

PC#: Z-10

ZONING: FORTHCOMING

IN DRAWER

ATTACHED

PLANS:



PLANNING CLEARANCE FORM

Planning/Building

Curry County Community Development
94235 Moore Street, Suite 113
Gold Beach, OR 97444
Phone 541-247-3304 Fax 541-247-4579

COUNTY

Applicant: read and complete items 1-8.

- 1. PLANNING CLEARANCE FOR: (check applicable items)
Sewage Disposal Permit/Authorization Notice
Manufactured Home Permit Year Bedrooms
Width of Manf. Home at base feet
Pre-Fab New
Building Permit COMM SFD #Bedrooms 6
Type and Size: 6 single bedroom units within 3 structures
Letter of approval signed by Deputy State Fire Marshal (Required for Commercial)

CONTRACTOR INFORMATION

- Owner Built
Contractor Name: Reg. #:
Manf. Home Installer: Reg#

\$200.00 ADDITIONAL FEE FOR NEW RURAL ADDRESS
New Rural Address - Address #
Replacement Plate - \$40.00

- 2. EXISTING DEVELOPMENT: None
Dwellings (stick built) how many?
Mobile Homes how many?
Other Buildings how many?

3. WATER SOURCE:

- Well Spring Other: City of Port Orford
If on Well / Spring:
Attach Well Log or Water Right documentation.
If in a Water District:
Verification (from an authorized district representative) is required prior to submission of this clearance form.

Jessica Gray
SIGNATURE OF WATER DISTRICT REPRESENTATIVE
Existing Approval

Farmland Special Assessment
Signature of County Assessor

Forestland Special Assessment
Signature of County Assessor

3A. SANITARY DISTRICTS:

Jessica Gray
SIGNATURE OF WEDDERBURN, HARBOR, PORT ORFORD or GOLD BEACH SANITARY REPRESENTATIVE.
Existing approval
SIGNATURE OF CITY OF BROOKINGS

3C. COOS-CURRY / BANDON ELECTRIC COORDINATION
This form must be signed off and turned in when the Permit Is applied for. See Attachment

4. PROPERTY DESCRIPTION:

Assessor Map # 33S.15W.05DA Tax Lot# 8901
Acreage .27 Street address or location:
251 Fifth Street, Port Orford, OR, 97465

5. PROPERTY OWNER INFORMATION:

Property Owner: Gary Robertson
Mailing Address: P.O. Box 121
City Port Orford St. OR Zip 97465 Phone#
(206) 295-6211

6. ACCESS:

Does property access a county or state road? Yes X No
IF YES, do you have an access permit? Yes No
State or County permit #
IF NO, an access permit from the county or state (contact appropriate agency depending on whether it is a state or county road) will be required before this form can be processed. County Rd. Dept. 541-247-7097

7. PLOT PLAN/EROSION CONTROL PLAN

An accurate plot plan and Erosion control plan is required for processing of this permit clearance. Please draw an accurate plot plan on the reverse side, and fill out and sign the enclosed erosion control plan.

8. APPLICANT SIGNATURE:

By my signature, I certify that I am the owner, or have the owner's consent to apply for a permit on the above referenced property and by my signature I also certify that the information provided by me is correct and hereby grant the staff of the Curry County Dept of Public Services permission to enter this property for purposes of this application.

Name Gary Robertson
Signature
Mailing address P.O. Box 121
City Port Orford ST OR ZIP 97465 PH (206) 295-6211

Date:
Note: This form is intended for county staff use in processing development permits and does NOT constitute a permit. Approval of this form authorizes only WHAT is applied for under NO. 1 at the time it is filed. Building plans MUST be turned in within one year of the Planning Department's approval, or Planning Clearance and fees will need to be re-submitted.

e-mail address: g.robertson@edoba-design.com

**(FOR OFFICIAL USE ONLY)**  
**PLANNING STANDARDS AND REQUIREMENTS**

Land Use Zone: 10 MU

**Property Line Setbacks:**

- Harbor Bench Farm District Setback  
**FRONT:**
- 35 feet from the center of all roads OR 10 feet from any property line adjacent to a road--which ever is greater
- Vision clearance
- No requirement
- SIDE:**
- 5 feet from property line for structures 15' and under  
*For structures exceeding 15'--add 6 inches (1/2 foot) for every foot over 15' height* TOTAL SETBACK \_\_\_\_\_
- No requirement
- BACK:**
- 5 feet from property line for structures 15' and under  
*For structures exceeding 15'--add 6 inches (1/2 foot) for every foot over 15' height* TOTAL SETBACK \_\_\_\_\_
- No requirement  
*NOTE: Eaves, gutters, sunshades, and other similar architectural features may not project into required setbacks more than two (2) feet*

**Off Street Parking:**

- # of 9' x 18' parking spaces required
- parking lot plan required       No requirement

**Structure Height:**

- 35' maximum       45' maximum
- Airport Overlay Zone requires \_\_\_\_\_ feet
- No requirement

**Lot Origin and Previous Land Use Action:**

- Pre-existing       Land use approved
- Previous Land Use Actions: \_\_\_\_\_

**\*\* No REMOVAL OR DISTURBANCE of Riparian Vegetation within:**

- 50 feet      OR       75 feet  
*of any streams, rivers, or lakes per county Riparian Buffer Overlay Zone requirements*

**Fire Break:**

- A firebreak of \_\_\_\_\_ feet must be maintained around all proposed structures
- No requirement

**Special Requirements or Considerations:**

100 year flood plain  
 FIRM or Floodway Panel# \_\_\_\_\_  
 Geologic Hazard as identified on DOGAMI maps  
 Wetland or potential wetland as identified by Wetland Inventory Maps: Map# \_\_\_\_\_  
 Scenic Waterway \_\_\_\_\_  
 USFS approval \_\_\_\_\_ @DPR approval \_\_\_\_\_  
 Historic structure/cultural site/historic-archeological overlay \_\_\_\_\_

**CONDITIONS OF APPROVAL:**

*see attachment*

The above proposal has been reviewed and found compatible with the applicable LCDC Acknowledged Plan; provided the above referenced standards are maintained at the time of construction

**County Planning Staff Reviewer:**

Signature \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

**City Planning Staff Reviewer (if required):**

- Outside Urban Growth Boundary  
 Inside Urban Growth Boundary, outside city limits  
 Inside city limits

Signature *Jessica Cinsy*

Title *City administrator*

Date *11/18/21*

**Sanitarian Reviewer:**

Permit # \_\_\_\_\_ Authorization Notice# \_\_\_\_\_

System approved       System denied

Comments:

Signature \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

# City of Port Orford

PLANNING DOCUMENTATION

Date: 11/18/2021

SUBJECT: 251 5<sup>th</sup> Street

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Planning Clearance Conditions for 251 5<sup>th</sup> Street:

Planning Clearance for the proposed development at 251 Fifth Street, Port Orford, is given with the following condition regarding the sewer connection hook up. The City of Port Orford requests to review the building permit and plans approved by Curry County. The City reserves the right to have the City Engineer (The Dyer Partnership) and/or the geotechnical engineer (Busch Geotechnical Consultants) review the final structural plans and confirm that the design is in compliance with the certification assumptions presented within the geotechnical report for the site. Once the confirmation(s) have been received, the sewer connection for the site may be applied for.

