



MULTNOMAH COUNTY
LAND USE PLANNING DIVISION
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.co.multnomah.or.us/dscd/landuse>

GRADING AND EROSION CONTROL PERMIT-DRAFT

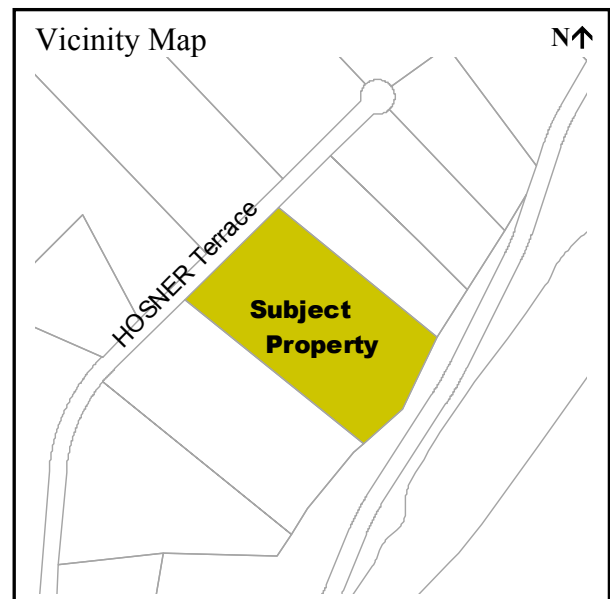
CASE FILE: T1-03-046

July 15, 2004

Request: Grading and Erosion Control Permit application for grading activities associated with construction of a new dwelling, new driveway, septic system and stormwater detention system.

Location: 3604 SE Hosner Terrace
1S4E10CB 00200
R994100360

Applicant/ Jeffrey and Debbie Boskind
Owner: 3604 SE Hosner Terrace
Gresham, OR 97080.



ORDINANCE REQUIREMENTS:

Applicable standards for this permit can be found in Chapter 29.320 et seq., Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes, copies of which are available at our office.

MODIFICATIONS AND LIMITATIONS:

This permit is based on the written narratives provided on behalf of the owner by Martin Karge and dated 1/29/04 and 3/3/04, and the documents and specifications from Kent W. Cox and Associates, Inc., including the "Topographic Survey" dated 10/28/03, Drainage Certificate dated 1/28/04, and the "Fill Slope Certification" dated 3/3/04. No development shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner to comply with documents and the limitations described herein.

1. The property owner shall maintain best erosion control practices through all phases of development. Erosion control measures are to include sediment fences/barriers on the downslope of all disturbed areas as shown on the Topographic Survey plan dated 10/28/03. Straw mulch, erosion blankets, or 6-mil plastic sheeting shall be used as a wet weather measure to protect exposed soils such as stock pile areas and graded areas prior to completion of construction. All erosion control measures are to be implemented as prescribed in the current edition of the Erosion Prevention Sediment Control Plans Technical Guidance Handbook, copies of which are available for purchase at our office. The County may impose additional erosion control measures if turbidity or other down slope erosion impacts result from on-site grading work.

2. On-site disposal of construction debris is not authorized under this permit. Spoil materials removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State, and local authorities.
3. Fill materials shall be clean and non-toxic. This permit does not authorize dumping or disposal of hazardous or toxic materials, synthetics (i.e. tires), petroleum based materials, or other solid wastes which may cause adverse leachates or other off-site water quality effects.
4. The property owner is responsible for removing any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems. If any features within adjacent public right-of-way are disturbed, the property owner shall be responsible for returning such features to their original condition or a condition of equal quality.

Prior to any land disturbing activities:

5. Two erosion control permit notices (attached) are to be posted in locations clearly visible from adjoining road rights-of-way. These notices are to remain posted until such time as the grading work is completed and the county has performed a final site inspection. In the event that any of the notices are lost, destroyed, or otherwise removed prior to completion of the grading work, the applicant shall immediately contact the Land Use Planning Office to obtain suitable replacements.
6. Sediment fencing shall be installed prior to beginning site disturbing activities on the property. Additional erosion control measures shall be placed and constructed as soon as practicable during all phases of construction.

Follow up requirements after grading:

7. All disturbed areas are to be seeded or planted within thirty (30) days of the date grading activities are concluded for each area.
8. The property owner shall contact the case planner at the Land Use Planning Division at (503) 988-3043, to arrange for a site inspection after the project is complete.
9. Prior to occupying the building, the property owner shall submit to the Land Use Planning Division a letter by the project engineer which certifies that the fill slopes were constructed according to the specification by Kent W. Cox and Associates, Inc. dated March 3, 2004.

Issued by:

Signed: Chuck Beasley, Planner
For: Karen Schilling - Planning Director

Date:

§ 29.325 GRADING AND EROSION CONTROL PERMIT STANDARDS.

Approval of development plans on sites subject to a grading and erosion control permit shall be based on findings that the proposal adequately addresses the following standards. Conditions of approval may be imposed to assure the design meets the standards:

(A) Design standards for grading and erosion control.

(1) Grading standards.

- (a) Fill materials, compaction methods and density specifications shall be indicated. Fill areas intended to support structures shall be identified on the plan. The director may require additional studies or information or work regarding fill materials and compaction;

Applicant: see Topographical Survey by Kent Cox and Assoc.

