

ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM
SURVEY BY AMBIT, DATED 04/23/25, PREVIOUS AS-BUILT DRAWINGS
AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.

NO.	DATE	DRAWN	REVISION
E	10/23/23	KM	CLIENT COMMENT
F	11/03/23	YK	NEW SURVEY
G	11/28/23	KM	CLIENT COMMENTS
H	05/09/25	KM	CLIENT COMMENTS
I	05/16/25	JL	90% PZD REVIEW SET
J	07/10/25	KM	SURVEY UPDATE
L	11/12/25	RM	FIRE MARSHALL COMMENTS

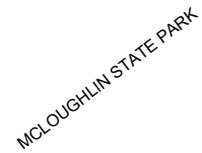


11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104



Exhibit A.4

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MEETS THE FIRE PROTECTION REQUIREMENTS OF MCC 38.7305, WHICH INCLUDES THE REQUIREMENTS DESCRIBED BELOW. THIS REQUIREMENT IS DUE TO THE SUBJECT PROPERTY BEING LOCATED WITHIN 500 FEET OF LANDS DESIGNATED IN GGF. [MCC 38.7300(C)(4)]

b. A DEFENSIBLE SPACE (FIRE) FUEL BREAK OF AT LEAST 50 FEET SHALL SURROUND THE FENCED AREA WHERE THE EQUIPMENT STORAGE CABINET(S) WOULD BE LOCATED. HAZARDOUS FUELS SHALL BE REMOVED AND IRRIGATED OR FIRE RESISTANT VEGETATION MAY BE PLANTED WITHIN THE FUEL BREAK. TREES SHOULD BE SPACED GREATER THAN 15 FEET BETWEEN CROWNS AND PRUNED. ACCUMULATED LEAVES AND OTHER DEAD VEGETATION SHALL BE REMOVED FROM BENEATH TREES.

d. ACCESS DRIVES SHALL BE A MINIMUM OF 12 FEET IN WIDTH AND NOT EXCEED A GRADE OF 12 PERCENT. TURNOUTS SHALL BE PROVIDED A MINIMUM OF EVERY 500 FEET. ACCESS DRIVES SHALL BE MAINTAINED TO A LEVEL THAT IS PASSABLE TO FIRE EQUIPMENT. [MCC 38.7305(E)]

e. UTILITY SUPPLY SYSTEMS SHALL BE UNDERGROUND WHENEVER POSSIBLE. ROOF OF STRUCTURES SHALL BE CONSTRUCTED OF FIRE-RESISTANT MATERIALS, SUCH AS ASPHALT SHINGLES. [MCC 38.7305(G) & (H)]

PARENT PARCEL
ZONING: GGR2
JURISDICTION: MULTNOMAH COUNTY
APN: 1N6202B-00100