



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: T1-07-029

DECEMBER 20, 2007

Request: Grading and Erosion Control Permit application for grading activities associated with the construction of a new single family dwelling with attached garage, driveway and on-site sewage disposal system. These improvements were authorized under land use permit T2-07-074.

Location: 16025 NW McNamee Road
TL 2100, Sec 19D, T 2N, R 1W, W.M.
Tax Account #R55360-0300

Applicant: Jennifer Goff-Hawkins

Owner: Rodney Hawkins & Jennifer Goff-Hawkins

ORDINANCE REQUIREMENTS:

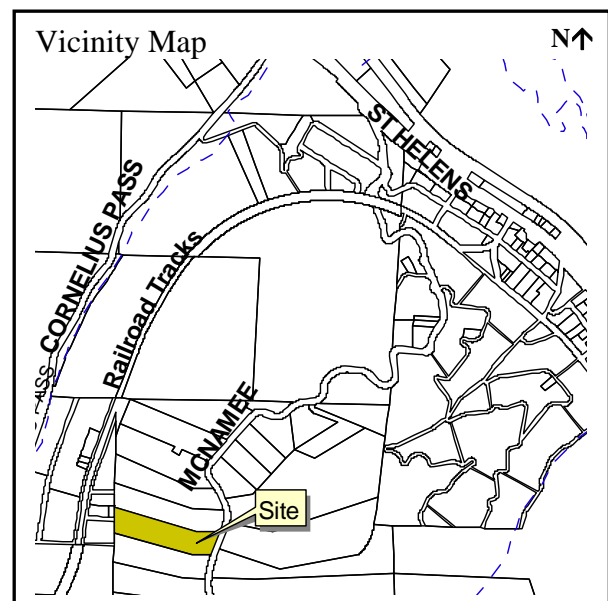
Applicable standards for this permit can be found in Chapter 29.330 et seq., Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes, copies of which are available at our office.

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, Lisa Estrin at (503) 988-3043 extension 22597, to set up an appointment for plan check, payment of the \$77 inspection fee and \$53 building permit review fee, and issuance of the Erosion Control Permit notice card. You will need to provide 2 copies of the approved erosion control plan.
2. The permit notice card is to be posted at the driveway entrance in a clearly visible location (print towards Cottrell Road). 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.

3. The west boundary of the proposed 1 acre homesite as shown on the Amended Site Plan (Exhibit 7) shall be marked with orange construction fencing or other restrictive materials to prevent the intrusion of construction equipment or materials into the area not to be disturbed as referenced in SEC permit, T2-07-074.
4. A 12 ft wide by 20 ft long gravel construction entrance shall be installed. The minimum size of the rock material used shall be $\frac{3}{4}$ inch rock diameter. The use of geotextile fabric under the rock is optional.
5. The erosion control measures as shown on the grading plan shall be installed before commencement of any ground disturbing activities on the site.

On-going restrictions:

6. 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 7). Erosion control measures shall be maintained in correct working order as shown on the Grading Plan (Exhibit 7). Wet weather measures shall be implemented by October 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.**
7. 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 or placed in the designated fill areas as soon as practical and reseeded with temporary vegetation until permanent plantings are made or pavement completed.
8. 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. 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.
10. 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.
11. The area of disturbance for the subject property shall be limited to the area delineated on the Erosion Control Plan (Exhibit 7). No other ground disturbance is authorized by this permit.
12. 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:

13. All areas of disturbed ground shall be planted with a ground cover such as clover, annual grasses or perennial grasses to ensure the stabilization of the soils after the construction of the project. The garden areas shall be planted until utilized for their proposed use.
14. The applicant/property owner shall install the required vegetative plantings in accordance with the T2-07-074 conditions of approval and as required by this permit.

Issued by:

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

Date: Thursday, December 20, 2007

Exhibits

1. Grading and Erosion Control Application
2. Narrative
3. Narrative Amendments
4. Grading and Erosion Control Map #1
5. Grading and Erosion Control Map #2
6. Storm Water Certificate
7. Site Plan Amendment II Reflecting Changes in Driveway, Landscape, and Erosion Control