



June 20, 2019

Morgan Will, Development Manager  
Stafford Land Co.  
8840 SW Holly Lane  
Wilsonville, OR 97070-9800

RE: Approval of Grading Permit GRAD 2019-05 "Smith Creek Development: Phase 1A" (Parcel 2, Partition Plat 2018-075; Tax Lot 052W13 00106); [Accela](#) record no. 971-19-000062-PLNG.

Dear Mr. Will:

Following original submittal of the grading permit application on March 15, 2019, staff approves the permit with the following conditions:

*Planning Conditions of Approval:*

1. Conformance with Approved Plans: All site work shall be in substantial conformance with the grading plans received June 20, 2019, which cover the Phase 1A subarea of the subject property. (The remaining area would be Phase 2A and subject to separate grading approval.)
2. DEQ: All development activity shall be in accordance with the approved 1200-C permit 33148 dated May 31, 2019. The applicant shall provide to the City any modifications to the Department of Environmental Quality (DEQ) permit.
3. The applicant, not the City, is responsible for obtaining permits from the US Army Corps of Engineers (USACE), Oregon Department of State Lands (DSL), Oregon Department of Transportation (ODOT), and other agencies which might require approval or permit.
4. All work within public rights-of-way or easements within City jurisdiction shall require plan approval and permit issuance from the Public Works Department.

*Public Works Conditions of Approval:*

The applicant shall:

5. Comply with submitted Grading Plan (Sheets 2 [Grading Notes], 11, & 12 of 56; EC6 & EC7); including measures to keep the right of way clean and to protect existing catch basins around the work area. All catch basins around the work area shall be clean of debris and soils at all times.
6. Continuously maintain adequate protection of all the work from damage and shall protect the public and private property of others from injury or loss arising in connection with the work.
7. Comply with City of Woodburn Planning Department requirements through Woodburn Development Ordinance (WDO) [5.01.04 Grading Permit](#).
8. Prior to starting work, contact Public Works for inspection of the erosion control in the public right-of-way. Contact Dago Garcia, P.E., City Engineer at (503) 982-5248 or [dago.garcia@ci.woodburn.or.us](mailto:dago.garcia@ci.woodburn.or.us).

### *Background*

The property owner through Stafford Land Company and Ordinance No. 2565 (2018) annexed territory including the subject property and obtained approval of a planned unit development (PUD), preliminary subdivision, and ancillary applications for the Smith Creek Development via the Final Order of November 14, 2018. The project is split into nine phases; the grading plans are limited to Phase 1A.

### *Context*

This grading permit in no way abrogates or supersedes any conditions of approval in the Smith Creek Development Final Order of November 14, 2018. With this in mind, staff met with the developer, Stafford Land Co., on March 18 and the civil engineer from Emerio Design on May 6 to discuss Phase 1A work.

### *Summary of Review:*

This site is subject to the development standards of the Woodburn Development Ordinance. The applicant is requesting to grade the site in preparation for the installation of public improvements including utilities, streets, and stormwater management facilities relating to Phase 1A of the Smith Creek Development.

Pursuant to WDO 4.01.02, The Director shall render all Type I land use decisions. The Director's decision is the final decision of the City on a Type I application and cannot be appealed by any party through the City land use appeals process. If you have any questions regarding this matter, contact Chris Kerr, Community Development Director [chris.kerr@ci.woodburn.or.us](mailto:chris.kerr@ci.woodburn.or.us) or (503) 980-2445.

Final decision approved by designee:

A handwritten signature in blue ink that reads "Colin Cortes".

Colin Cortes, AICP, CNU-A, Senior Planner

June 20, 2019

Enclosures (4):

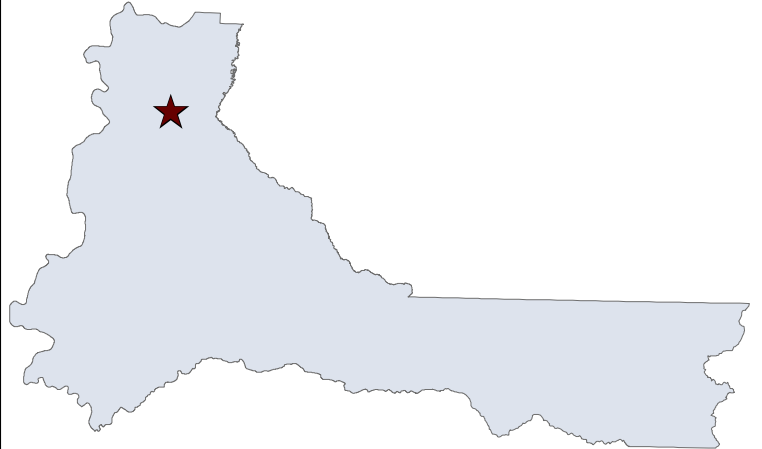
1. Marked Tax Map
2. DEQ 1200-C Permit 33148 (abridged)
3. Application Form
4. Approved Plans (Sheets 2, 11, & 12 of 56; EC6 & EC7)
5. Storm Drainage Report (abridged)
6. Smith Creek Development Exhibits C-4 & Y-1

cc: Chris Kerr, AICP Community Development Director  
Dan Handel, AICP, Associate Planner  
Dago Garcia, P.E., City Engineer

file(s): GRAD 2019-05  
Accela record no. 971-19-000062-PLNG

05 2W 13

05 2W 13  
WOODBURN



MARION COUNTY, OREGON  
SEC 13 T5S R2W W.M.  
SCALE 1" = 400'

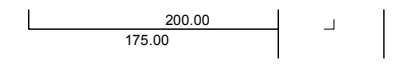
LEGEND

- LINE TYPES**
- Taxlot Boundary
  - Road Right-of-Way
  - Railroad Right-of-Way
  - Private Road ROW
  - Subdivision/Plat Bndry
  - Waterline - Taxlot Bndry
  - Historical Boundary
  - Easement
  - Railroad Centerline
  - Taxcode Line
  - Map Boundary
  - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
  - ⊙ DLC Corner
  - ⊕ 1/4 Section Cor.
  - ⊕ Section Corner

- NUMBERS**
- Tax Code Number  
**000 00 00 0**
  - Acres  
**0.25 AC**
- All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

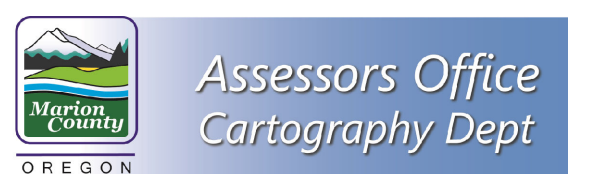
**NOTES**  
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

101
102A2
104
200
201
1400

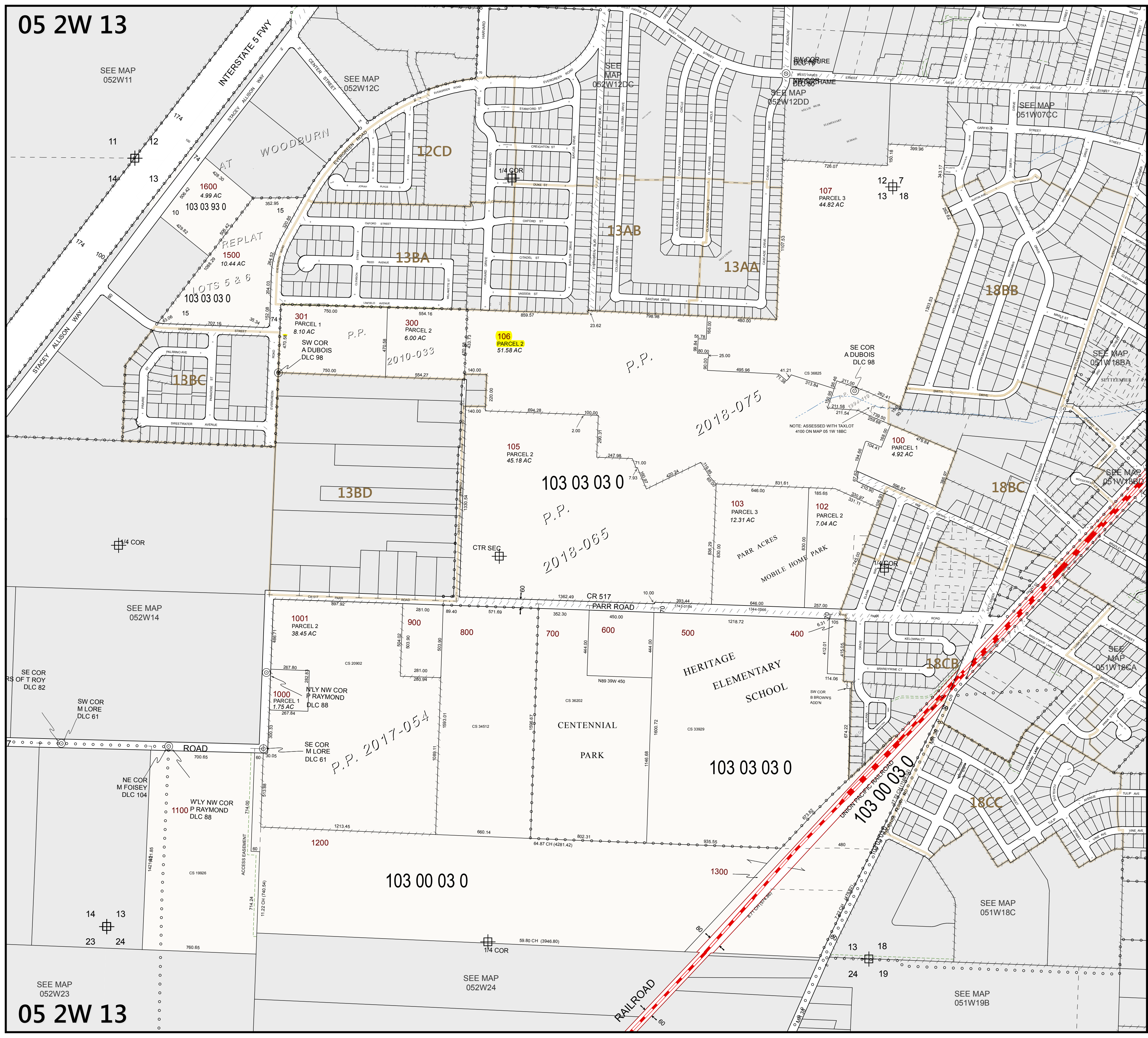
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 5/14/2019

WOODBURN  
05 2W 13



05 2W 13



State of Oregon  
Department of  
Environmental  
Quality

**GENERAL PERMIT  
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM  
STORMWATER DISCHARGE PERMIT**

Oregon Department of Environmental Quality  
811 SW Sixth Avenue, Portland OR 97204  
Telephone: (503) 229-5279 or 1-800-452-4011 (toll free in Oregon)

**Issued pursuant to ORS 468B.050 and Section 402 of the Federal Clean Water Act**

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**REGISTERED TO: File No: 126319**

Permit No: 33148  
Stafford Development Company, LLC  
8840 SW Holly Ln  
Wilsonville, OR 97070-9800

**Date: May 31, 2019**

Marion County  
EPA: ORR10F719  
LLID: 1228535451394  
River Mile: 0.67000000000000004

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**Location:** Smith Creek Development - Phase 1a, West Of 105 Ben Brown Lane, Woodburn

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**SOURCES COVERED BY THIS PERMIT:**

The *legally authorized representative* (see Definitions) for construction activities (as defined below) that may discharge to surface waters or conveyance systems leading to surface waters of the state must register for coverage under this permit with DEQ before any land disturbance occurs, unless the construction activities are automatically covered as described in the 1200-CN permit.

- Construction activities including clearing, grading, excavation, materials or equipment staging and stockpiling that will disturb one or more acres and may discharge to surface waters or conveyance systems leading to surface waters of the state.
- Construction activities including clearing, grading, excavation, materials or equipment staging and stockpiling that will disturb less than one acre that are part of a common plan of development or sale if the larger common plan of development or sale will ultimately disturb one acre or more and may discharge to surface waters or conveyance systems leading to surface waters of the state.
- This permit also authorizes discharges from any other construction activity (including construction activity that disturbs less than one acre and is not part of a common plan of development or sale) designated by DEQ, where DEQ makes that designation based on the potential for contribution to an excursion of a water quality standard or for significant contribution of pollutants to waters of the state.

This permit does not authorize the following:

- In-water or riparian work, which is regulated by other programs and agencies including the Federal Clean Water Act Section 404 permit program, the Oregon Department of State Lands, the Oregon Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, the U.S. Army Corp of Engineers, the National Marine Fisheries Service, and the Department of Environmental Quality Section 401 certification program.
- Post-construction stormwater discharges that originate from the site after completion of construction activities and final stabilization.
- Discharges to underground injection control (UIC) systems.

  
Lydia Emer, Operations Administrator

Effective: December 15, 2015  
Expiration Date: December 14, 2020

**PERMITTED ACTIVITIES**

Until this permit expires, is modified or revoked, the permit registrant is authorized to construct, install, modify, or operate erosion and sediment control measures and stormwater treatment and control facilities, and to discharge stormwater and certain specified non-stormwater discharges to surface waters of the state or conveyance systems leading to surface waters of the state only in conformance with all the requirements, limitations, and conditions set forth in the permit including attached schedules as follows:

Unless specifically authorized by this permit, by regulation issued by EPA, by another NPDES permit, or by Oregon Administrative Rule, any other direct or indirect discharge to waters of the state is prohibited, including discharges to an underground injection control system.

