City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

NOTICE OF PROPOSED
DEVELOPMENT IN AN ENVIRONMENTAL ZONE

Date: **August 28, 2013**

To: **Neighborhood Association and Interested Persons**

From: **Kristin Cooper, City Planner, 503-823-7547**

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: **13-168293 RS**

Project Description: **Sanitary and stormwater sewer connection through an Environmental Conservation Zone.**

Applicant: **Rob Humphrey, 503-320-5030**

Site Location: **7491 SW 48th Avenue**

Legal Description: **Azalea Park, Lot 10**

Zone: R7/R7c **Quarter Section Map: 3724** **Tax Account #: R110951**

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

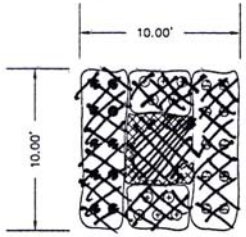
- Utilities subject to Section 33.430.150;

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 4th Avenue,** from 8:00 AM to 3:00 PM, Tuesday through Friday. 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 503-823-7547 with questions. Please reference the permit number and your request.

DISTURBANCE AREA PLANTING TEMPLATE



LEGEND

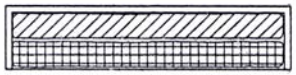
- SHRUBS – OCEAN–SPRAY (10 plants)
- SHRUBS – RED CURRANT (10 plants)
- SHRUBS– BALDHIP ROSE (10 plants)
- GROUNDCOVER
  - i – EARLY BLUE VIOLET (80 plants)

DISTURBANCE AREA PLANTING SCHEDULE

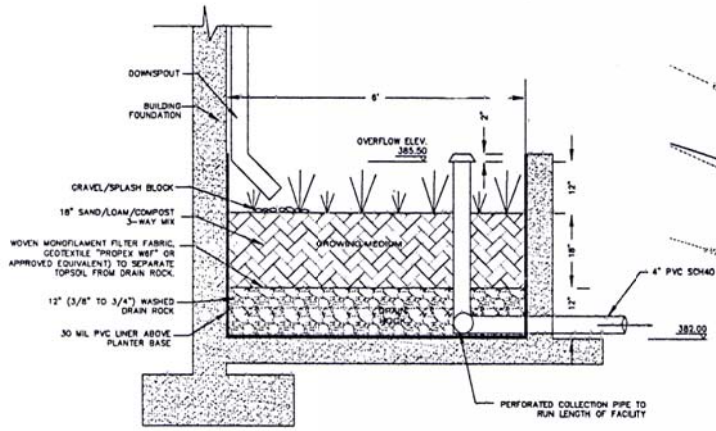
PLANT TYPE	NAME	COMMON NAME	SIZE	DENSITY	DISTURBANCE AREA=1445 SF QUANTITY
SHRUBS	OCEAN–SPRAY	HOLODISCUS DISCOLOR	1 GALLON	3 PLANTS/10 SF	145
	RED CURRANT	RIBES SANGUINEUM	1 GALLON	3 PLANTS/10 SF	145
	BALDHIP ROSE	ROSA GYMNOCARPA	1 GALLON	3 PLANTS/10 SF	145
GRASSES/GROUNDCOVER	EARLY BLUE VIOLET	VIOLA ADUNCA	4"	8 PLANTS/10 SF	1156

