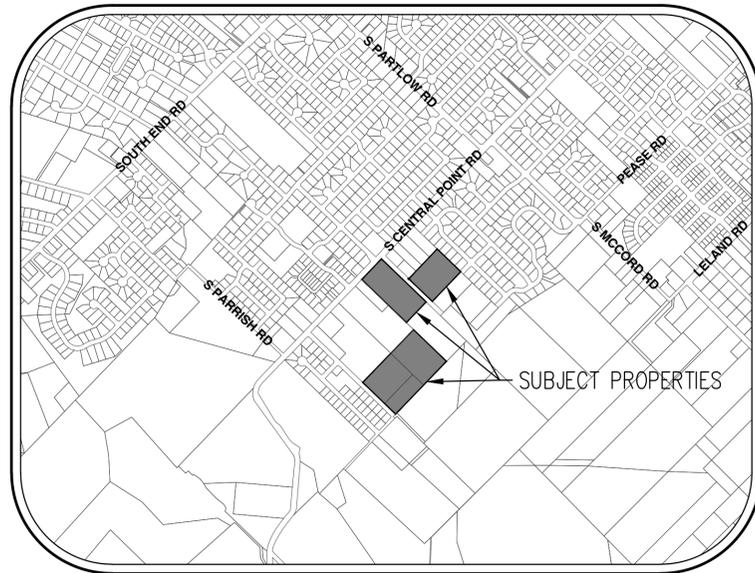


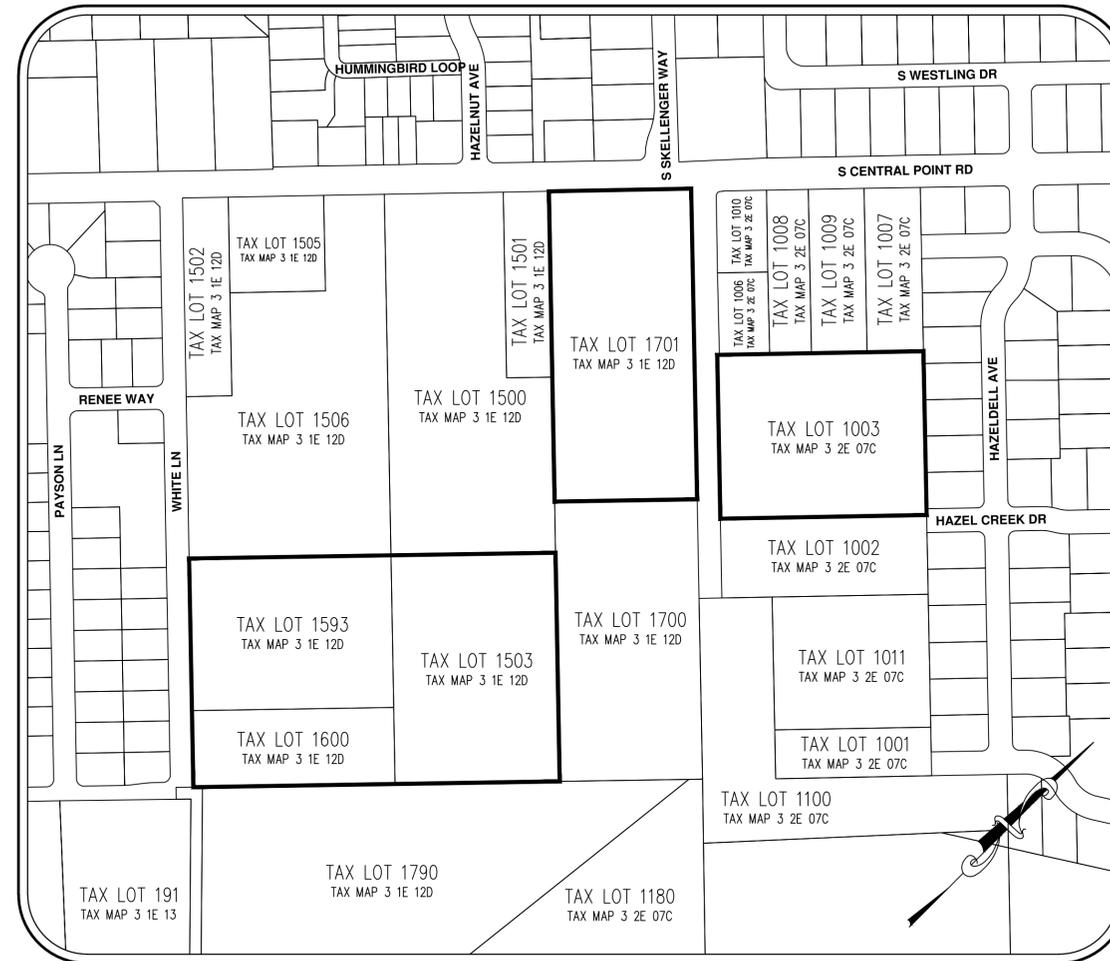
# CENTRAL POINT ROAD PROPERTIES

## ZONE CHANGE APPLICATION PLANS



**VICINITY MAP**

SCALE: NTS



**SITE MAP**

SCALE: 1"=200'

### SHEET INDEX

1. COVER SHEET WITH VICINITY AND SITE MAPS
2. EXISTING SITE MAP WITH AERIAL CONTOURS
3. EXISTING SITE MAP WITH AERIAL PHOTOGRAPH
4. ZONING MAP
5. EXISTING UTILITIES MAP

**APPLICANT:**

VENTURE PROPERTIES, INC.  
4230 GALEWOOD ST., STE. #100  
LAKE OSWEGO, OR 97035

**CONSULTING FIRM:**

AKS ENGINEERING & FORESTRY, LLC.  
CONTACT: MONTY HURLEY/CHRIS GOODELL  
13910 SW GALBREATH DRIVE, SUITE 100  
SHERWOOD, OR 97140  
PH: 503-925-8799  
FAX: 503-925-8969

**PROJECT LOCATION:**

TAX LOTS 1003 & 1701 LOCATED APPROXIMATELY 800 FEET NORTHEAST OF THE INTERSECTION OF S CENTRAL POINT RD AND WHITE LN. TAX LOTS 1503, 1593, & 1600 LOCATED APPROXIMATELY 800 FEET SOUTHEAST OF THE INTERSECTION OF S CENTRAL POINT RD AND WHITE LN, OREGON CITY, OREGON.

**PROPERTY DESCRIPTION:**

TAX LOTS 1503, 1593, 1600, & 1701 OF CLACKAMAS COUNTY TAX MAP 3S-1E-12D, LOCATED IN THE SOUTHEAST ONE-QUARTER OF TOWNSHIP 3 SOUTH, RANGE 1 EAST, SECTION 12; AND TAX LOT 1003 OF TAX MAP 3S-2E-07C, LOCATED IN THE SOUTHWEST ONE-QUARTER OF TOWNSHIP 3 SOUTH, RANGE 2 EAST, SECTION 7, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON.

