

PROPERTY INFORMATION

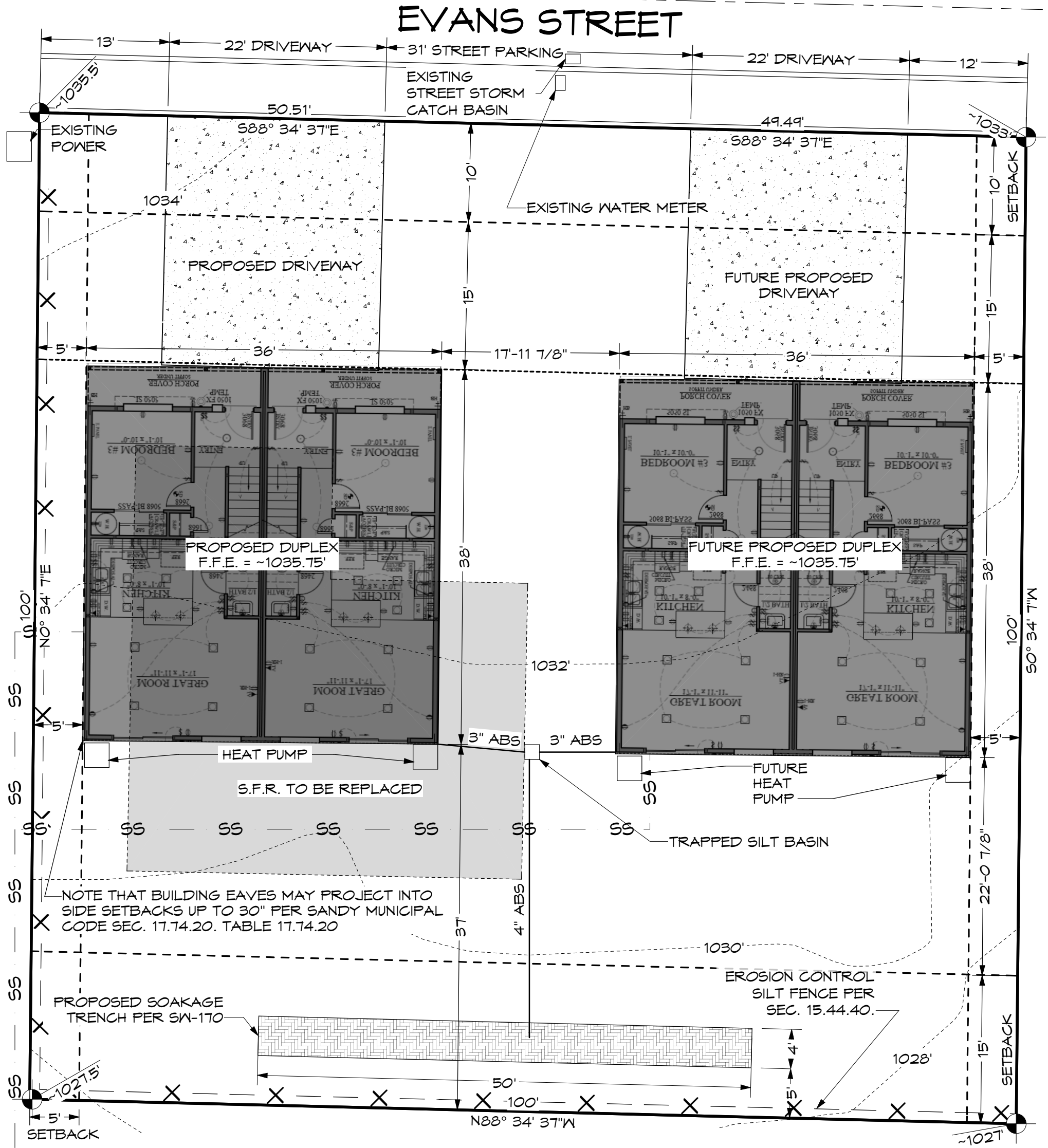
OWNER: ROGER & DAWN SAYLES
 EMAIL: VINTAGEFARMS@MSN.COM
 PHONE: (503) 310-4452
 SITE ADDRESS: 39600 EVANS ST, SANDY OR 97055