Has to Comply with Geotechnical report by Certified Engineering Geologist and Archeological preservation requirements of Sietz Indian Tribe and conform Coquille to approved foot print on land.

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SUBMITTED BY:

Jessica Ginsburg

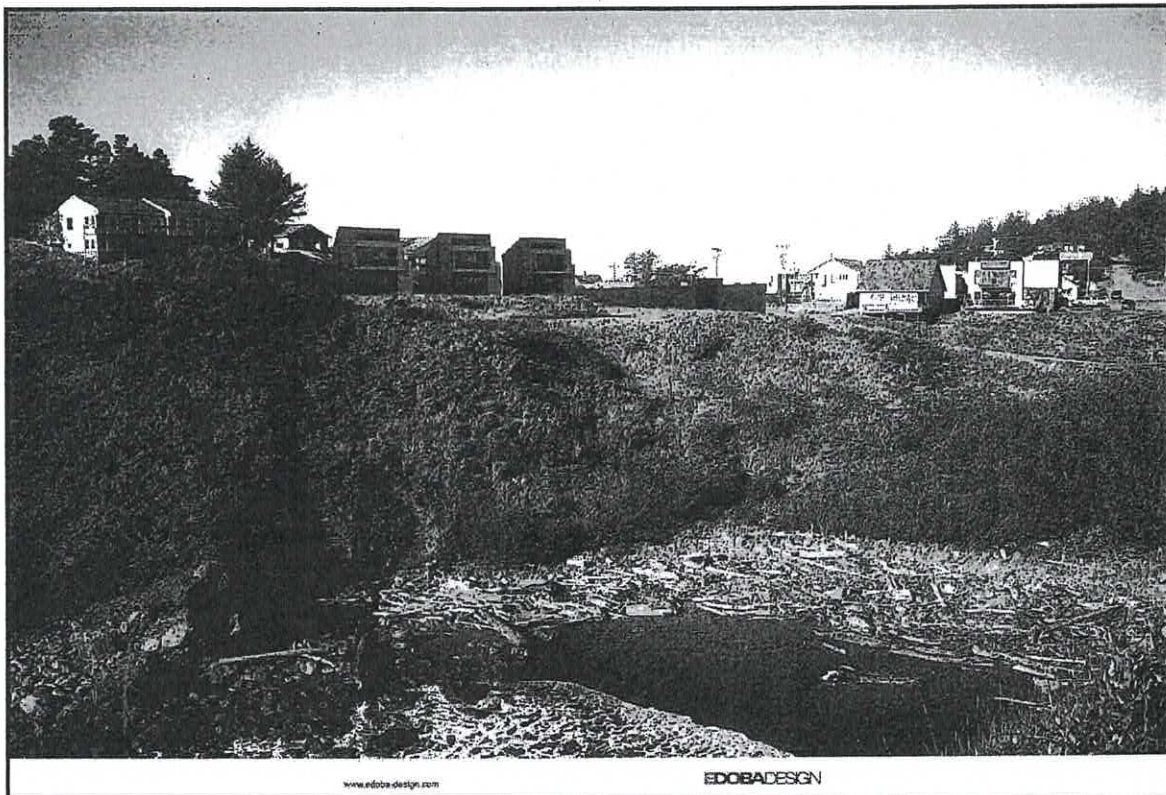
Jessica Ginsburg, City Administrator



# **BUSCH GEOTECHNICAL CONSULTANTS**

**July 8, 2021**

**Geotechnical Report for the EDOBA Design Project,  
251 5th Street, Port Orford, Oregon  
(APM 33-15-05DA, TL 8901; Robertson)**



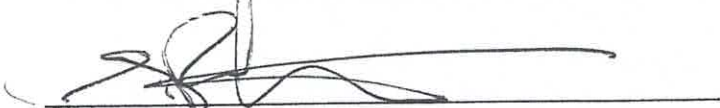
**Cover Photo: Designer's Rendition of the Condominiums in Place**

97832 S. Bank Chetco River Road, Brookings, OR 97415 • 541-469-7300 • 541-469-2903 FAX  
Geotechnical and Geologic Studies for Land Development and Resource Management  
Please see our website: [www.buschgeotech.com](http://www.buschgeotech.com)



**APPLICANT/OWNER AGREEMENT:** By my signature, I certify that I am the owner and that I have received, accepted and will comply with the conditions specified in this Planning Clearance. I understand that this Planning Clearance does not constitute a building permit and I must apply to the Curry County Building Department for a building permit to construct my project at 251 5th STREET in Port Orford and any other permit required for compliance other local, state, or federal laws.

**SIGNATURE OF OWNER(S) OF THE PROPERTY REQUIRED**

  
Owner Signature

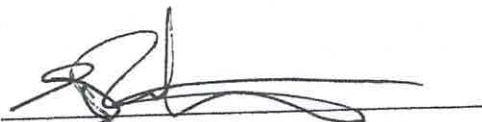
8/3/2021  
Date

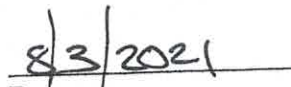


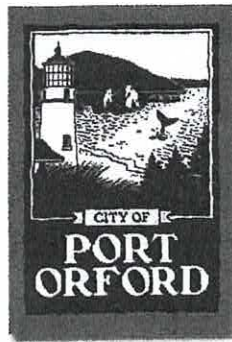
# CITY OF PORT ORFORD

◆ 555 W. 20<sup>th</sup> St. ◆ P.O. Box 310, Port Orford, OR 97465 ◆ Ph: 541-366-4568 ◆ Fx: 877-281-5307 ◆

I, the undersigned, hereby agree to comply with all ordinances, rules and requirements of the City of Port Orford, Curry County and the State of Oregon.