**EXISTING LAND USE:**

EXISTING SINGLE FAMILY RESIDENTIAL AND ACCESSORY BUILDINGS WITH FARMLAND/FIELD

**PROJECT PURPOSE:**

ZONE CHANGE FROM R-10 LOW DENSITY RESIDENTIAL TO R-8 LOW DENSITY RESIDENTIAL.

**NOTE:**

BASE TAX LOT AREAS AND LOT DIMENSIONS OBTAINED FROM METRO GIS DATA. UTILITY LOCATIONS ARE PROVIDED BY THE CITY OF OREGON CITY OCWEBMAPS AND GOOGLE MAPS. THIS DATA IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FIELD-SURVEYED BOUNDARY AND TOPOGRAPHIC INFORMATION.

**LEGEND**

<b>EXISTING</b>		<b>EXISTING</b>	
DECIDUOUS TREE		STORM SEWER CLEAN OUT	
CONIFEROUS TREE		STORM SEWER CATCH BASIN	
FIRE HYDRANT		STORM SEWER AREA DRAIN	
WATER BLOWOFF		STORM SEWER MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		POWER POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
SIGN		POWER PEDESTAL	
STREET LIGHT		COMMUNICATIONS VAULT	
MAILBOX		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	
<b>EXISTING</b>			
RIGHT-OF-WAY LINE			
BOUNDARY LINE			
PROPERTY LINE			
CENTERLINE			
DITCH			
CURB			
EDGE OF PAVEMENT			
EASEMENT			
FENCE LINE			
GRAVEL EDGE			
POWER LINE			
OVERHEAD WIRE			
COMMUNICATIONS LINE			
FIBER OPTIC LINE			
GAS LINE			
STORM SEWER LINE			
SANITARY SEWER LINE			
WATER LINE			

