTING WATER METER

400-31: EXISTING SANITARY MANHOLE

400-32: EXISTING WATER METER

400-33: EXISTING SANITARY MANHOLE

400-34: EXISTING WATER METER

400-35: EXISTING SANITARY MANHOLE

400-36: EXISTING WATER METER

400-37: EXISTING SANITARY MANHOLE

400-38: EXISTING WATER METER

400-39: EXISTING SANITARY MANHOLE

400-40: EXISTING WATER METER

400-41: EXISTING SANITARY MANHOLE

400-42: EXISTING WATER METER

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400-93: EXISTING SANITARY MANHOLE

400-94: EXISTING WATER METER

400-95: EXISTING SANITARY MANHOLE

400-96: EXISTING WATER METER

400-97: EXISTING SANITARY MANHOLE

400-98: EXISTING WATER METER

400-99: EXISTING SANITARY MANHOLE

400-100: EXISTING WATER METER

MARK DANE
**RAILROAD AVE
SUBDIVISION**
MILWAUKEE, WI

SCALE NOTE:
1" = 10'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT
DELIVERY
GROUP

C-1.07

SANITARY AND
WATER PLAN

DATE: 11/20/2018

BY: [Redacted]

CHECKED BY: [Redacted]

APPROVED BY: [Redacted]

DATE: 11/20/2018

BY: [Redacted]

CHECKED BY: [Redacted]

APPROVED BY: [Redacted]

