

Department of Community Services
Land Use Planning Division
www.multco.us/landuse



1600 SE 190th Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

GRADING AND EROSION CONTROL PERMIT
CASE FILE: T1-2017-8544
November 17, 2017

Request: The applicant is seeking retroactive approval for grading activities associated with a two farm structures on the southern portion of the subject properties.

Location: 12424 NW Springville Road
Tax Lot 2800, Section 16D, Township 1 North, Range 1 West, W.M.
Tax Account #R961160130

- and -

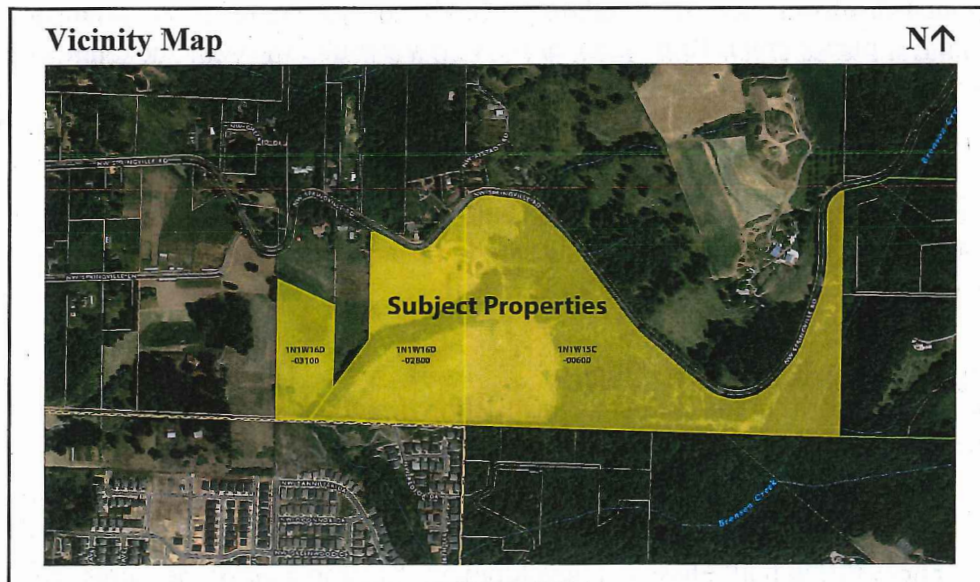
Tax Lot 600, Section 15C, Township 1 North, Range 1 West, W.M.
Tax Account #R961150770

- and -


Tax Lot 3100, Section 16D, Township 1 North, Range 1 West, W.M.
Tax Account #R961160590

Applicant: Scott and Stacy Reed

Owner: Scott and Stacy Reed



Issued by:

Signed:  Rithy Khut, Planner

For: Michael Cerbone, AICP
Planning Director

Date: November 17, 2017

ORDINANCE REQUIREMENTS:

Applicable standards for this permit can be found within Chapter 29.330 et seq., Grading and Erosion Control 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. 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.

DEQ NPDES 1200-CN Permit:

1. This project disturbs 1.83 acres and is eligible for automatic coverage under the NPDES Stormwater Discharge General Permit No.1200-CN issued by the (DEQ) Oregon Department of Environmental Quality.
 - a. You are required to review the attached "GENERAL PERMIT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM STORMWATER DISCHARGE PERMIT" provisions in Exhibit B6.

Prior to any land disturbing activities:

2. When you are ready to start the grading work approved in this permit, 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. [MCC 29.345(C)(2)]
3. When ground-disturbing activities authorized by this permit are ready to commence; within the seven (7) days, please email Rithy Khut at rithy.khut@multco.us with the commencement date of the activities. Work may commence once written notice is completed. The County's inspector will be visiting the project site to ensure that Best Management Practices are occurring. [MCC 29.345(C)(2)]
4. The applicant's representative shall flag the boundaries where ground-disturbing activities are allowed and where equipment and supplies are to be staged. Areas outside of these boundaries are not to be disturbed. [MCC 29.345(A)(2)(b) & (e)]

During Construction / On-Going Restrictions:

5. All work shall conform to the stamped construction drawings/plans complying with the applicable requirements of Multnomah County Code (MCC) 29.342 [MCC 29.342(D)].
6. The property owner or representative shall install erosion control measures consistent with the approved erosion control plan. The property owner is responsible for maintaining best erosion control practices through all phases of development. Erosion control measures are to include the installation of sediment fences/barriers at the toe of all 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. All erosion control measures are to be implemented as prescribed in the current edition of the City of Portland's Erosion Control Manual, copies of which are available for purchase at our office, or through the

- City of Portland. The property owner shall verify that all erosion control measures are properly installed and in working order prior to initiating grading activities. [MCC 29.345(A)(2)(a)]
7. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts results 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. [MCC 29.345(C)(2)]
 8. On-site disposal of construction debris is not authorized under this permit. Any 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. 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.
 9. 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 adjacent 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. [MCC 29.345(B)(1)]

Follow up requirements after construction:

10. All disturbed areas shall be graveled or seeded with native grasses within five (5) days of the date grading activities are concluded. [MCC 29.345(B)(2)]

Exhibits:

- 'A' Applicant's Exhibits
- 'B' Staff Exhibits

Exhibits with a "*" after the exhibit # have been included as part of the mailed decision. Exhibits are available for review in Case File T1-2017-8544 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	Type 1 Application Form	08/08/2017
A.2	1	Grading and Erosion Control Worksheet for Proposed Farm Structure and Agricultural road	08/08/2017
*A.3	1	Site Plans - C-701 – Existing and Future Farm Uses	08/08/2017
'B'	#	Staff Exhibits	Date
B.1	2	Department of Assessment, Records and Taxation (DART): Property Information for 1N1W15C -00600 (R961150770)	08/08/2017
B.2	2	Department of Assessment, Records and Taxation (DART): Property Information for 1N1W16D -02800 (R961160130)	08/08/2017


B.3	2	Department of Assessment, Records and Taxation (DART): Property Information for 1N1W16D -03100 (R961160590)	08/08/2017
B.4	1	Department of Assessment, Records and Taxation (DART) Map with 1N1W15C -00600 Highlighted	08/15/2017
B.5	1	Department of Assessment, Records and Taxation (DART) Map with 1N1W16D -02800 and -03100 Highlighted	08/15/2017
*B.6	8	General Permit National Pollutant Discharge Elimination System Stormwater Discharge Permit	08/15/2017
*B.7	2	Grading and Erosion Control Sign	08/22/2017

GRADING AND EROSION CONTROL PLAN CHECK

Minimal Impact Project? (Y) ~~(X)~~ (N)

Case: TI-2017-3544

Date: 11/17/2017


Signature: 

DATE	BY

REED REALTY ADVISORS, LLC.
1001 SW 5TH AVENUE
SUITE 1100
914.391.6995

These documents shall not be used for any purpose or project for which it is not intended. The user of these documents, by purchase or otherwise, is deemed to have accepted the responsibility for checking dimensions and all conditions used in the application and construction of the work of construction.

SPRINGWOOD FARM
12460 NW SPRINGVILLE ROAD
PORTLAND, OREGON

8/4/2017

EXP. 12/31/2017

DATE: AUG 2017
DESIGNED BY: TNT
DRAWN BY: TNT
CHECKED BY: RGN

DO NOT SCALE DRAWINGS
SHEET CONTENTS
EXISTING & FUTURE FARM USE

100% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)

