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

Charlie Hales, Mayor
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www.portlandoregon.gov/bds

NOTICE OF PROPOSED
DEVELOPMENT IN AN ENVIRONMENTAL ZONE

Date: **March 25, 2014**

To: **Neighborhood Association and Interested Persons**

From: **Marisol Caron, City Planner, 503-823-7670**

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: **13-173118-RS**

Project Description: **Proposal for a new single family house in an Environmental Conservation Zone.**

Applicant: **Gene Hubbell, Portland Development Group**

Site Location: **1313 SW Cardinell**

Legal Description: **Lot 2, Block 13, Cardinell Park**

Zone: R10c **Quarter Section Map: 3228** **Tax Account #: R127369**

The permit is being reviewed for compliance with the general environmental development standards 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 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 503-823-7670 with questions. Please reference the permit number and your request.

ENVIRONMENTAL CONSERVATION OVERLAY ZONE NOTE:

PORTLAND ZONING CODE 33.430.140.J
TREE REMOVAL IS LIMITED BY THESE STANDARDS AND REPLACEMENT PLANTINGS ARE REQUIRED. PLEASE PROVIDE A TABLE THAT LISTS ALL NATIVE TREES OVER 6 INCHES IN DIAMETER THAT ARE PROPOSED TO BE REMOVED, AS WELL AS INDICATING THE TREES ON THE SITE PLAN. REPLACEMENT PLANTINGS ARE REQUIRED PER TABLE 430-3, AND MEET THE MINIMUM SIZES LISTED. A DETAILED LANDSCAPE PLAN THAT SHOWS ALL PROPOSED PLANTINGS SHALL BE PROVIDED FOR FINAL APPROVAL. ALL PROPOSED VEGETATION MUST BE NATIVE AND LISTED IN THE PORTLAND PLANT LIST.

PORTLAND ZONING CODE 33.430.140.L
IN ADDITION TO THE PLANTINGS NOTED ABOVE REQUIRED FOR TREE REMOVAL REPLACEMENT THIS STANDARD REQUIRES REMOVAL OF PLANTS ON THE NUISANCE PLANT LIST IN AN AREA ON SITE THAT IS EQUAL TO 50% OF THE SIZE OF THE PROPOSED DEVELOPMENT. PLEASE REFER TO THIS CODE SECTION FOR A DETAILED DESCRIPTION OF PLANTING REQUIREMENTS. A DETAILED LANDSCAPE PLAN THAT SHOWS THIS INFORMATION SHALL BE PROVIDED PRIOR TO FINAL APPROVAL.

STEPS FOR ENVIRONMENTAL PLAN CHECK
ONCE IT IS DEMONSTRATED THAT ALL ENVIRONMENTAL DEVELOPMENT STANDARDS CAN BE MET, THE NOTICE AND REVIEW PROCEDURES OF 33.430.450 WILL BEGIN. A POSTING BOARD WILL BE PREPARED FOR STAKING AT THE SITE. THE NOTICE OF PROPOSED DEVELOPMENT WILL BE POSTED ON THE CITY WEBSITE AND EMAILED TO THE NEIGHBORHOOD ASSOCIATION AND NEIGHBORHOOD COALITION.

BEFORE THE SITE INSPECTION CAN OCCUR, THE FOLLOWING MUST BE COMPLETED ON SITE:

- PUBLIC NOTICE: POST THE NOTICE SIGN WITHIN 10-FEET OF THE FRONT PROPERTY LINE.
- LIMIT OF DISTURBANCE: INSTALL ORANGE CONSTRUCTION FENCING TO MARK THE EDGE OF THE ALLOWED DISTURBANCE AREA.
- PROPOSED DEVELOPMENT: STAKE THE OUTLINES OF PROPOSED BUILDING AND PAVEMENT AREAS AND MARK WITH HIGH VISIBILITY TAPE.
- TREES: MARK ALL TREES OVER 6 INCHES IN DIAMETER THAT ARE PROPOSED FOR REMOVAL WITH HIGH VISIBILITY TAPE(MEASURED 4 ½ FEET ABOVE THE GROUND).

TREES TO REMAIN		
MARK	CALIPER	SPECIES
1	24"	MAPLE
2	15"	ALDER
3	24"	MAPLE
4	12"	MAPLE
5	24"	MAPLE
6	12"	ALDER
7	12"	ALDER
8	12"	ALDER
9	12"	ALDER
10	12"	ALDER
11	12"	ALDER
12	18"	MAPLE
26	12"	MAPLE
TOTAL CALIPER REMAINS		201"

