



## MULTNOMAH COUNTY OREGON

### LAND USE AND TRANSPORTATION PROGRAM

1600 SE 190<sup>TH</sup> Avenue Portland, OR 97233

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[http://www.co.multnomah.or.us/dbcs/LUT/land\\_use](http://www.co.multnomah.or.us/dbcs/LUT/land_use)

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## GRADING AND EROSION CONTROL PERMIT

**CASE FILE: T1-05-075**

**January 23, 2006**

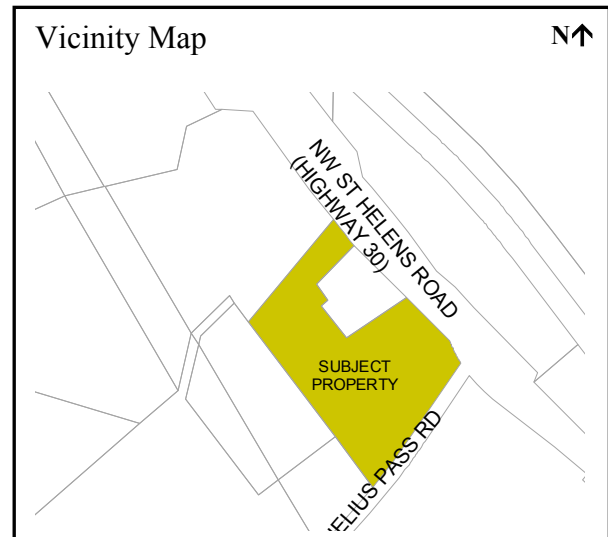
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**Request:** Grading and Erosion Control Permit application for grading activities associated with a new single family dwelling, driveway widening, and septic system. Please note the property has been assigned the address of 17865 NW St. Helens Road.

**Location:** 17865 NW St. Helens Road  
TL 700, Sec 18D, T2N, R1W, W.M.  
Tax Account # R97118-0290

**Applicant:** Jeremy & Heather Johnson  
16549 NW Sheltered Nook Rd.  
Portland, OR 97231

**Owner:** Zane & Sonja Holmes  
19333 NW St. Helens Rd.  
Portland, OR 97231



### ORDINANCE REQUIREMENTS:

Applicable standards for this permit can be found in Chapter 29.330-.348, Grading and Erosion Control Code (Excluding West of Sandy River Plan Area) 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.

### On-going restrictions:

1. The Property Owner shall maintain best erosion control practices through all phases of development. Erosion control measures are to include hay-bale sediment barrier on the downslope of all disturbed areas in accordance with the submitted plans included as Exhibit 1.A of this permit. Reseeding at a rate of 100 pounds per acre shall be accomplished as soon as ground disturbing activities have been completed. If hydromulch will be employed it shall be installed at a rate of 2,000 pounds per acre.

Straw mulch, erosion blankets, or 6-mil plastic sheeting shall be used as a wet weather measure to provide erosion protection for exposed soils such as the stockpile areas. 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. **The property owner or representative shall verify that all erosion control measures are properly installed and in working order prior to initiating grading activities.**

2. Fill materials for the covering of the sanitary sewer system 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.
3. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts result 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.
4. The applicant/owner is responsible for removing any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems.
5. On-site disposal of construction debris is not authorized under this permit. Extra spoil materials not used for re-filling shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities.
6. Drainage of storm water run-off attributed to the dwelling and driveway shall be retained on-site adequately for up to a 10-year/24-hour storm event in accordance with the storm-water certificate stamped and signed by Doug Gilbertson, a registered professional engineer. Pursuant to Mr. Gilbertson's recommendations, the applicant will disperse the storm water from the roof drains using splash blocks at the outlets of the downspouts.
7. Cut and fill slopes shall not exceed 3:1 as described by applicant in Exhibit 2.A.

**Prior to any land disturbing activities:**

8. **Before initiating grading work, the applicant/property owner shall post the attached erosion control permit notices in locations along the property that are clearly visible from the road. This notice is to remain posted until such time as the grading work is completed.** In the event this notice is lost, destroyed, or otherwise removed prior to completion of the grading work, the property owner shall immediately contact the Land Use Planning Office to obtain a suitable replacement.
9. Hay bale sediment barrier in the location show on Exhibit 1.A shall be properly installed prior to work beginning site disturbing activities on the property. A construction detail sheet showing the proper installation of such a sediment barrier is included as Exhibit 1.S. Additional erosion control measures shall be placed and constructed as soon as practicable during all phases of construction.
10. The sediment barrier shall be inspected by applicant/contractor immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

**Follow up requirements after grading:**

15. All disturbed areas are to be seeded or planted as soon as possible. Reseeding should be accomplished at a rate of 100 pounds per acre or hydromulch should be employed at a rate of 2,000 pounds per acre.

**Exhibits submitted by the Applicant**

- Exhibit 1.A Site plans (2 pages)  
Exhibit 2.A Narrative statements submitted by applicant (3 pages)  
Exhibit 3.A Grading calculations submitted by applicant (1 page)  
Exhibit 4.A Drainage Certificate stamped by Doug Gilbertson, PE, dated 3-25-2005 (2 pages)

**Exhibits including by County**

- Exhibit 1.S: Installation specifications for hay bale sediment barrier

**Issued by:**

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Signed: Tammy Boren-King, Planner  
For: Karen Schilling - Planning Director

Date: Monday, January 23, 2006