



December 04, 2023

To: Planning Commission

From: Planning Division

RE: **Report of Administrative Review Land Use Applications**

The following report represents administrative review applications processed by the Planning Division staff for the month of November 2023.

**Applications Approved by the Planning Division**

File No.	Name/Description	Site	Applicant
<b>ELD-002-23</b>  Approved on 11/9/2023	<b>Paz</b> Request for an Expedited Land Division Approval to partition a single lot 0.47 acres in size into 2 lots in a R-7 zone.	1982 SE CURRIN DR;  1S208BB01900,	John Hoshall Stuntzner Engineering 503-407-2539
<b>MOD-018-23</b>  Approved on 11/2/2023	<b>Evergreen Battery Energy Storage Site</b> Major Modification of Development Review II (DR-007-22) on a 36.87 acre site zoned I-S.	No Applicable Address;  1N2210001501,	Kelsey Trostle Portland General Electric Company 503-464-2387

If you have any questions regarding this report, please contact Chris Barry at 503-681-6179

**Key to Acronyms:**

DR = Development Review

MOD = Modification

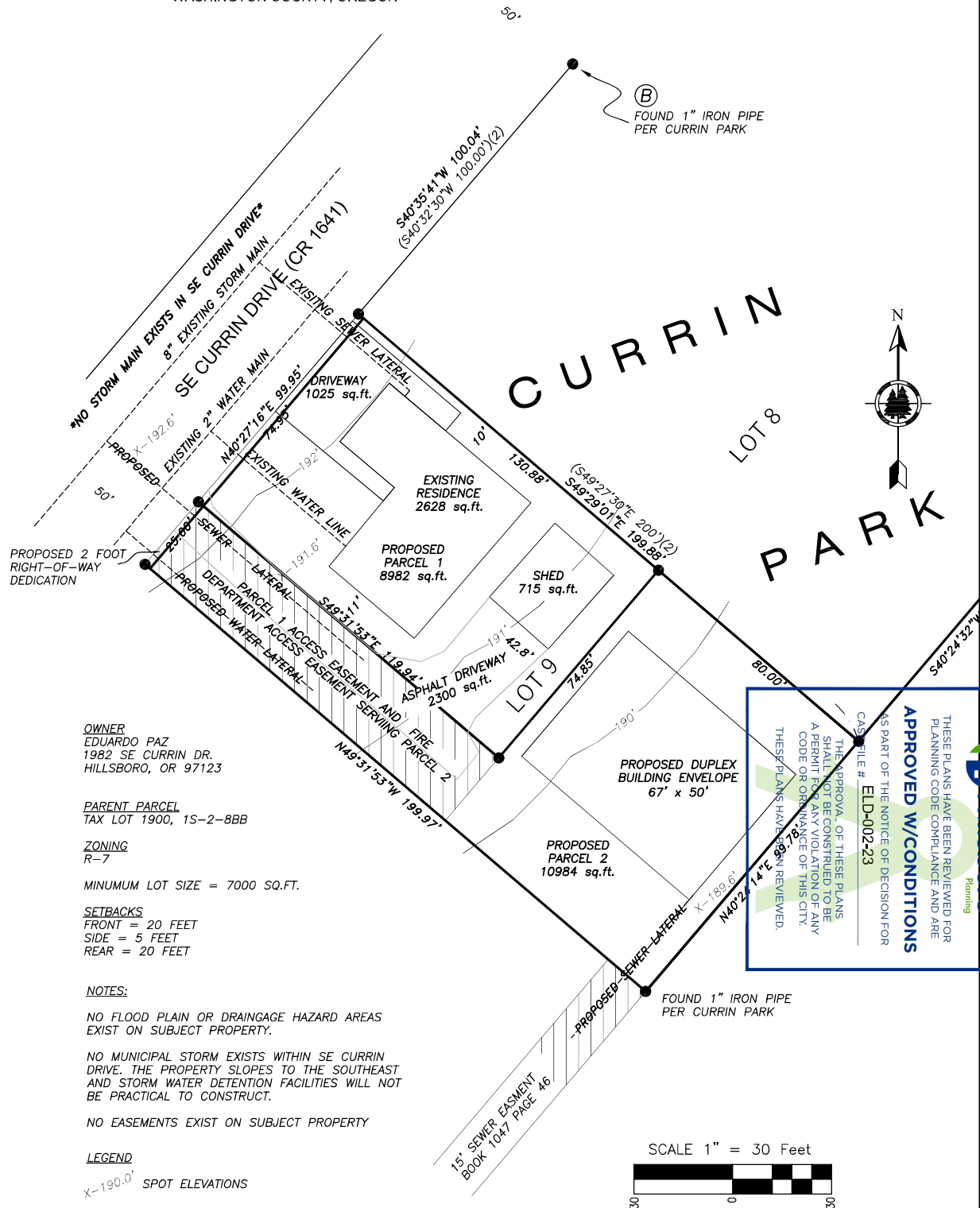
SUB = Subdivision