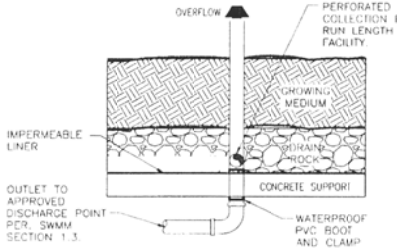
TREES TO BE REMOVED		
MARK	CALIPER	SPECIES
13	12"	MAPLE
14	12"	MAPLE
15	12"	ALDER
16	12"	ALDER
17	12"	ALDER
18	12"	ALDER
19	10"	ALDER
20	12"	ALDER
21	12"	ALDER
22	12"	MAPLE
23	18"	MAPLE
24	12"	MAPLE
25	12"	MAPLE
TOTAL CALIPER REMOVED		160"
MAXIMUM ALLOWED		255"

FLOW-THROUGH PLANTS LEGEND:

SHRUBS
- CORNUS SERICEA
- SPIREA DOUGLASII

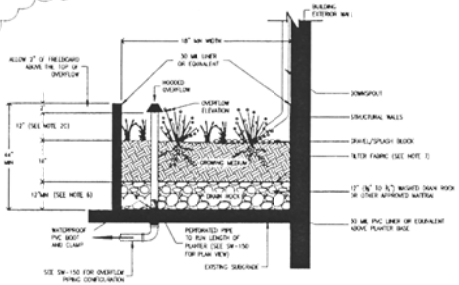
GRASS
- CAREX OBNUPTA

SEDGE
- JUNCUS ENSIFOLIUS
- JUNCUS PATENS



OVERFLOW AND UNDERDRAIN REQUIRED.
SLT UNDERDRAIN AT BASE OF DRAIN ROCK LINER.

SIMPLIFIED / PRESUMPTIVE DESIGN
FLOW THROUGH OVERFLOW
SCALE: N.T.S. (SW-150) — 2 / C-1



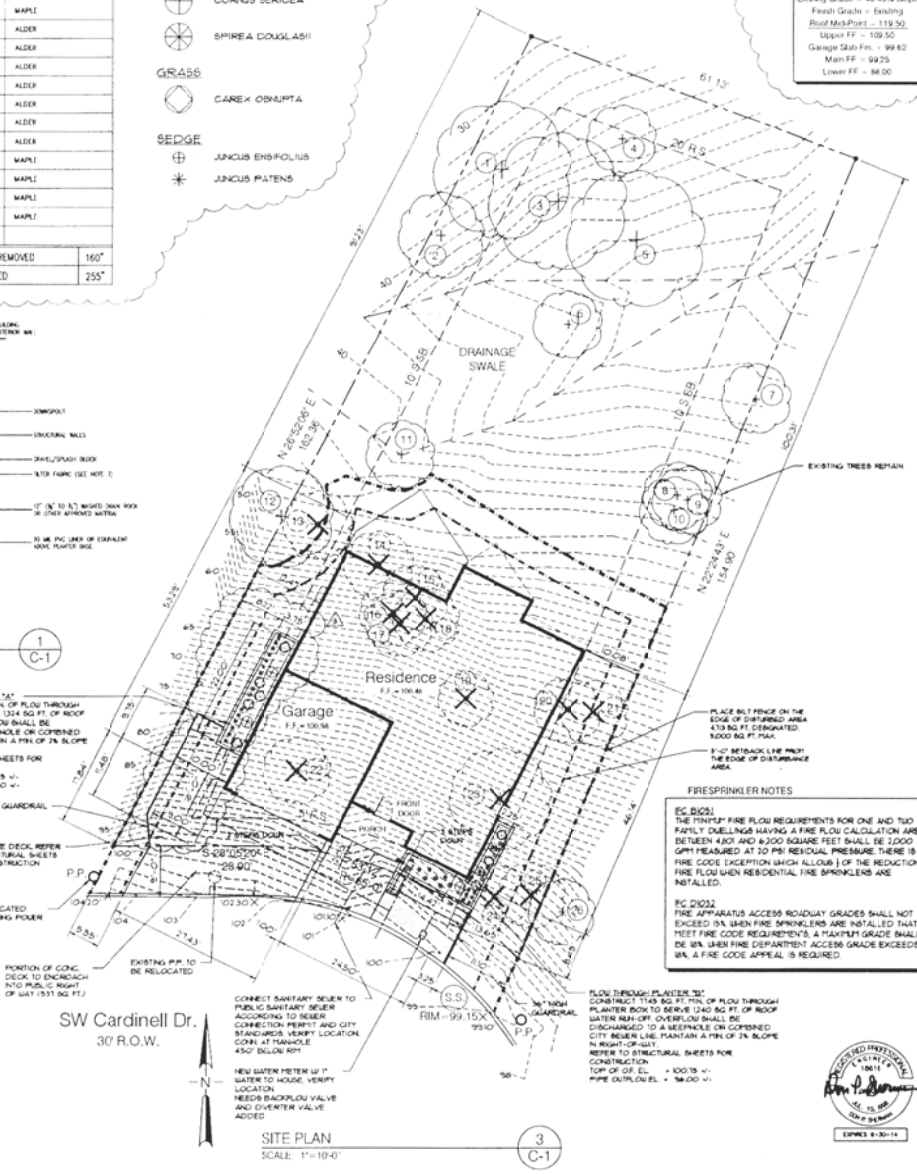
SIMPLIFIED / PRESUMPTIVE DESIGN
FLOW THROUGH PLANTER BOX SAMPLE
SCALE: N.T.S. (SW-130) — 1 / C-1

