



MULTNOMAH COUNTY
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
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http://www.co.multnomah.or.us/dbcs/LUT/land_use

GRADING AND EROSION CONTROL PERMIT

CASE FILE: T1-05-008

May 26, 2005

Request: Grading and Erosion Control Permit application for grading activities associated with the construction of a single family dwelling, septic system and stormwater system. Approximately 500 cubic yards of earth material will be cut and approximately 350 cubic yards of earth materials will be placed to complete the septic system and backfill around the dwelling.

Location: 7825 SE Pleasant Home Rd
TL 600, Sec 20DB, T 1S, R 4E, W.M.
Tax Account #R99420-1800

Applicant/ Neal & Debbie Geertz
Owner:

ORDINANCE REQUIREMENTS:

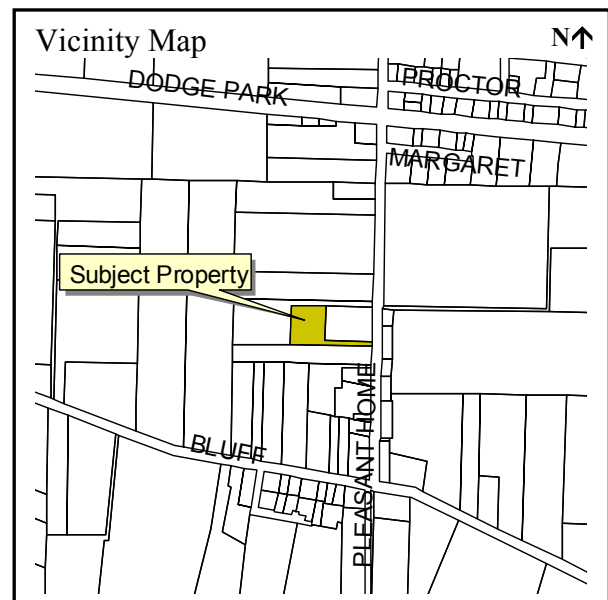
Applicable standards for this permit can be found in Chapter 29.320 et seq., Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes, copies of which are available at our office.

MODIFICATIONS AND LIMITATIONS:

This permit is based on 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.

On-going restrictions:

1. The Property Owner or their representative shall maintain best erosion control practices through all phases of development. Erosion control measures are to include sediment fence on the downslope of all disturbed areas, along the entire length of the south property line adjacent to the sanitary sewer system (as shown on Exhibit 3), and along the western property line for 155 feet from the southwest corner of the property. Reseeding at a rate of 100 pounds per acre shall be accomplished as soon as ground disturbing activities have been completed. If hydro mulch will be employed it shall be installed at a rate of 2,000 pounds per acre. Straw mulch, erosion blankets, or 6-mil plastic sheeting shall be used as a wet weather measure to provide erosion protection for exposed soils such as the



stockpile areas. 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. **The property owner or representative shall verify that all erosion control measures are properly installed and in working order prior to initiating grading activities.**

2. Fill materials for the capping fill septic system 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.
3. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts result from on-site grading work. The Gresham Building Bureau, 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. The applicant/owner is responsible for removing any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems.
5. On-site disposal of construction debris is not authorized under this permit. Extra spoil materials not used for re-filling shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities.
6. Drainage of storm water run-off attributed to the dwelling shall be retained on-site adequately for up to a 10-year/24-hour storm event in the three soakage trenches as shown on the submitted site plan dated May 11, 2005 and certified by Firwood Design Group. The soakage trench above the primary drainfield shall be moved to below the drainfield and shall be located 15 ft from the west property line and 25 ft from the south property line.
7. As proposed the driveway is gravel and shall remain gravel unless additional stormwater drainage control systems are installed. Prior to the paving of the driveway, the property owner shall submit to the Land Use Planning section a new stormwater certificate and design to manage the additional impervious surface being generated.

Prior to any land disturbing activities:

8. **Before initiating grading work, the applicant/property owner shall post the attached erosion control permit notices in locations along the property that are clearly visible from the road. This notice is to remain posted until such time as the grading work is completed.** 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.
9. Sediment fencing along the south and west property lines adjacent to the work areas shall be properly installed (toed-in) prior to work beginning site disturbing activities on the property. Erosion control measures and all ground disturbances shall not encroach onto adjacent properties without that property owner's consent.
10. Prior to commencing construction of the dwelling, a graveled construction entrance shall be constructed on site.

11. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6-inch overlap, and both ends securely fastened to the post, or overlap 2"x2" posts and attach as shown on detail sheet 3-2 in the *Erosion Prevention Sediment Control Plans Technical Guidance Handbook*.
12. The filter fabric fence shall be installed to follow the contours where feasible. The fence posts shall be spaced a maximum of 6 feet apart and driven securely into the ground a minimum of 24 inches. .
11. The filter fabric shall have a minimum vertical burial of 6 inches. All excavated material from filter fabric fence installation, shall be backfilled along the entire disturbed area and compacted along the entire disturbed area.
12. Standard or heavy duty filter fabric fence shall have manufactured stitched loops for 2"x2" post installation. Stitched loops shall be installed on the up hill side of the sloped area.
13. Filter fabric fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently protected and stabilized.
14. Filter fabric fences shall be inspected by applicant/contractor immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

Follow up requirements after grading:

15. All disturbed areas are to be seeded or planted as soon as possible or within 15 days of completion of the various components of the project. All areas not reseeded at the time of final grading shall be reseeded within 15 days of completion of the disturbance. Reseeding should be accomplished at a rate of 100 pounds per acre or hydro mulch should be employed at a rate of 2,000 pounds per acre.

Exhibits submitted by the Applicant

- Exhibit 1. Pre-Construction Topography
- Exhibit 2. Stormwater Certificate Signed by Bruce Erickson, P.E.
- Exhibit 3. Stormwater Drainage Plan by Firwood Design Group, LLC
- Exhibit 4. Storm Drainage Calculations by Firwood Design Group, LLC
- Exhibit 5. Certification of On-Site Sewage Disposal Dated 5/18/05
- Exhibit 6. Fire District Review Fire Flow Requirements & Access Review
- Exhibit 7. Certificate of Water Service
- Exhibit 8. Post Construction Topography Plot Plan
- Exhibit 9. Grading and Erosion Control Permit Narrative Dated March 2005

Issued by:

Signed: Lisa Estrin, Planner
For: Karen Schilling - Planning Director

Date: Thursday, May 26, 2005