



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/dbcs/LUT/land_use

GRADING AND EROSION CONTROL PERMIT

CASE FILE: T1-04-002

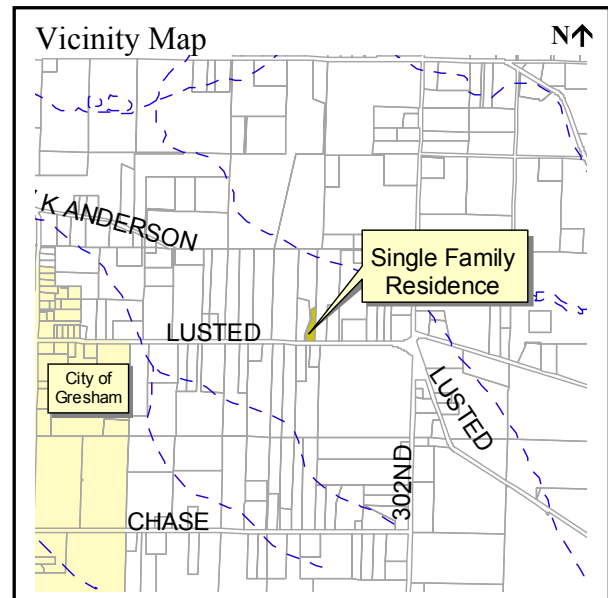
February 19, 2004

Request: Grading and Erosion Control Permit application for grading activities associated with the construction of a single family dwelling including 550-cubic yards of on-site excavation and 1,350 cubic yards of off-site fill (approximately 130-dump truck loads).

Location: SE Lusted Road
TL 103, Sec 18AB, T1S, R4E, W.M.
Tax Account #R649801830

Applicant: Chris Anderson
John L. Scott Real Estate
2208 SE 182nd Ave.

Owner: (Same as above.)



ORDINANCE REQUIREMENTS:

Applicable standards for this permit can be found in Chapter 29.300 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 applicant's written narrative and the *enclosed site /erosion control plan(s) dated January 20, 2004, and revised February 6, 2004*, (attached) unless otherwise modified as directed below. 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 these documents and the limitations described herein.

On-going restrictions:

1. Before initiating grading work, the property owner shall post the attached erosion control permit notice in a location on the property that is clearly visible from the adjoining road right-of-way. This notice is to remain posted until such time as the grading work is completed and the county has performed a final site inspection. In the event this notice is lost, destroyed or otherwise removed prior to completion of the grading work, the property owner shall immediately contact the Land Use Planning Office to obtain a suitable replacement.
2. The property owner shall maintain best erosion control practices through all phases of development. Erosion control measures are to include the installation of sediment fences/barriers at the toe of disturbed areas and post construction re-establishment of ground cover. Straw mulch, erosion blankets, or 6-mil plastic sheeting shall be used as a wet weather measure to provide erosion protection for exposed soils. 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, or through the City of Portland. This will include a gravel construction entrance. **The applicant shall verify that all erosion control measures are properly installed and in working order prior to initiating grading activities.**

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.
5. 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.
6. Drainage of storm run-off attributed to this development shall be handled, on-site, with a detention pond that is to be constructed consistent with the specifications included with the plans certified by [Craig Christensen](#), P.E., dated [January 19](#), 2004 (attached).
7. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts result from on-site grading work. The Portland Building Bureau (Special Inspections Section), the local Soil and Water Conservation District, or the U.S. Soil Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects.

Follow up requirements after grading:

8. All disturbed areas are to be seeded or planted within thirty (30) days of the date grading activities are concluded. The property owner shall maintain sediment fences and other erosion control measures, until the permanent vegetation is established.
9. **The property owner shall contact the case planner, Rick Roth with the Land Use Planning Program at (503) 988-3043, to arrange for a site inspection after the project is complete.**

Applications for building permits may now be made with the City of [Gresham](#). When ready to have building permits signed off, call the Staff Planner, Rick Roth, at (503)-988-3043, for an appointment for review and approval of the conditions and to sign the building permit plans. Multnomah County must review and sign off building permit applications before they are submitted to the [City of Gresham](#). **Three (3) sets each of the site plan and building plan are needed for building permit sign-off.**

Issued by:

Signed: Rick Roth, Planner
For: Karen Schilling, Planning Director

Date: Thursday, February 19, 2004