  
Signature

  
Date



**CITY OF PORT ORFORD PLANNING CLEARANCE CHART**  
**Battle Rock Mixed Use Zone (10-MU)**

Item	Permitted or /Required Code reference	Complies?
Outright permitted Land Uses	17.12.090(b) 1. Single-family dwelling or duplex; 2. Manufactured home, in accordance with Section 17.16.040; 3. Multiple-family dwellings;      4. Home occupations; 5. Hotel, motel or other lodging;      6. Restaurants; 7. Club or lodge hall; 8. Emergency care facilities, medical or dental clinic; 9. Retail use, professional office or service use, including galleries; 10. Light manufacturing; 11. Park playground, fire station, library or museum; 12. Childcare facility; 13. Residential care home or residential care facility. <sup>1</sup>	Yes
Other Applicable Use Standards.	17.12.090(d) 1. Outdoor sales and/or service areas over 200 square feet in size are not permitted in this zone, except for restaurants, farmers markets, plant nurseries, sculpture gardens. 2. Outdoor storage areas will be enclosed and screened from view by suitable hedges, fencing or walls and will not exceed 200 square feet in size. 3. Indoor storage will not be the principal use of property.	N/A
Manufactured Home	17.16.040 A. The manufactured home shall be multi-sectional and enclose a space of not less than one thousand (1,000) square feet. B. The manufactured home shall have the hitch, wheels and axles removed and be placed on an excavated and backfilled foundation and enclosed at the perimeter such that the manufactured home is not more than twelve (12) inches above grade. C. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings. D. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the state building code. Evidence demonstrating that the manufactured home meets	N/A

<sup>1</sup> 14. Any permitted use where building footprint exceeds 6,000 square feet, shall be subject to site plan review to comply with the provisions set forth in Chapter 17.33, Site Plan Review.

15. Any permitted use where building length exceeds 125 feet shall be subject to site plan review to comply with the provisions set forth in Chapter 17.33, Site Plan Review.



**CITY OF PORT ORFORD PLANNING CLEARANCE CHART**  
**Battle Rock Mixed Use Zone (10-MU)**

Item	Permitted or /Required Code reference	Complies?
	"Super Good Cents" energy efficiency standards is deemed to satisfy the external thermal envelope certification requirement.	
Water Source	<input type="checkbox"/> well <input type="checkbox"/> spring <input checked="" type="checkbox"/> City water If a well or a spring is to be utilized, documentation of water source and quality is to be provided.	Yes
Connection to City water and/or sewer? Must comply with Zoning Ordinance sections 17.10.010(D) for 1-R property and 17.10.020(D) for 2-R property.		Yes
Setbacks	(17.10.010(F) for 1-R zone and 17.10.121(F) for 2-R zone and 17.12.080( E ) for Shoreland Overlay zone)	
Front	0'	N/A
Side	0'	
Rear	0'	
Riparian Setback	Except as necessary for water-dependent uses, all developmental mineral extraction activities shall be set back fifty (50) feet from the stream bank of all perennial streams to protect riparian vegetation as identified in the comprehensive plan. A lesser distance may be approved based on a specific site investigation as part of the permit application process and concurrence with the lesser distance by the Oregon Department of Fish and Wildlife and Division of State Lands.	Yes
Exceptions to setbacks 17.20.101	Cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, and similar architectural features may project into a required yard not more than two feet. Roadside stands, fences, hedges, walls and signs may be located within a required yard.	Yes
Height 17.12.090(H)	Except as provided in Section 17.20.050 in a 10-MU zone, no building shall exceed thirty-five (35) feet in height.	Yes
Exceptions to height 17.20.050	The following type of structure or structural parts are not subject to the building height limitations of this title: chimney, tank, church spire, belfry, dome, monument, fire and hose towers, observation tower, mast, aerial, cooling tower, elevator shaft, transmission tower, smokestack, flagpole, radio or television towers, and other similar projections.	Yes
Design standards 17.12.090 ( E )	All new structures and substantial improvements in a 10-MU zone shall conform to the following design standards: 1. <u>Building Size</u> . Any building more than 125 feet in length, or exceeding 35 feet in height or with a footprint greater than 6,000 square feet shall be considered a large structure requiring site plan review in compliance with standards set forth in Chapter 17.33. 2. <u>Building Articulation</u> . All new commercial structures shall utilize at least six of the following design features; all new residential structures shall utilize three: a. Dormers.      b. Recessed entries. c. Cupolas or tower.      d. Bay or bow windows. e. Attached garage. f. Roof with a pitch greater than nominal 3/12. g. Offsets on building face or roof that are a minimum of twelve (12) inches. h. Covered porch entry. i. Pillars or posts. j. Eaves that are a minimum of six (6) inches. k. Roof of tile, composition, shake, standing seam metal, or other	Yes

