



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: 5/2/19

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: 19-151134-RS

Project Description: Proposal for demolition of a single-family residence and resource enhancement within an Environmental Conservation Zone.

Applicant: Cory Tipton, Bureau of Environmental Services

Site Location: 16211 SE FOSTER RD

Legal Description: SYCAMORE AC, LOT 94-98 TL 2100

Zone: OSc/p **Quarter Section Map:** 3646 **Tax Account #:** R282563

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.

E10701 - ESPELAND G2G LAND ACQUISITION - DEMOLITION PLAN -

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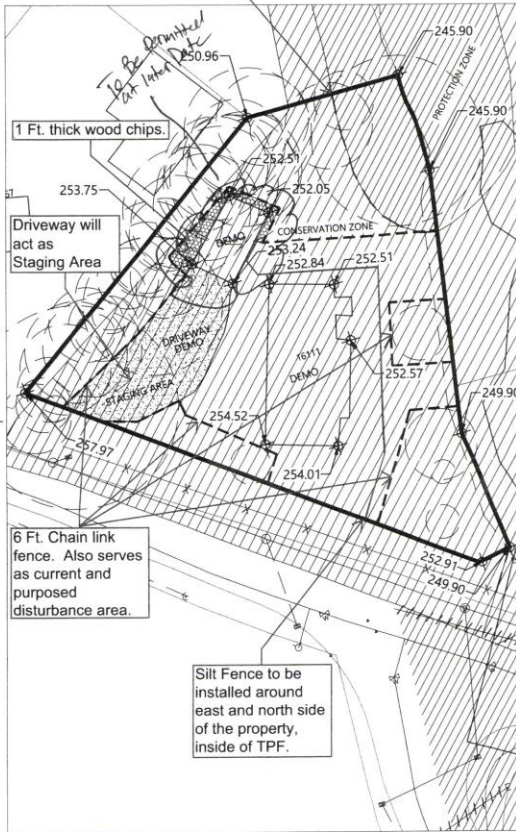
General Notes:

1. THIS HOME DOES NOT CONTAIN A BASEMENT. THERE IS NO NET FILL BROUGHT ON SITE. ONCE CEMENT FLOOR IS REMOVED THE AREA WILL CONFORM TO THE NATURAL LANDSCAPE. THEREFORE THIS SITE DOES NOT NEED TO MEET THE BACKFILL AND COMPACTION SECTION FROM BDS HOME DEMOLITION.
2. THE HOME AND GARAGE ARE 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 252' IN THE GARAGE AND 253' IN THE HOUSE.
4. THERE WILL BE NO NEW FINISHED FLOOR AFTER DEMO. THE SURFACE ELEVATION AFTER DEMO WILL BE 252' IN THE GARAGE AREA, AND 253' IN THE DWELLING AREA. THIS SITE IS NOT WITHIN THE FEMA 100R FLOOD PLAIN.
5. ELEVATION DATA WAS FOUND VIA THE FOLLOWING: THAT INFO IS FROM THE METADATA ON ON THE GIS LAYER 'CONTOURS_2FT_LIDAR_PDX'. OUR PROCEDURE ON THE USE OF THAT LAYER IS TO SUBTRACT 2.1FT (WHICH WAS DONE).

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 11 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 THE NORTH AND EAST PROPERTY LINE EXCEPT FOR IMPERVIOUS SURFACE DRIVEWAY.
- 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 COMPLIANT HOTLINE NUMBER. EROSION CONTROL HOTLINE: 503-823-CODE (6233). 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 10.80.020)
- 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.

Separation of P and C Zones.



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

| | |
|--------------------------|--------------|
| LOT AREA..... | 36,155 SQ FT |
| IMPERVIOUS AREA | |
| DRIVEWAY..... | 3775 SQ FT |
| BUILDING COVERAGE | |
| BUILDING FOOTPRINTS..... | 3,713 SQ FT |

SITE PLAN



LEGAL DESCRIPTION

LOT 2600
RS32508

SITE ADDRESS

16111 SE FOSTER
PORTLAND, OR
97236

19-151134 RS