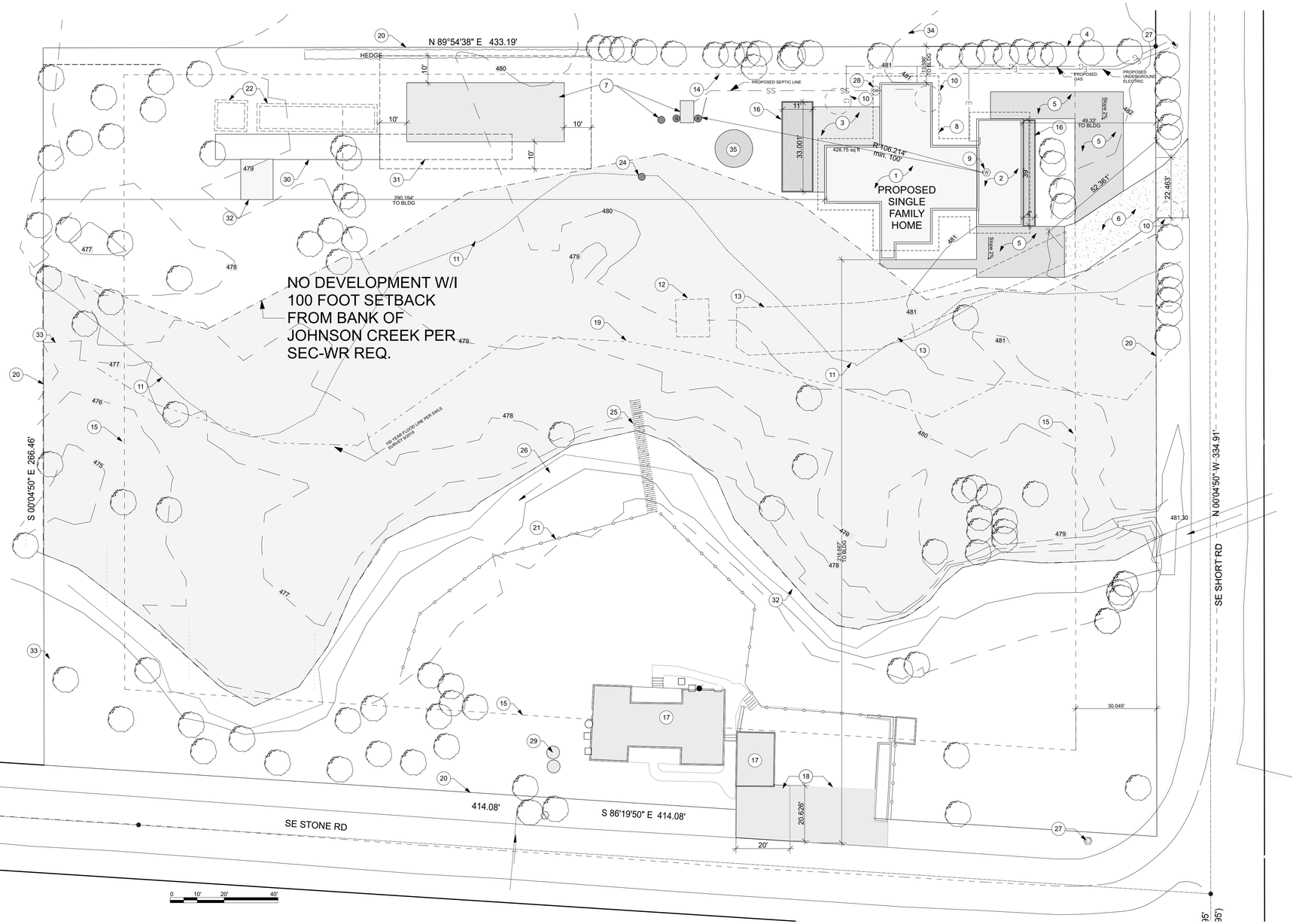
DEVELOPMENT FOOTPRINT SQ. FT.	
RESIDENCE	1,973
GARAGE	648
DECK	430
LAWN	9,400
PARKING/PATH - PAVERS	1,819
DRIVEWAY - ASPALT	665
CHICKEN COOP	190
STORMWATER	500
VEGGIE GARDEN	800
TRAMPOLINE AREA	155
NEW DEVELOPMENT S.F.	16,580
PREVIOUS UNPERMITTED S.F.	22,420
TOTAL S.F. TO BE MITIGATED*	39,000

