



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

Thursday, December 04, 2003

Ronald Vaughn
31963 NE Wand Road
Troutdale, OR 97060

Re: Grading and Erosion Control Permit Application (GEC 5-99)

Dear Applicant:

After examining your Grading and Erosion Control Permit application, staff finds that the following revisions and/or additional information needs to be provided so that our review of this request can be completed:

1. Please submit a plan showing the "post" grade contours. Your submittal only included existing contours. The plan should also show the location of the proposed drywell (and size) referred to in your narrative. Please include any other proposed alterations to the land such as the apron to the lower garage door or the approximate location of trees to be planted. The plan can be at a different scale than the original submitted if that helps. Please submit 3 copies.
2. The post grade contours should illustrate the percent slope of the final grades. Be sure that none of the slopes are greater than 3 to 1. Otherwise you will need to hire an engineer to certify that the slopes are safe.
3. Also please let me know when you are planning to do the grading work and how long you expect it to take?

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Virginia Dodson
Planner



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**GRADING AND EROSION CONTROL PERMIT
CASE FILE: GEC 5-99**

March 23, 1999

WHAT: Grading and Erosion Control Permit application for grading activities associated with construction of a 28 x 50 foot accessory building for storage, parking and hobby.

WHERE: 31963 NE Wand Road
Tax Lot '300'; T1N R4E Section 29DD
R#94429-0210

WHO: *Applicant/Property Owner*
Ronald Vaughn
31963 NE Wand Road
Troutdale, OR 97060

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 28 x 50 foot accessory building for storage, parking and hobby.

LIMITATIONS:

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. The drywell proposed in the narrative is not required. Post grading plans show a drainline from the roof drains to an area east of the driveway. The preferred location of the outlet of the drainline is toward the natural basin on the west side of the driveway. Either will work. However, measures shall be taken to ensure that water draining from the drainline does not cause erosion downhill.
3. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts result from on-site grading work. The Gresham Building Bureau, the East Multnomah County 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. The property owner shall maintain best erosion control practices through all phases of development. All replanting of exposed areas resulting from the development shall be accomplished no later than September 30, 1999, unless applicant contacts the land use planner to set up alternate arrangements.
5. The property owner is responsible for removing any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems.
6. Seeding and revegetation of disturbed areas should be accomplished using seed and plants native to the area.
7. Trees to remain on the site shall be protected from construction activity by installing temporary fencing at the dripline of the trees in order to protect roots from damage.
8. Grading and erosion control activities shall be completed within two (2) years from the date of this approval. At such time as the project is completed, the property owner is to contact the Multnomah County Land Use Planning Division to arrange for a final site inspection.

IN THE MATTER OF GEC 5-99

Signed: Virginia Dodson, Land Use Planner
For: Kathy Busse, Planning Director