**CITY OF PORT ORFORD PLANNING CLEARANCE CHART**  
**Battle Rock Mixed Use Zone (10-MU)**

Item	Permitted or /Required Code reference	Complies?
	<p>metal roofing simulating traditional roofing materials such as slate and tiles.</p> <p><u>l.</u> Horizontal lap siding.</p> <p><u>m.</u> Shingle siding.</p> <p><u>n.</u> Parapets.</p> <p><u>o.</u> Other design features may be considered subject to approval by the City's designated design specialist, the City Planning Commission, or the City Council as applicable to the approval process.</p> <p>3. <u>Highway 101 Ground Floor Façade.</u> All new structures and substantial improvements, fronting Highway 101, shall provide at least 25% of the ground floor facade facing the highway with windows or building entrances.</p> <p>4. <u>Off-Street Parking for Properties with Frontage on Highway 101 and for New Commercial Structures throughout the Battle Rock Mixed Use Zone (10-MU).</u> All off-street parking areas shall be located behind, under, or to the side of a building, and shall incorporate a landscaped buffer from adjacent property as well as from any sidewalk abutting the parking area.</p> <p>5. <u>Mechanical Equipment.</u> All mechanical equipment shall be concealed from view of public streets and neighboring properties.</p> <p>6. <u>Landscaping.</u> All new structures and substantial improvements shall have lot design to conform to the following landscaping requirements:</p> <p>a. All areas abutting a street that are not occupied by structures or driveway shall be landscaped or provide public space such as walking path, sidewalk, or bench area.</p> <p>b. Lots with footprint area for new structure or combined new structures exceeding 3,000 square feet shall provide landscaping coverage for at least 5% of lot area.</p> <p>7. <u>Drive-Through/Drive-In Facilities.</u> Drive-through/drive-in facilities shall conform to the following placement standards:</p> <p>a. The drive-through/drive-in use shall orient to an alley, driveway, or interior parking area, and not a street;</p> <p>b. The drive-through/drive-in facilities shall not be located within twenty (20) feet of a street and shall not be oriented to a street corner;</p> <p>c. Drive-through/drive-in queuing areas shall be designed so that vehicles do not obstruct a driveway, fire access lane, walkway, or public right-of-way.</p> <p>8. <u>Manufactured Home Park.</u> When manufactured homes within the manufactured home park are oriented with their back or side yards facing a public right-of-way, the Planning Commission may require installation of fencing and planting of a ten (10)-foot wide landscape buffer between the right-of-way and the manufactured home park for the privacy and security of residents and the aesthetics of the streetscape.</p> <p><u>Commercial-Residential Overlay (CRO).</u> The CRO is intended to combine residential household living with public and commercial services at an appropriate neighborhood scale.</p> <p>a) New commercial structures shall be a maximum of 1,750 sq. ft.</p> <p>b) Commercial conversions and remodels shall have a maximum of 1,750 sq. ft. designated for commercial use.</p> <p>c) Except as provided in Sections 17.20.010 and 17.20.020, in the CRO setbacks shall be as follows:</p> <p>1) The front yard shall be a minimum of ten feet.</p>	<p align="center">Yes</p>

## CITY OF PORT ORFORD PLANNING CLEARANCE CHART Battle Rock Mixed Use Zone (10-MU)

Item	Permitted or /Required Code reference	Complies?
	2) The side yard shall be a minimum of five feet. 3) The rear yard shall be a minimum of five feet.	
17.12.090 (F) Sewer and Water Line Hookups.	1. <u>Provision of Sewer and Water.</u> Sewer and water shall be provided by the City of Port Orford, and distribution systems shall be built to City and State specifications. 2. <u>Sewer Line Hookups.</u> Sewer lines shall be installed to City standards to connect sites for new development to existing mains. In areas where a sewer main is not adjacent to a proposed lot or an existing lot proposed for development, the developer will pay the cost of extending the main line and any lift necessary to provide adequate sewage disposal to the parameter of the lot. At the request of the developer, the City shall consider sharing in the cost of the main line extension or lift station, but the City is under no obligation to participate. 3. <u>Water Line Hookups.</u> Adequate water lines shall be installed to City standards to connect sites for new development to existing mains. In areas where a water main is not adjacent to the individual lot that is proposed to be developed, the developer will pay the cost of extending the main to the parameter of the lot. At the request of the developer, the City shall consider sharing in the cost of the main line extension, but the City is under no obligation to participate.	yes
Erosion control 17.17.050	Development with excavation of 800 square feet or more of soil surface or development with mud, soil, rock, vegetative material or any products of erosion or other depositional material onto, deposited upon or transported to the property of another are subject to the requirements of Zoning Ordinance 17.17.050.	yes
Other Zoning Ordinance requirements		
Flood zone 17.19	required <input type="checkbox"/> not required. <input checked="" type="checkbox"/>	
Storm/Surface Water Management 17.18	required <input checked="" type="checkbox"/> not required. <input type="checkbox"/>	
Historic Preservation 17.15	required <input type="checkbox"/> not required. <input checked="" type="checkbox"/>	

**CITY PLANNING CLEARANCE:** Planning clearance is granted for the uses and accessory uses specified on the 11/18, 2021 Planning Clearance application form submitted by Robertson for the property located at 251 5th Street. Authorization of said uses and accessory uses are subject to the requirements referenced on the City of Port Orford Development Standards noted on the Port Orford Planning Clearance chart above and water and sewer are available for this property. Additional requirements for compliance with the Port Orford Zoning Ordinance are / are not attached. An Erosion Control plan for the property was / was not required. The Erosion Control Plan is / is not attached. If an Erosion Control Plan is required, all requirements of the Plan shall be met.

This Planning Clearance is valid until 11/18, 2022. This Planning Clearance does not constitute a permit to construct any structure. You must secure a Building Permit from the Curry County Building Department prior to construction. The Building Department will require a copy of this Planning Clearance and two sets of Plans stamped by the City of Port Orford noting that the plans have received a Planning Clearance.

Jessica Ginsky  
Planning  
Jessica Ginsky  
Water

David Duncan  
Fire Department  
Jessica Ginsky  
Sewer

## FIRE DISTRICT SIGN-OFF FORM

This form must be taken to the local Fire Department with the Plot Plan that must be turned in when applying for a building permit. Please discuss your proposed development with the Fire Department to ensure fire safety and get the signature of the Fire Department. Return the Permit Clearance and this form with your plans to Curry County Department of Community Development.

David [Signature]

Signature of Fire Department Representative

[Signature]

Signature of Permit Applicant

Fire/District Department	Contact	Phone Number
Agness Fire	Bill Scherbarth	541 247-7987
Brookings Fire	Jim Watson	541 469-1142
Brooking Rural	Jim Watson	541 469-1142
Cape Ferrelo Fire	Aaron Johnson	541 661-2128
Cedar Valley Fire	Wade Hooey	541 425-5185
Gold Beach Fire	Tyson Krieger	541 247-6204
Harbor Fire	Thomas Sorrentino	541 469-5301
Langlois Fire	Mike Murphy	541 348-2304 541 253-6191
Ophir Fire	Adam Brotton	541 698-6110
Pistol River Fire	Richard Little	541 373-0844
Port Orford Fire	David Duncan	541 332-3681
Sixes Fire	Wayne Moore	541 348-9927 541 253-6028
Upper Chetco Fire	Jim Watson	541 469-1142
Wedderburn Rural	Tyson Krieger	541 247-6204
Winchuck Fire	Brad Stepanek	541 602-4545

