



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

Ted Wheeler, Mayor
Rebecca Esau, 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: October 3, 2018

To: Neighborhood Association and Interested Persons

**From: Tyler Mann, City Planner, 503-823-5062,
Tyler.Mann@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: 18-227980 -RS

Project Description: Proposal for an addition and remodel of an existing single-family residence within an Environmental Conservation Zone.

Applicant: Cynthia Bankey

Site Location: 3211 SE Tacoma Street

Legal Description: SECTION 24 1S 1E, TL 3100 0.19 ACRES

Zone: R7c Quarter Section Map: 3834 Tax Account #: R330529

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

- General development subject to Section 33.430.140

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 Tyler Mann at the above phone number or email address with any questions. Please reference the permit number and your request.

EROSION CONTROL

40' OF SILT BAGS ALONG NORTH PROPERTY LINE AT YARD SURFACE DRAINAGE POINT PROVIDE SILT BAGS AT LOW POINT STORM SEWER INLET(S)

TREE PROTECTION ZONE PER C.O.P.

(2-E) 24" DBH WESTERN RED CEDARS

NEW DISTURBANCE AREA - 250 SF

(2) CEILING LIGHT B SEAGULL P1525560

EROSION CONTROL

80' OF SILT BAGS ALONG WEST AND 50' ALONG SOUTH PROPERTY LINES ADJACENT TO BLDG EXCAVATIONS AND NEW PLANTING ENHANCEMENT AREA

NEW ENHANCEMENT AREA: 150 SF
21 GROUND COVER = E, F
6 SHRUBS = B, C
3 TREES = AM, DF

NOTE!
DF TREES SHOWN ARE IN RESPONSE TO REQUIREMENT BY URBAN FORESTER TO REPLACE TREES REMOVED UNDER SEPARATE PERMIT 18-148668-UF

STORMWATER MANAGEMENT PLAN APPROVED PER BES
NEW ROOF AREA = 166 SF
ADD CONTINUOUS GUTTER TO WEST SIDE EAVES
+ 2 DOWNSPOUTS TO TERMINATE AT SPLASH BLOCK
DIVERTORS ONTO YARD

EC DEVELOPMENT PLAN 2
1" = 10'-0"

PLANT LIST

DESIGNATION	NAME	SIZE	SPACING	VOLUNTARY PLANTINGS OUTSIDE REQUIRED ENHANCEMENT AREA TO BE CHOSEN FROM PORTLAND PLANT LIST		
TREES						
AM	Arbutus menziesii	MADRONE	1" cal	1/50 sf	R Rosa nutkana	Nootka Rose 1 gal rev
DF	Pseudotsuga Menziesii	Douglas Fir	2" cal.	1/50 sf	Z Arctostaphylos x columbiana	Manzanita 1 gal rev.
SHRUBS						
B	Berberis nervosa	Cascade Oregon Grape	1 gal	2/50 SF	G Erigeron decumbens var. decumbens	Willamette Daisy 4" pot
C	Ceanothus cuneatus	Buckbrush	1 gal	TOTAL SHRUBS	H Berberis nervosa	Cascade Oregon Grape 4" pot
GROUND COVER						
E	Elymus glaucus ssp glaucus	Blue Wildrye	4" pot	7/50 SF	P Penstemon serrulatus	Cascade Penstemon 4" pot
F	Festuca californica	California Fescue	4" pot	TOTAL GROUND COVER	S Erigonum nudum	Barestem Buckwheat 4" pot
					Y Achillea millefolium	Yarrow 4" pot

(GROUND COVERS AND GENERAL PLANTINGS NOT SHOWN ABOVE, OR ON PLAN TO BE CHOSEN FROM PORTLAND PLANT LIST)

WHOLE HOUSE RENOVATION

Anderson + Samreth
3211 SE Tacoma
Portland, OR 97202 181501

JOB NO.: 181501
ISSUE DATE: AUG. 25, 2018
REVISIONS: REV 1 8/24/18

E1.0

ENVIRONMENTAL SITE PLANS - PERMITS - CONSTRUCTION



CYNTHIA BANKEY ARCHITECT, INC.
2115 SE 46th Ave.
Portland, OR 97215
971-244-3087
thia@bankeyarchitect.com

18-227980 RS