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# CITY OF WOODBURN

GRAD 2019-05  
File No: \_\_\_\_\_

Department of Economic & Development Services  
270 Montgomery Street • Woodburn, Oregon 97071  
Phone: 503-982-5246 • Website: www.woodburn-or.us

## GRADING PERMIT (PERMISO PARA ALTERAR LA SUPERFICIE DE TERRENO)

### General Information (Información General)

Project location (Ubicación del Proyecto): Parcel 2, Partition Plat 2018-075 TL 106, Map 052W13	
Property owner (Propietario): Hazel M. Smith Properties, LLC	Applicant (Solicitante): Stafford Development
Mailing Address (Dirección Postal): 33844 SE White Oak Rd, Corvallis, OR 97333	Mailing Address (Dirección Postal): 8840 SW Holly Lane, Wilsonville, OR 97070
Telephone (Teléfono):	Telephone (Teléfono): (971) 206-8615
E-mail (Dirección Cibernética):	E-mail (Dirección Cibernética):

morgan@staffordlandcompany.com

### Required attachments (Accesorios requeridos)

Four copies of the Grading Plan, preferably 11"x17". One electronic copy, preferably in .pdf format, is requested but not required. (Cuatro copias del Plan de Alterar la Superficie de Terreno, preferiblemente de 11"x17". Una copia electrónica, preferiblemente en formato .pdf, se solicita pero no es obligatorio.)

### Certification (Certificación)

I hereby declare that as the applicant or property owner, I have read the foregoing application and know the contents to be true. (Por la presente declaro que como el solicitante o el propietario, he leído la solicitud anterior y sé que lo contenido es verídico.)

Owner <u><i>Yvonne A Thomas</i></u> (Firma del Propietario)	Applicant <u><i>Morgan Will</i></u> (Firma del Solicitante)
Print Name <u>YVONNE A THOMAS</u> (Escriba en letra de molde)	Print Name <u>Morgan Will</u> (Escriba en letra de molde)
Date (Fecha) <u>3/20/2019</u>	Date (Fecha) <u>3/14/19</u>

### Fee (Cuota)

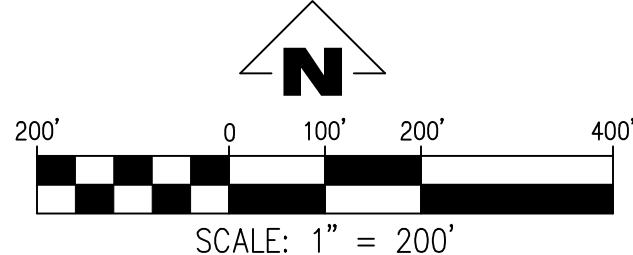
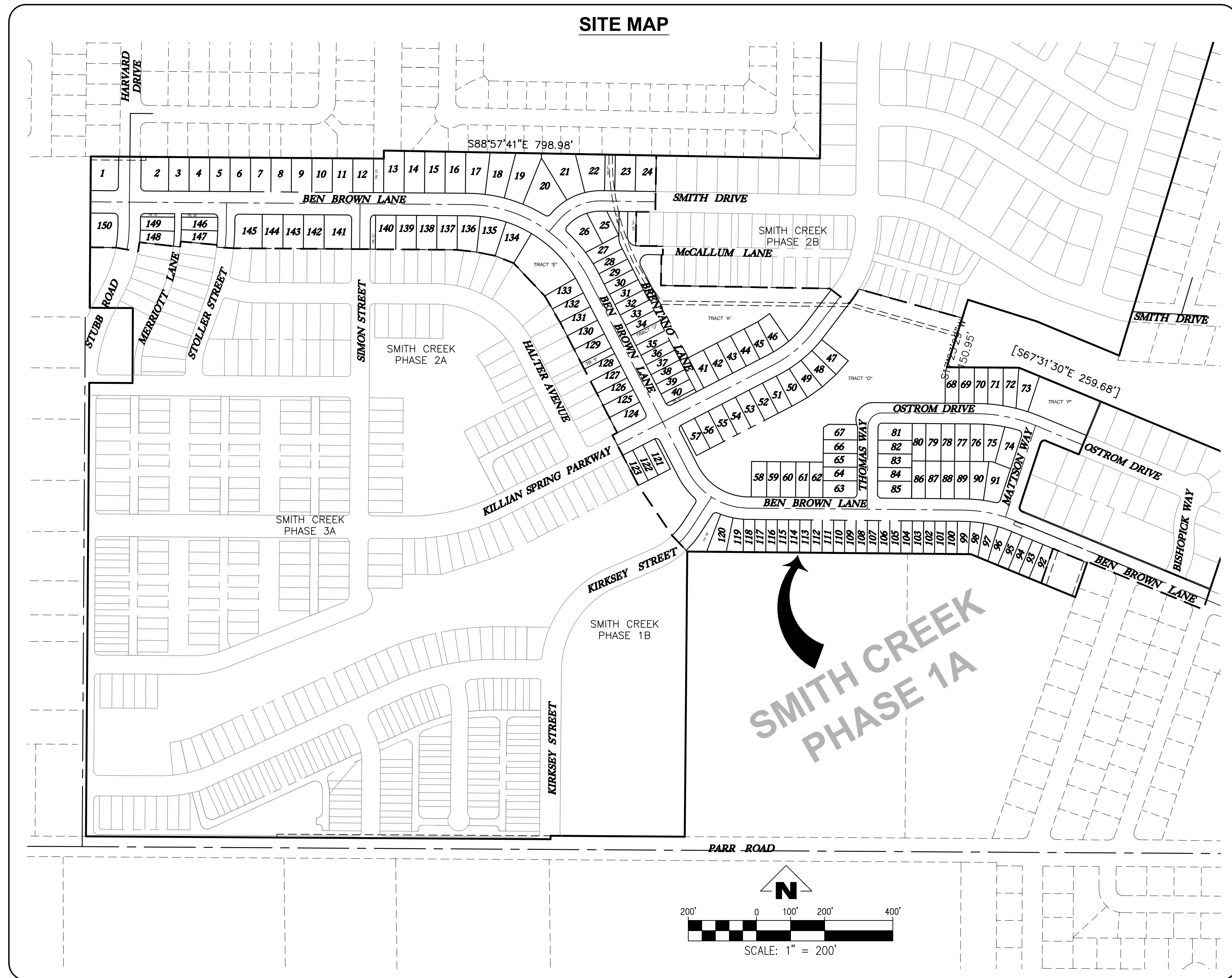
Free (Gratis)

**Prior to acting on an application, the Director may request additional information.**  
(Antes de actuar sobre una solicitud, el Director podrá solicitar información adicional.)



# SMITH CREEK PHASE 1A

151-LOT SUBDIVISION  
 TAX MAP 52W13 -TL 100, TAX MAP 52W13BD -TL 100 & 200  
 TAX MAP 51W18BC - TL 4000  
 WOODBURN, OREGON

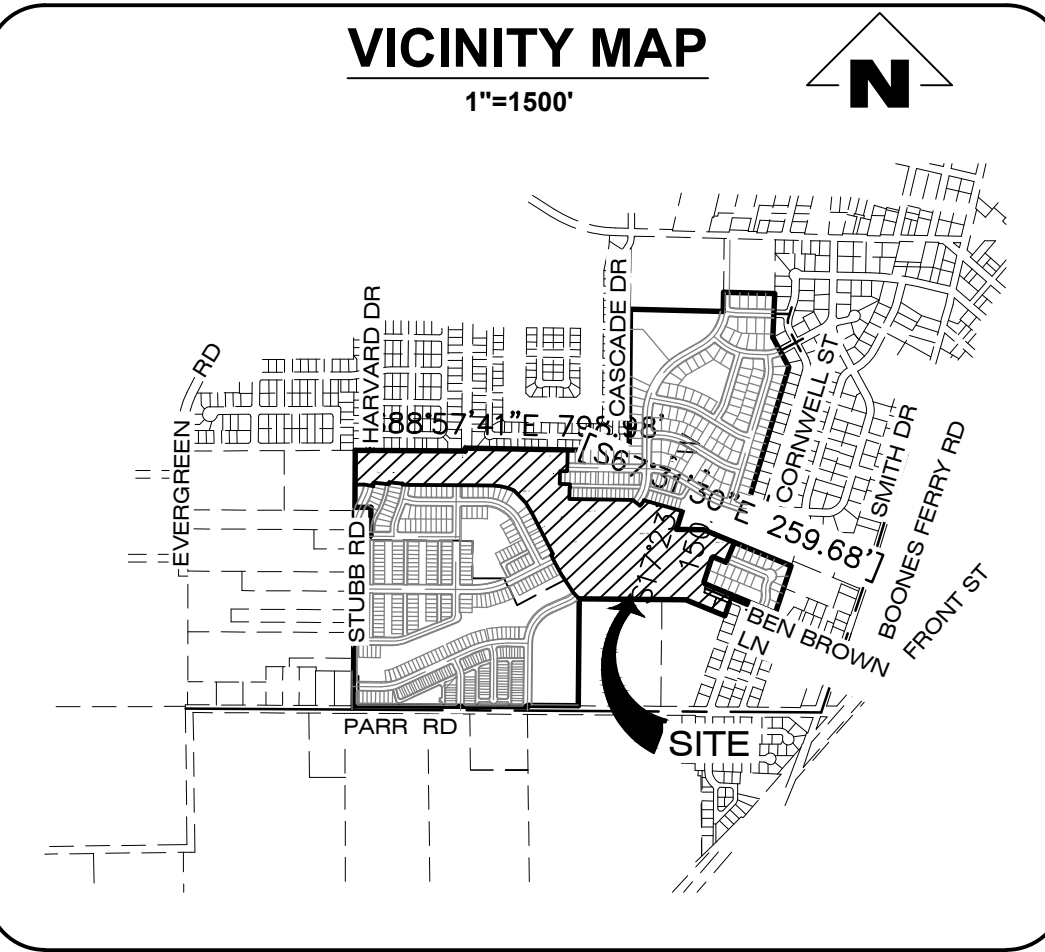


### PROJECT CONTACTS

<b>OWNER:</b> STAFFORD LAND COMPANY 485 SOUTH STATE STREET LAKE OSWEGO, OREGON 97034 CONTACT: MORGAN WILL (503) 305-7647	<b>SURVEYOR:</b> BARKER SURVEYING 3657 KASHMIR WAY SE SALEM, OREGON 97317 CONTACT: GREGORY L. WILSON (503) 588-8800 (P) (503) 363-2469 (F)	<b>GEOTECHNICAL ENGINEER:</b> GEOPACIFIC 14835 SW 72nd AVENUE PORTLAND, OR 97224 CONTACT: JAMES D. IMBRIE (503) 598-8445 (P) (503) 941-9281 (F)	<b>CIVIL ENGINEER:</b> EMERIO DESIGN, LLC 6445 SW FALLBROOK PL. STE. 100 BEAVERTON, OR 97008 CONTACT: ROY W. HANKINS, P.E. (503) 746-8812 (P) (503) 639-9592 (F)
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### SITE DATA

AREA: 32.90 AC  
 ZONING: RSN  
 LOT: PARCEL 2 OF PARTITION PLAT 2018-075



**NOTICE TO EXCAVATORS:**  
 ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.  
 (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987.)

### POTENTIAL UNDERGROUND FACILITY OWNERS

**Dig Safely.**  
 Call the Oregon One-Call Center  
**DIAL 811 or 1-800-332-2344**

**EMERGENCY TELEPHONE NUMBERS**

NW NATURAL GAS	
M-F 7am-6pm	503-226-4211 Ext.4313
AFTER HOURS	503-226-4211
PGE	503-464-7777
CENTURY LINK	1-800-491-0118
FRONTIER	1-800-921-8101
CITY OF WOODBURN ENGINEERING	503-982-5247
WOODBURN WATER DEPARTMENT	503-982-5218
WOODBURN NON-EMERGENCY	503-982-2345

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

**VERTICAL DATUM**

THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON POST-PROCESSED GPS STATIC OBSERVATION OF INDEPENDENT CONTROL, PROCESSED THROUGH OPUS, DATUM IS NAVD 88, CONVERTED TO NGVD 29 THROUGH THE VERTCON PROCESS TOOL.