AVAILIBLTY OF POWER - ELECTRIC COORDINATION



1. THE SUBJECT PROPERTY IS WITHIN THE SERVICE TERRITORY OF COOS CURRY ELECTRIC AND CAN BE PROVIDED ELECTRIC POWER ONCE THE ROUTE HAS BEEN DETERMINED, EASEMENTS AND/OR PERMITS OBTAINED, AND ALL FEES PAID.
2. UTILITY NOTIFICATION CENTER SHOULD BE CALLED BEFORE ANY TRENCHING OR EXCAVATION.
3. STRUCTURES ARE NOT ALLOWED UNDERNEATH OR ON TOP OF ANY COOS CURRY FACILITIES.
4. NATIONAL ELECTRIC SAFETY CODE CLEARANCE REQUIREMENTS SHALL BE FOLLOWED

Situs address - 251 FIFTH STREET, PT. ORFORD

Township 33S

Range 15W

Section 05DA

Taxlot (s) 8901

CCEC Representative

*Janna J. Fraser* Date 7/28/2021

Owner/ Representative

*[Signature]* Date 7/28/2021

Mailing Address for all Coos-Curry Electric Co-op offices: P.O. Box 1268, Port Orford OR 97465-1268

Port Orford Office: 43050 Hwy 101 Port Orford OR 97465 • Phone: 541-332-3931 Fax: 541-332-3501

Brookings Office: 815 Railroad St Brookings OR 97415 • Phone: 541-469-2103 Fax: 541-469-3193

Gold Beach Office: 29439 Ellensburg Gold Beach OR 97444 • Phone: 541-247-6638 Fax: 541-247-6630

Coquille Office: 220 S Mill Ave Coquille OR 97429 • Phone: 541-396-3118 Fax: 541-396-3119

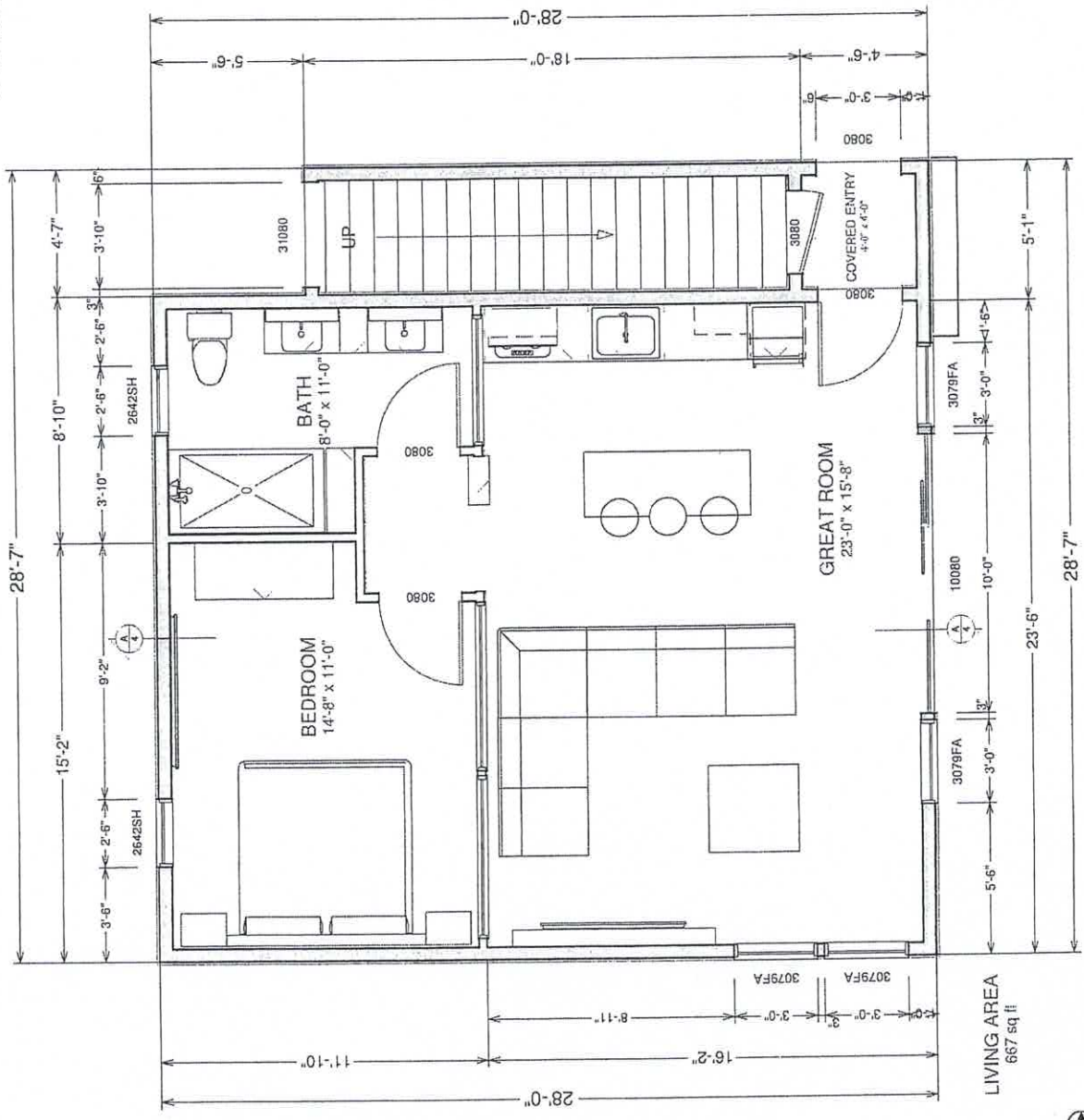
[www.ccec.coop](http://www.ccec.coop)

After Hours Outage Number 866-352-9044



Source: Esri,  
Maxar,

**GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'





## COQUILLE INDIAN TRIBE

3050 Tremont Street, North Bend, OR 97549  
Telephone: (541) 756-0904 ~ Fax: (541) 756-0847  
[www.coquilletribe.org](http://www.coquilletribe.org)

7/26/2021

Gary Robertson  
PO Box 121  
Port Orford, OR 97465

Re: SHPO case 15-1381

Thank you for the opportunity to comment on the proposed design changes to the construction plans at 251 5<sup>th</sup> Street, Port Orford. The previous proposal and subsequent archaeological data recovery involved a single-family dwelling on helical piers across the entire property. The current proposal is to place a multi-family dwelling across the west portion of the lot on slab foundations. As discussed on site on 7/23/2021, to accommodate this proposal we recommend geotechnical fabric to be placed above the existing grade and fill be placed over the barrier cloth. Foundations may be constructed on top of this fill to avoid adverse impacts to the archaeological site by the slab foundations.

