



MULTNOMAH COUNTY
LAND USE PLANNING DIVISION
1600 SE 190TH Avenue Portland, OR 97233
(503) 988-3043 FAX: (503) 988 -3389

FLOODPLAIN DEVELOPMENT PERMIT

CASE FILE: FD 0-15

November 17, 2003

Request: Flood Development permit for the placement of a portable asphalt plant at the below subject property. Development is to occur on land located within the 100 year flood boundary as identified on Flood Insurance Rate (FIRM) Maps published by the Federal Emergency Management Agency.

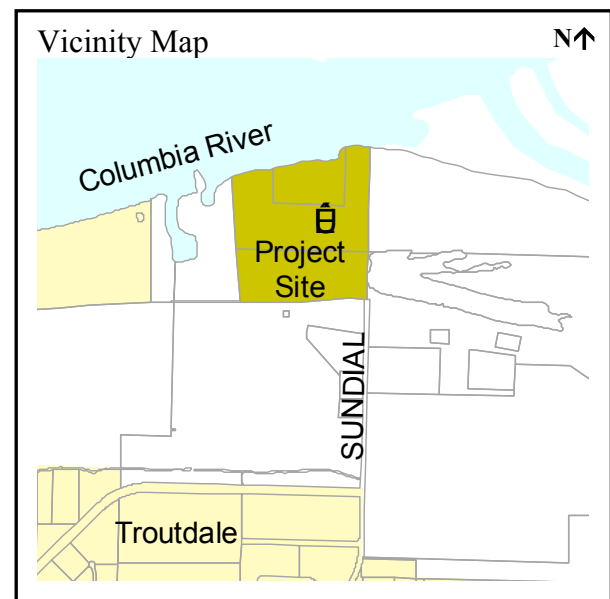
Location: 5700 NE Sundial Rd
TL 1 & 2, Sec 14, T1 NORTH, R3
EAST, W.M. &
TL 32, Sec 23, T1 North, R3 East
Tax Account #R94314-0010,
R94314-0020 & R943230320

Applicant: Jeff Steyaert/Morse Bros, Inc.

Owner: Morse Bros, Inc.
32260 Hwy 34
Tangent, OR 97389

Tributary: Columbia River

FIRM Map: Panel #410179-0210A, dated 6/15/82
Panel #410179-0220B, dated 3/18/86



ORDINANCE REQUIREMENTS:

Applicable standards for this permit can be found within Chapter 29.600 et seq., Flood Hazard Regulations of the Multnomah County Building and Specialty Codes, copies of which are available at our offices.

MODIFICATIONS AND LIMITATIONS:

This permit is based on written narrative(s), plan(s) and an elevation certificate 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.

Follow up requirements after construction:

1. The property owner shall conduct an as-built elevation survey of the lowest floor for the silos and other structures utilized as part of the asphalt batch plant. This survey shall be completed by a State of Oregon Registered Professional Engineer or Land Surveyor and must certify that the structure's lowest floor was elevated to at least one foot above the base flood level. **A copy of the as-built elevation survey shall be submitted to Multnomah County Land Use Planning prior to occupancy of the structure (MCC 29.606(B)(3)).**

Prior to sign-off of a building permit:

The property owner is to schedule an appointment with the Staff Planner, Lisa Estrin, at Multnomah County, (503) 988-3043, for building permit sign-off. The property owner shall bring 3 sets of site and building plans to the County for sign-off prior to submittal of the building permits to the City of Gresham Building Department. Additionally, the property owner is to provide the following:

1. A performance bond or cash deposit in the amount of \$1000.00 to assure that the as-built elevation survey is submitted. The deposit/bond may be used to obtain the elevation survey, without notice, if it is not completed and submitted prior to occupancy of the dwelling. The performance bond or cash deposit shall be released upon submittal of the as-built elevation survey, unless utilized to obtain compliance (MCC 29.606(B)(3)(b)).
2. Detailed construction drawings and statement of compliance with the development standards listed under MCC 29.606, stamped by a licensed engineer or architect.

Issued by:

Signed: Lisa Estrin, Planner
For: Kathy Busse, Planning Director
Date: Monday, November 17, 2003