**IMPERVIOUS AREA SUMMARY**

EXISTING PRIVATE PROPERTY	= 0 SF	(0.00 AC)
EXISTING PUBLIC ROW	= 0 SF	(0.00 AC)
<b>TOTAL EXISTING</b>	<b>= 0 SF</b>	<b>(0.00 AC)</b>
PROPOSED PRIVATE PROPERTY	= 947,187 SF	(21.74 AC)
PROPOSED PUBLIC ROW	= 339,737 SF	(7.80 AC)
<b>TOTAL PROPOSED</b>	<b>= 1,286,924 SF</b>	<b>(29.54 AC)</b>

### PAPER SCALE NOTE

THESE PLANS ARE FULL SIZED ON 22"x34" PAPER, IF 11"x17" SCALE ACCORDINGLY

### DRAWING INDEX

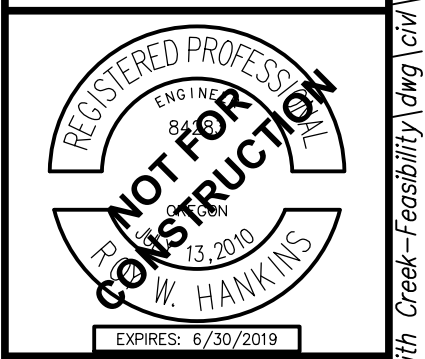
Sheet Number	Sheet Title
01	COVER SHEET AND INDEX OF DRAWINGS
02	CONSTRUCTION NOTES & LEGEND
03	TYPICAL STREET SECTIONS
04	TYPICAL STREET SECTIONS
05	EXISTING CONDITIONS AND DEMOLITION PLAN - WEST
06	EXISTING CONDITIONS AND DEMOLITION PLAN - EAST
07	PRELIMINARY PLAT - WEST
08	PRELIMINARY PLAT - EAST
09	COMPOSITE UTILITY PLAN - WEST
10	COMPOSITE UTILITY PLAN -EAST
11	GRADING PLAN -WEST
12	GRADING PLAN -EAST
13	TRACT 'K' WATER QUALITY FACILITY & SD-01 PLAN & PROFILE
14	TRACT 'K' WATER QUALITY FACILITY PLAN & PROFILE
15	TRACT 'K' WATER QUALITY FACILITY DETAILS
16	BRENTANO LN & STORM SD-02 PLAN & PROFILE
17	KILLIAN SPRING PARKWAY & STORM SD-03, SD-04 PLAN & PROFILE
18	BEN BROWN LN & STORM SD-05 STA 23+50 TO 31+50 PLAN & PROFILE
19	BEN BROWN LN & STORM SD-05 STA 16+50 TO 23+50 PLAN & PROFILE
20	BEN BROWN LN & STORM SD-05 STA 8+50 TO 16+50 PLAN & PROFILE
21	SIMON ST, SMITH DR & STORM SD, SD-06 PLAN & PROFILE
22	HARVARD DR, STUBB RD, STOLLER ST & SIM SD-05 PLAN & PROFILE
23	TRACT 'P' WATER QUALITY FACILITY PLAN & PROFILE
24	TRACT 'P' WATER QUALITY FACILITY DETAILS
25	OSTROM DR & STORM SD-10 STA 12+00 TO 19+50 PLAN & PROFILE
26	MATTSON WAY & STORM SD-09 STA 9+50 TO 13+30 PLAN & PROFILE
27	BEN BROWN & SD-12 & SD- 14 STA 39+50 TO 47+00 PLAN & PROFILE
28	BEN BROWN LN & STORM SD-12 STA 31+50 TO 39+50 PLAN & PROFILE
29	THOMAS WAY & SD-10, SD-12 STA 9+50 TO 13+50 PLAN & PROFILE
30	KIRKSEY ST, MERRIOTT LN & STORM SD-13, SD PLAN & PROFILE
31	PATH SEGMENT - C STA 9+50 TO 15+80 PLAN & PROFILE
32	CURB RETURN DETAILS
33	CURB RETURN DETAILS
34	CURB RETURN DETAILS
35	CURB RETURN DETAILS
36	CURB RETURN DETAILS
37	CURB RETURN DETAILS
38	CURB RETURN DETAILS
39	SAN. SS-A, SS-B STA 0+00 TO 4+00 & WATER LINE PLAN & PROFILE
40	SANITARY SS-B STA 4+00 TO 12+50 & WATER LINE PLAN & PROFILE
41	SANITARY SS-B STA 12+50 TO 19+13 & WATER LINE PLAN & PROFILE
42	SANITARY SS-C, SS- H, SS-D & SIMON WATER LINE PLAN & PROFILE
43	SANITARY SS-E, SS- F & WATER LINE PLAN & PROFILE
44	SANITARY SS-MM & WATER LINE PLAN & PROFILE
45	SANITARY SS-00 & WATER LINE PLAN & PROFILE
46	SANITARY SS-NN & WATER LINE PLAN & PROFILE
47	SANITARY SS-PP STA 0+00 TO 2+44 & WATER LINE PLAN & PROFILE
48	SANITARY SS-QQ STA 0+00 TO 6+00 & WATER LINE PLAN & PROFILE
49	SANITARY SS-QQ STA 6+00 TO 10+00 & WATER LINE PLAN & PROFILE
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52	CONSTRUCTION DETAILS
53	CONSTRUCTION DETAILS
54	CONSTRUCTION DETAILS
55	CONSTRUCTION DETAILS
56	CONSTRUCTION DETAILS
EC1	1200-C COVER SHEET
EC2	DEMOLITION & EROSION & SEDIMENT CONTROL PLAN
EC3	DEMOLITION & EROSION & SEDIMENT CONTROL PLAN
EC4	STREET GRADING, EROSION & SEDIMENT CONTROL PLAN
EC5	STREET GRADING, EROSION & SEDIMENT CONTROL PLAN
EC6	EROSION & SEDIMENT CONTROL DETAILS
EC7	EROSION & SEDIMENT CONTROL DETAILS

SMITH CREEK - PHASE 1A  
 TAX MAP 52W13 - TL 100  
 TAX MAP 52W13BD - TL 100 & 200  
 TAX MAP 51W18BC - TL 4000  
 WOODBURN, OREGON

### COVER SHEET AND INDEX OF DRAWINGS

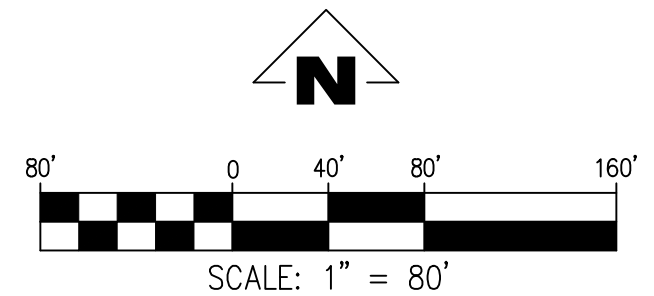
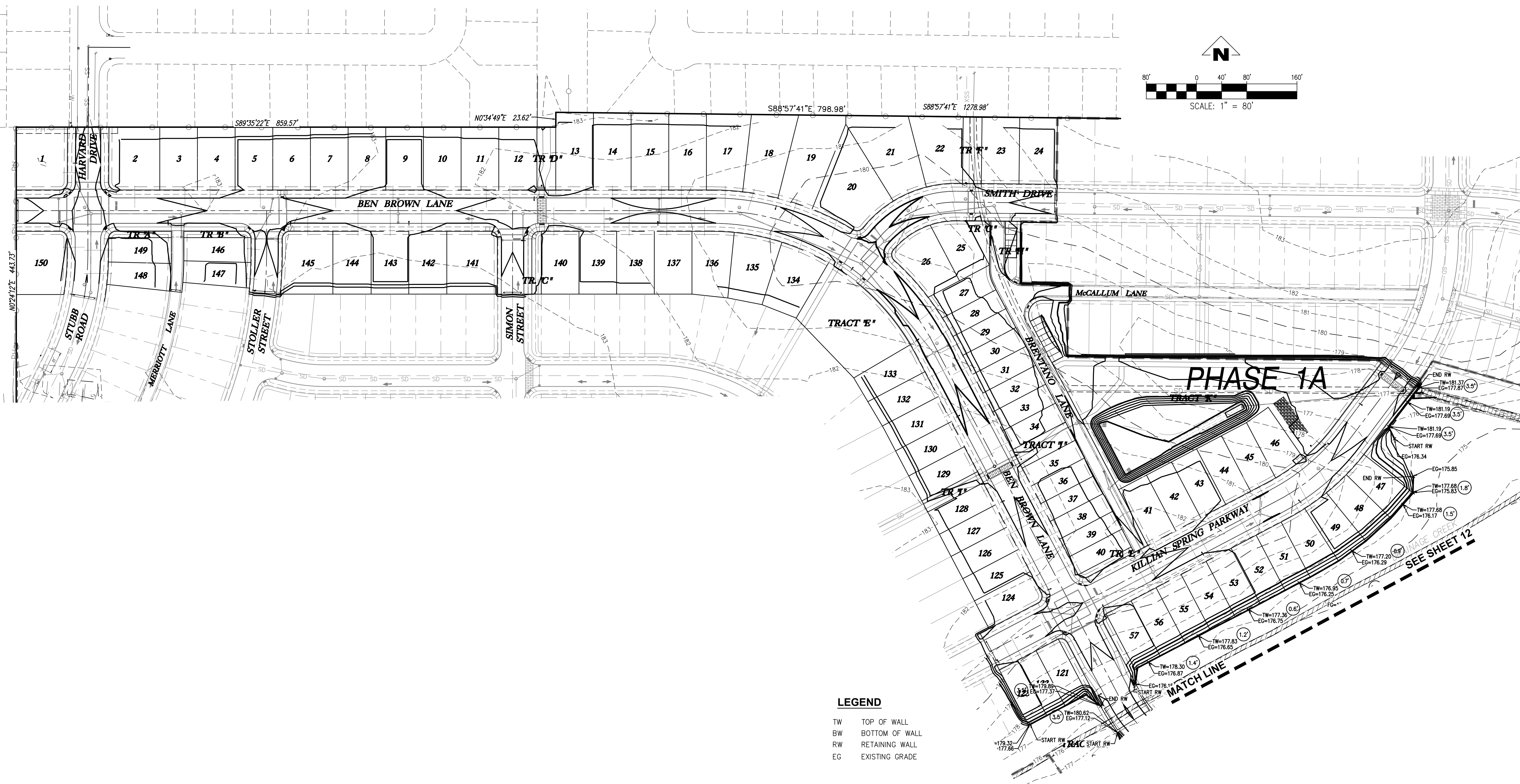
NO.	DATE	DESCRIPTION	REVISIONS	
			1ST SUBMITTAL	2ND SUBMITTAL
0	2/2019			
1	5/2019			

**EMERIO Design**  
 2677 WILLAKENZIE ROAD, SUITE 1A  
 WOODBURN, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
 www.emeriodesign.com



FILE: P:\471-001-Smith\_Creek-Feasibility (dwg) (Phase 1)\471-001-Draws\_Layout\_01 COVER SHEET AND INDEX OF DRAWINGS\_Plot Date: 6/18/2019 8:26 AM .dwg Keelan Smith 471-001





**LEGEND**

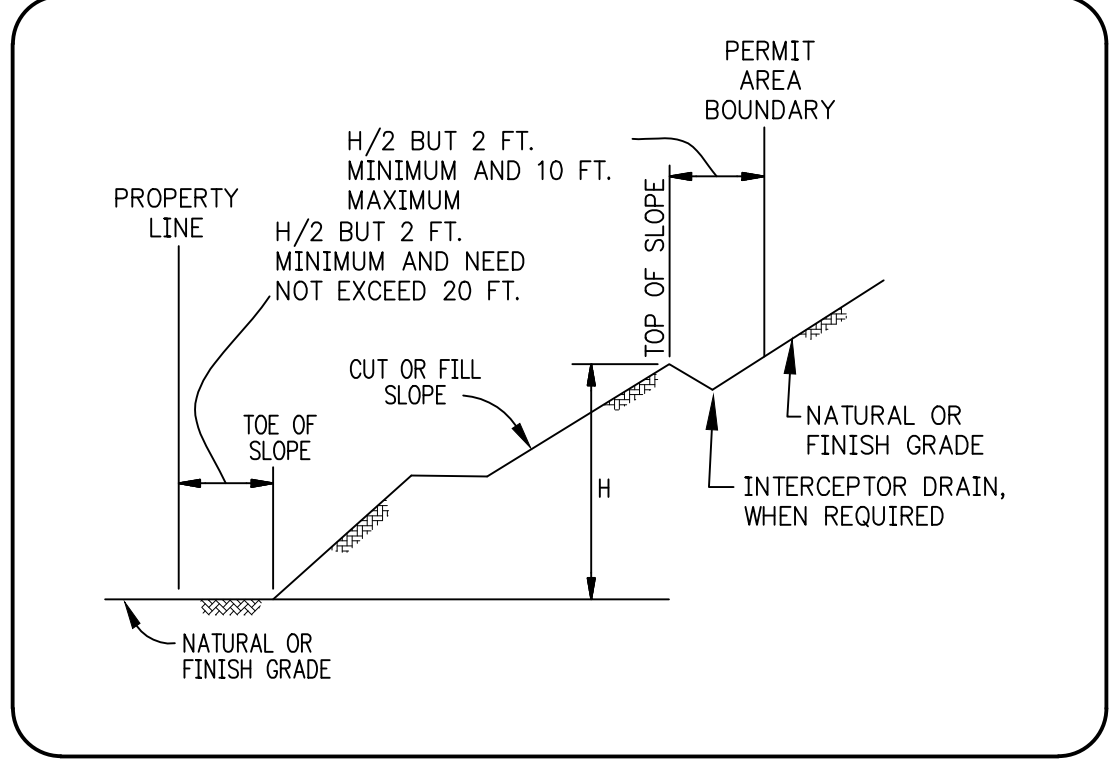
- TW TOP OF WALL
- BW BOTTOM OF WALL
- RW RETAINING WALL
- EG EXISTING GRADE

**GENERAL NOTES:**

- A. SEE 1200-C DRAWINGS (EC1-EC7) FOR EROSION CONTROL PLAN.
- B. SITE GRADING SHALL NOT RESULT IN THE IMPOUNDMENT OF STORM WATER ON ADJACENT PROPERTIES.
- C. 6" STRIPPINGS SHALL BE PLACED ON TOP OF STRUCTURAL FILL FOR ALL LOTS EXCEPT ALLEY LOADED (NOT INCLUDED IN THE EARTHWORK VOLUME)

EARTHWORK SUMMARY	
	VOLUME IN CY
CUT	11,322
FILL	62,957
NET	51,635

NOTE: STRIPPING AND TRENCH SPOILS ARE NOT INCLUDED IN THIS CALCULATION, CONTRACTOR SHALL INDEPENDENTLY VERIFY VOLUMES.



