

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

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

NOTICE OF PROPOSED DEVELOPMENT IN AN ENVIRONMENTAL ZONE

Date: March 19, 2013

To: Neighborhood Association and Interested Persons

From: Kim Freeman, City Planner, 503-823-5663

Re: The City has received a building 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: 12-217054-RS

Project Description: New Single Family House in an Environmental Conservation

Zone.

Applicant: Michael Vaughn

Site Location: 6708 SE 148th Ave

Legal Description: JOHNSON CREEK PK, LOT 20 TL 400

Zone: R10cJCBPD Quarter Section Map: 3745 Tax Account #: R193291

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

General development (including the proposed house) subject to Section 33.430.140;

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 4th 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.

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 503-823-5663 with questions. Please reference the permit number and your request.

Environmental Plan Check 12-217054 RS CHAIN LITTEFENCE MIN.
5'-0" FROM EXISTING TREE 5.0" SIDEWALK ...S' PLANTER 499' P.U.E. NOTE: CONTRACTOR TO SPECIFY EXACT LOCATIONS OF UTILITY STUBS 1.5' ROOF RAKE CHAIN LINK 495.33 494.0 99 SE PROPERTY 148TH AVE 2205 O PROPOSID TREE PRESERVATION:
CONSTRUCTION FEMALS - FROOT MAIN CHAIN
UNIVERSALIZATION - FROOT MAIN CHAIN
A PACANO LE SIGNATED TO THE GROUND WITH
A PACANO LE SIGNATED TO THE GROUND LINE OF THE SIGNATURE OF THE SIG RAIN DRAIN,
4 & ABS SCH40
CONNECT TO STORM
LINE IN STREET X 2215 5'-0" FROM EXISTING TREE 2214 SAVE OVERHANGS 2211 2209 TOTAL ROOF AREA: 2091,3 8Q. FT. CONTOUR LINES: PROJECT LEGAL DESCRIPTION:
PRODERTY IDE RIQUE!
LOT 20 JOHNSON CREEK PK, TL 400
NW 144 SEC. 24, TL3, R.ZE W.M
CITY OF PORTILAND, MULTNOMAN COUNTY, OREGON PROJECT ADDRESS: 8E 145TH AVE. PORTLAND, OREGON 97236 ROPOSED PROJECT FOR-URBAN REVIVAL LLC, SEWER LINE, 5'-0" FROM EXISTING - 503 493 494 498 502 492 495 499 501 36.05 LOT COVERAGE:
BULDING AREA
BULDING AREA
(NOT INCLUDING OVERHANGS)
1782.8 G. FT.
(NOT INCLUDING OVERHANGS)
273.7% LOT COVERAGE PLATWORK AREA:
DRIVEWAY & SIDEWALK
COVERED PORCH
REAR PATIO (19X14) ZONE: R10, OVERLAY: C MI SE-100 LOS CONTROL Overflow required for Simplified Appropriat. Intel streeting must also for 2" of the board, minimum, Protect from debrie and sectioned with strainer or grats. Onwellow:
With all five-fraugh planter, 10" reteinum,
With all inflemton planter; 30" reteinum.
Depth of planter (from the of greating machin to everflow
story). Simplified: 12", Presumpting 6"- 16",
Biops of planter; 0.0% or less. Printy shall be ABB Schut, seet loan or PVB Schuts, If required for up to 1,000 sq t of importuse area, otherwise of Probig must have 1% grade and follow the Uniform Prumbin. Sethads (from contacts of halfs); inclination justices must be 10° from bundeforce and 0° from early lines. Flow-frough planters must be less than 30° in height above bunding area if within 8 feet of properly lines. Troucks prifection from all vehicle traffic, equipment studies I traffic in proposed infiltration areas prior is, during, and refluction. STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS 855.0 SQ. FT. 114.0 SQ. FT. 224.0 SQ. FT. TOTAL= 994.0 SQ. FT. SITE PLA! 8CALE 1'- 100' NOV. 2012, REV. 2-25-13, 3-8-13 JOBS 12-091 MASSIE HOME DESIGN Vopelier folge indicage plans otherwise rate to plans
Striklet Appendir 7. Herman conserve size is 1 galon. 8
Strips per 1004 of helite sees.
Zone A (red) 116 herhansons plants, OR
Zone A (red) 100 herhansons plants and 4 ernel shrubs. waediene: Call BOS IVR Impaction Line, (503) 823-7000, oprista inapactions. and weathed peep provider show rook to transition from Irisel Typed to growing medium. separati breat Bhall be 30 mil PVO or equivesion, for gh holibes. PLAN L 104 100 SHE'S SHE'S STORY DANGE AND NA W CHO OF COMMEN GOT MAN GOOD WITH ROOM WOO Ramona Audon MODEL SW-130 9 Ĭ NORTH