



MULTNOMAH COUNTY OREGON
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.co.multnomah.or.us/dbcs/LUT/land>

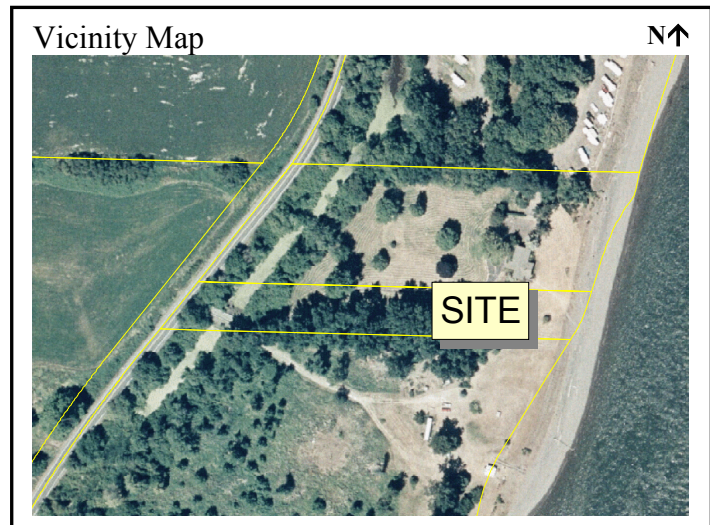
**GRADING AND EROSION CONTROL and
FLOOD DEVELOPMENT PERMIT**
CASE FILE: T1-04-014
October 12, 2004

Request: Grading and Erosion Control and Flood Development Permit for construction of a two-story, single family dwelling. The dwelling will be located towards the east side of the subject site. Associated construction includes the creation of storm water drainage swales, soakage trenches, installation of a septic drain field and extension of an existing driveway serving two other parcels in the area. The dwelling has a total gross area of 5,167 square feet, consisting of 4,285 square feet of livable area, a 630 square foot garage and a 252 square foot attached storage space.

Location: No Situs Address
T3N, R1W-26D-200
R98126-0260

Applicant: Peter Wilmarth
Thompson Vaivoda &
Associates
920 SW Sixth Avenue,
STE 1500
Portland, Oregon 97204

Owner: Thomas Hicks
PO Box 10165
Portland, Oregon 97296



ORDINANCE REQUIREMENTS:

Applicable standards for this permit can be found in Chapter 29.300 *et seq.*, Grading and Erosion Control Code and Chapter 29.600 *et seq.*, Flood Development 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 written narrative(s) and plan(s) provided by the applicant (attached). 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.

1. The property owner shall maintain best erosion control practices through all phases of development. Erosion control measures are to include the installation of sediment fencing downhill of disturbed areas as recommended by the April 12, 2004 Geotechnical Engineering Design report (Exhibit 1). Temporary straw mulching or 6-mil plastic sheeting shall be used as a wet weather measure to provide erosion protection for exposed soils. The "Erosion Control Plan Note" details presented on plan sheet A1.01 and the submitted erosion control narrative shall be followed. Copies of these plan notes and narrative are presented as Exhibit 2. 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.
2. The landscaping plan approved through associated land use permit T2-04-019 shall be installed within 6-months of occupancy of the single family dwelling. Straw or other organic mulch shall be used to cover disturbed soils during construction and be kept in place until the permanent landscaping is installed. The landowner must replace any landscaping that does not survive with a comparable species. A copy of the approved landscaping plan is presented as Exhibit 3.
3. The storm water disposal vegetated swales and soakage trenches shall be installed as recommended by the April 7, 2004 Hart Crowser "Infiltration Testing Services for On-Site Storm water Disposal" report (Exhibit 4).
4. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts results 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.
5. On-site disposal of construction debris is not authorized under this permit. Any 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. 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.
6. 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.
7. All electrical utilities must be substantially impermeable to the passage of water and located at least one foot above the base flood level (MCC 29.606(C)(1)).
8. All residential structures must have the lowest floor, including basement, elevated to at least one foot above the base flood level as indicated on the Elevation Certificate (Exhibit 5).

Prior to any land disturbing activities:

9. The property owner shall verify that all erosion control measures are properly installed and in working order prior to initiating grading activities.
10. The erosion control permit notice (attached) is to be posted at the driveway entrance to Reeder Road in a clearly visible location (print towards Reeder Road). This notice is to remain posted until such time as the grading work is completed. In the event this sign is lost, destroyed, or

otherwise removed prior to the completion of the grading work, the applicant shall immediately contact the Land Use Planning Office to obtain a suitable replacement.

Follow up requirements after grading:

11. All disturbed areas are to be either covered with organic mulch or permanently landscaped within fourteen (14) days of the date grading activities are concluded.
12. Once construction is completed, the Project Engineer shall submit a statement certifying that all work has been completed pursuant to the referenced specifications. An Oregon Registered Professional Land Surveyor must verify the structures are constructed to the appropriate elevation, as referenced on the Elevation Certificate (Exhibit 5).

At this point, applications for building permits may be made with the City of Portland after receiving a land use signoff from our department. When ready to have building permits signed off, call the Staff Planner, Adam Barber, 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 Portland. Six (6) sets each of the site plan and building plan are needed for building permit sign-off (if applicable). A \$75 erosion control inspection fee will be required at plan signoff.

Issued by:

Signed: Adam Barber, CPESC
Planner

For: Karen Schilling, Planning Director

Date: October 12, 2004