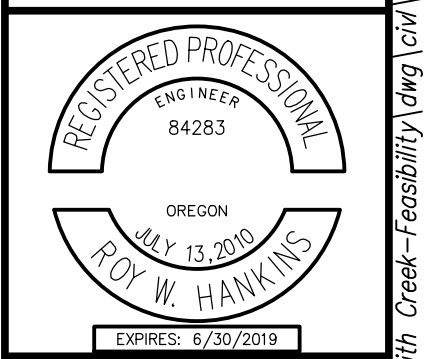
**SETBACK LIMITATIONS**  
N.T.S.

**SMITH CREEK - PHASE 1A**  
**TAX MAP 52W13 - TL 100**  
**TAX MAP 52W13BD - TL 100 & 200**  
**TAX MAP 51W18BC - TL 4000**  
**WOODBURN, OREGON**

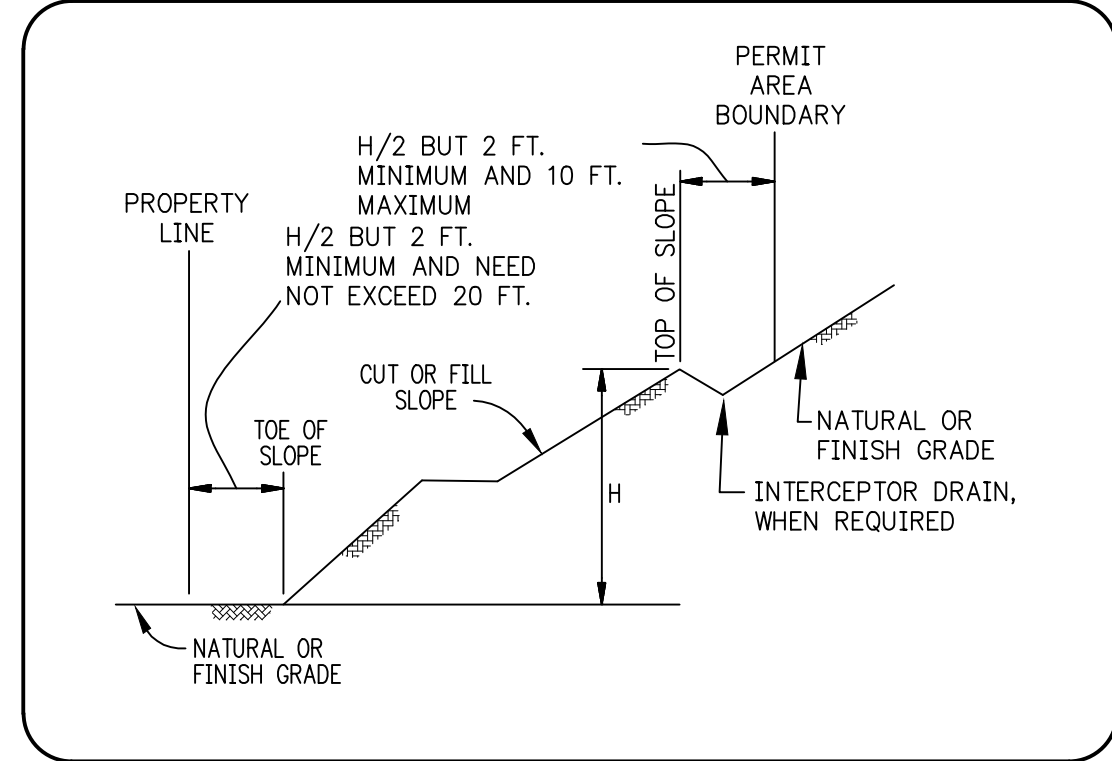
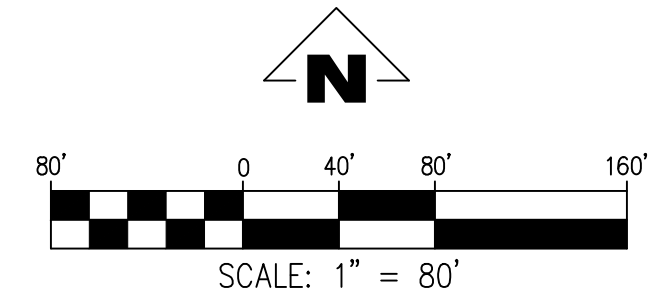
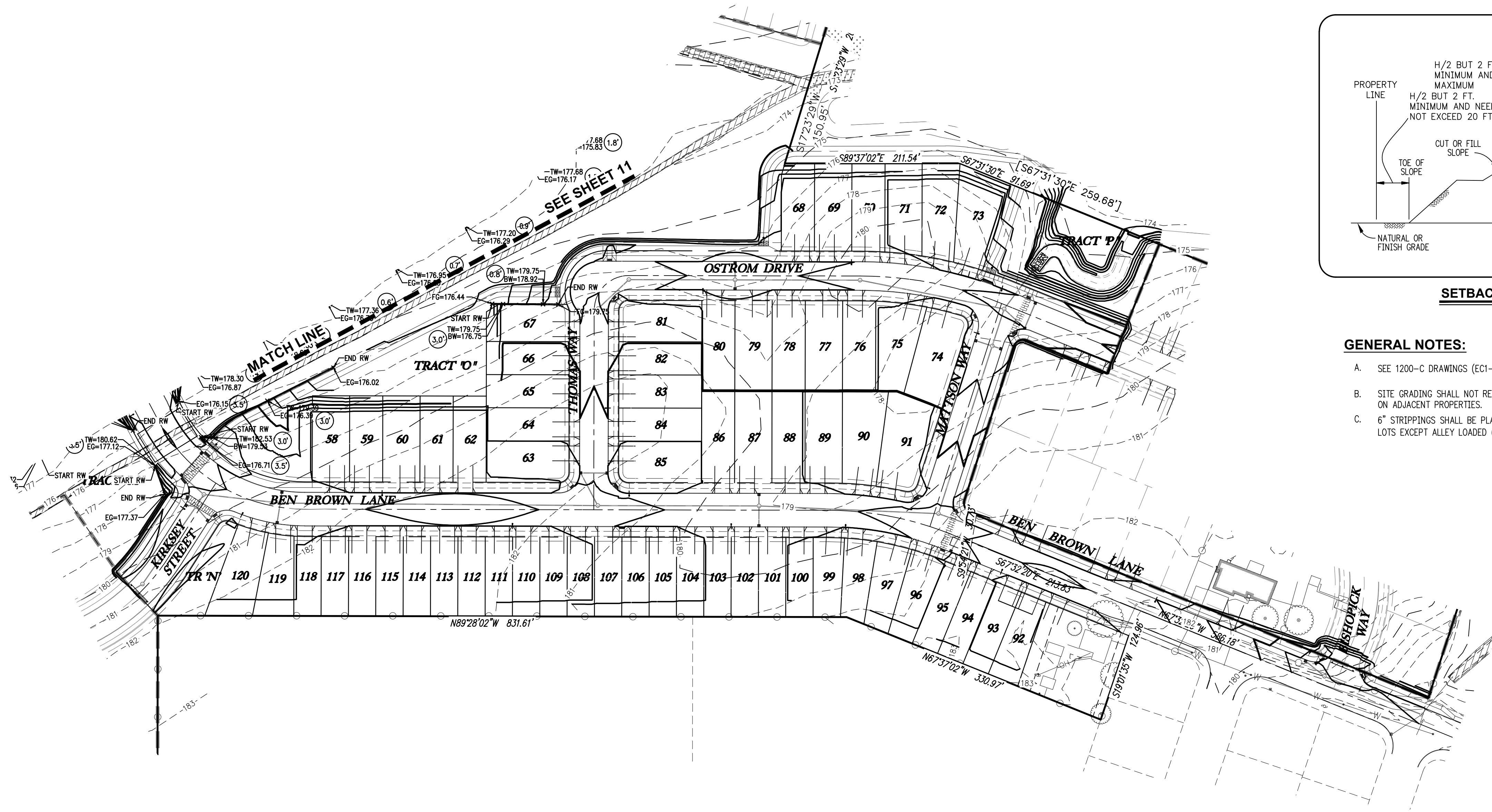
**GRADING PLAN - WEST**

REVISIONS	
NO.	DESCRIPTION
0	2/2019 1ST SUBMITTAL
1	5/2019 2ND SUBMITTAL

**EMERIO**  
*Design*  
 2677 WILLAMETTE ROAD, SUITE 1A  
 WOODBURN, OREGON 97149  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
 www.emeriodesign.com



FILE: P:\471-001-Smith\_Creek-Feasibility\dwg\Phase 1A\Grading Plan - West.dwg, Plot Date: 6/14/2019 11:24 AM, by: Zak Hankins 471-001



**SETBACK LIMITATIONS**  
N.T.S.

- GENERAL NOTES:**
- A. SEE 1200-C DRAWINGS (EC1-EC7) FOR EROSION CONTROL PLAN.
  - B. SITE GRADING SHALL NOT RESULT IN THE IMPOUNDMENT OF STORM WATER ON ADJACENT PROPERTIES.
  - C. 6" STRIPPINGS SHALL BE PLACED ON TOP OF STRUCTURAL FILL FOR ALL LOTS EXCEPT ALLEY LOADED (NOT INCLUDED IN THE EARTHWORK VOLUME)

**LEGEND**

TW TOP OF WALL  
 BW BOTTOM OF WALL  
 RW RETAINING WALL

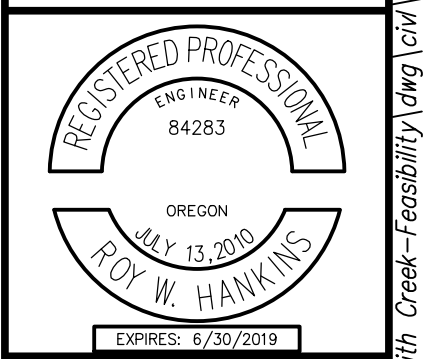
**SMITH CREEK - PHASE 1A**  
**TAX MAP 52W13 - TL 100**  
**TAX MAP 52W13BD - TL 100 & 200**  
**TAX MAP 51W18BC - TL 4000**  
**WOODBURN, OREGON**

