

**GRADING AND EROSION CONTROL PERMIT**  
**CASE FILE: T1-2017-9729**  
**February 14, 2018**

**Request:** The applicant is seeking approval for grading activities associated with a new single-family dwelling.

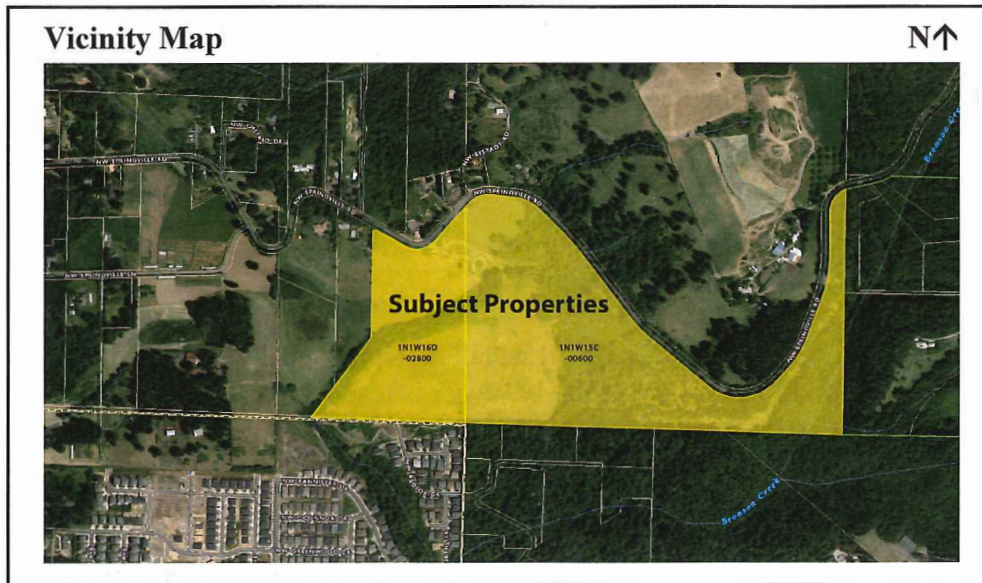
**Location:** 12424 NW Springville Road  
Tax Lot 2800, Section 16D, Township 1 North, Range 1 West, W.M.  
Tax Account #R961160130

- and -


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

**Applicant:** Scott and Stacy Reed

**Owner:** Scott and Stacy Reed



**Issued by:**

Signed:   
Rithy Khut, Planner

For: Michael Cerbone, AICP  
Planning Director

Date: February 14, 2018

**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.

**Prior to any land disturbing activities:**

1. 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)]
2. 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)]
3. 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:**

4. 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)].
5. 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)]
6. 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)]

7. 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.
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 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:**

9. 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: G-101 – Title Page C-701 – Existing and Future Farm Use G-103 – Construction Notes C-201 – Existing Access and Demolition Plan C-301 – Erosion Control Plan C-302 – Erosion Control Details C-601 – Site Grading C-602 – Water Quality C-603 – Drainage Details	08/08/2017
'B'	#	Staff Exhibits	Date
B.1	2	Department of Assessment, Records and Taxation (DART): Property Information for 1N1W16D -02800 (R961160130)	08/08/2017
B.2	2	Department of Assessment, Records and Taxation (DART): Property Information for 1N1W15C -00600 (R961150770)	08/08/2017
B.3	1	Department of Assessment, Records and Taxation (DART) Map with 1N1W15C -00600 Highlighted	08/08/2017
B.4	1	Department of Assessment, Records and Taxation (DART) Map with 1N1W16D -02800 and -03100 Highlighted	08/08/2017
B.5	1	Grading and Erosion Control Sign	02/14/2018