



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: T1-07-004

March 28, 2007

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

Location: 7123 SE Pleasant Home Road
TL 400, Sec 20, T 1S, R 4E, W.M.
Tax Account #R99420-0030

Applicant: Dolphin Properties

Owner: Dolphin Properties, Inc.

ORDINANCE REQUIREMENTS:

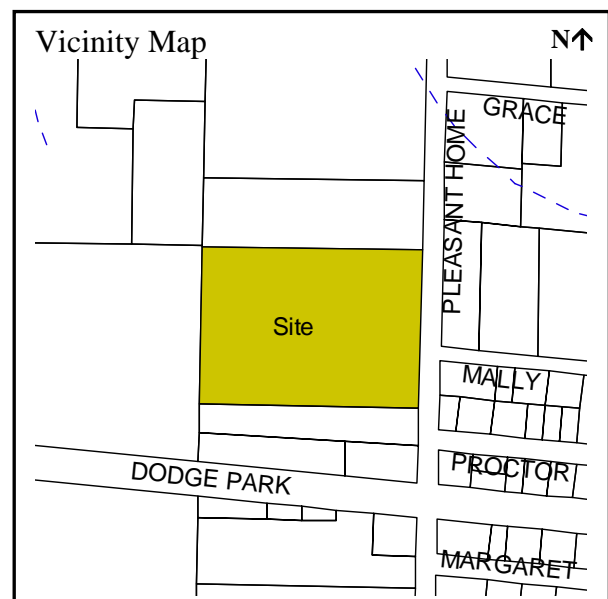
Applicable standards for this permit can be found in Chapter 29.300 et seq., Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes, copies of which are available at our office.

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 Work Occurring:

1. When you are ready to start the grading work approved in this permit, call the Staff Planner, Lisa Estrin at (503) 988-3043 extension 22597, 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. The erosion control permit notice is to be posted at the driveway entrance of the property in a



clearly visible location (print towards Pleasant Home 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.

3. Erosion control fencing shall be installed in correct working order as shown on the Site Plan (Exhibit 2).
4. Prior to land use sign-off of the building permit, the property owner or his representative shall show on the site plan the location and length of the soakage trench and drainage pond on the site plan.

On-going restrictions:

5. 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 on the Site Plan are implemented (Exhibit 2). Wet weather measures shall be implemented by November 1st until May 1st. The property owner shall ensure post construction re-establishment of vegetative ground cover for disturbed soil. **The property owner shall verify that all erosion control measures are properly working through out the project until vegetation has been re-established.**
6. All excavated soil shall be stored in the area designated on the site plan. These materials shall be covered with plastic or mulch to prevent movement into undesignated areas. Stored earthen materials shall be backfilled around the foundation of the structures as soon as practical and reseeded with temporary vegetation until permanent plantings are made.
7. 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.
8. 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.
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, 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.
10. The area of disturbance for the subject property shall be limited to the areas needed to construct the dwelling, septic system, driveway, soakage trench(s) and demolition of the existing structures. No other disturbance is authorized by this permit (Exhibit 3).
11. 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:

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

Issued by:

Signed: Lisa Estrin, Planner
For: Karen Schilling - Planning Director

Date: Wednesday, March 28, 2007

Exhibits

1. General Application
2. Site Plan
3. Ground Disturbance Plan
4. Storm Water Certificate & Plan