FLOW THROUGH PLANTER NOTES

1. Provide protection from all vehicle traffic, equipment staging, and foot traffic in proposed infiltration areas prior to, during, and after construction.
2. Dimensions:
   a. Width of flow-through planter: 18" minimum.
   b. Width of infiltration planter: 10' minimum.
   c. Depth of planter (from top of growing medium to overflow elevation): Simplified: 12". Presumptive: 6"-18".
   d. Slope of planter: 0.5% or less.
3. Setbacks (from centerline of facility):
   a. Infiltration planters must be 10' from foundations and 5' from property lines.
   b. Flow-through planters must be less than 30" in height above surrounding area if within 5 feet of property line.
4. Overflow:
   a. Overflow required for Simplified Approach.
   b. Inlet elevation must allow for 2" of freeboard, minimum.
   c. Protect from debris and sediment with strainer or grate.
5. Piping: shall be ABS Sch.40, cast iron, or PVB Sch.40. 3" pipe required for up to 1,500 sq ft of impervious area, otherwise 4" min. Piping must have 1% grade and follow the Uniform Plumbing Code.
6. Drain rock:
   a. Size for infiltration planter: 1½" - ¾" washed
   b. Size for flow-through planter: ¾" washed
   c. Depth for Simplified: 12"
   d. Depth for Presumptive: 0-48", see calcs
7. Separation between drain rock and growing medium: Use filter fabric (see BMWM Exhibit 3-4 Geotextile table) or a gravel lens (¾ - ¼ inch washed, crushed rock 2 to 3 inches deep)
8. Growing medium:
   a. 18" minimum
   b. See Appendix F.3 for specification or use sand/compost/compost 3-way mix.
9. Vegetation: Follow landscape plans otherwise refer to plant list in BMWM Appendix F. Minimum container size is 1 gallon. # of plantings per 100sf of facility area.
   a. Zone A (wet) 118 herbaceous plants, OR
   b. Zone A (wet) 100 herbaceous plants and 4 small shrubs.
10. Planter walls:
   a. Material shall be stone, brick, concrete, wood, or other durable material (no chemically treated wood)
   b. Concrete, brick, or stone walls shall be included on foundation plans.
11. Waterproof liner: Shall be 30 mil PVC or equivalent, for flow-through facilities.
12. Install washed pea gravel or river rock to transition from inlet or splash pad to growing medium.
13. Inspections: Call BDS IVR Inspection Line, (503) 823-7000, for appropriate inspections.

LEGENDS:

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- DOWNSPOUT LOCATIONS
- F.S. FRONT BUILDING SETBACK
- G.S. GARAGE SETBACK
- C.S. CORNER YARD SETBACK
- S.S.S. SIDE YARD SETBACK
- R.S. REAR YARD SETBACK



SITE PLAN
SCALE: 1"=10'-0" — 3 / C-1

FIRESPRINKLER NOTES

FC D1031
THE MINIMUM FIRE FLOW REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS HAVING A FIRE FLOW CALCULATION AREA BETWEEN 4,001 AND 9,000 SQUARE FEET SHALL BE 2,000 GPM MEASURED AT 20 PSI RESIDUAL PRESSURE. THERE IS A FIRE CODE EXCEPTION (WHICH ALLOWS) OF THE REDUCTION OF FIRE FLOW WHEN RESIDENTIAL FIRE SPRINKLERS ARE INSTALLED.

FC D1032
FIRE APPARATUS ACCESS ROADWAY GRADES SHALL NOT EXCEED 15% WHEN FIRE SPRINKLERS ARE INSTALLED THAT MEET FIRE CODE REQUIREMENTS. A MAXIMUM GRADE SHALL BE 10% WHEN FIRE DEPARTMENT ACCESS GRADE EXCEEDS 10%, A FIRE CODE APPEAL IS REQUIRED.

REGISTERED PROFESSIONAL ENGINEER — JEFFREY A. BERGER — JUL 15, 1986 — OREGON
EXPIRES 6-30-14

Revisions	
1	01-30-2013
2	05-06-2013
3	02-21-2014

DESIGN COMPANY
Vintage Home Plans & Designs, LLC
11124 NE Halsey St., PMB 643, Portland OR 97220
Tel: 971-563-9362

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New Single Family Residence Located at:
1313 SW Cardinell Drive, Portland OR 97201

Revised Permit Ready 02-21-2014

Plan 3824
Attached
Garage Left

DRAWN BY
Majid Habibi
07-11-2013

TITLE
Site Plan

SHEET
C-1