



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/landuse>

GRADING AND EROSION CONTROL PERMIT

CASE FILE: T1-06-064

November 16, 2006

Request: Grading and Erosion Control Permit application for grading activities associated with the placement of an equine training, boarding and rehab structure on the subject property. The project consists of cutting and filling roughly 3,000 cubic yards of earth material to create a level foundation area for the structure.

Location: 21300 NE Beck Road
TL 500, Sec 23, T2N, R2W, W.M.
Tax Account #R97223-0360

Applicant/ Mark Johnson
Owner:

ORDINANCE REQUIREMENTS:

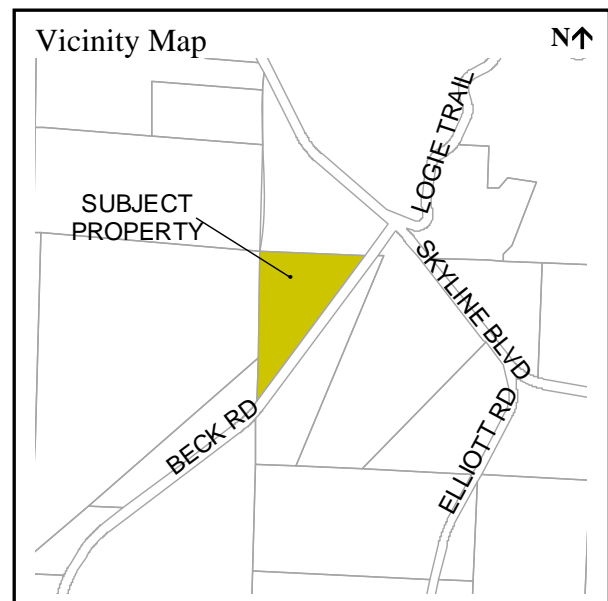
Applicable standards for this permit can be found in Chapter 29.300 et seq., Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes, copies of which are available at our office.

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 any land disturbing activities:

1. When you are ready to start the grading work approved in this permit, call the Staff Planner, Don Kienholz at (503) 988-3043 extension 29270, to set up an appointment for plan check, payment of the \$77 inspection fee, and issuance of the Erosion Control Permit notice card. You will need to provide 2 copies of the approved erosion control plan. The permit notice card is to be posted at the driveway entrance in a clearly visible location. This notice is to remain posted until such time as the grading work is completed. In the event the notice is lost, destroyed, or otherwise removed prior to



completion of the grading work, the applicant shall immediately contact the Land Use Planning office to obtain a replacement.

2. Sediment fencing around the development areas shall be properly installed (toed-in at least 6-inches) prior to work beginning and site disturbing activities on the property. Erosion controls shall be maintained in working order until development is completed. Additional erosion control measures shall be placed and constructed as soon as practicable during all phases of construction.

On-going restrictions:

3. The Property Owner/Applicant shall maintain best erosion control practices through all phases of development. Erosion control measures are to include those discussed in the narrative submitted on September 1, 2006 and shown on the submitted plans. In addition to those measures, wet weather erosion control measures including Straw mulch, erosion blankets, or 6-mil plastic sheeting shall be placed immediately to provide erosion protection for the exposed soils on site. During the project, jute matting or a similar matting shall be placed on exposed slopes greater than 3:1 (horizontal:vertical) until reseeding takes root. 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.
4. Due to the current conditions of extreme rainfall, exposed soils on cut and fill banks, and exposed soil over the entire development area, the owner/applicant shall immediately place at least 2-inches of straw on the entirety of the exposed area. Two rows of sediment fencing placed 50-feet apart shall be placed at the foot of the development area on the downslope side. The owner applicant shall submit photographs of the erosion control measures to the Land Use Planning Office by November 24, 2006.
5. Fill materials for the construction of the building pad shall be clean and non-toxic. This permit does not authorize dumping or disposal of hazardous 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.
6. 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 U.S. Soil Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects.
7. The applicant/owner is responsible for removing any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems.
8. 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.
9. 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 proposed storm sewer system. The drainage certificate dated October 13, 2006 and date stamped November 1, 2006 has been signed and stamped by Bruce

Goldson, 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 through a system of soakage trenches.

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.
11. The applicant/owner shall submit a signed and stamped letter by a professional engineer indicating the fill materials used to support structures was properly placed and compacted.

Issued by:

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

Date: Thursday, November 16, 2006