**GRADING PLAN - EAST**

REVISIONS	
NO.	DESCRIPTION
0	1ST SUBMITTAL
1	2ND SUBMITTAL

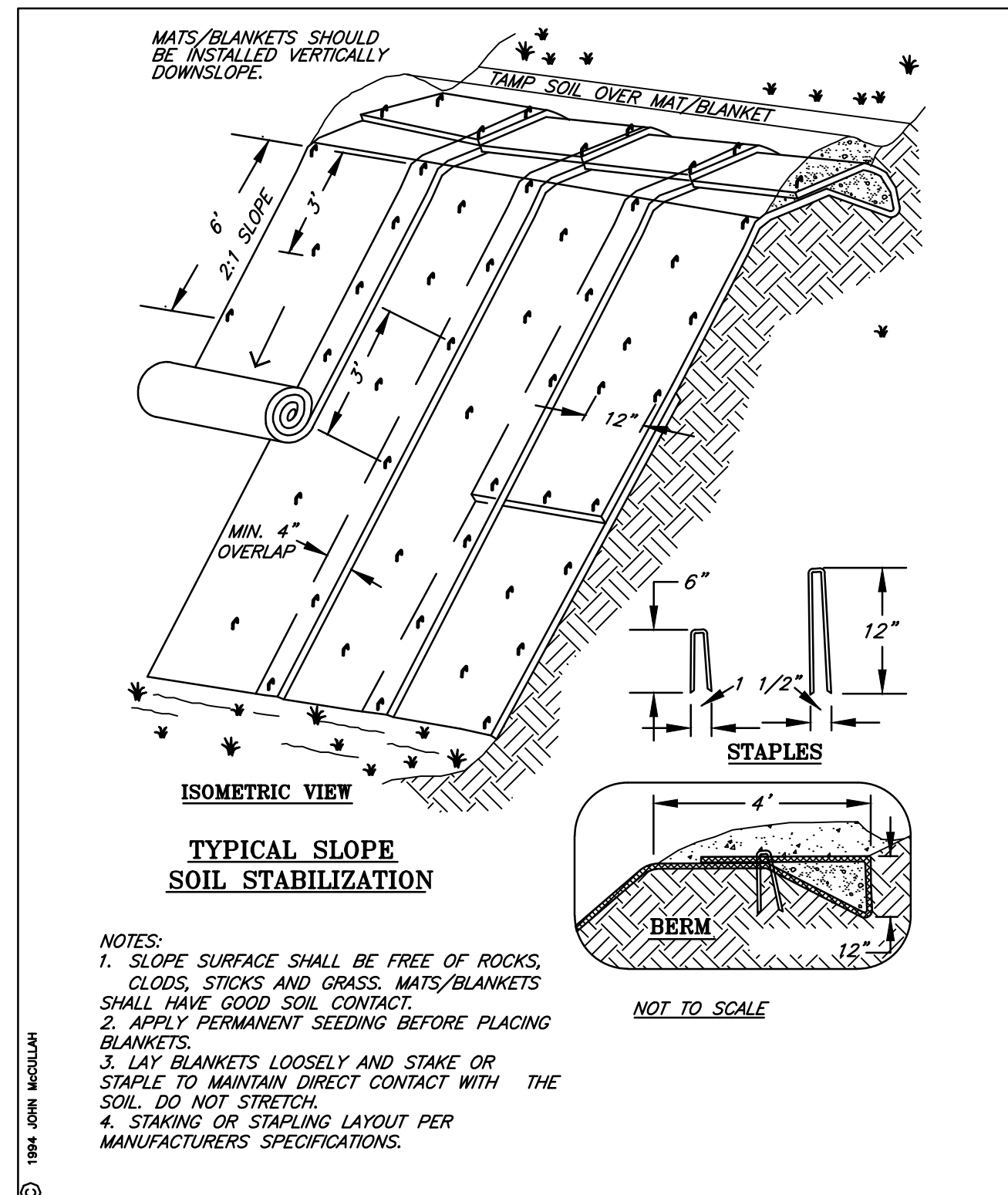
**EMERIO**  
*Design*

2677 WILLAKENZIE ROAD, SUITE 1A  
 WOODBURN, OREGON 97149  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
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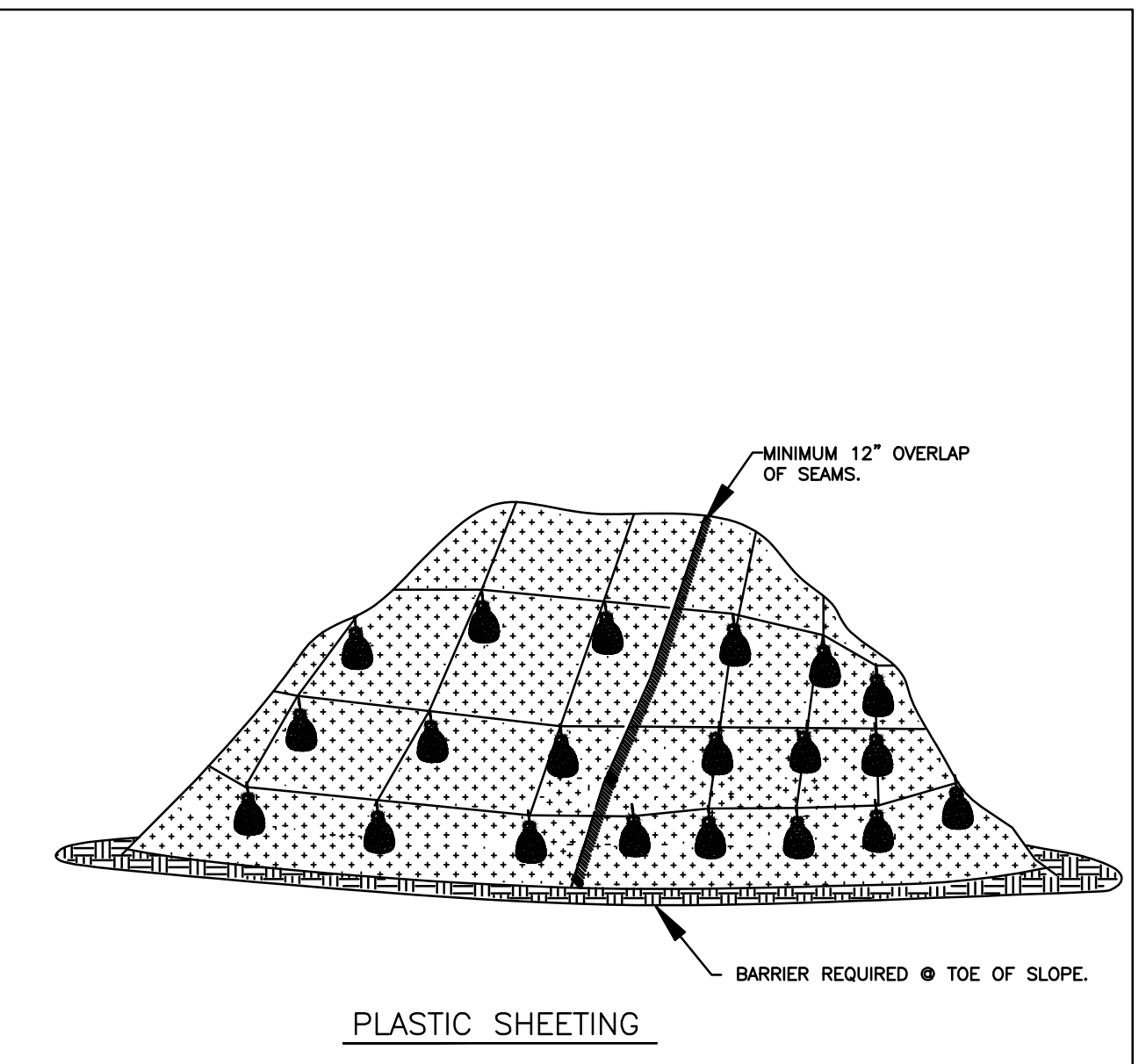


SHEET  
**12**  
 OF  
**56**

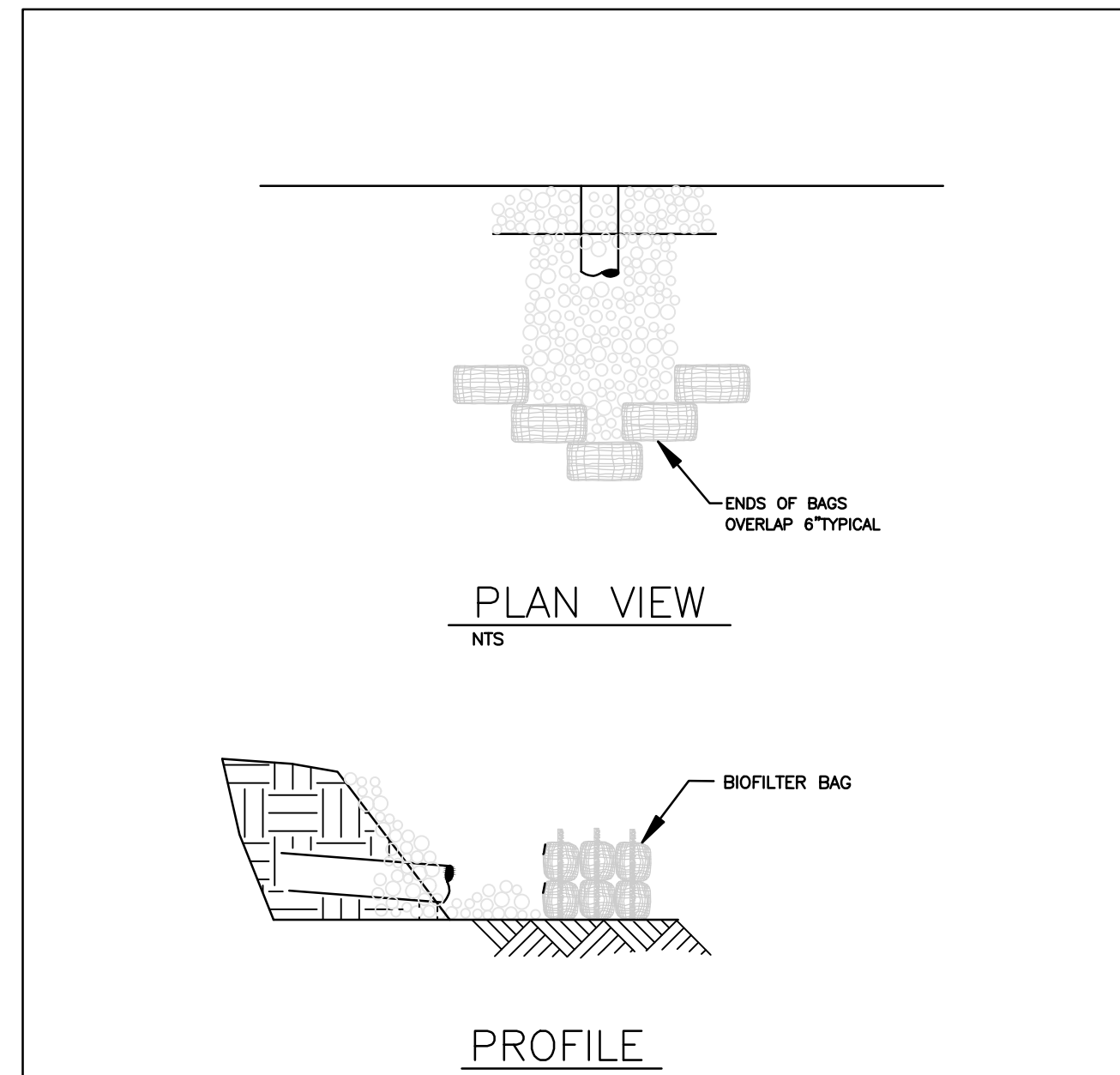
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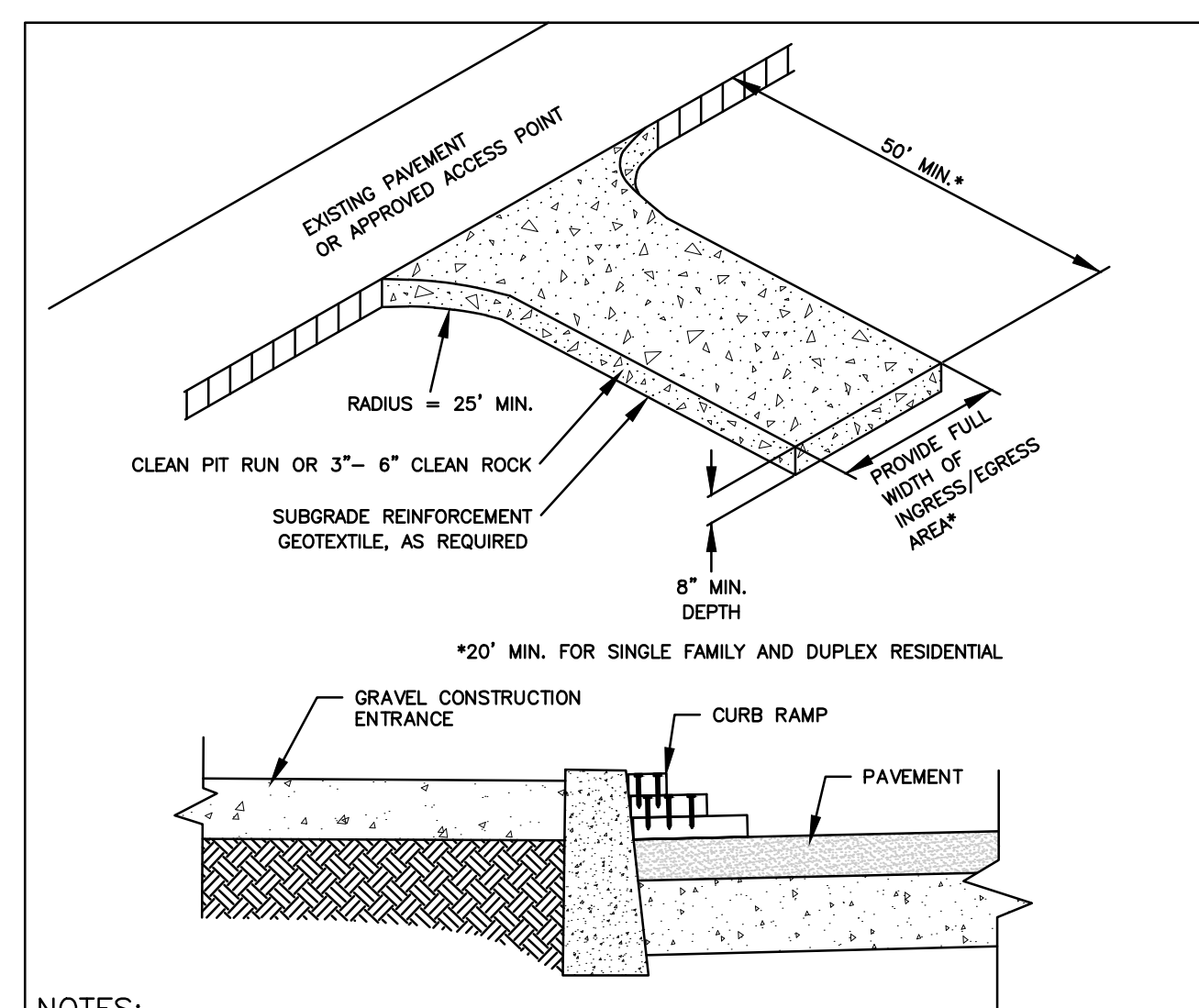
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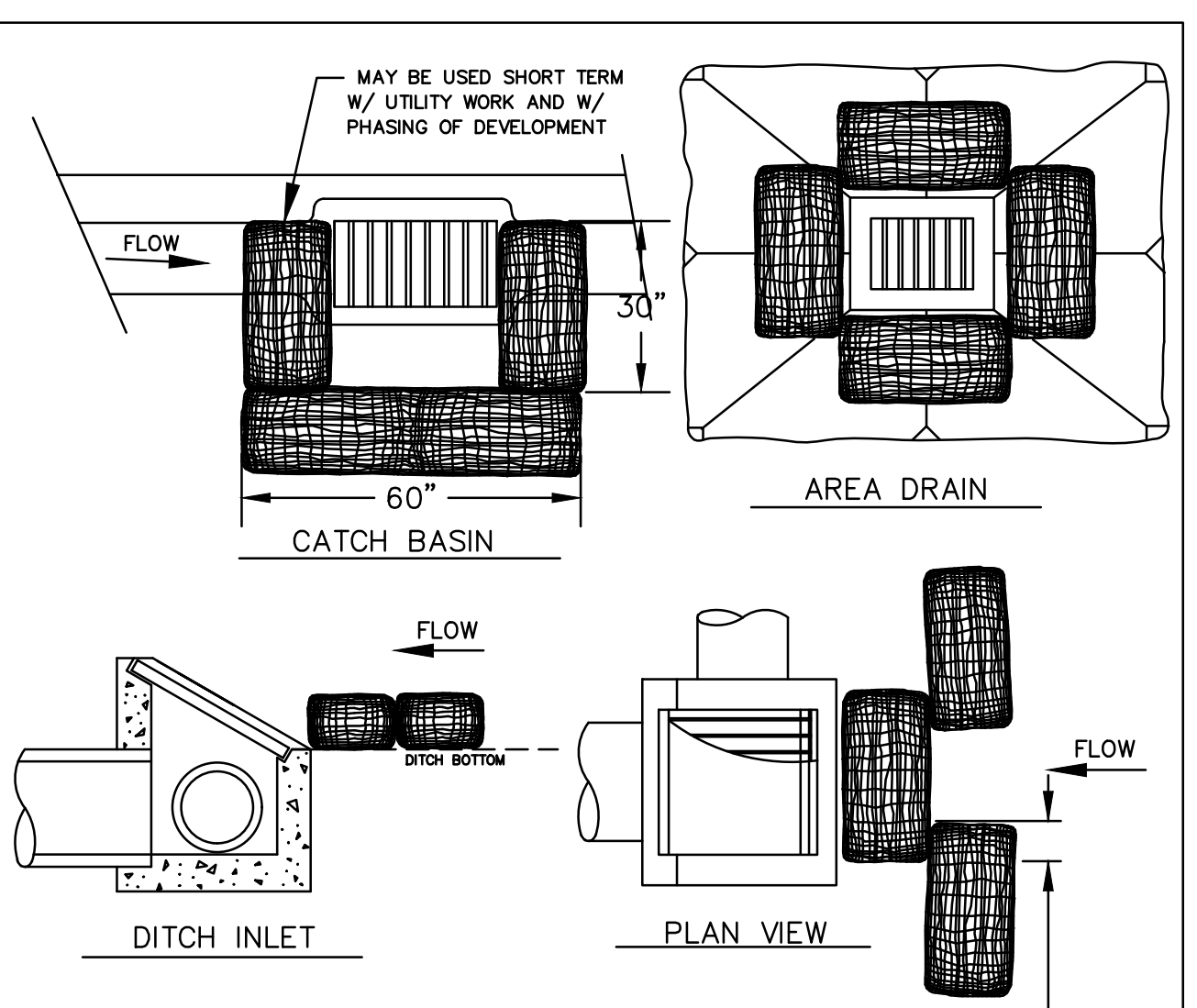
**PLASTIC SHEETING**  
 DETAIL DRAWING 4-3 REVISED 01-09



