



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

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www.portlandoregon.gov/bds

**NOTICE OF PROPOSED
DEVELOPMENT IN AN ENVIRONMENTAL ZONE**

Date: 4/22/19

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: 19-145218 RS

Project Description: Proposal for demolition of an existing SFR and resource enhancement within an Environmental Conservation Zone.

Applicant: Cory Tipton, Bureau of Environmental Services

Site Location: 6715 SE 142nd Ave.

Legal Description: CEDAR BROOK AC, LOT 12

Zone: R10c/R10p **Quarter Section Map:** 3744 **Tax Account #:** R130264

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

- Resource enhancement projects subject to Section 33.430.170;

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.

E10835 - TINDALL G2G LAND ACQUISITION - DEMOLITION PLAN -

General Notes:

1. THIS HOME DOES CONTAIN A BASEMENT. THERE WILL BE NO NET FILL BROUGHT ON SITE. THE AREA WILL CONFORM TO THE NATURAL LANDSCAPE WHEN FINISHED THROUGH GRADING SURROUNDING SLOPE.
2. THE HOME IS TO BE DEMOLISHED BOTH BY MECHANICAL MEANS AND HAND DECONSTRUCTION WHERE NEEDED WITHIN THE BOUNDS OF THE TITLE 11 TREE REPORT.
3. THE CURRENT FINISHED FLOOR ELEVATION IS 239'-9".
4. AFTER DEMOLITION OF THE STRUCTURE, THE ELEVATION SHALL BE 239' FEMA 100 YR BASE FLOOD ELEVATION IS 246'.
5. ELEVATION DATA WAS FOUND VIA THE FOLLOWING: THAT INFO IS FROM THE METADATA ON THE GIS LAYER "CONTOURS_3PT_L00AR_P001". OUR PROCEDURE ON THE USE OF THAT LAYER IS TO SUBTRACT 2.1FT (WHICH WAS DONE).

G-1 Basement Cavity 2:1 Slope. NW Corner to Be Cut Open for Drainage.

Environmental Notes:

- TREE PROTECTION FENCING (TPF) MUST COMPLY WITH PCC 11.60.030.C.2 AS DESCRIBED IN THE ARBORIST REPORT. ABSOLUTELY NO DEVELOPMENT ACTIVITY WITHIN THE TPF, AND NO EQUIPMENT OR VEHICLES ALLOWED IN THE WOOD CHIP AREA. ALL SITE TREES (SEE TABLE 1) TO REMAIN.
- SITE IS WITHIN THE C OF THE EZONE. PLEASE SEE NARRATIVE IN PACKET. WE CONFIRM THE NARRATIVE MEETS THE EZONE STANDARD.
- SILT FENCE TO BE INSTALLED AROUND NORTH AND WEST PROPERTY LINE EXCEPT FOR IMPERVIOUS AREAS IF APPLICABLE.
- DETAILING BMP'S ATTACHED TO THIS MAP FOR SILT FENCING.
- ROUTINE MAINTENANCE OF BMP'S: SITE WALK DAILY AROUND THE SILT FENCE TO CHECK FOR PROPER INSTALLATION AND USE. ANY AND ALL ERRORS WILL BE FIXED IMMEDIATELY, AND A DAILY LOG WILL BE KEPT BY THE WINNING CONTRACTOR OF THE BID.
- POST SIGNAGE ON THE SITE OF THE PERMITTED GROUND DISTURBING ACTIVITY THAT IDENTIFIES THE CITY'S EROSION CONTROL COMPLAINT HOTLINE NUMBER, EROSION CONTROL HOTLINE, 503-823-CODE (2833). THE SIGNAGE ON THE SITE MUST BE CLEARLY VISIBLE FROM THE RIGHT-OF-WAY. THE SIGN SHALL BE AT LEAST 18" BY 18" AND MADE OF MATERIALS THAT SHALL WITHSTAND WEATHER FOR THE DURATION OF THE PROJECT. LETTERING SHALL BE AT LEAST 3" HIGH AND EASILY READABLE. (PCC 10.20.020)
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO THE STORMWATER COLLECTION SYSTEM SHALL BE REMOVED OR CLEANED UP IMMEDIATELY AND NO LATER THAN END OF THE WORK DAY. THE USE OF WATER TRUCKS TO WASH THE MATERIAL OFF THE ROADWAY IS NOT ALLOWED. WATER TRUCKS MAY BE USED IMMEDIATELY BEFORE SWEEPERS OR VACUUM SYSTEMS TO LOOSEN SEDIMENT, PROVIDED THAT DISCHARGE TO THE STORMWATER COLLECTION SYSTEM DOES NOT OCCUR.
- NO VEGETATION ON THE PORTLAND PLANT LIST WILL BE REMOVED.
- THERE IS NO FILL OR EXCAVATION IN ANY WETLAND OR WATER BODY.
- ALL DISTURBED AREAS ARE TO BE REPLANTED.

LEGEND

	ROOT PROTECTION ZONE
	TREE PROTECTION FENCING
	WOOD CHIPS
	DITCH/STORM DITCH
	EDGE OF PAVEMENT
	ENVIRONMENTAL CONSERVATION (EC)
	ENVIRONMENTAL PROTECTION (EP)
	ENVIRONMENTAL TRANSITION
	FENCE
	PERMANENT EASEMENT
	PROPERTY LINE
	RIGHT-OF-WAY
	CONCRETE
	AC PAVEMENT

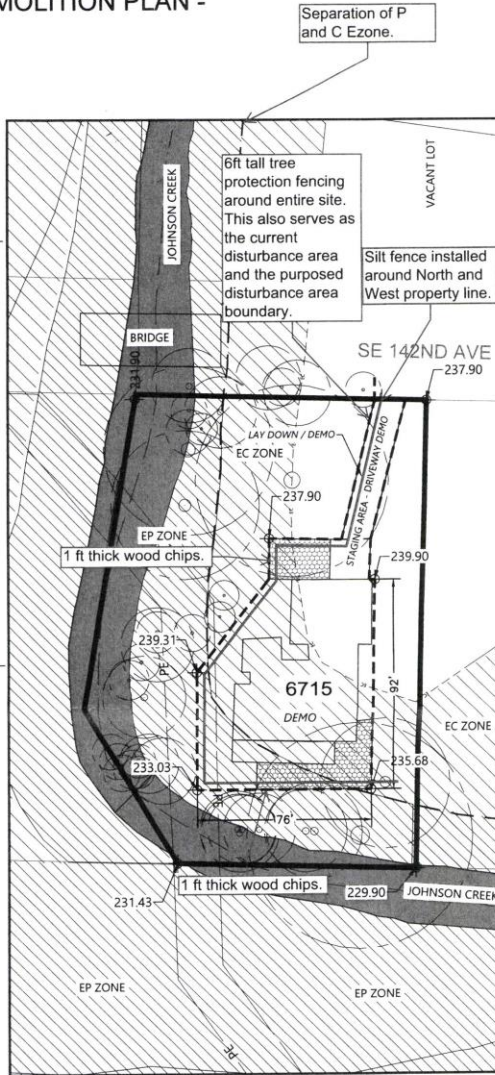
LOT AREA.....	27,230 SQ FT
IMPERVIOUS AREA	
DRIVEWAY.....	432 SQ FT
BUILDING COVERAGE	
BUILDING FOOTPRINTS.....	2,226 SQ FT

LEGAL DESCRIPTION

CEDAR BROOK AC,
LOT 12
R130264

SITE ADDRESS

6715 SE 142ND AVE
PORTLAND, OR
97204-1912



SITE PLAN

SCALE IN FEET
0 20 40

19-145218-RS

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