*NOTE, REFER TO DWG L101 FOR TOTAL MITIGATED ARE PER SEC-WR REQUIREMENTS

NOTES

1. PROPOSED 2-STORY SINGE FAMILY RESIDENCE, 3200 SF
2. PROPOSED 2 CAR GARAGE W/ STORAGE LOFT, 1,280 SF
3. PROPOSED DECK
4. PROPOSED LAWN AREA
5. PRPOSED PAVERS PARKING AREA AND FOOTPATH
6. EXISTING ASPHALT DRIVEWAY REPLACED W/ NEW ASPHALT. MIN. WIDTH OF 12' FOR FIRE ACCESS +2' CLEARANCE ON EACH SIDE TO MEET GRESHAM FIRE SERVICE REQ., DRIVEWAY VARIANCE MCRR 16.300
7. CERTIFIED SEPTIC DRAINFIELD, DRAINFIELD 10' SETBACK AND TANK, PERMIT 19-184736-SE, REV 4
8. ROOF PERIMETER ABOVE
9. WATER WELL HEAD INSIDE GARAGE
10. TREES (3) TO BE REMOVED. (1) DOUGLAS FIR NEXT TO DRIVEWAY ENTRANCE (2) SMALL APPLE TREES NORTH OF PROPOSED GARAGE
11. NOT APPLICABLE *(100' SETBACK FROM BANK OF JOHNSON CREEK, REQ. PER MC SEC-WR 12. EXISTING WATER WELL SHED TO BE REMOVED)*
13. EXISTING ASPHALT TO BE REMOVED
14. 10' PROPERTY LINE SETBACK
15. 25' PROPERTY LINE SETBACK
16. PROPOSED STORMWATER RETENTION PLANTER BOXES REFER TO CIVIL DRAWING SHEETS 1&2
17. EXISTING RESIDENCE (1100 SF) & GARAGE (270 SF), PROPOSED TO REMOVE ALL PLUMBING & REMAIN AS STORAGE PER COUNTY APPROVAL
18. CURRENT DRIVEWAY SUBMITTED FOR VARIANCE REQUEST MCRR 16.200. PROPOSED DRIVEWAY REDUCED TO 20' AND REMAINING TO BE PLANTED WITH NATIVE GRASS
19. 100' YEAR FLOOD PLANE, REFER TO SWLS SURVEY 9/2018
20. PROPERTY LINE
21. UNPERMITTED FENCE, TO BE PERMITTED, SEE FEMA CERTIFICATION TO MEET FLOODPLANE DEVELOPMENT STANDARDS.
22. UNPERMITTED CHICKEN COUP TO BE REMOVED
23. ELECTRIC BOX
24. DECOMMISSIONED SEPTIC PERMIT 19-177621-SE
25. UNPERMITTED BRIDGE TO BE REMOVED
26. JOHNSON CREEK
27. UTILITY POLE
28. SEPTIC CLEAN OUT
29. CURRENT SEPTIC SYSTEM TO BE DECOMMISSIONED UNDER PERMIT 19-177621-SE
30. PROPOSED WOOD CHIP PATH, SEE DRWG L101
31. GRAVEL & FILTER FABRIC TO BE REMOVED IN THIS AREA
32. PROPOSED NEW CHICKEN COUP TO BE LESS THAN 200 SQ. FT.
33. VEGETATED AREA, REFER TO ASSESSMENT AND MITIGATION PLAN BY BLUE LEAF ENVIRONMENTAL
34. (NOT USED)
35. TRAMPOLINE, WOOD CHIP AREA



SCALE
1"=20'

EXHIBIT
Updates
A.17

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LAND USE REVIEW
NOT FOR CONSTRUCTION

PALAMARYUK
29619 SE STONE RD
GRESHAM, OR 97080

ISSUES

REV	Δ	DESCRIPTION	DATE

LAND USE REVIEW

SHEET TITLE
SITE PLAN

PRINTED: 4/3/20
ISSUED: **ISSUE DATE**
DRAWN: MARN R HEGGEN
CHECKED: MRH
JOB: PALAMARYUK
JOB NO: **PROJECT NUMBER**
FILE: 29619 SE Stone Rd_Palamaryuk.pln

SHEET:
A1.1

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