TAX LOT: 24E13DC00246
 PARCEL NUMBER: 05002016
 LOT AREA: .23 ACRES

ZONING DESIGNATION: HIGH DENSITY RESIDENTIAL- R3
 UGB: SANDY UGB
 MINIMUM DENISTY: 2
 MAXIMUM DENISTY: 5
 REQUIRED LANDSCAPING: 25% (10018.8 SQ FT *25%= 2,504.7 SQ FT)



09/11/2023 | 16:22 PDT
 RENEWS: 12/31/24



PLATZ DESIGN GROUP, LLC.
 26215 SE FROG POND LANE
 EAGLE CREEK, OR 97022
 PHONE: 503-349-2511
 mike@mikeplatzpe.com

DUPLEX
 39600 EVANS STREET
 SANDY, OR 97055

DRAWN jmp
 CHECKED mmp
 DATE 9/11/2023

REVISION TABLE			
REV.	DATE	BY	DESCRIPTION

SHEET
 SITE PLAN
 SHEET 1 / 2
 SCALE: 1" = 10'

LANDSCAPE SUMMARY/TREE REQUIREMENTS

ZONING DESIGNATION: HIGH DENSITY RESIDENTIAL- R3
 MINIMUM LANDSCAPE AREA: 25% OF LOT AREA (LOT = 10,019 SQ FT * 25% = 2,505 SQ FT) **LEGEND**