SNRP = Significant Natural Resource Plan

ELD = Expedited Land Division

# SITE PLAN EXISTING CONDITIONS

LOCATED IN THE NORTHWEST 1/4 OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST, W.M.  
WASHINGTON COUNTY, OREGON



**OWNER**  
EDUARDO PAZ  
1982 SE CURRIN DR.  
HILLSBORO, OR 97123

**PARENT PARCEL**  
TAX LOT 1900, 1S-2-8BB

**ZONING**  
R-7

MINIMUM LOT SIZE = 7000 SQ.FT.

**SETBACKS**  
FRONT = 20 FEET  
SIDE = 5 FEET  
REAR = 20 FEET

**NOTES:**  
NO FLOOD PLAIN OR DRAINAGE HAZARD AREAS EXIST ON SUBJECT PROPERTY.  
NO MUNICIPAL STORM EXISTS WITHIN SE CURRIN DRIVE. THE PROPERTY SLOPES TO THE SOUTHEAST AND STORM WATER DETENTION FACILITIES WILL NOT BE PRACTICAL TO CONSTRUCT.  
NO EASEMENTS EXIST ON SUBJECT PROPERTY

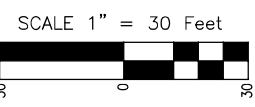
**LEGEND**  
X-190.0' SPOT ELEVATIONS

**Hillsboro**  
Planning

**APPROVED W/CONDITIONS**

THESE PLANS HAVE BEEN REVIEWED FOR PLANNING CODE COMPLIANCE AND ARE AS PART OF THE NOTICE OF DECISION FOR CASE FILE # ELD-002-23

THE APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR ANY VIOLATION OF ANY CODE OR ORDINANCE OF THIS CITY. THESE PLANS HAVE BEEN REVIEWED.