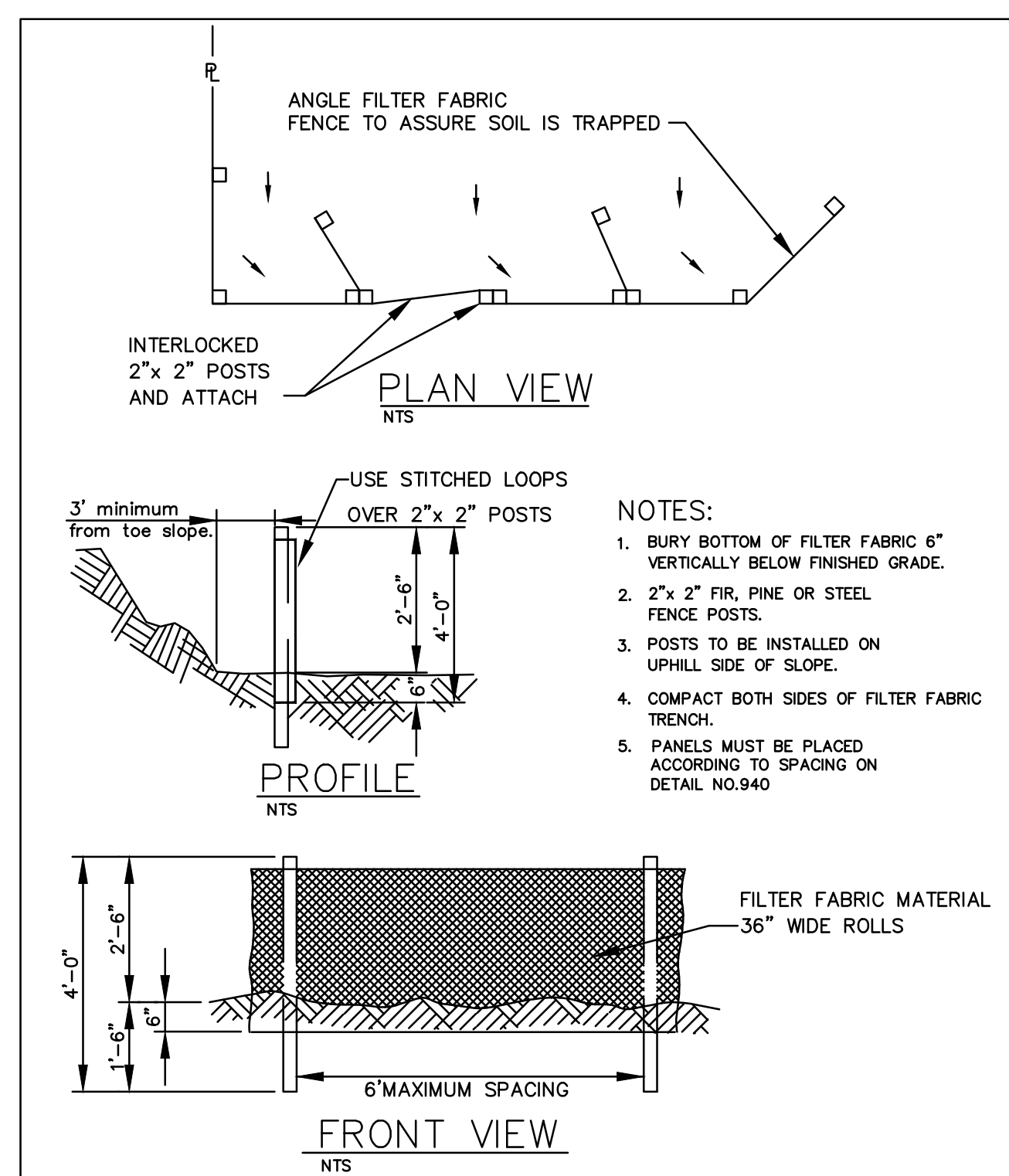
**Outlet Protection - Rip Rap**  
 DETAIL DRAWING 4-7 REVISED 01-09



**CONSTRUCTION ENTRANCE**  
 DETAIL DRAWING 4-13 REVISED 01-09



**Inlet Protection Type 4**  
 DETAIL DRAWING 4-18 REVISED 01-09



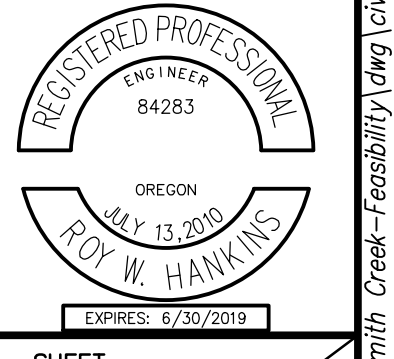
**SEDIMENT FENCE**  
 DETAIL DRAWING 4-23 REVISED 01-09

SMITH CREEK - PHASE 1A  
 TAX MAP 52W13 - TL 100  
 TAX MAP 52W13BD - TL 100 & 200  
 TAX MAP 51W18BC - TL 4000  
 WOODBURN, OREGON

