



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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**NOTICE OF PROPOSED  
DEVELOPMENT IN AN ENVIRONMENTAL ZONE**

**Date:** September 21, 2012

**To:** Neighborhood Association and Interested Persons

**From:** Stacey Castleberry, BDS Land Use Services, 503-823-7586

**Re:** The City has received a Site Development permit application for development within an **environmental zone**. The purpose of this notice is to inform neighbors and interested persons of permitting activities and projects within the environmental zones that will utilize the Environmental Development Standards of Zoning Code Chapter 33.430. This is not a Land Use Review notice.

**Permit Number:** 07-184999 - REV - 05 - SD

**Project Description:** Proposed water vault for fire and domestic water service in Environmental Conservation and Environmental Protection Zones.

**Applicant:** ZCS Engineering, Attention: Zach Stokes

**Site Location:** South of 1249 SW Cardinell Drive (City Lights Phase II, Lot 16)

**Legal Description:** CARDINELL HTS, LOT A TL 600

**Zone: R10c, R10p** Quarter Section Map: 3228 Tax Account #: R127298

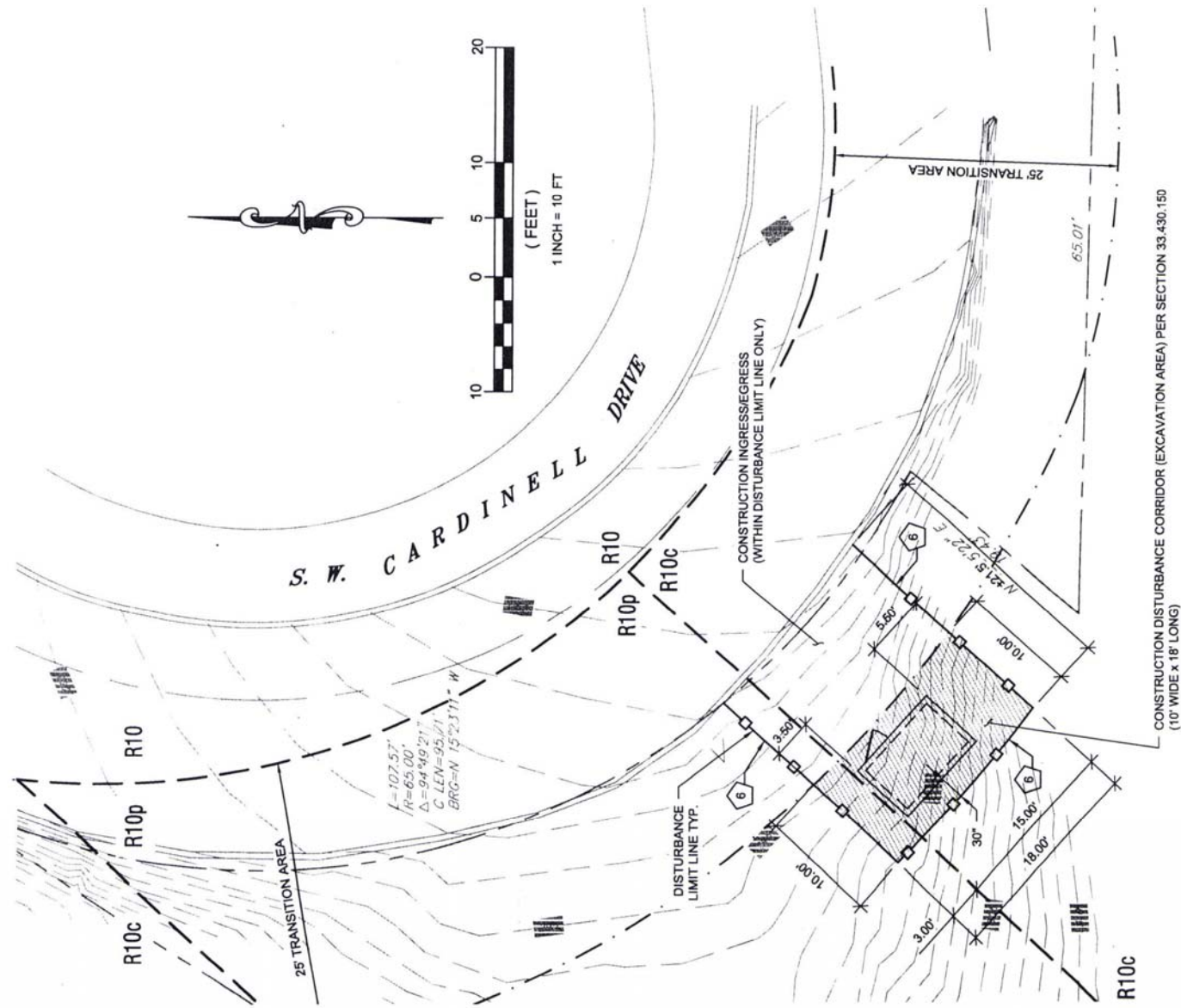
The permit is being reviewed for compliance with the following environmental development standards:

- Utilities subject to Zoning Code Section **33.430.150**.

**The site plan is enclosed and displayed on a notice board on site.** Plans may be examined at **Document Services, second floor of 1900 SW 4<sup>th</sup> Avenue**, from 7:30 AM to 3:00 PM weekdays. Copies of the site plans and development standards can be obtained at the Development Services Center for a fee. The development standards are available on-line at [www.portlandonline.com/bds](http://www.portlandonline.com/bds).