**Stuntzner**  
Engineering & Forestry, LLC

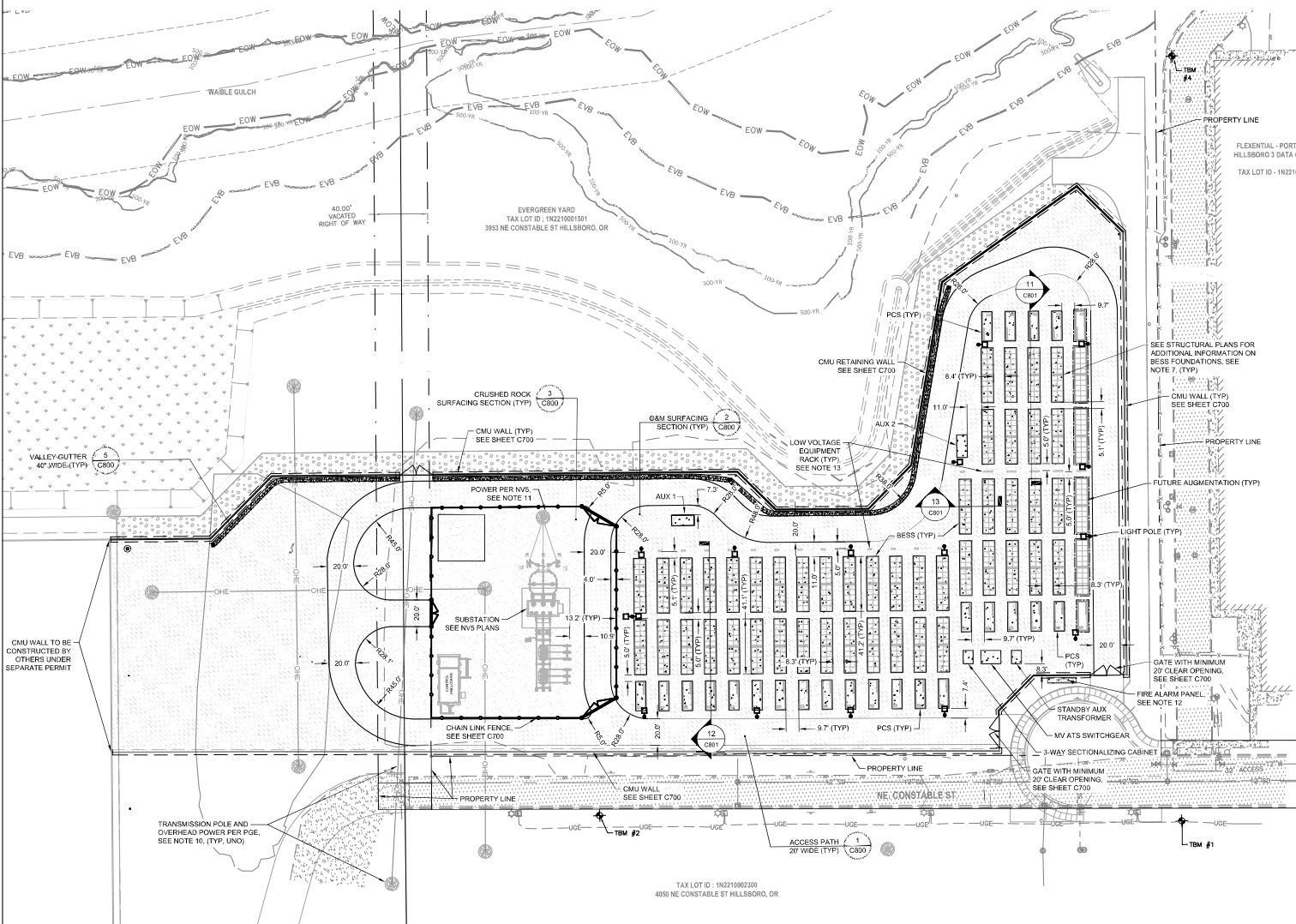
PHONE: (503) 357-5717  
FAX: (503) 357-5698  
www.stuntzner.com

2318-B PACIFIC AVENUE  
FOREST GROVE, OR 97116  
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 323021	PREPARED FOR: EDUARDO PAZ
DATE: 9/26/2023	1982 SE CURRIN DRIVE
DRAWN BY: JMH	HILLSBORO, OR 97123
CHECKED BY: XXX	FILE NAME: Preliminary Site Plan.dwg
SHEET 1 OF 1	

S.21, T.1N., R.2W., W.M., WASHINGTON COUNTY, OREGON

**Hillsboro** Planning  
 THESE PLANS HAVE BEEN REVIEWED FOR PLANNING CODE COMPLIANCE AND ARE  
**APPROVED W/CONDITIONS**  
 AS PART OF THE WORKS OF DESIGN FOR  
 CASE FILE # **MOD-18-23**  
 THE APPROVAL OF THESE PLANS  
 IS A REVIEW OF THE PLANS FOR  
 COMPLIANCE WITH PLANNING CODE  
**LEGEND AND ABBREVIATIONS**  
 THESE PLANS HAVE BEEN REVIEWED