**EROSION & SEDIMENT CONTROL DETAILS**

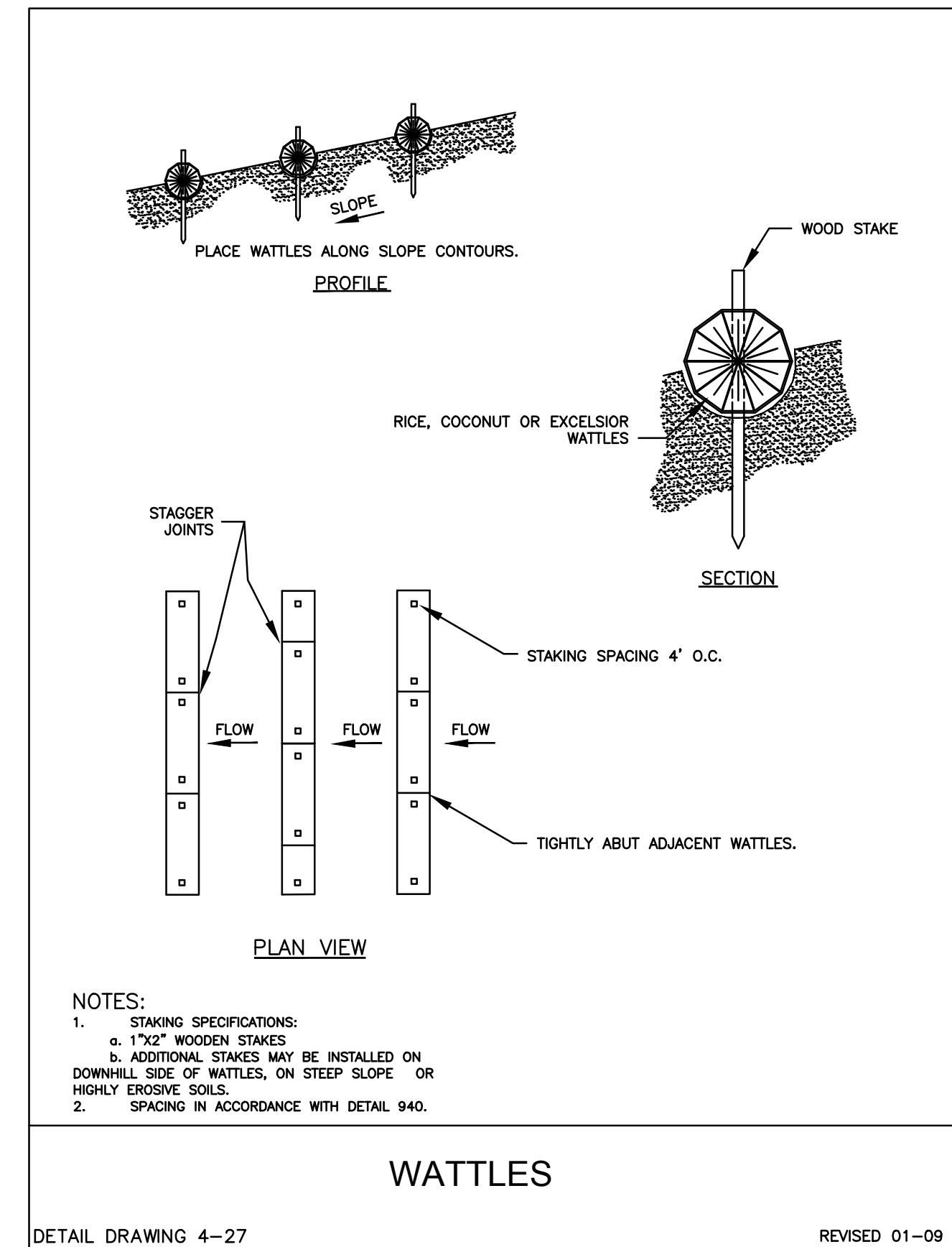
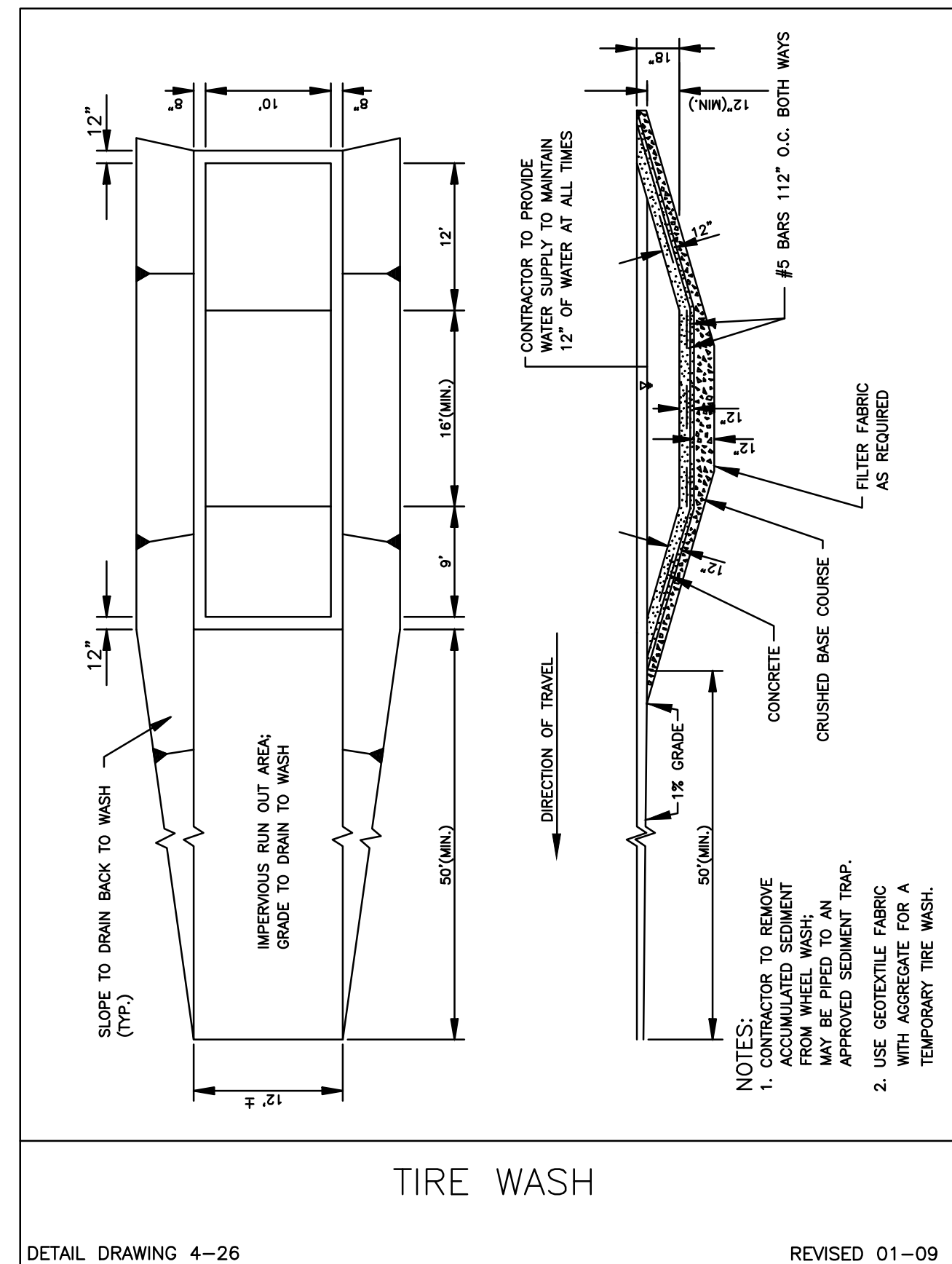
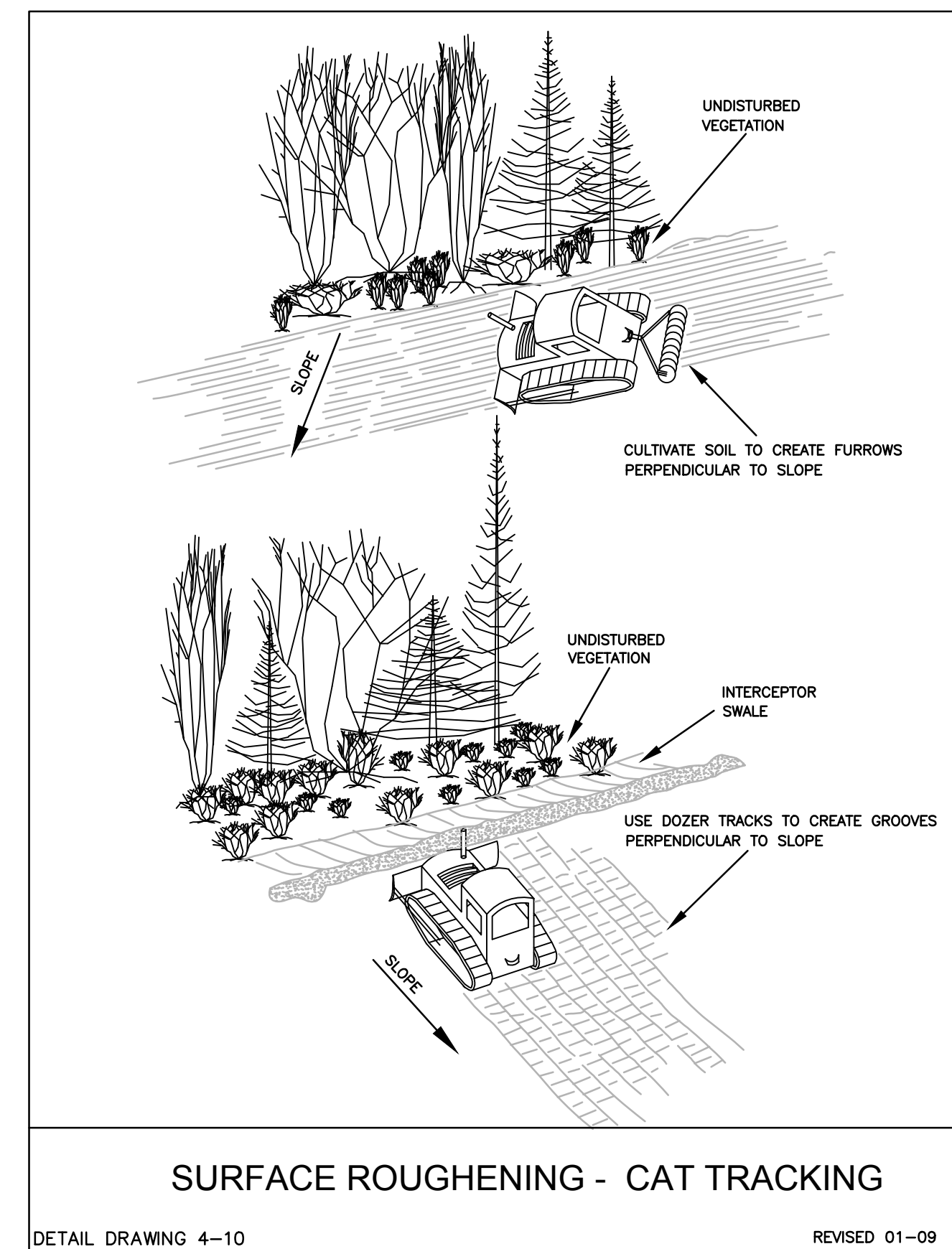
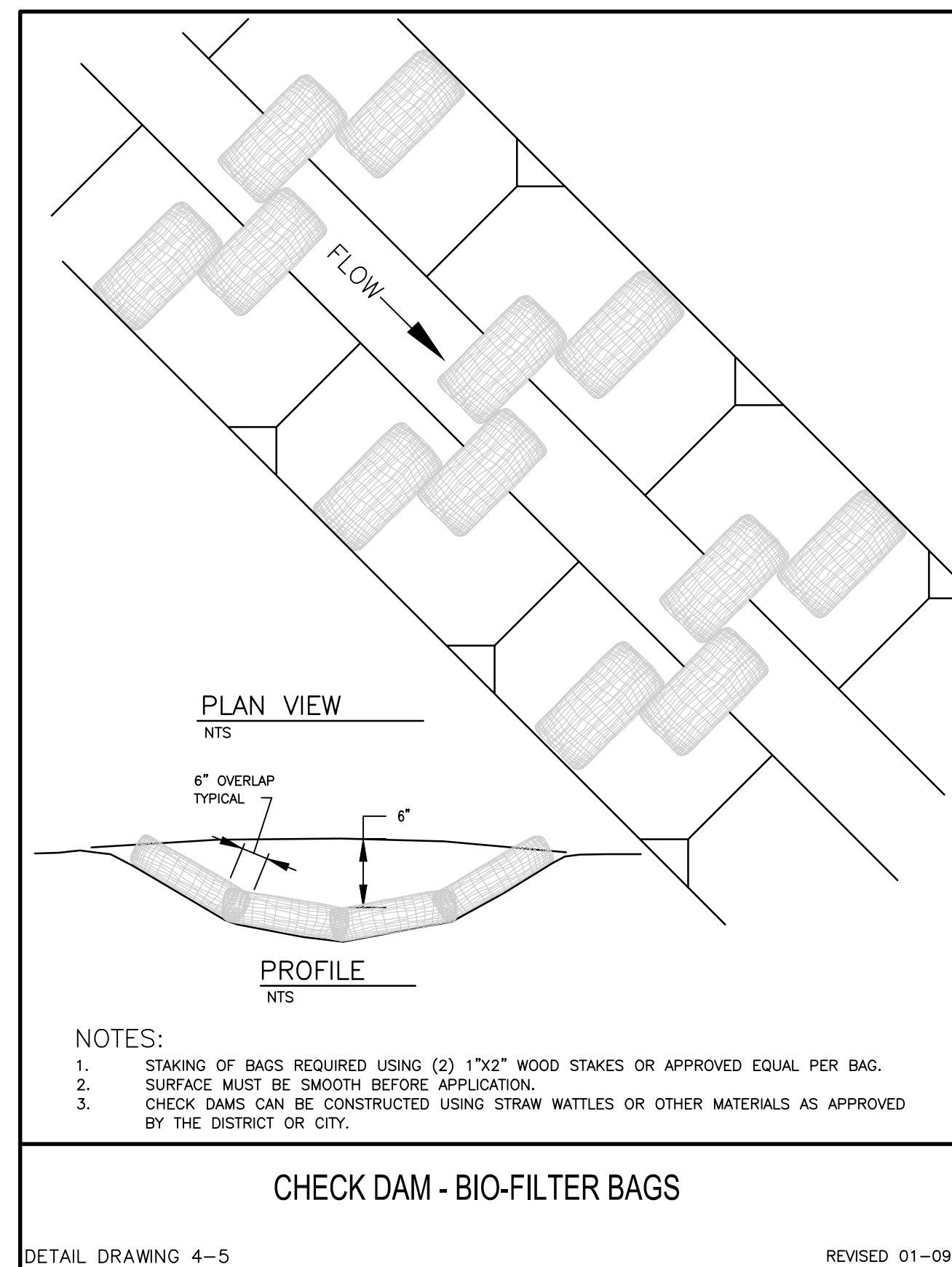
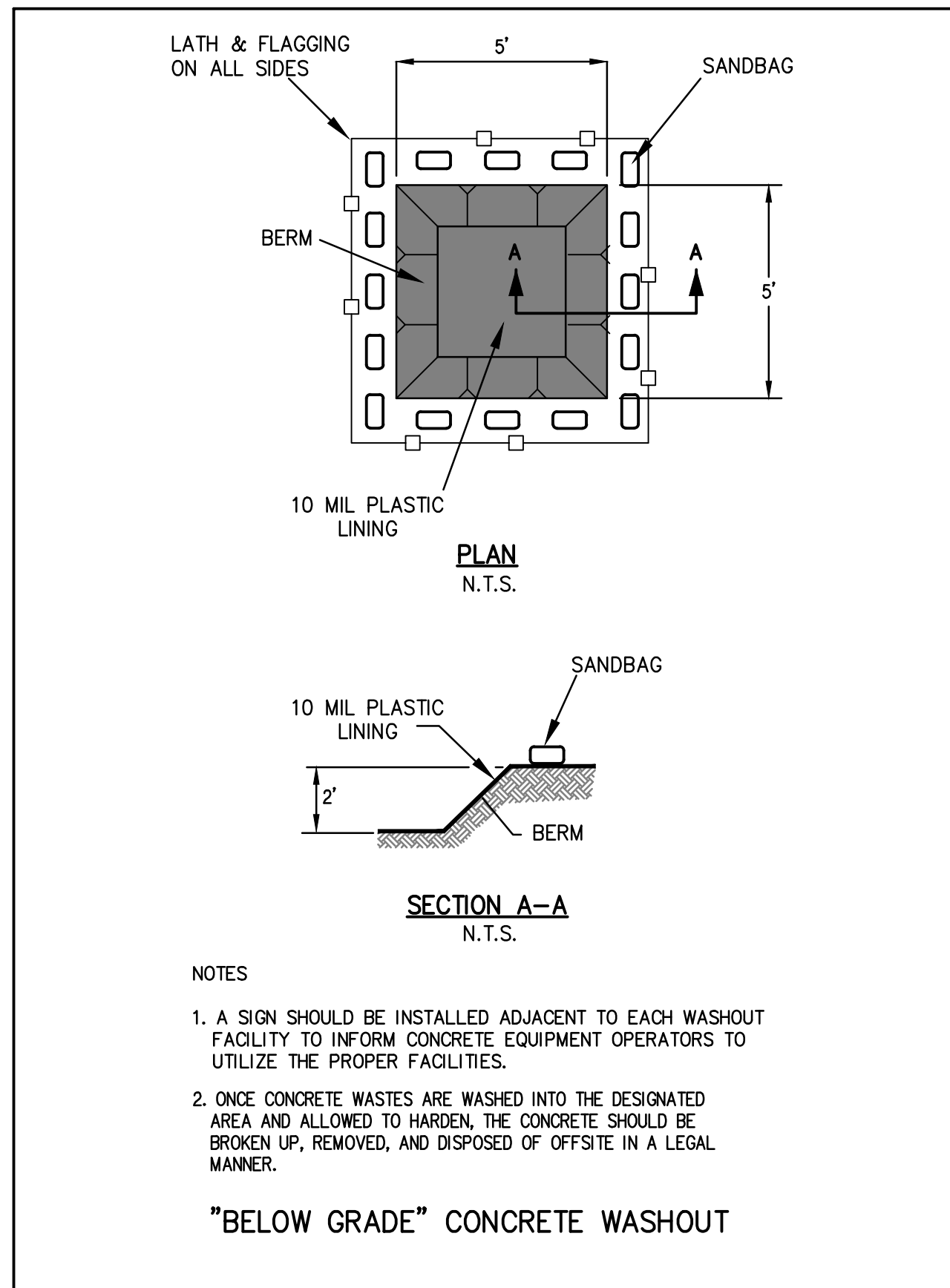
NO.	DATE	DESCRIPTION
0	2/2019	1ST SUBMITTAL

**EMERIO Design**  
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SHEET  
**EC6**  
 OF  
**EC7**

471-001  
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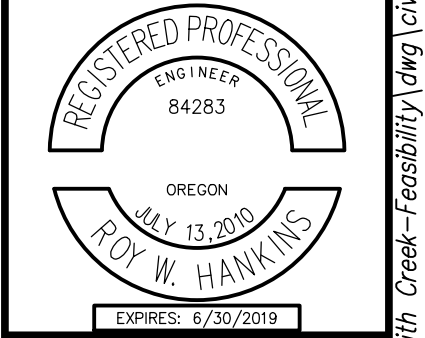


