



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/landuse>

**GRADING AND EROSION CONTROL and
FLOODPLAIN PERMIT**
CASE FILE: T1-06-054
October 3, 2006

Request: Grading and Erosion Control Permit and Flood Development Permit to construct a new single family dwelling and paved driveway.

Location: 19240 NW Gillihan Road
Portland, OR 97231

Applicant: Mike Montgomery

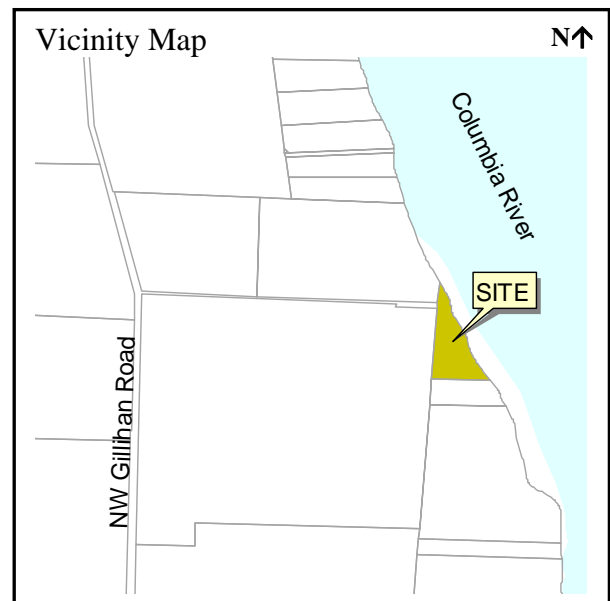
Owners: Lester and Betty Barkley

Tributary: Columbia River

FIRM: Panel #45, dated 3/18/86

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 sign-off of a building permit:

1. The property owner shall provide a site plan identifying the location of the Sauvie Island Drainage District maintenance easement. No work under this permit is authorized within the easement area unless approved by the district.
2. The property owner shall submit a copy of an easement establishing that they have a right-of-access onto NW Gillihan Road

3. An as-built elevation survey is required to confirm that the lowest floor of the dwelling is at least one foot above base flood elevation, as indicated on the elevation certificate. A performance bond or cash deposit in the amount of \$1000.00 is required to assure the survey is submitted. The deposit/bond may be used by the County to obtain the elevation survey, without notice, if it is not completed and submitted prior to occupancy of the dwelling. The performance bond or cash deposit will be released upon submittal of the as-built elevation survey, unless utilized to obtain compliance.

On-going restrictions:

4. The property owner shall verify that all erosion control measures are properly installed and in working order prior to initiating grading activities. All erosion control measures shall be kept in working order until the site has been stabilized.
5. Erosion Control measures are to include a gravel construction entrance and silt fence as illustrated on the erosion control plan, received August 9, 2006. Stockpiles are also to be located and covered as described on the plan. **All of these 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.**
6. **The erosion control permit notice (attached) is to be posted at the project site with print facing Gillihan Loop 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.
7. Drainage of storm run-off attributed to the new residence shall be directed to soakage trenches, as shown on the stormwater drainage plan, dated August 9, 2006 (attached).
8. Fill materials 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.
9. 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 the 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.
10. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts result from on-site grading work. The Portland Building Bureau (Special Inspections Section), the local Soil and Water Conservation District, or the Natural Resources Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects.

Follow up requirements after grading:

11. All disturbed areas are to be seeded or planted within fourteen days (14) days of project completion.

Issued by:

Signed: Derrick I. Tokos, AICP, Planner
For: Karen Schilling, Planning Director

Date: Tuesday, October 3, 2006