



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: T1-06-148

December 29, 2006

Request: Grading and Erosion Control Permit application for grading activities associated with a new single family dwelling and associated development including septic system and driveway.

Location: 30316 SE Lusted Road
TL 800, Sec 17BC, T1S, R4E, W.M.
Tax Account #R994170580

Applicant/ Steve Serafini
Owner: 30316 SE Lusted Road
Gresham, OR 97080

ORDINANCE REQUIREMENTS:

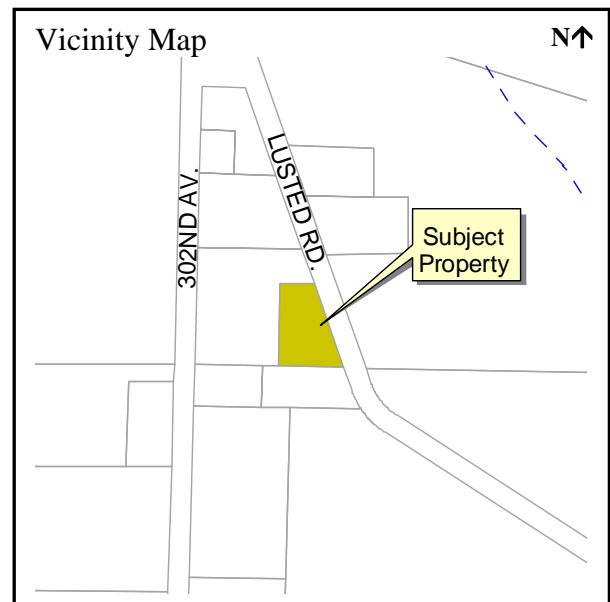
Applicable standards for this permit can be found in Chapter 29.350 et seq, Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes, copies of which are available at our office.

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, George Plummer at (503) 988-3043 extension 29152, 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.



On-going restrictions:

2. The property owner (or representative thereof) shall maintain best erosion control practices through all phases of development. The property owner shall ensure the erosion control measures listed in the narrative (Exhibit 1.2) and shown on the Erosion Control Plans (Exhibit 1.3), are implemented. Sediment fence shall be installed as shown on the plans prior to any earth disturbance on site. Wet weather measures shall be implemented from October 1st until April 30th. Wet weather measures include covering all disturbed soil areas with three-inch thick straw mulch and covering soil spoils piles with minimum 6-mil plastic. The property owner shall ensure post construction re-establishment of vegetative ground cover for disturbed soil areas. **The property owner shall verify that all erosion control measures are properly working through out the project until vegetation has been re-established.**
3. No temporary soil stockpile site has been indicated on the plans. Stockpiled soil will need to be removed from the site or used for landscaping prior to completion of the project. Any spoil materials removed from the site shall be disposed of in an area which meets the applicable code requirements of that location.
4. Fill materials necessary for landscaping 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.
5. On-site disposal of construction debris is not authorized under this permit. Construction debris removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities.
6. 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, other than approved by County Right of Way Program, the property owner shall be responsible for returning such features to their original condition or a condition of equal quality.
7. The property owner shall obtain a permit from the County Right-of-Way Program for access to the public right-of-way. Any stormwater system routing stormwater to a County right-of-way shall be reviewed and approved by the County Right-of-Way program prior to installation, contact Greg Kirby 988-5050 ext 29623.
8. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts result from on-site soil disturbance related to the development. The Portland Building Bureau (Special Inspections Section), the local Soil and Water Conservation District, or the U.S. Natural Resource Conservation Service can also recommend measures to respond to unanticipated erosion events.

Follow up requirements after grading:

9. All disturbed areas are to be seeded or planted within thirty (30) days of the date grading activities are concluded.

Exhibits submitted by the Applicant

- Exhibit 1.1: Application form submitted 10/4/06 (1 page)
- Exhibit 1.2: Applicant's narrative address GEC code standards (3 pages)
- Exhibit 1.3: Erosion Control Plan (1 page)
- Exhibit 1.4: Stormwater Certificate stamped and signed by Craig Christensen, PE, submitted 10/18/06 (1 page)
- Exhibit 1.5: Certificate of On-Site Sewage Disposal with plans attached submitted 10/18/06 (2 pages)

Exhibit included by County

- Exhibit 2.1: County Assessment Record for the property (1 pages)

Issued by:

Signed: George A. Plummer, Planner
For: Karen Schilling - Planning Director

Date: December 29, 2006