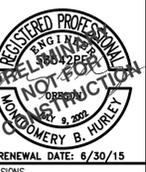
AKS ENGINEERING AND FORESTRY, LLC  
13910 SW GALBREATH DR  
SUITE 100  
SHERWOOD, OR 97140  
PHONE: 503.925.8799  
FAX: 503.925.8969  
www.aks-eng.com

ENGINEERING · PLANNING · SURVEYING  
FORESTRY · LANDSCAPE ARCHITECTURE

CENTRAL POINT ROAD  
PROPERTIES  
OREGON CITY  
OREGON

COVER SHEET WITH  
VICINITY AND SITE MAPS

DESIGNED BY: JRN  
DRAWN BY: MBH  
CHECKED BY: MBH  
SCALE: AS NOTED  
DATE: 03/05/14



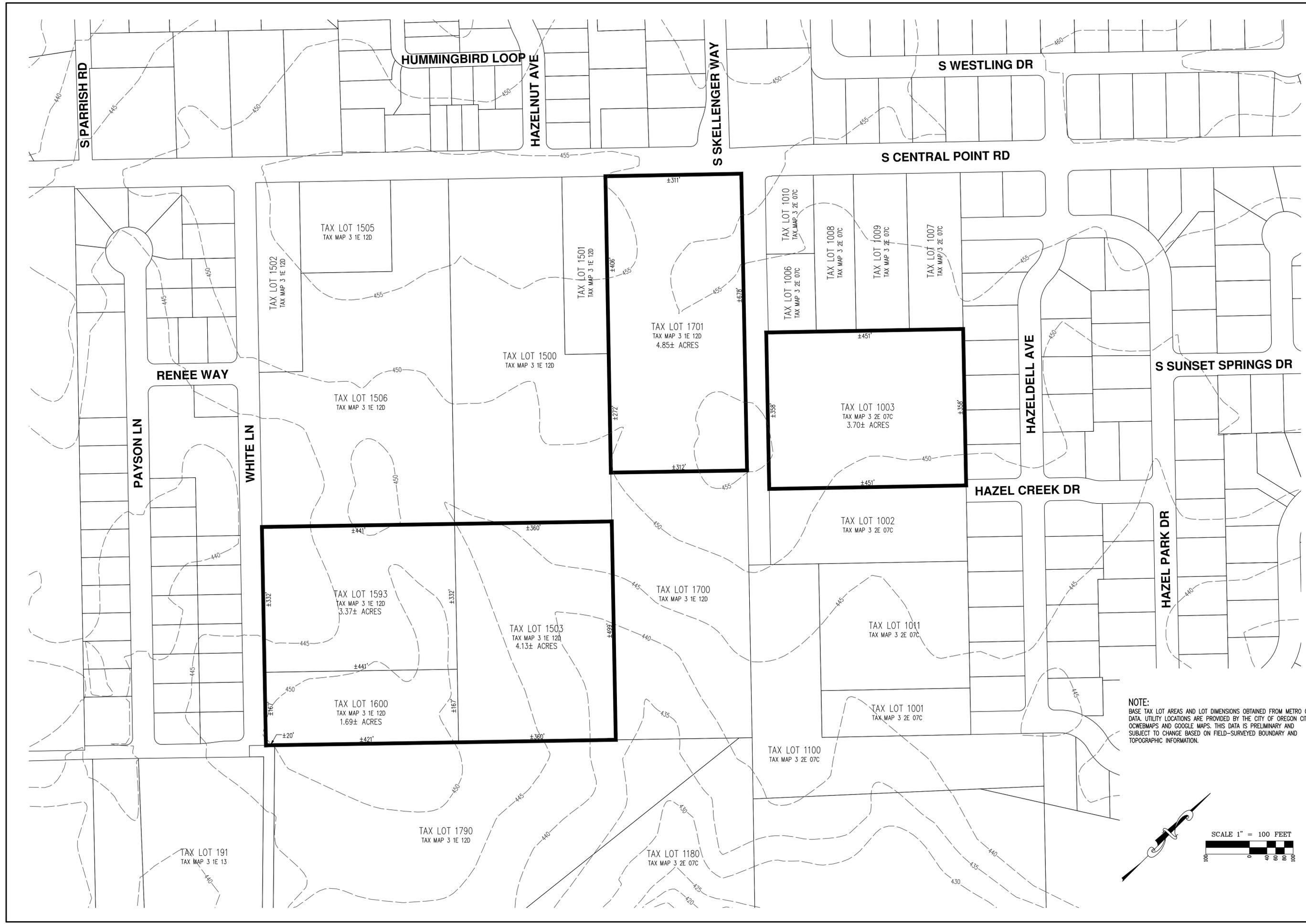
REVISIONS

JOB NUMBER  
3623

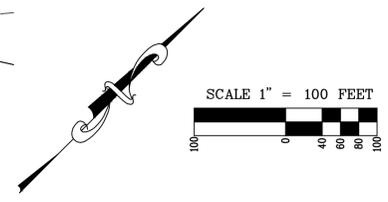
SHEET  
1

DESIGNED BY:  
 DRAWN BY: JRN  
 CHECKED BY: MBH  
 SCALE: AS NOTED  
 DATE: 03/05/14  
  
 RENEWAL DATE: 6/30/15  
 REVISIONS:

JOB NUMBER  
**3623**  
 SHEET  
**2**



**NOTE:**  
 BASE TAX LOT AREAS AND LOT DIMENSIONS OBTAINED FROM METRO GIS DATA. UTILITY LOCATIONS ARE PROVIDED BY THE CITY OF OREGON CITY OCWEBMAPS AND GOOGLE MAPS. THIS DATA IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FIELD-SURVEYED BOUNDARY AND TOPOGRAPHIC INFORMATION.



**CENTRAL POINT ROAD  
 PROPERTIES  
 OREGON CITY**

**EXISTING SITE MAP WITH  
 AERIAL PHOTOGRAPH**

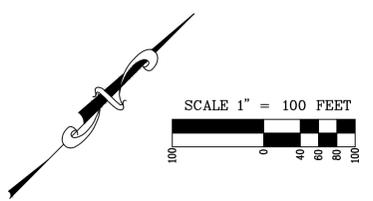
DESIGNED BY:  
 DRAWN BY: JRN  
 CHECKED BY: MBH  
 SCALE: AS NOTED  
 DATE: 03/05/14

