



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>

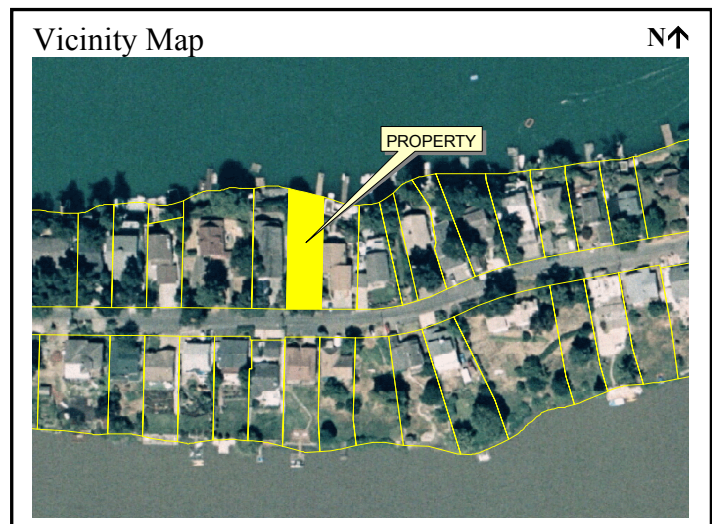
**GRADING AND EROSION CONTROL and
FLOOD DEVELOPMENT PERMIT**
CASE FILE: T1-05-012
July 13, 2005

Request: Construct a residential addition (multiple dimensions) and 22-foot by 30-foot attached garage at 21029 NE Interlachen LN

Location: 21029 NE Interlachen LN
Fairview, OR 97024
T1N, R3E-21CA-900
R26920-1010

Applicant: Steve Eudaly
NAPA Construction
2225 NW Miller Avenue
Gresham, OR 97030

Owners: Thomas and Jeanne Burns
21029 NE Interlachen LN
Fairview, OR 97024



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 an overlapping row of straw bales immediately north of the southern property boundary and staked bio-bag rows in the locations illustrated on the attached Erosion Control Plan. Temporary straw mulching 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.

2. The storm water dry well shall be installed as recommended by the June 14, 2005 design provided by Eugene L. Smith, Professional Engineer (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. 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.
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.
6. 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. The attached Letter of Map Amendment from FEMA indicates the 1% chance flood elevation is 14.0 feet (NGVD 29) and the lowest adjacent grade of the home is 39.0 feet (NGVD 29) – Attached. After visiting the site, it is apparent that the 14.0 feet elevation is located near the bottom of the steep slope running through the northern portion of the property and the 39.0 feet elevation is located on the plateau forming the upper portion of the property. Construction is only approved on the upper plateau portion of the property.

Prior to any land disturbing activities:

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

9. All disturbed areas are to be either covered with organic mulch, grass seed or permanent landscaping within fourteen (14) days of the date grading activities are concluded.

At this point, applications for building permits may be made with the City of Troutdale 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 Troutdale. Please call the City of Troutdale building department to determine how many plan sets need to be submitted to their department. Please bring in two sets for us to retain in our files. 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: July 13, 2005