



**MULTNOMAH COUNTY**  
**LAND USE AND TRANSPORTATION PROGRAM**  
1600 SE 190<sup>TH</sup> Avenue Portland, OR 97233  
PH: 503-988-3043 FAX: 503-988-3389  
<http://www.co.multnomah.or.us/landuse>

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## **GRADING AND EROSION CONTROL PERMIT**

### **CASE FILE: T1-07-035**

**August 24, 2007**

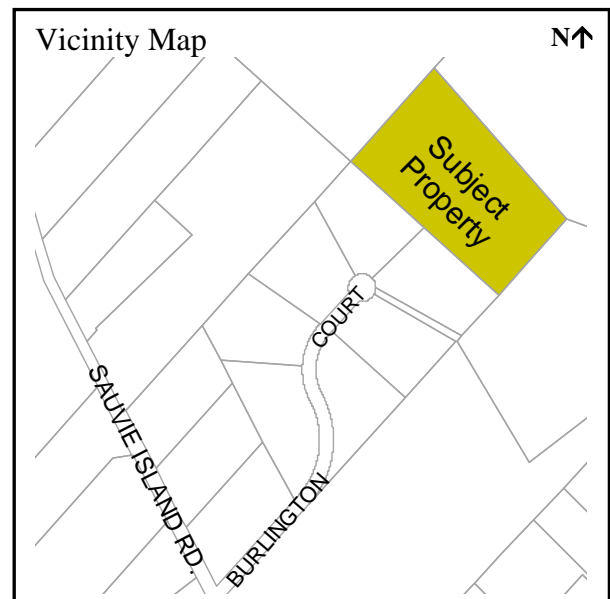
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**Request:** Grading and Erosion Control Permit application for grading activities related to establishing a dwelling and associated development.

**Location:** NW Burlington Court  
TL 300, Sec 17A, T2N, R1W, W.M.  
Tax Account #R971170530

**Applicant:** Greg Jones  
5511 SW Pendleton St.  
Portland, OR 97221

**Owner:** Anne K. and Robert P. Jones  
15140 NW Burlington Ct.  
Portland, OR 97231



### **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:**

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 (\$53 Building Permit Zoning Review as well), 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:**

1. The property owner (or representative thereof) shall maintain best erosion and sediment control practices through all phases of development. The property owner shall ensure the erosion and sediment control measures listed in the narrative and shown on the Erosion Control Plans, included as Exhibit 1.3 are implemented. The sediment fence shall be installed at locations as shown on the plan and maintained in proper working order until thick grassy growth is established in the disturbed soil areas. The grassy buffer area shown on the plan may be used for erosion and sediment control, filtering out sediment, for the dwelling, septic system, and stormwater system. If sediment is determined to be leaving the property, then sediment fencing will be required. Straw shall be spread over disturbed soil areas as shown on the plan as a wet weather measure if grass is not established in those areas by October 1<sup>st</sup>. Wet weather measures shall be maintained until April 30<sup>th</sup> or until a thick grassy growth is established. The property owner shall ensure post construction re-establishment of vegetative ground cover for all 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.**
2. 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.
3. 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.
4. 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.
5. 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.
6. The property owner shall obtain a permit from the County Right-of-Way for access to the public right-of-way. This permit does not authorize any work on property not owned by the subject property owner unless a proper easement exists.
7. 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:**

8. 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 (1 page)
- Exhibit 1.2: Narrative (1 page).
- Exhibit 1.3: Erosion Control Plan (1 page)
- Exhibit 1.4: Pacific Habitat Services Wetland Determination (10 pages)
- Exhibit 1.5: Aerial Photo and driveway site photo (2 pages)
- Exhibit 1.6: Site Evaluation Report for on-site sewage disposal (2 pages)
- Exhibit 1.7: Fire District Access Review and Fire District Review Fire Flow Requirements (2 pages)

**Exhibit included by County**

- Exhibit 2.1: County Assessment record and map for the property (3 pages)

**Issued by:**

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

Date: Friday, August 24, 2007