

# HOOD VIEW HEIGHTS LOT 26 PLOT PLAN

CLACKAMAS COUNTY TAX LOT: TBD  
 ADDRESS: 41555 METOLIUS AVENUE  
 CASEFILE NO. 21-012 SUB/FSH/TREE  
 HOLT HOMES  
 PLAN: 10.0'x40.0' FIELD TRAILER

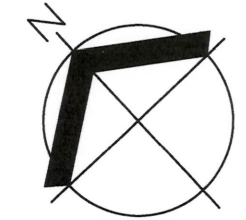
### ABBREVIATIONS:

CL CENTER LINE  
 EG EXISTING GRADE  
 EL ELEVATION (EG AT PROPERTY CORNERS)  
 PPE PUBLIC PEDESTRIAN EASEMENT  
 PUE PUBLIC UTILITY EASEMENT  
 ROW RIGHT-OF-WAY  
 SS SANITARY SEWER LATERAL

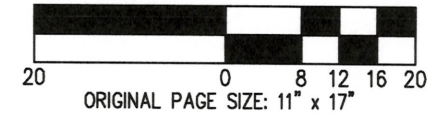
LOT COVERAGE	
LOT AREA	13,135 SF
LOT COVERAGE AREA	400 SF
LOT COVERAGE %	3.0%
IMPERVIOUS AREA	400 SF

LAND USE DISTRICT AND SETBACKS	
LAND USE DISTRICT	SFR
MAX. BUILDING HEIGHT	35'
FRONT YARD SETBACK*	10'
GARAGE SETBACK	22'
STREET SIDE YARD SETBACK	10'
SIDE YARD SETBACK	7.5'
REAR YARD SETBACK*	20'

\*FRONT PORCH OR REAR PATIO/DECK ADJUSTMENTS  
 PER SANDY MUNICIPAL CODE 17.74.20

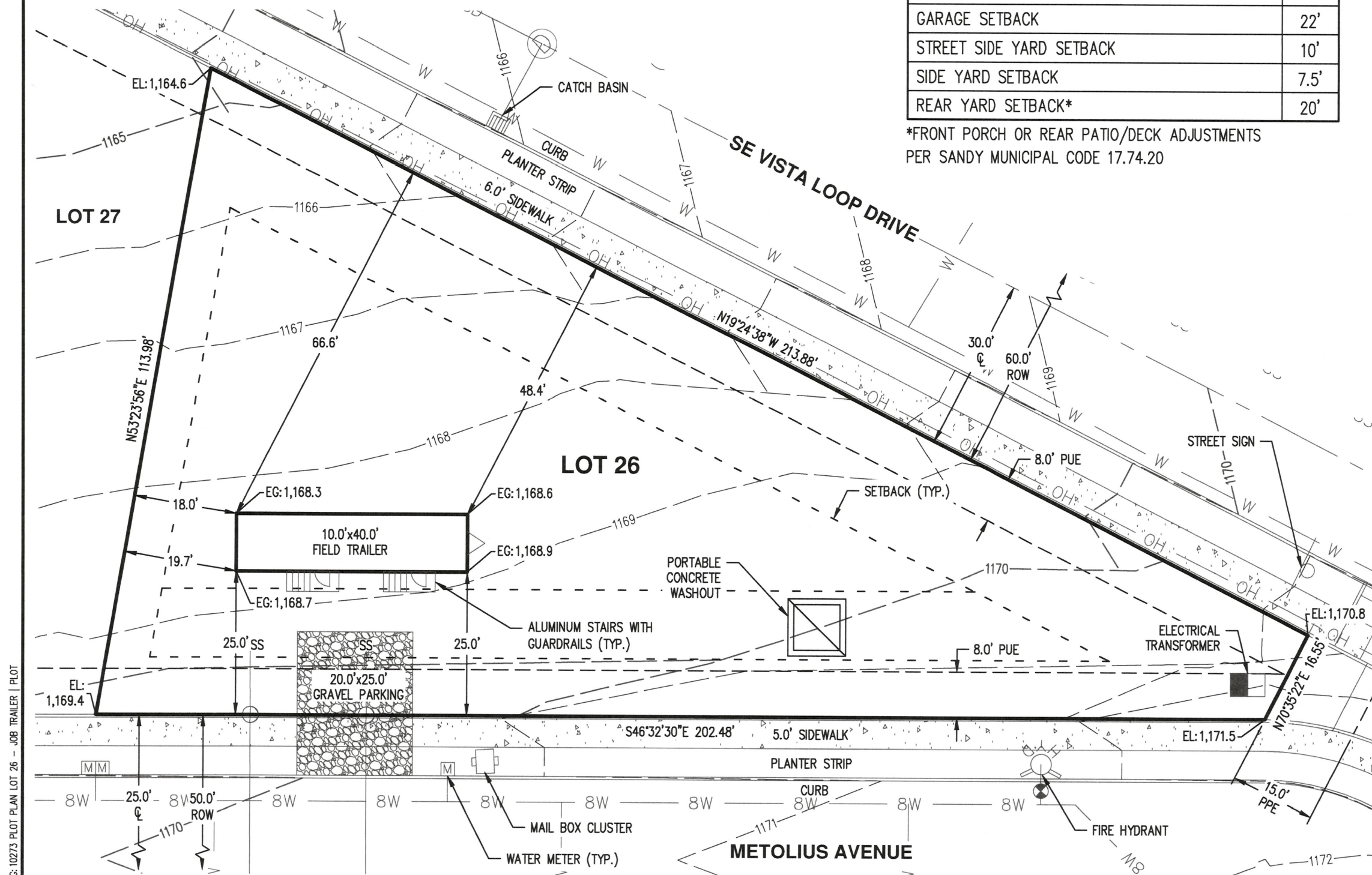


SCALE: 1" = 20 FEET



### NOTES:

- LOTS 1-37 BASED ON SUBDIVISION PLAT "HOOD VIEW HEIGHTS" BY ALL COUNTY SURVEYORS & PLANNERS, INC. DATED 05/01/2023.
- LOTS BASED ON SUBDIVISION IMPROVEMENTS AND UTILITIES PER PLANS BY ALL COUNTY SURVEYORS & PLANNERS, INC. APPROVED BY CITY OF SANDY ON 08/02/2022.
- ELECTRICAL LAYOUT PER PRELIMINARY PGE PLANS M3092963 AND M3178557. PEDESTAL LOCATIONS FOR DUPLEX LOTS ARE SUBJECT TO CHANGE.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/ BUILDING AUTHORITY PRIOR TO STAKEOUT.
- GRADE MINIMUM 5% AWAY FROM BUILDING.
- FLATWORK ELEVATION NOTED AT BUILDING WALL. SLOPE 2% MIN. AWAY FROM BUILDING.
- SHALLOW CONVEYANCE SWALE TO HAVE MINIMUM 2.5% LONGITUDINAL SLOPE.
- AKS MAKES NO GUARANTEE THAT UTILITIES SHOWN CAN SERVE THE HOME.
- ONE SANITARY LATERAL AND ONE WATER METER TO BE USED PER LOT. ADDITIONAL EXISTING SANITARY LATERALS & WATER LINE STUBS TO BE ABANDONED PER CITY OF SANDY REQUIREMENTS.



**HOLT HOMES**  
 Built for the Pacific Northwest

DATE: 09/07/2023

PLOT PLAN LOT 26		EXHIBIT <b>A</b>
HOOD VIEW HEIGHTS AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: JF CHKD: SCR AKS JOB: 10273

DWG: 10273 PLOT PLAN LOT 26 - JOB TRAILER | PLOT