Additionally, we recommend a Qualified Archaeologist monitor any ground disturbance under an archaeological permit, including but not limited to utilities installation.

With this approach, we anticipate no adverse effect to the known archaeological site 35CU11. Please be aware you must still submit project changes to the State Historic Preservation Office and may be subject to additional conditions by the State or City approval process.

Please let me know if you have any questions or concerns

Shuenhalni,

Kassandra Rippee  
Tribal Historic Preservation Officer



# PLOT PLAN

SCALE: 1" = 15'

POWER AT POLE ACROSS 5TH STREET

## FIFTH STREET

INCLUDING EXISTING OFF-STREET PARKING (GRAVEL) AND ACCESS POINTS

HYDRANT AT CORNER OF JACKSON AND FIFTH

EXISTING WATER METER

APPROXIMATE 24" TALL RETAINING WALL ALONG WESTERN LOT LINE

6'-9"

PROPOSED STRUCTURE

23'-4"

4'-6"

PROPOSED STRUCTURE

13'-4"

4'-6"

PROPOSED STRUCTURE

3'-0"

100.00'

120.00'

EXISTING ELEVATION CUT (APPROXIMATE 60' HEIGHT DIFFERENCE)

SLOPE: LESS THAN 15%

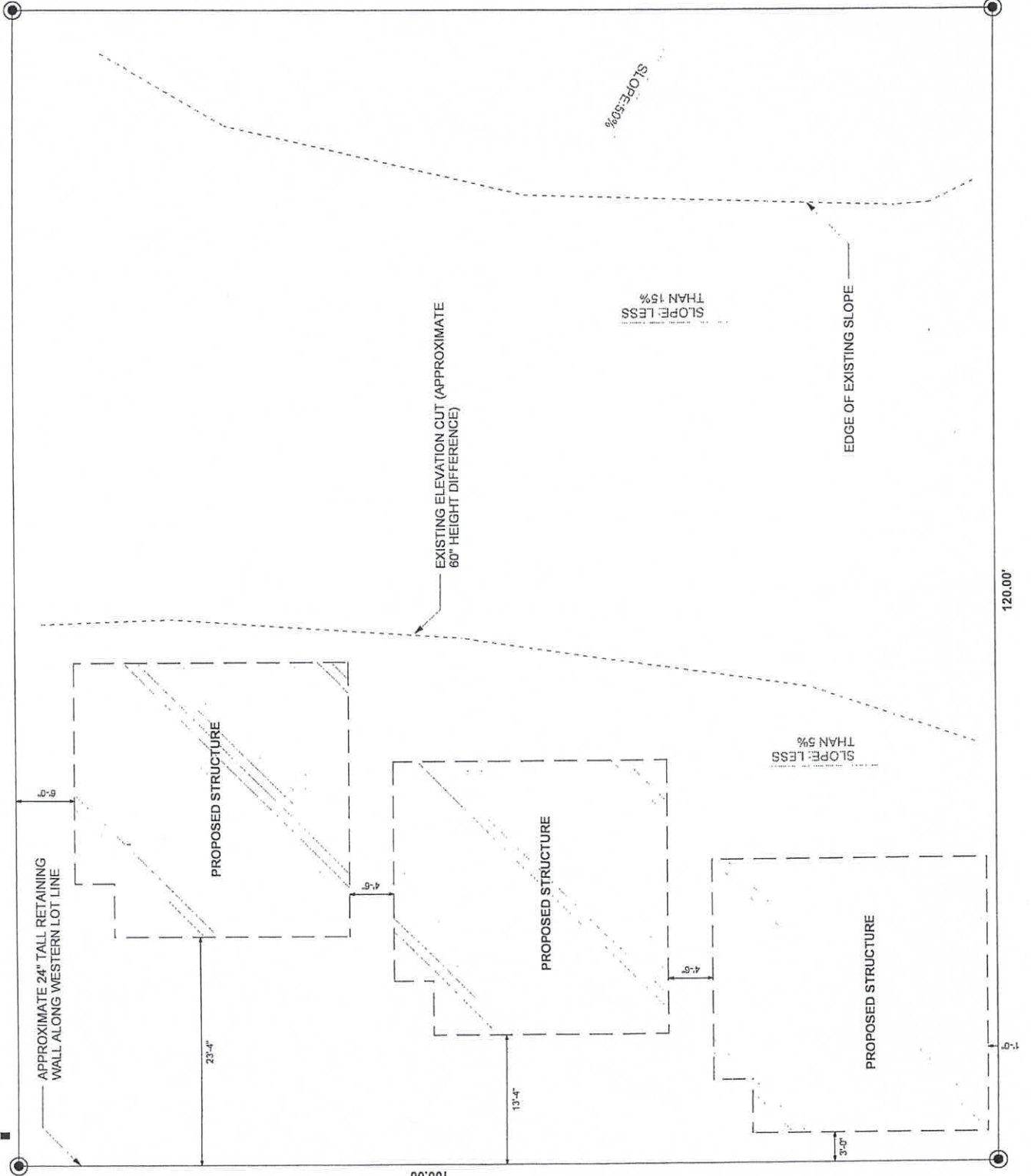
SLOPE: 50%

EDGE OF EXISTING SLOPE

SLOPE: LESS THAN 5%

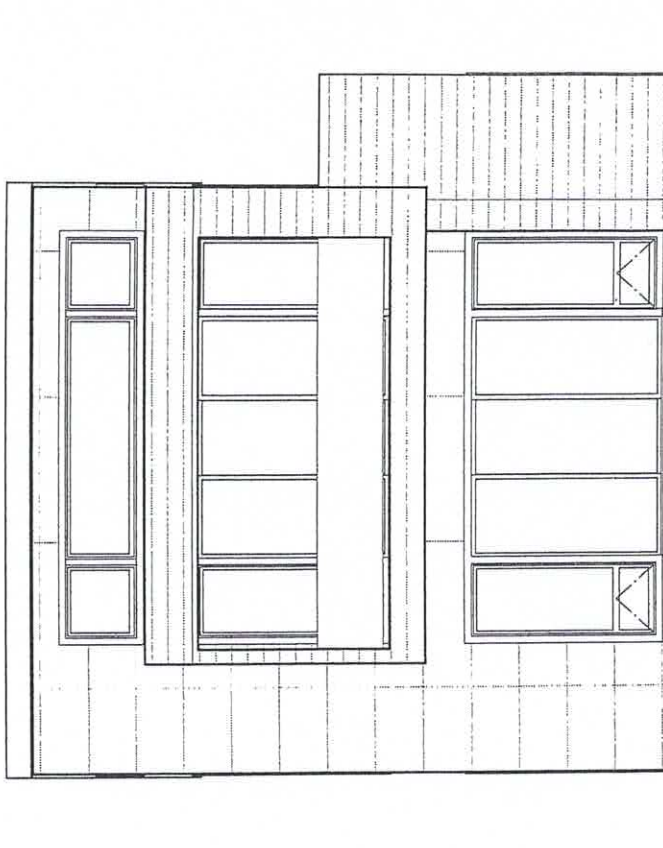
### PROJECT DATA

1. SITE LOCATION:  
251 FIFTH STREET  
PORT ORFORD, OREGON 97465
2. LEGAL DESCRIPTION:  
33S.15W.05DA  
TAX LOT 8901  
12,000 SQ. FT. / .27 ACRE



# ELEVATIONS

SCALE: 1/8" = 1'