**LEGEND AND ABBREVIATIONS**

	OPERATIONS AND MAINTENANCE (O&M) SURFACING
	CRUSHED ROCK SURFACING
	FUTURE BESS AUGMENTATION
	CONCRETE FOUNDATION
	ENERGY STORAGE SYSTEM (ESS) ENCLOSURE
	POWER CONVERSION SYSTEM (PCS)
	PROPERTY LINE
	FENCE
	CONCRETE MASONRY WALL
	CMU RETAINING WALL
	CONCRETE VALLEY GUTTER
	PGE OVERHEAD POWER LINE
	LIGHT POLE
	POWER POLE
	UNLESS NOTED OTHERWISE

- NOTES**
- REFER TO SHEET C001 FOR GENERAL NOTES.
  - REFER TO SHEET C000 FOR SITE GRADING INFORMATION.
  - REFER TO SHEET C000 FOR SITE DRAINAGE INFORMATION.
  - EXISTING CONDITIONS ARE BASED ON INFORMATION PROVIDED BY TOPOGRAPHIC SURVEY. SEE SHEET C0100. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ARE ENCOUNTERED.
  - REGRADED AREAS OUTSIDE OF ACCESS PATH AND O&M SURFACING SECTION SHALL BE SURFACED WITH CRUSHED ROCK. REFER TO DETAIL 3, SHEET C800.
  - REFER TO DETAIL 1, SHEET C800 FOR ACCESS DRIVE SURFACING SECTION.
  - REFER TO DETAIL 2, SHEET C800 FOR OPERATIONS AND MAINTENANCE SURFACING SECTION.
  - REFER TO DETAIL 6, SHEET C800 FOR RIPRAP OUTFALL DETAIL.
  - REFER TO SHEET C700 FOR ADDITIONAL INFORMATION REGARDING WALL, FENCING, AND GATE INFORMATION.
  - PORTLAND GENERAL ELECTRIC OVERHEAD POWER TRANSMISSION LINES AND POLES BY OTHERS, SHOWN FOR REFERENCE ONLY.
  - REFER TO NVS PLANS FOR EQUIPMENT WITHIN THE SUBSTATION FENCE.
  - FIRE ALARM PANEL, SHOWN FOR REFERENCE ONLY. REFER TO FIRE ALARM PLANS FOR FIRE ALARM SYSTEM.
  - BATTERY ENERGY STORAGE SYSTEM, POWER CONVERSION SYSTEMS, LIGHT POLES, AND OTHER ELECTRICAL SITE APPURTENANCES SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR ELECTRICAL COMPONENTS AND APPURTENANCES.
  - REFER TO STRUCTURAL PLANS FOR FOUNDATIONS.
  - ALL DIMENSIONS ARE TO EDGE OF FOUNDATION RATHER THAN EQUIPMENT FACE, UNLESS OTHERWISE NOTED.

**Mortenson**  
 1050 SW 6th Ave  
 Suite 1630  
 Portland, OR 97204  
 ph 503.552.3800  
**COFFMAN ENGINEERS**  
 www.coffman.com

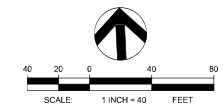
**TBM INFORMATION**

POINT #	NORTHING	EASTING	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
1	899137.44	7571322.80	899137.44	7571322.79	154.26	SET X ETCHED IN CONCRETE
2	899144.05	7571886.15	899144.05	7571886.15	156.28	SET X ETCHED IN CONCRETE
3	899125.87	7571554.85	899125.87	7571554.82	155.88	SET X ETCHED IN CONCRETE
4	899111.89	7571544.82	899111.83	7571544.81	163.36	SET X ETCHED IN CONCRETE

\*MONUMENT NOT SHOWN ON PLAN VIEW.

**SURVEY INFORMATION**  
 SEE TOPOGRAPHIC SURVEY BY COFFMAN ENGINEERS DATED JUNE, 2023, SHEET CV100 FOR TBM INFORMATION

**BENCH MARK NOTE**  
 CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS AND BENCH MARKS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE.



**60% DESIGN**  
 DATE: 2023-08-16  
 NOT FOR CONSTRUCTION  
**PGE Internal Use**  
 Access Limited to PGE

EVERGREEN BATTERY ENERGY STORAGE SYSTEM CIVIL SITE PLAN

Portland General Electric PGE

C400

REV: B

DATE: 08/16/23

SCALE: 1"=40'