



DEPARTMENT OF ENVIRONMENTAL SERVICES
LAND USE PLANNING DIVISION
1600 SE 190th Avenue
Portland, OR 97233
(503) 248-3043 FAX (503) 248-3389

GRADING AND EROSION CONTROL PERMIT
CASE FILE: GEC 9-99
August 20, 1999

Request: Grading and Erosion Control Permit application for grading activities associated with construction of a detached garage.

Location: 14151 NW Germantown Rd.
TL 2, Sec. 9, 1N 1W, W.M.
Tax Account R 96109-0020

Owner/ Gregory and Dina Lang
Applicant: 14151 NW Germantown Rd
Portland, OR 97231

APPROVAL CRITERIA:

Applicable approval criteria for this decision can be found in Chapter 29.300, Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes.

DECISION:

APPROVED, subject to limitations, a Grading and Erosion Control Permit for grading activities associated with construction of a detached garage.

LIMITATIONS:

Prior to any land disturbing activities:

1. This approval is based on the submitted written narrative(s), site plan and erosion control plan. 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. Prior to building permit sign-off, the applicant shall submit and receive approval for a landscape plan for all disturbed areas. Plants shall be native to the area and appropriate to the site in order to adequately protect slopes and prevent erosion.
3. Under SEC 6-99, the applicant showed one tree being removed. The grading plan shows at least five (5) trees will be removed. All trees removed, due to construction or grading, shall be replaced at a 2:1 ratio. Tree to be removed and new tree locations shall be marked on the landscape plan, submitted prior to building permits sign-off.

4. The applicant shall make an appointment with the Staff Planner, Virginia Dodson, at Multnomah County (503)-248-3043, for building permit sign-off. The applicant shall bring five (5) sets of site and building plans to the County for sign-off prior to submittal of the building permits to the Portland.
5. Orange construction fencing shall be installed around all trees and vegetation to be preserved prior to any earth moving activity. Fencing shall be installed at the dripline of trees. In addition, the rear (uphill side) construction limit shall be marked with orange fencing. Applicant shall call for an inspection once fencing is installed.

On-going conditions:

1. The property owner shall maintain sediments fences until the permanent vegetation is established.
2. All grading work for the 1999 season shall be completed by October 15, 1999. If work is not completed by then, supplementary wet weather measures shall be installed prior to working through the winter season.
3. Any stock piled materials shall have erosion control measures installed around it immediately, and be maintained in a working state.

Follow up conditions after grading:

1. All graded, disturbed, and bare soil areas are to be seeded or planted, immediately following the completion of grading activities. These areas should also be mulched to protect the soil and control erosion while vegetation is maturing.
2. Final plantings per the landscape plan shall be accomplished within thirty (30) days of completion of building construction.
3. The property owner shall contact the Multnomah County Land Use Planning Division to arrange for a **site inspection** after the project is complete.
4. All grading and erosion control activities shall be completed within two (2) years from the date of this approval.

IN THE MATTER OF GEC 9-99

Signed: Virginia Dodson, Planner
For: Kathy Busse, Planning Director
August 20, 1999