



MULTNOMAH COUNTY
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_use

GRADING AND EROSION CONTROL PERMIT

CASE FILE: T1-05-018

November 18, 2005

Request: Grading and Erosion Control Permit and Flood Development Permit application for grading associated with 4200-square foot two-story dwelling and driveway on Sauvie Island.

Location: 25602 NW Reeder Road
TL 300, Sec 26, T3N, R1W, W.M.
Tax Account #R98126-0220

Applicant: TVA Architects, INC.

Owner: Thomas Hicks

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:

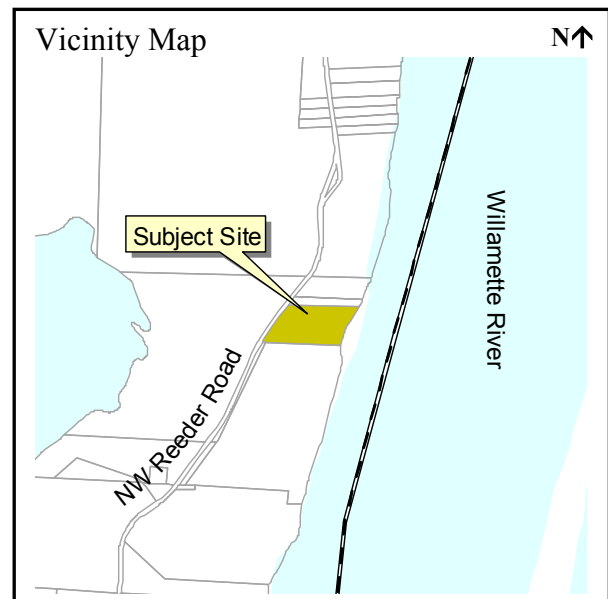
This permit is based on written narrative(s) and plan(s) provided by the applicant (attached). No development shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner to comply with these documents and the limitations described herein.

Prior to Building Permit Sign-Off

1. The \$75 dollar erosion control inspection fee shall be paid at the time of building permit sign-off.

On-going restrictions:

2. The Property Owner/Applicant 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, especially along the eastside and downslope side of the project area as seen on the



site plan and also described in the Geotechnical Report dated March 9, 2005 and described in the applicants narrative date stamped May 10, 2005. 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.

3. 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.
4. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts resulting 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. The applicant/owner is responsible for removing any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems.
6. Drainage of storm water run-off attributed to the structure shall be retained on-site adequately for up to a 10-year/24-hour storm event in the storm sewer and detention system as described in the applicants' narrative and Geotechnical Report dated March 9, 2005. A drainage certificate has been stamped by Garry Horvitz, Professional Engineer, certifying that the newly generated stormwater from the structure will be handled adequately on site for a 10-year/24-hour storm event.
7. 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 submitted elevation certificate indicates the top of the bottom floor (including basement enclosure) has an elevation of 27 feet while the 100-year base flood level is measured at 25.9 feet. The FEMA FIRM maps show the 100-year flood plain being delineated as between 25 and 26 feet which corresponds to the surveyed results. The top of slab for the garage is at 29.5 feet. As indicated on the elevation survey and corroborated on the FEMA FIRM map, the building site and lowest level of the building are all at least 1-foot above the 100-year flood plain. Construction shall only occur in areas at least 1-foot above the 100-year flood plain.

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 east and south of the development areas shall be properly installed (toed-in) prior to work beginning and site disturbing activities on the property. Additional erosion control

measures shall be placed and constructed as soon as practicable during all phases of construction.

Follow up requirements after grading:

10. 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 Portland after receiving a land use signoff from our department. When ready to have building permits signed off, call the Staff Planner, Don Kienholz, 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. Please bring a total of six sets of plans for us to sign-off on. A \$75 erosion control inspection fee will be required at plan signoff.

Issued by:

Signed: Don Kienholz, Planner
For: Karen Schilling - Planning Director

Date: Monday, November 21, 2005