**SMITH CREEK - PHASE 1A**  
**TAX MAP 52W13 - TL 100**  
**TAX MAP 52W13BD - TL 100 & 200**  
**TAX MAP 51W18BC - TL 4000**  
**WOODBURN, OREGON**

**EROSION & SEDIMENT CONTROL DETAILS**

NO.	DATE	DESCRIPTION
0	2/2019	1ST SUBMITTAL

**EMERIO Design**  
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SHEET  
**EC7**  
 OF  
**EC7**

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# EMERIO *Design*

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CIVIL ENGINEERS & PLANNERS

## Storm Drainage Report for Smith Creek – Phase 1A City of Woodburn, Oregon (TL 100, Tax Map 052W13)

Emerio Project Number: 471-001  
City of Woodburn Permit Numbers: TBD  
Date: 03/13/2019



Prepared For:  
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- (1) Vicinity Map

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- (2) Swale Sizing Spreadsheets
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### **APPENDIX D**

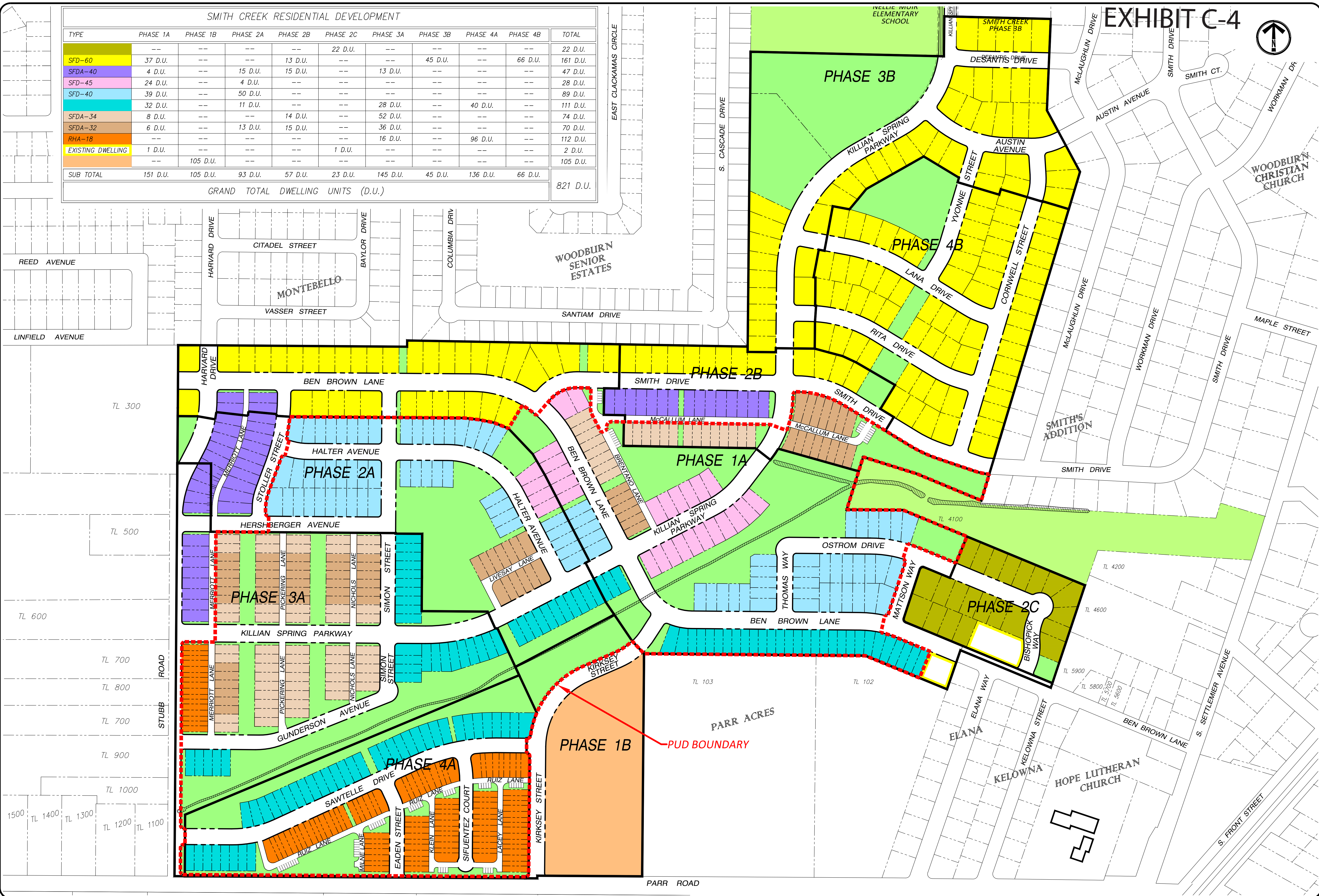
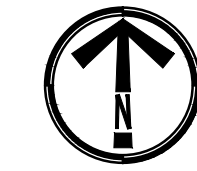
- (1) Pre-Developed Site Map
- (2) Post-Developed Basin Map
- (3) Isopluvial Map, 5-Year
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SMITH CREEK RESIDENTIAL DEVELOPMENT

TYPE	PHASE 1A	PHASE 1B	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 3A	PHASE 3B	PHASE 4A	PHASE 4B	TOTAL
SFD-60	---	---	---	13 D.U.	22 D.U.	---	---	---	---	22 D.U.
SFDA-40	4 D.U.	---	15 D.U.	15 D.U.	---	13 D.U.	---	---	---	47 D.U.
SFD-45	24 D.U.	---	4 D.U.	---	---	---	---	---	---	28 D.U.
SFD-40	39 D.U.	---	50 D.U.	---	---	---	---	---	---	89 D.U.
	32 D.U.	---	11 D.U.	---	---	28 D.U.	---	40 D.U.	---	111 D.U.
SFDA-34	8 D.U.	---	---	14 D.U.	---	52 D.U.	---	---	---	74 D.U.
SFDA-32	6 D.U.	---	13 D.U.	15 D.U.	---	36 D.U.	---	---	---	70 D.U.
RHA-18	---	---	---	---	16 D.U.	---	---	96 D.U.	---	112 D.U.
EXISTING DWELLING	1 D.U.	---	---	---	1 D.U.	---	---	---	---	2 D.U.
	---	105 D.U.	---	---	---	---	---	---	---	105 D.U.
SUB TOTAL	151 D.U.	105 D.U.	93 D.U.	57 D.U.	23 D.U.	145 D.U.	45 D.U.	136 D.U.	66 D.U.	821 D.U.
GRAND TOTAL DWELLING UNITS (D.U.)										821 D.U.

EXHIBIT C-4



TAX MAP 52W13 - LOT 100  
 TAX MAP 52W13BD - LOTS 100 & 200  
 TAX MAP 51W18BC - LOT 4000  
 MARION COUNTY  
 CITY OF WOODBURN, OREGON

STAFFORD  
 DEVELOPMENT COMPANY, LLC  
 485 SOUTH STATE STREET  
 LAKE OSWEGO, OREGON 97034

SMITH CREEK  
 RESIDENTIAL DEVELOPMENT  
 COLOR LOT TYPE MAP  
 WITH PUD OVERLAY  
 SEPTEMBER, 2018

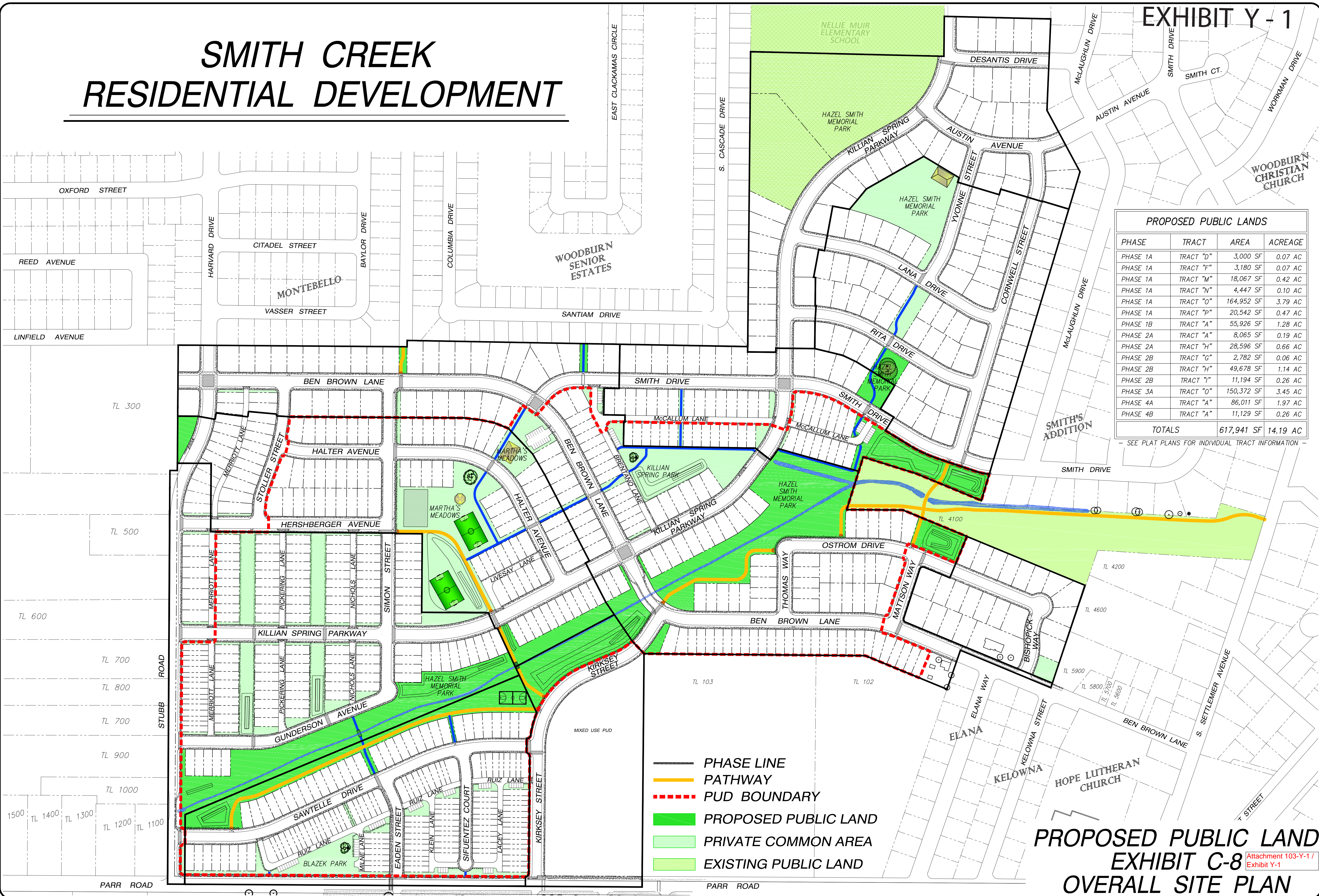
NO.	DATE	REVISIONS	DESCRIPTION

PLANNING & LAND DESIGN  
 1862 NE ESTATE DRIVE  
 HILLSBORO, OREGON 97124  
 RYAN O'BRIEN  
 (503) 780-4061

SHEET  
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 1

# SMITH CREEK RESIDENTIAL DEVELOPMENT

EXHIBIT Y - 1



**PROPOSED PUBLIC LANDS**

PHASE	TRACT	AREA	ACREAGE
PHASE 1A	TRACT "D"	3,000 SF	0.07 AC
PHASE 1A	TRACT "F"	3,180 SF	0.07 AC
PHASE 1A	TRACT "M"	18,067 SF	0.42 AC
PHASE 1A	TRACT "N"	4,447 SF	0.10 AC
PHASE 1A	TRACT "O"	164,952 SF	3.79 AC
PHASE 1A	TRACT "P"	20,542 SF	0.47 AC
PHASE 1B	TRACT "A"	55,926 SF	1.28 AC
PHASE 2A	TRACT "A"	8,065 SF	0.19 AC
PHASE 2A	TRACT "H"	28,596 SF	0.66 AC
PHASE 2B	TRACT "G"	2,782 SF	0.06 AC
PHASE 2B	TRACT "H"	49,678 SF	1.14 AC
PHASE 2B	TRACT "I"	11,194 SF	0.26 AC
PHASE 3A	TRACT "O"	150,372 SF	3.45 AC
PHASE 4A	TRACT "A"	86,011 SF	1.97 AC
PHASE 4B	TRACT "A"	11,129 SF	0.26 AC
<b>TOTALS</b>		<b>617,941 SF</b>	<b>14.19 AC</b>

SEE PLAT PLANS FOR INDIVIDUAL TRACT INFORMATION

- PHASE LINE
- PATHWAY
- - - PUD BOUNDARY
- PROPOSED PUBLIC LAND
- PRIVATE COMMON AREA
- EXISTING PUBLIC LAND

## PROPOSED PUBLIC LAND EXHIBIT C-8 OVERALL SITE PLAN

TAX MAP 52W13 - LOT 100  
TAX MAP 52W13BD - LOTS 100 & 200  
TAX MAP 51W18BC - LOT 4000  
MARION COUNTY  
CITY OF WOODBURN, OREGON

STAFFORD  
DEVELOPMENT COMPANY, LLC  
485 SOUTH STATE STREET  
LAKE OSWEGO, OREGON 97034

SMITH CREEK  
RESIDENTIAL DEVELOPMENT  
AUGUST, 2018

NO.	DATE	DESCRIPTION

PLANNING & LAND DESIGN  
1862 NE ESTATE DRIVE  
HILLSBORO, OREGON 97124  
RYAN O'BRIEN  
(503) 780-4061

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OF  
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