ALLOTTED LANDSCAPE AREA: 6,154 SQ FT

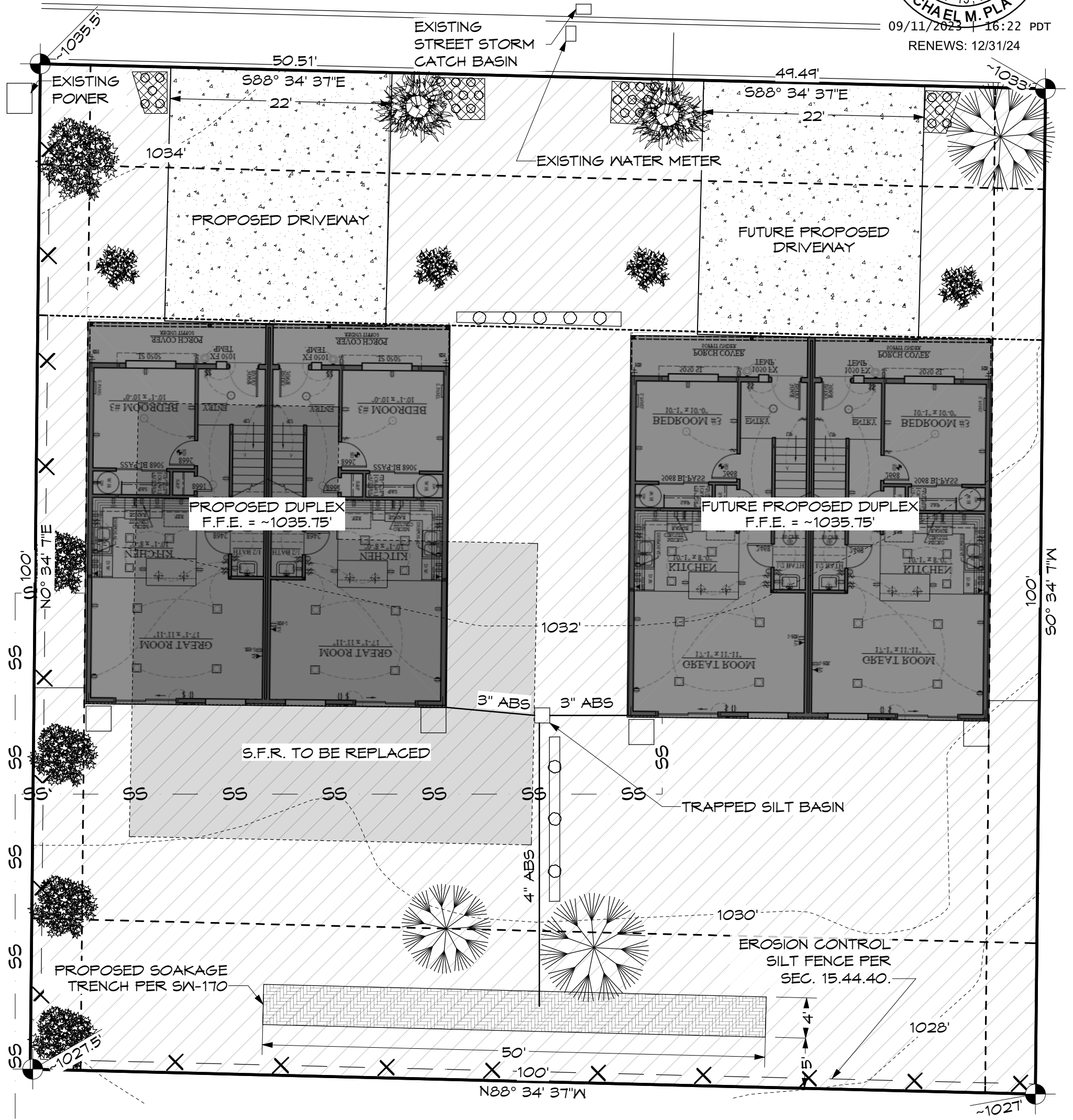
NOTES:
 LANDSCAPING PER CITY OF SANDY ZONING CODE CHAPTER 17.92
 LANDSCAPING SHALL BE IRRIGATED, EITHER WITH MANUAL OR AUTOMATIC SYSTEM TO SUSTAIN PLANT LIFE
 MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED PER 17.92.90 FROM EVANS STREET
 LANDSCAPING PER CITY OF SANDY ZONING CODE CHAPTER 17.92
 TREES MAY NOT BE PLANTED:
 WITHIN 5 FT. OF PERMANENT HARD SURFACE PAVING OR WALKWAYS, UNLESS SPECIFIC SPECIES, SPECIAL PLANTING TECHNIQUES AND SPECIFICATIONS APPROVED BY THE DIRECTOR ARE USED.
 UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER:
 WITHIN 10 FT. OF FIRE HYDRANTS AND UTILITY POLES
 WITHIN 20 FT. OF STREET LIGHT STANDARDS
 WITHIN 5 FT. FROM AN EXISTING CURB FACE
 WITHIN 10 FT. OF A PUBLIC SANITARY SEWER, STORM DRAINAGE OR WATER LINE
 WHERE THE DIRECTOR DETERMINES THE TREES MAY BE A HAZARD TO THE PUBLIC INTEREST OR GENERAL WELFARE. TREES SHALL BE PRUNED TO PROVIDE A MINIMUM CLEARANCE OF 8 FT. ABOVE SIDEWALKS AND 12 FT. ABOVE STREET AND ROADWAY SURFACES.

LEGEND

- PLUME GRASSES, 2 GALLON MIN.
- PERENNIAL FLOWERBEDS (NATIVE SPECIES PREFERRED. SEE [HTTPS://WWW.PORTLAND.GOV/BPS/ENVIRON-PLANNING/PORTLAND-PLANT-LIST](https://www.portland.gov/bps/envirom-planning/portland-plant-list))
- SMALL TREE: DWARF CRABAPPLE OR EQUIV.
- MEDIUM TREE: DOGWOOD OR EQUIV.
- EXISTING DOUG FIR
- EXISTING MAPLE TREE
- LANDSCAPE AREA
- DRIVEWAY
- SOAKAGE TRENCH PER SW-170



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SHEET
LANDSCAPE PLAN
 SHEET 2/ 2
 SCALE: 1" = 10'