FLOW-THROUGH PLANTER PLANTING SCHEDULE

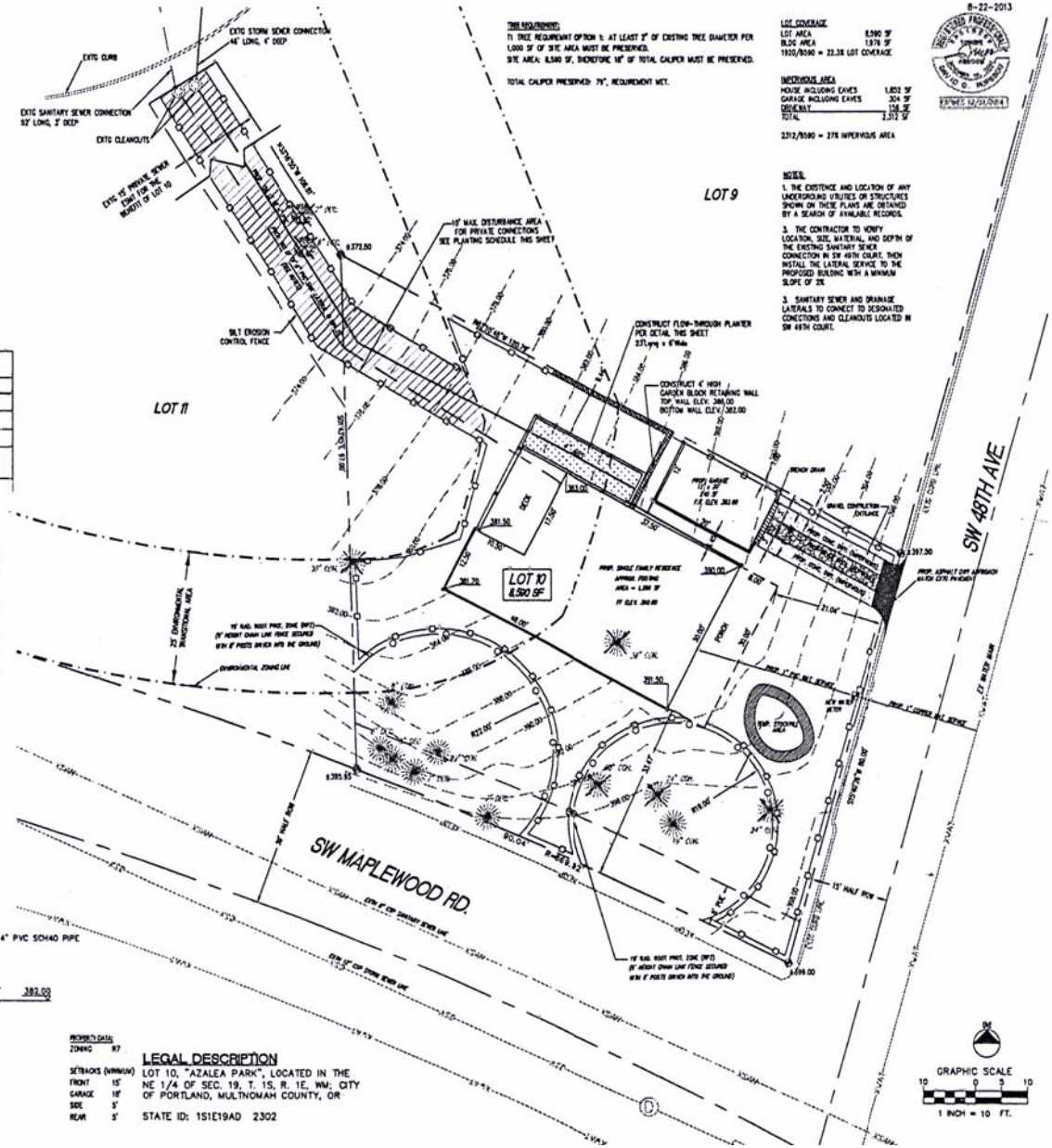
Symbol	Botanical Name / Common Name	Size	Spacing	Quantity
33 s.f.	Carex obnupta / Slough sedge	1 GAL	1'-0"	81
33 s.f.	Juncus patens / Spreading rush	1 GAL	1'-0"	70
	w/Camassia leichtlinii / Great camas- Interspersed for accent	1 GAL	2'-0"	3



FLOW-THROUGH PLANTER
PLAN VIEW



FLOW–THROUGH PLANTER DETAIL
N.T.S.



TREE REQUIREMENT:
T1 TREE REQUIREMENT OPTION 1: AT LEAST 2" OF EXISTING TREE DIAMETER PER 1,000 SF OF SITE AREA MUST BE PRESERVED.
SITE AREA: 8,500 SF, THEREFORE 18" OF TOTAL CALIPER MUST BE PRESERVED.

TOTAL CALIPER PRESERVED: 79", REQUIREMENT MET.

LOT COVERAGE

LOT AREA	8,500 SF
BLDG AREA	1,976 SF
1920/8500 = 22.3% LOT COVERAGE	

IMPERVIOUS AREA

HOUSE INCLUDING EAVES	1,852 SF
GARAGE INCLUDING EAVES	324 SF
DRIVEWAY	136 SF
TOTAL	2,312 SF

2312/8500 = 27% IMPERVIOUS AREA

NOTES:

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS.
2. THE CONTRACTOR TO VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF THE EXISTING SANITARY SEWER CONNECTION IN SW 48TH COURT. THEN INSTALL THE LATERAL SERVICE TO THE PROPOSED BUILDING WITH A MINIMUM SLOPE OF 2%
3. SANITARY SEWER AND DRAINAGE LATERALS TO CONNECT TO DESIGNATED CONECTIONS AND CLEANOUTS LOCATED IN SW 48TH COURT.

8-22-2013
EXPIRES 12/31/2014

PROPERTY DATA:
ZONING R7

SETBACKS (MINIMUM)
FRONT 15'
GARAGE 18'
SIDE 5'
REAR 5'

LEGAL DESCRIPTION

LOT 10, "AZALEA PARK", LOCATED IN THE NE 1/4 OF SEC. 19, T. 1S, R. 1E, WM; CITY OF PORTLAND, MULTNOMAH COUNTY, OR

STATE ID: 1S1E19AD 2302

NW CIVIL DESIGN, LLC
CIVIL ENGINEERING / CONSTRUCTION MANAGEMENT
9115 NE 100TH WAY, VANCOUVER, WA 98662
PH: 360.907.0604, FAX: 360.693.9388
E-MAIL: dan@nwcivildesign.com

PROPOSED SITE AND EROSION CONTROL PLAN
LOT 10, "AZALEA PARK", CITY OF PORTLAND, MULTNOMAH CO.
ADDRESS: 7491 SW 48TH AVE., PORTLAND, OR 97219

SHEET 1 / 1