Any interested person may comment on the application by writing and specifically identifying errors or non-compliance with development standards. Comments should be directed to the staff person noted above. Comments may be used to clarify or improve the accuracy of the site plan, but may not be used by the City to influence the issuance of a permit for a project that meets development standards. **An inspector will visit the site to verify the accuracy of the site plan prior to issuance of any permits.**

**Call 503-823-7586 with questions. Please reference the permit number and your request.**



- 2) EXISTING PORTLAND WATER BUREAU EASEMENT.
- 3) EXISTING PRIVATE WATER EASEMENT.
- 4) PROTECT EXISTING FACILITY IN-PLACE THROUGHOUT DURATION OF CONSTRUCTION.
- 5) 50' PRESERVATION ZONE.
- 6) LIMITS OF DISTURBANCE. PROVIDE AND INSTALL ORANGE TEMPORARY CONSTRUCTION FENCE AROUND PERIMETER OF DISTURBANCE LIMITS PRIOR TO CONSTRUCTION.
- 7) INSTALL SEDIMENT FENCE PER CITY OF PORTLAND TITLE 10 - EROSION AND SEDIMENT CONTROL REGULATIONS. TEMPORARY REMOVAL OF SEDIMENT FENCE MAY BE PERMITTED TO FACILITATE CONSTRUCTION ACCESS AS REQ'D. GC SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE NO SEDIMENT TRANSFER IS ALLOWED TO ENTER THE ROADWAY. SEDIMENT FENCE SHALL BE IN PLACE DURING ALL NON-WORK HOURS.
- 8) EXCAVATE AND EXPOSE EXISTING PRIVATE FIRE AND DOMESTIC WATER LINES. MODIFY VERTICAL AND HORIZONTAL ALIGNMENT AS REQUIRED TO CONNECT TO NEW VAULT.
- 9) CONNECT TO EXISTING 6" HOPE PRIVATE FIRE LINE WITH EBAA IRON 'SERIES 3800 - MEGA-COUPLING' IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS. PROVIDE AND INSTALL HOPE STIFFING INSERT AS REQUIRED. INSTALL 6" (MJ) 11.25° HORIZONTAL BEND (FULLY-RESTRAINED) AS REQUIRED TO FACILITATE CONNECTION TO NEW VAULT.
- 10) CONNECT TO EXISTING 3" HOPE PRIVATE FIRE LINE WITH EBAA IRON 'SERIES 3800 - MEGA-COUPLING' IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS. PROVIDE AND INSTALL HOPE STIFFING INSERT AS REQUIRED. INSTALL 3" 45°, 22.5°, AND 11.25° HORIZONTAL BENDS AS REQUIRED TO FACILITATE CONNECTION TO NEW VAULT.
- 11) INSTALL DOUBLE CHECK DETECTOR ASSEMBLY VAULT PER DETAILS ON SHEET C2.0.
- 12) REGRADE ALL DISTURBED AREAS FOLLOWING CONSTRUCTION. FINAL GRADES SHALL BLEND TO MATCH EXISTING CONTOURS AT DISTURBANCE LIMIT LINE TYP. FINISH SURFACE SHALL BE SLOPED TO A MAXIMUM OF 1.5h:1v. REFER TO GEOTECHNICAL REPORTS BY GEOSPACIFIC DATED 7/19/12 AND 7/26/12. REFER TO ARBORIST REPORT FOR TOPSOIL REQMTS.
- 13) EXISTING DYING 27" MAPLE TREE (M-22). REFER TO UPDATED ARBORIST/ENVIRONMENTAL CONSULTANT REPORT PREPARED BY BALDEN & ASSOCIATES DATED AUGUST 30, 2012 FOR ADDITIONAL INFORMATION AND COORDINATE AS REQ'D THROUGHOUT ALL CONSTRUCTION PHASES.
- 14) EXISTING DEAD AND FALLEN 9" & 15" MAPLE TREES (M-9 AND M-15 RESPECTIVELY). REFER TO ARBORIST/ENVIRONMENTAL CONSULTANT REPORT PREPARED BY BALDEN & ASSOCIATES FOR ADDITIONAL INFORMATION AND COORDINATE AS REQ'D THROUGHOUT ALL CONSTRUCTION PHASES.
- 15) TEMPORARY STAGING AREA. THERE SHALL BE NO STOCKPILING OR SIDE CAST AREAS. ALL MATERIAL EXCAVATED TO FACILITATE CONSTRUCTION SHALL BE REMOVED DIRECTLY FROM THE SITE.

UPON COMPLETION OF WORK, ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS SHALL BE CLEARED OF ALL FOREIGN MATERIAL AND FINISH GRADED TO BLEND WITH SURROUNDING CONTOURS. THE CONTRACTOR SHALL REFER TO THE FINISHED LANDSCAPE PLANTING PLAN PREPARED BY BALDEN & ASSOCIATES ARBORICULTURE SERVICES, DATED AUGUST 30, 2012. ALL TREE REMOVAL, PROTECTION, AND FINISHED LANDSCAPE TREATMENT SHALL BE COORDINATED DIRECTLY WITH JOE BALDEN, 503-368-7807.