



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 PERMIT

CASE FILE: T1-04-034

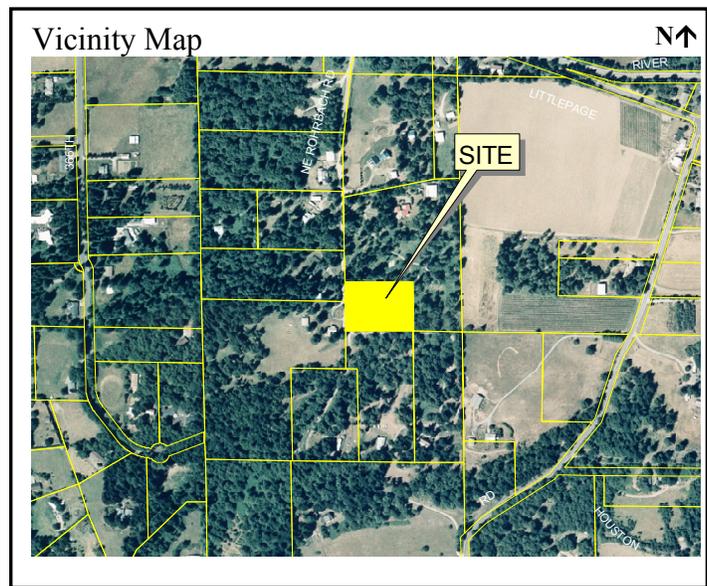
June 27, 2005

Request: Grading and erosion control permit to remove the existing 3-bedroom mobile home, deck and garage at the southwest corner of the property and build a 36-foot by 48-foot replacement home and 22-foot by 35-foot attached garage near the southeast corner of the property.

Location: 584 NE Rohrbach Rd.
Corbett, Oregon
97019

Applicant: John & Peggy Ragona
PO Box 140
Corbett, OR 97019

Owner: John & Peggy Ragona
PO Box 140
Corbett, OR 97019



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 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 fences/barriers at the toe of all 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, our through the City of Portland.
2. Drainage of storm run-off attributed to this development shall be handled, on-site, with the drainage swale design that is to be constructed consistent with the specifications signed by Ray Moore, PE, All County Surveyors dated May 2, 2005 (attached).
3. 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.
4. 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. 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.
5. 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:

6. The property owner shall verify that all erosion control measures are properly installed and in working order prior to initiating grading activities.
7. **The erosion control permit notice (attached) is to be posted at the driveway entrance at Rohrbach Road in a clearly visible location (print towards Rohrbach 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:

8. All disturbed areas are to be seeded or planted within thirty (30) days of the date grading activities are concluded.

At this point, applications for building permits may be made with the City of Gresham 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 Gresham. Four (4) sets each of the site plan and building plan are needed for building permit sign-off.

Issued by:

Signed: Adam Barber, Planner
For: Karen Schilling, Planning Director

Date: June 27, 2005