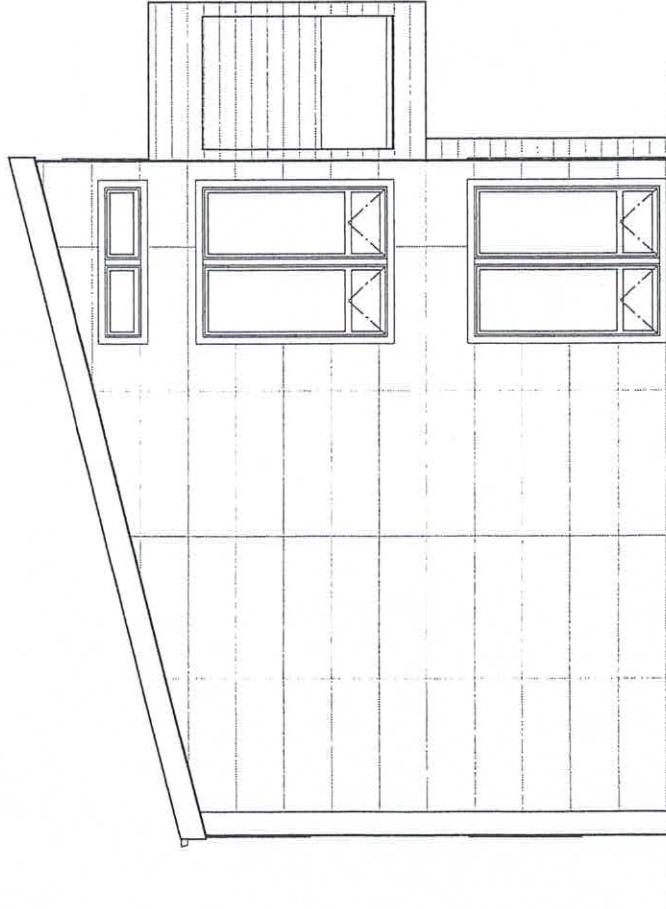
EAST ELEVATION



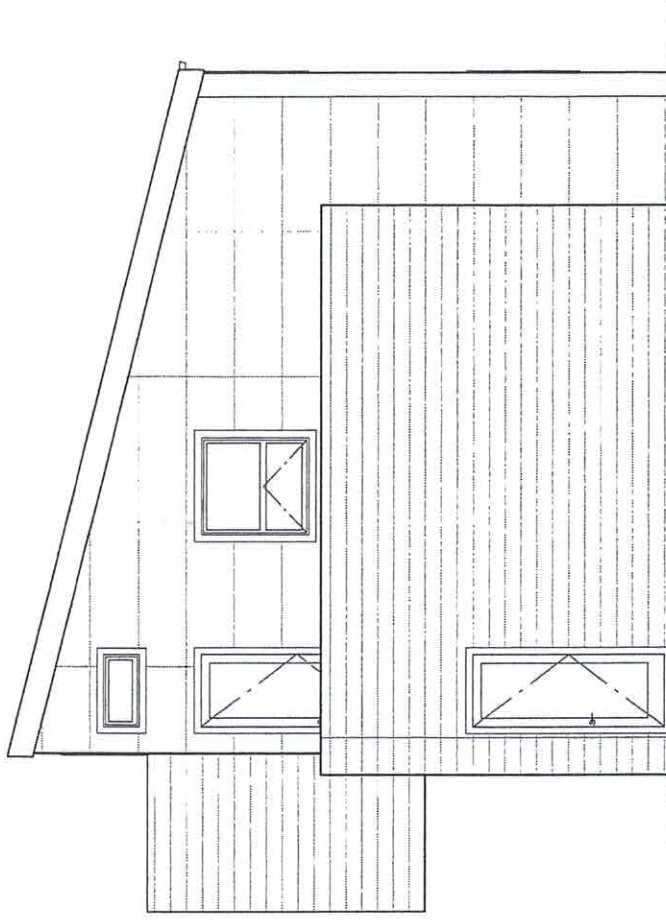
WEST ELEVATION

# ELEVATIONS

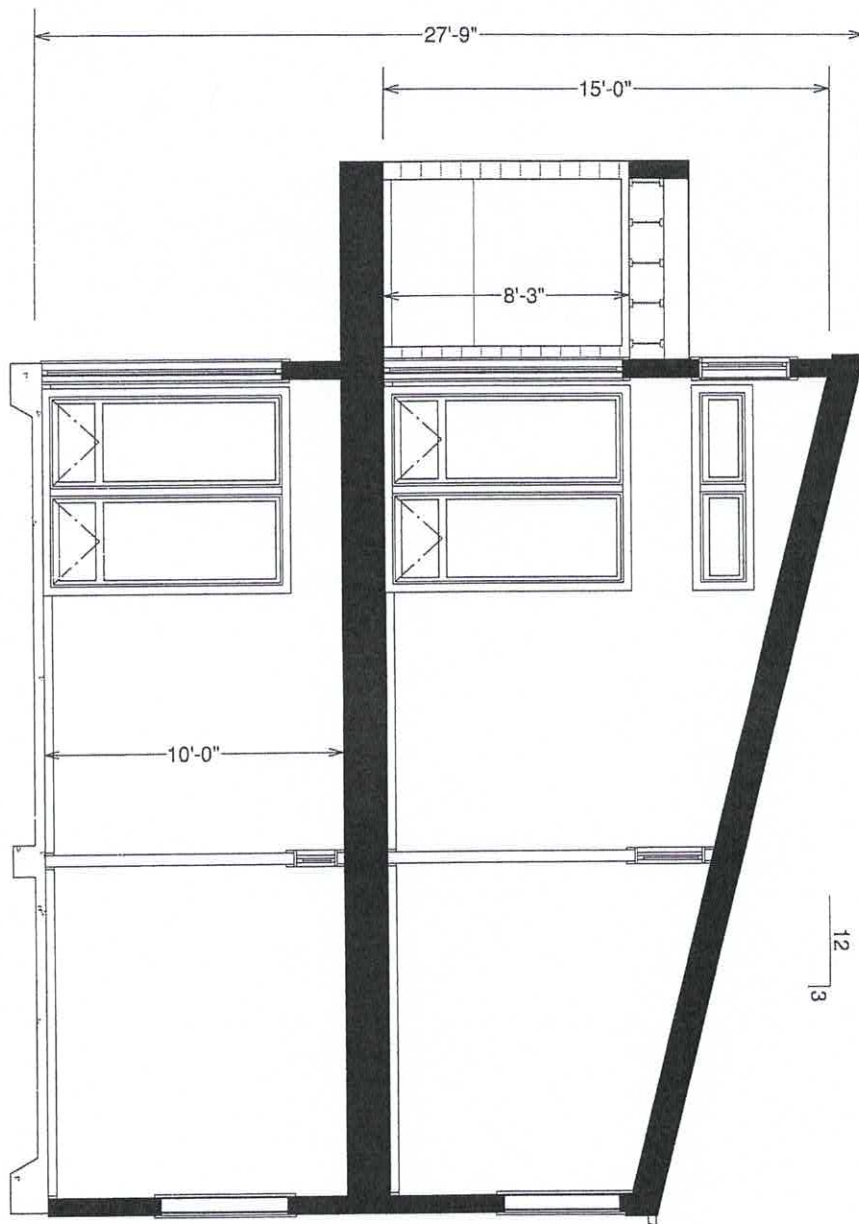
SCALE: 1/8" = 1'



**SOUTH ELEVATION**



**NORTH ELEVATION**



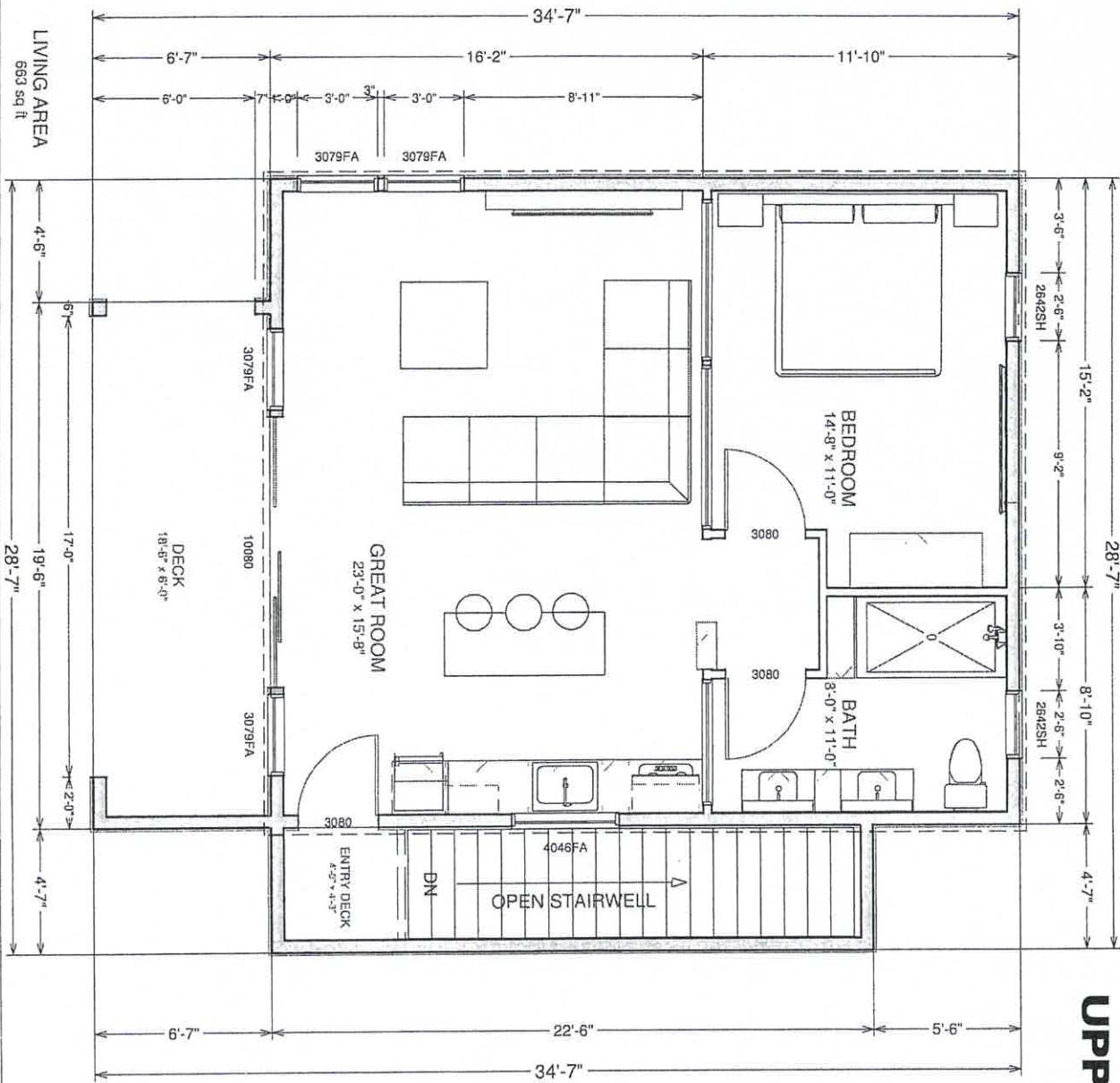
**BUILDING SECTION | A**  
SCALE: 1/4" = 1'

DESIGN BY:  
**EDOBAD**ESIGN  
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**THE COVE AT PORT ORFORD**  
 PORT ORFORD, OREGON

DATE:  
12/21/2020  
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20802

PAGE  
**4**



**UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'

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PAGE  
**2**