



LAND USE PLANNING DIVISION
1600 SE 190th Avenue Portland, OR 97233
(503) 248-3043 FAX (503) 248-3389
<http://www.multnomah.lib.or.us/lup/home/welcome.html>

PERMIT
GRADING AND EROSION CONTROL
CASE FILE: GEC 0-25
August 10, 2000

Request: Application for approval of approximately 300 cubic yards of grading necessary to remove a 120' x 60' parking lot area, retaining wall and access road. Topography is to be restored to a pre-developed condition, and the area is to be planted with native vegetation.

Approximately 5.5 acres of non-forested lands surrounding the existing residence is to be cleared for habitat restoration. Nuisance plants and non-native vegetation are to be removed, and the area re-planted with native species.

Location: 11223 NW Saltzman Road
Lot 2, Partition Plat 1992-153
TL 500, Sec. 22, T1N, R1W, W.M.
Tax Account #R649729160

Owner:

Walter and Janet Bowen
121 SW Morrison, Suite 1000
Portland, Oregon 97204

Applicant:

Walter Bowen
121 SW Morrison, Suite 1000
Portland, Oregon 97204

Applicable standards for this permit can be found in Chapter 29.300, Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes. This permit is subject to the following limitations.

LIMITATIONS:

On-going restrictions:

1. This approval is based on the submitted written narrative, erosion control plan, and planting plan (attached). No excavation or fill 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 of approval described herein.
2. The property owner shall maintain best erosion control practices through all phases of development. Erosion control measures are to be implemented as described on the erosion control plan, and are to include the installation of sediment fences/barriers at the toe of disturbed areas, and post construction re-establishment of ground cover. Straw mulch, erosion blankets, or 6-mil plastic sheeting shall be used as a wet weather measure to provide erosion protection for exposed soils. **The property owner shall verify that all erosion control measures are properly installed and in working order prior to initiating grading activities.**

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. Finished ground elevations for graded areas are not to be sloped steeper than a 3:1 ratio.
5. Grading for habitat restoration, on lands not illustrated on the erosion control plan, shall be restricted to that which is necessary to remove nuisance and non-native plant species.
6. Fill materials 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.
7. On-site disposal of construction debris is not authorized under this permit. Spoil materials removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities.
8. 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 public right-of-way are disturbed, the property owner shall be responsible for returning such features to their original condition or a condition of equal quality.

Follow up requirements after grading:

1. All disturbed areas, including lands cleared for habitat restoration, are to be seeded or planted with native vegetation, consistent with the schedule and specifications contained in the Planting Plan prepared by the JD White Company, Inc., dated July 2000 (attached). Full implementation of this plan is to occur within 5 years. For each year in which plantings occur, the property owner shall submit a statement from a qualified botanist certifying that plant materials were installed in accordance with the plan and that suitable measures have been taken to ensure plant survival. At such time as the plan has been fully implemented, the botanist shall confirm, in writing, that the performance benchmark of 75% native vegetation cover has been obtained.
2. Replanting of exposed soils shall be accomplished within thirty (30) days of the date grading activities are concluded.
3. The property owner shall contact the case planner at the Land Use Planning Division at 988-3043, to arrange for a **site inspection** once the parking lot, retaining wall, and adjoining access road have been removed, and the areas soils stabilized and re-vegetated.
4. Grading work illustrated on the erosion control plan shall be completed within sixty (60) days of the date this permit is issued, unless the Planning Director grants an extension.

Issued by:

Signed: Derrick I. Tokos, AICP, Planner
For: Kathy Busse, Planning Director
Thursday, August 10, 2000