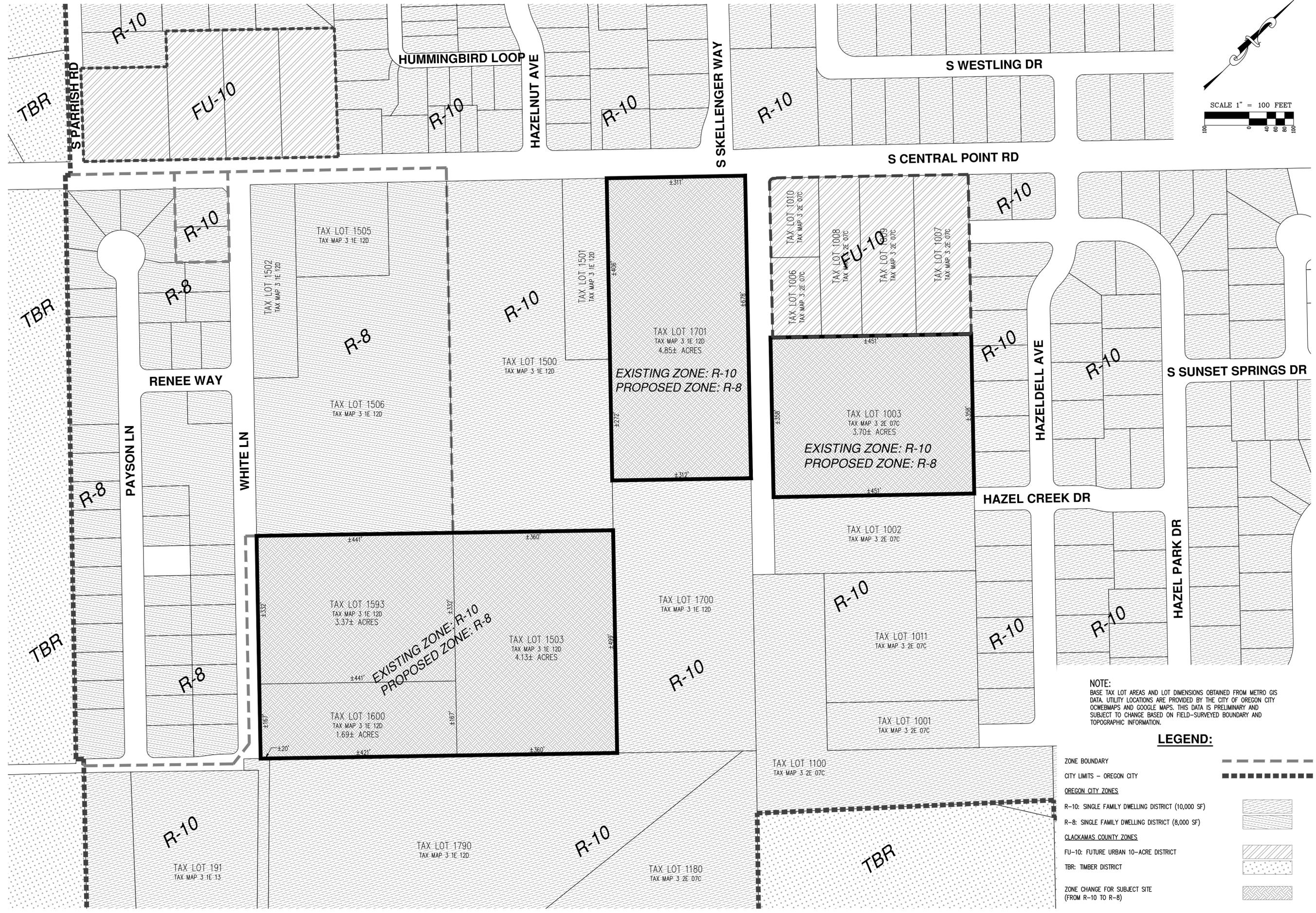
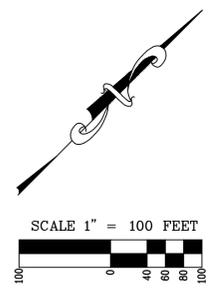


REVISIONS:  
 JOB NUMBER  
**3623**  
 SHEET  
**3**



**NOTE:**  
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**LEGEND:**

ZONE BOUNDARY	---
CITY LIMITS - OREGON CITY	----
OREGON CITY ZONES	
R-10: SINGLE FAMILY DWELLING DISTRICT (10,000 SF)	
R-8: SINGLE FAMILY DWELLING DISTRICT (8,000 SF)	
CLACKAMAS COUNTY ZONES	
FU-10: FUTURE URBAN 10-ACRE DISTRICT	
TBR: TIMBER DISTRICT	
ZONE CHANGE FOR SUBJECT SITE (FROM R-10 TO R-8)	

**CENTRAL POINT ROAD  
 PROPERTIES  
 OREGON CITY OREGON**

**ZONING MAP**

DESIGNED BY:  
 DRAWN BY: JRN  
 CHECKED BY: MBH  
 SCALE: AS NOTED  
 DATE: 03/05/14



RENEWAL DATE: 6/30/15  
 REVISIONS:

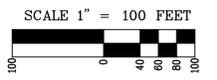
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**4**



**LEGEND:**

- SANITARY SEWER MAIN --- SAN --- SAN
- SANITARY SEWER MANHOLE ○
- STORM SEWER MAIN --- STM --- STM
- STORM SEWER MANHOLE ⊕
- STORM SEWER INLET □
- ROADSIDE DITCH - - - - -
- WATER MAIN --- WAT --- WAT
- FIRE HYDRANT ⊕

**NOTE:**  
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**CENTRAL POINT ROAD  
 PROPERTIES  
 OREGON CITY OREGON**

**EXISTING UTILITIES MAP**

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: JRN  
 CHECKED BY: MBH  
 SCALE: AS NOTED  
 DATE: 03/05/14  
  
 RENEWAL DATE: 8/30/15

REVISIONS  
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 JOB NUMBER  
**3623**  
 SHEET  
**5**