



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 &
FLOODPLAIN DEVELOPMENT PERMIT
CASE FILE: T1-06-085
December 19, 2006**

Request: Grading and Erosion Control Permit application for grading activities associated with the development of a new single family dwelling.

Location: NE INTERLACHEN LN
FAIRVIEW, OR 97024
Map Tax Lot# 1N3E21CA -04401
Tax Account # R269200210
Lot 11, of the Plat of "Fairview
Country Club Tracts"

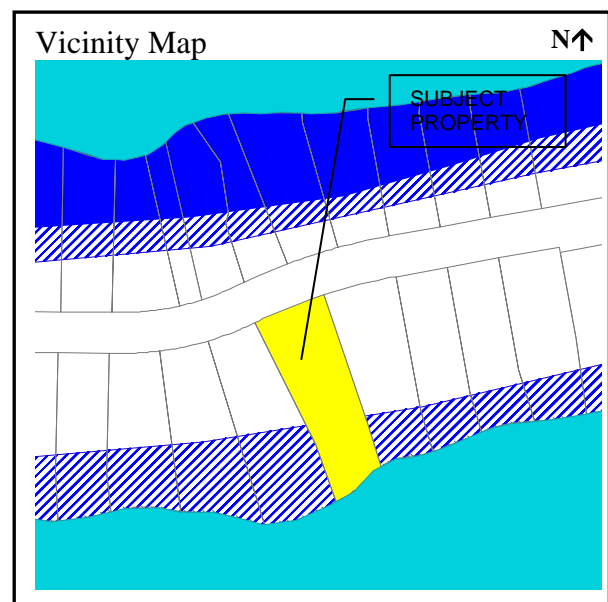
Applicant: Raasch Construction Ltd.
c/o Kristy Raasch

Owner: Raasch Construction Ltd.

Tributary: Fairview Lake

FIRM Panel #410179-0215, dated 6/15/82

Map:



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. Since the entire property is at least one foot above the base flood level, the proposed development is exempted from the requirements of MCC 29.606 Development Standards; pursuant to MCC 29.604.

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. The erosion control permit notice is to be posted at the driveway entrance at (print towards Interlachen Lane). This notice is to remain posted until such time as the grading work is completed. Prior to obtaining this notice, you are required to pay a \$77.00 erosion control inspection fee. 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. The property owner shall contact the case planner at the Land Use Planning Division at (503) 988-3043, to arrange for the intake of the inspection fee.
2. The property owner shall verify that all erosion control measures are properly installed and in working order prior to initiating grading activities. The property owner shall contact the case planner at the Land Use Planning Division at (503) 988-3043, to arrange for an initial site inspection after the project is complete.

Follow up requirements after grading:

3. 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.
4. The property owner shall contact the case planner at the Land Use Planning Division at (503) 988-3043, to arrange for a final site inspection after the project is complete.

On-going restrictions:

5. 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 Elevation Certificate indicates the 1% chance flood elevation is 14.0 feet (NGVD 29) and the lowest adjacent grade of the home is 23.0 feet (NGVD 29). 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 southern portion of the property and the 23.0 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.
6. The property owner shall maintain best erosion control practices through all phases of grading activities. Erosion control measures are to include post construction re-establishment of ground cover. 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.
7. The owner shall not store (i.e. stockpile) more than 10 cubic yards of excavated or disturbed earthen material on the property at any one time.
8. 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 or waterway are disturbed, the property owner shall be responsible for returning such features to their original condition or a condition of equal quality.

9. During wet weather months, jute matting, erosion blankets, geotextile filler fabric, or 6-mil plastic sheeting shall be used as to provide erosion protection for exposed soils such as the stockpile areas.
10. 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.
11. The storm drain system shall be installed as recommended by the September 26, 2006 Storm Water Certificate, as provided by Craig Christensen, Professional Engineer.

Prior to sign-off of a building permit:

12. The property owner is to schedule an appointment with the Staff Planner, Ken Born, at Multnomah County, (503) 988-3043 ext. 29397, for building permit sign-off. The property owner shall bring 3 sets of site and building plans to the County for sign-off prior to submittal of the building permits to the City of Troutdale Building Department.

No additional land use action and/or permit requests shall be accepted, relating to the subject application, until such time as all required fees for said application have been paid in full. A \$77 erosion control inspection fee will be required at plan signoff.

Exhibits submitted by the Applicant

- Exhibit A.1 - Grading, Erosion Control and Utility Plan
- Exhibit A.2 - Application Narrative
- Exhibit A.3 - Storm Water Certificate
- Exhibit A.4 - Elevation Certificate

Issued by:

Signed: Kenneth Born, AICP, Planner
For: Karen Schilling - Planning Director

Date: December 19, 2006