- (b) Cut and fill slopes shall not be steeper than 3:1 unless a geological and/or engineering analysis certifies that steep slopes are safe and erosion control measures are specified;

Applicant: There are not proposed slopes that are steeper than 2:1.

- (c) Cuts and fills shall not endanger or disturb adjoining property;

Applicant: Cuts and fills will not endanger or disturb adjoining property.

- (d) The proposed drainage system shall have adequate capacity to bypass all sheet flow through the development from a storm of ten-year design frequency and maintain the existing flood carrying capacity of all watercourses passing through the property;

Applicant: The proposed drainage system and detention pond shall have adequate capacity for a 10-year storm design frequency.

- (e) Fills shall not encroach on natural watercourses or constructed channels unless measures are approved which will adequately handle the existing flood carrying capacity for the altered portion of the stream.

Applicant: No fill will encroach on natural watercourses.

(2) Erosion control standards.

- (a) Stripping of vegetation, grading, or other soil disturbance shall be done in a manner which will minimize soil erosion, stabilize the soil as quickly as practicable, and expose the smallest practical area at any one time during construction;

Applicant: Grading or other soil disturbance shall conform to building standards and will be conducted in manner to minimize soil erosion as well as minimize the disturbed area.

- (b) Development plans shall minimize cut or fill operations and ensure conformity with topography so as to create the least erosion potential and adequately accommodate the volume and velocity of surface runoff;

Applicant: The building site location was chosen to minimize grading. The site has the least amount of slope, no trees (only grass), allows the existing house to remain intact (livable) during the construction of the new residence and allows for gravity feed drainage of sewer and storm water detention.

- (c) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development;

Applicant: Temporary vegetation such as grasses and/or mulching will be used to protect critical exposed areas as soon as practical during the development phase.

- (d) Whenever feasible, natural vegetation shall be retained, protected, and supplemented;
 - 1. A 100-foot undisturbed buffer of natural vegetation shall be retained from the top of the bank of a stream, or from the ordinary high watermark (line of vegetation) of a water body, or within 100 feet of a wetland;
 - 2. The buffer required in subsection (d)1. may only be disturbed upon the approval of a mitigation plan which utilizes erosion and stormwater control features designed to perform as effectively as those prescribed in the currently adopted edition of the "Erosion Prevention & Sediment Control Plans Technical Guidance Handbook" and the "City of Portland Stormwater Quality Facilities, A Design Manual (1995)" and which is consistent with attaining equivalent surface water quality standards as those established for the Tualatin River Drainage Basin in OAR 340;

Applicant: Natural vegetation will be retained outside of the building/grading footprint. No disturbance of any natural vegetation is proposed along the hillside between the building site and the Sandy River. Design and installation criteria shall meet those outlined in the "Erosion Prevention and Sediment Control Plan" Technical Guidance Handbook, 3.3.2 Design Criteria/Specifications.

- (e) Permanent plantings and any required structural erosion control and drainage measures shall be installed as soon as practical;

Applicant: Sediment fence shall be installed at the toe of the disturbed area as shown on the Topographical Survey.

- (f) Provisions shall be made to effectively accommodate increased runoff caused by altered soil and surface conditions during and after development. The rate of surface water runoff shall be structurally retarded where necessary;

Applicant: The detention pond (shown on the Topographical Survey) will be constructed prior to the implementation of impervious surfaces, namely the driveway and roof, thereby minimizing any uncontrolled water runoff during the construction phase.

- (g) Sediment in the runoff water shall be trapped by use of debris basins, silt traps, or other measures until the disturbed area is stabilized;

Applicant: Silt traps shall be utilized to control sediment in the runoff water.

- (h) Provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surface of fills by installation of temporary or permanent drainage across or above such areas, or by other suitable stabilization measures such as mulching or seeding;

Applicant: Temporary drainage shall be installed to prevent surface water from damaging the cut face of excavations or the sloping surface of fills.

- (i) All drainage provisions shall be designed to adequately carry existing and potential surface runoff to suitable drainageways such as storm drains, natural watercourses, drainage swales, or an approved drywell system;

Applicant: Grading will be provided to direct surface runoff to the retention pond, where possible.

- (j) Where drainage swales are used to divert surface waters, they shall be vegetated or protected as required to minimize potential erosion;

Applicant: Drainage swales shall be vegetated to minimize potential erosion.

- (k) Erosion and sediment control devices shall be required where necessary to prevent polluting discharges from occurring. Control devices and measures which may be required include, but are not limited to:

1. Energy absorbing devices to reduce runoff water velocity;
2. Sedimentation controls such as sediment or debris basins. Any trapped materials shall be removed to an approved disposal site on an approved schedule;
3. Dispersal of water runoff from developed areas over large undisturbed areas.

Applicant: Infiltrators shall be used to control runoff water velocity as well as dispersal of runoff water.

- (l) Disposed spoil material or stockpiled topsoil shall be prevented from eroding into streams or drainageways by applying mulch or other protective covering; or by location at a sufficient distance from streams or drainageways; or by other sediment reduction measures;

Applicant: Stockpiled material shall be covered with visqueen.

- (m) Such non-erosion pollution associated with construction such as pesticides, fertilizers, petrochemicals, solid wastes, construction chemicals, or wastewaters shall be prevented from leaving the construction site through proper handling, disposal, continuous site monitoring and clean-up activities.

Applicant: Construction debris and chemicals shall be monitored and properly handled and disposed of utilizing standard approved processes.

