



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: December 4, 2017
To: Neighborhood Association and Interested Persons
From: Diane Hale, City Planner, 503-823-7705, diane.hale@portlandoregon.gov
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: 16-192040-RS
Project Description: A stormwater outfall within an Environmental Protection Zone will be installed at 3305 SW Palatine Street to serve a new house at 3333 SW Palatine Street. The new house construction is not occurring within the resource area of an environmental overlay zone.
Applicant: Dan Williams, 503-819-7754
Site Location: 3333 SW Palatine Street; 3305 SW Palatine Street
Legal Description: PARTITION PLAT 2001-118, LOT 2 EXC PT IN ST; FOREST BROOKS, LOT 21
Zone: R10/R20 with areas of Environmental Conservation(c) and Protection(p) overlay zones
Quarter Section Map: 4126 **Tax Account #:** R517321, R164933

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

- Stormwater outfalls subject to Section 33.430.180

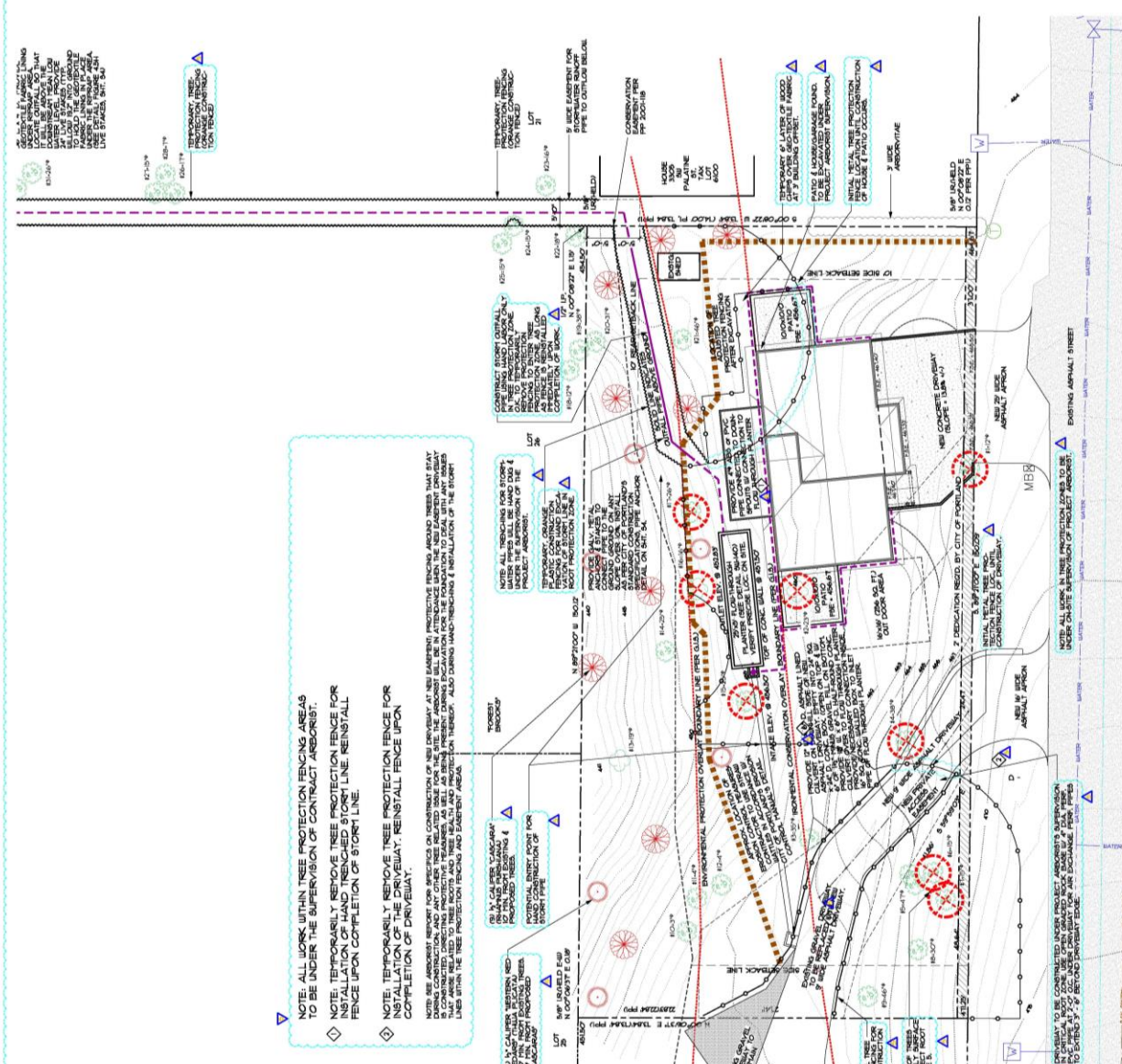
The site plan is enclosed and displayed on a notice board on site. Plans may be examined at **BDS Permitting Services, second floor of 1900 SW 4th Avenue**, Monday – Wednesday and Fridays from 8:00 AM to 3:00 PM and Thursdays from 8:00 AM to Noon. Copies of the site plans and development standards can be obtained for a fee. The development standards are available online at www.portlandonline.com/zoningcode.

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. Contact Diane Hale at the above phone number or email address with any questions. Please reference the permit number and your request.**

ARVOLD CREEK

NOT PERMITTED TO LOCATE OR CONSTRUCTION OF ALL OTHER REPAIRS OUTSIDE AREA.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS TO THE MAJOR WORKS TO BE PERFORMED IN THIS AREA. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.



NOTE: ALL WORK WITHIN TREE PROTECTION FENCING AREAS TO BE UNDER THE SUPERVISION OF CONTRACT ARBORIST.

NOTE: TEMPORARILY REMOVE TREE PROTECTION FENCE FOR INSTALLATION OF HAND TRENCHED STORM LINE. REINSTALL FENCE UPON COMPLETION OF STORM LINE.

NOTE: TEMPORARILY REMOVE TREE PROTECTION FENCE FOR INSTALLATION OF THE DRIVEWAY. REINSTALL FENCE UPON COMPLETION OF DRIVEWAY.

NOTE: SEE ARCHITECT REPORT FOR SPECIFICATIONS ON CONSTRUCTION OF NEW DRAINAGE PROTECTIVE FENCING AROUND TREES THAT MAY BE AFFECTED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.

**STORMWATER OUTFLOW PLAN
SHOWING FULL EASEMENT AREA
ON NEIGHBOR'S PROPERTY**

SCALE: 1" = 10'-00"



CONTRACTOR: [unreadable]

STORMWATER OUTFLOW PLAN

SCALE: 1" = 10'-00"
FOR STORMWATER MANAGEMENT,
GROUNDING, EROSION CONTROL, PLANS, DETAILS.

