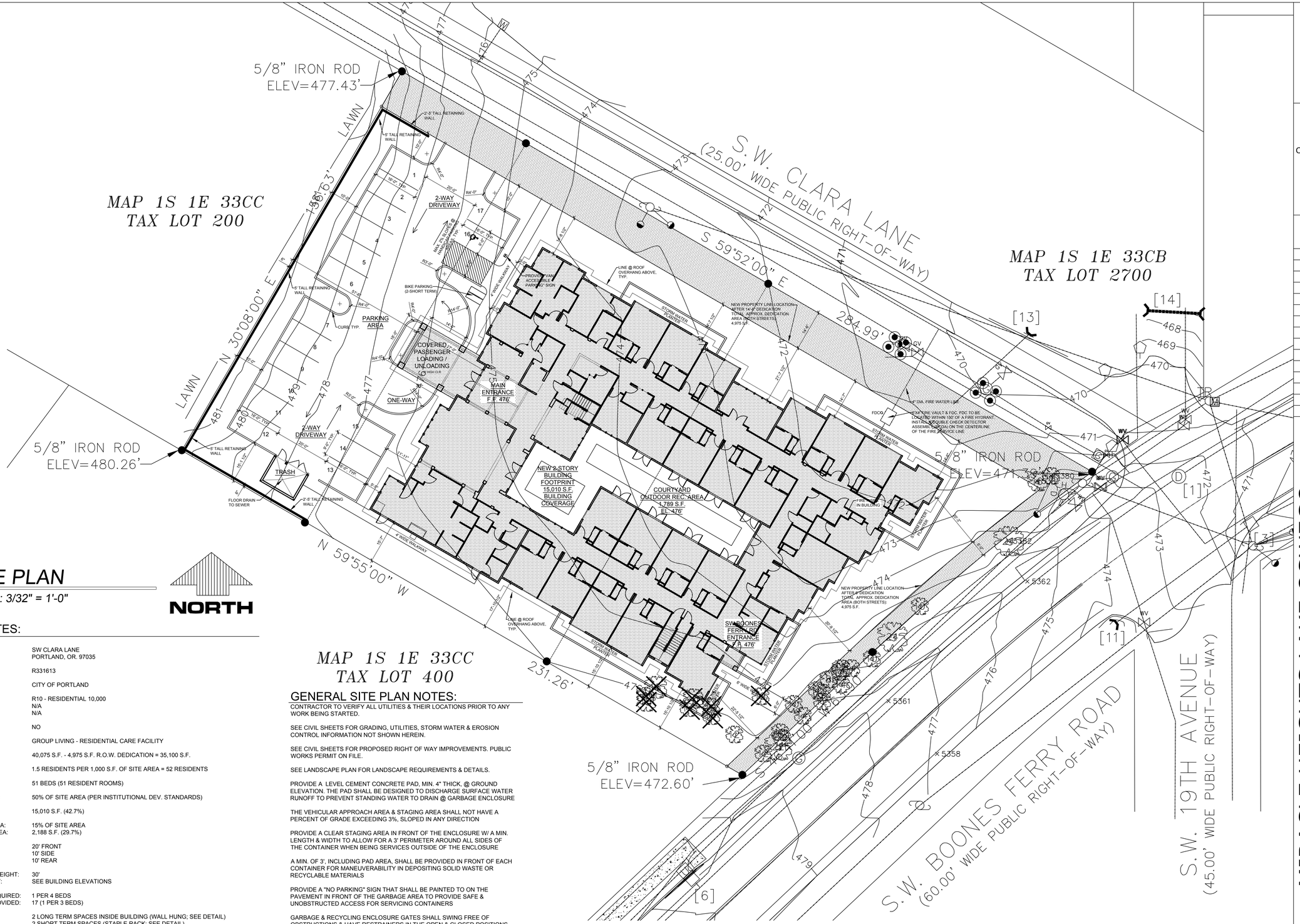

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SITE PLAN

SCALE: 3/32" = 1'-0"

NORTH

SITE PLAN NOTES:

SITE ADDRESS:	SW CLARA LANE PORTLAND, OR. 97035
PROPERTY I.D.:	R331613
JURISDICTION:	CITY OF PORTLAND
SITE ZONING: OVERLAYS: PLAN DISTRICT:	R10 - RESIDENTIAL 10,000 N/A N/A
FLOOD ZONE:	NO
PROPOSED USE:	GROUP LIVING - RESIDENTIAL CARE FACILITY
TOTAL SITE AREA:	40,075 S.F. - 4,975 S.F. R.O.W. DEDICATION = 35,100 S.F.
SITE DENSITY ALLOWED:	1.5 RESIDENTS PER 1,000 S.F. OF SITE AREA = 52 RESIDENTS
SITE DENSITY PROPOSED:	51 BEDS (51 RESIDENT ROOMS)
ALLOWABLE LOT COVERAGE: (BUILDING COVERAGE) PROPOSED LOT COVERAGE:	50% OF SITE AREA (PER INSTITUTIONAL DEV. STANDARDS) 15,010 S.F. (42.7%)
REQUIRED LANDSCAPED AREA: PROPOSED LANDSCAPED AREA:	15% OF SITE AREA 2,188 S.F. (29.7%)
MIN. SETBACKS REQUIRED:	20' FRONT 10' SIDE 10' REAR
ALLOWABLE MAX BUILDING HEIGHT: PROPOSED BUILDING HEIGHT:	30' SEE BUILDING ELEVATIONS
TOTAL PARKING SPACES REQUIRED: TOTAL PARKING SPACES PROVIDED:	1 PER 4 BEDS 17 (1 PER 3 BEDS)
# OF BIKE PARKING SPACES:	2 LONG TERM SPACES INSIDE BUILDING (WALL HUNG; SEE DETAIL) 2 SHORT TERM SPACES (STAPLE RACK; SEE DETAIL) SEE SITE PLAN FOR LOCATIONS & DETAILS
FIRE DISTRICT:	PORTLAND FIRE BUREAU
GARBAGE:	WASTE MANAGEMENT (GARBAGE TO BE STORED IN THE DESIGNATED TRASH & RECYCLING REFUSE AREA; SEE SITE PLAN & GARBAGE ENCLOSURE FLOOR PLAN)
WATER DISTRICT:	CITY OF PORTLAND WATER BUREAU
SEWER DISTRICT:	CITY OF PORTLAND

GENERAL SITE PLAN NOTES:

CONTRACTOR TO VERIFY ALL UTILITIES & THEIR LOCATIONS PRIOR TO ANY WORK BEING STARTED.

SEE CIVIL SHEETS FOR GRADING, UTILITIES, STORM WATER & EROSION CONTROL INFORMATION NOT SHOWN HEREIN.

SEE CIVIL SHEETS FOR PROPOSED RIGHT OF WAY IMPROVEMENTS. PUBLIC WORKS PERMIT ON FILE.

SEE LANDSCAPE PLAN FOR LANDSCAPE REQUIREMENTS & DETAILS.

PROVIDE A LEVEL CEMENT CONCRETE PAD, MIN. 4" THICK, @ GROUND ELEVATION. THE PAD SHALL BE DESIGNED TO DISCHARGE SURFACE WATER RUNOFF TO PREVENT STANDING WATER TO DRAIN @ GARBAGE ENCLOSURE

THE VEHICULAR APPROACH AREA & STAGING AREA SHALL NOT HAVE A PERCENT OF GRADE EXCEEDING 3%, SLOPED IN ANY DIRECTION

PROVIDE A CLEAR STAGING AREA IN FRONT OF THE ENCLOSURE W/ A MIN. LENGTH & WIDTH TO ALLOW FOR A 3' PERIMETER AROUND ALL SIDES OF THE CONTAINER WHEN BEING SERVICES OUTSIDE OF THE ENCLOSURE

A MIN. OF 3', INCLUDING PAD AREA, SHALL BE PROVIDED IN FRONT OF EACH CONTAINER FOR MANEUVERABILITY IN DEPOSITING SOLID WASTE OR RECYCLABLE MATERIALS

PROVIDE A "NO PARKING" SIGN THAT SHALL BE PAINTED TO ON THE PAVEMENT IN FRONT OF THE GARBAGE AREA TO PROVIDE SAFE & UNOBSTRUCTED ACCESS FOR SERVICING CONTAINERS

GARBAGE & RECYCLING ENCLOSURE GATES SHALL SWING FREE OF OBSTRUCTIONS & HAVE RESTRAINERS IN THE OPEN & CLOSED POSITIONS. THE GATE SWING SHOULD OPEN TO A MIN. OF 120 DEGREES

OFF STREET PARKING SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERT. OF OCC. & PROVIDED FOR EMPLOYEES & VISITORS. NO STORAGE OF NON-OPERABLE VEHICLES OR OF MATERIALS PERMITTED

OWNER TO FURNISH ALL OUTDOOR FURNITURE SHOWN ON SITE PLAN

ALL PEDESTRIAN WALKWAYS, BUILDING ENTRANCES AND EXITS, AND OUTDOOR USE AREAS TO HAVE LIGHTING PROVIDING A MIN. OF 5 FOOT CANDLE ILLUMINATION, TYP.

REGISTERED PROFESSIONAL ENGINEER
56230PE
OREGON
JANUARY 15, 2008
SCOTT A. OGREN
RENEWAL 12/31/2020

PRELIM. FOR C.U. REVIEW ONLY

OGREN ENGINEERING
RESIDENTIAL AND COMMERCIAL STRUCTURES
3254 NE AINSWORTH ST
PORTLAND, OR 97211
503-281-0109
scott@ogreneng.com

DRAWN BY:	CHECKED BY:
SCALE:	ISSUE DATE:
3/32"=1'-0"	2.19.20

REVISIONS:

MIRACLE HEIGHTS LAKE OSWEGO

51 BED RESIDENTIAL CARE FACILITY
SW CLARA LANE
PORTLAND, OREGON
EPR DESIGN

MIRACLE HEIGHTS_SD SITE PLAN.DWG

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