



September 13, 2019

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

RE: Approval of Grading Permit GRAD 2019-08 "Smith Creek Development: Phase 1B" (Parcel 2, Partition Plat 2018-065; Tax Lot 052W13 00105); [Accela](#) record no. 971-19-000146-PLNG.

Dear Mr. Will:

Following original submittal of the grading permit application on August 29, 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 August 29, 2019, which cover the Phase 1B subarea of the subject property. (The remaining area would be Phases 3A & 4A and subject to separate grading approval.)
2. DEQ: All development activity shall be in accordance with the approved Department of Environmental Quality (DEQ) 1200-C permit 33148 dated May 31, 2019 and any Erosion and Sediment Control Plan (ESCP) revisions under section 12c (pp 12-14) of that permit. The applicant shall provide to the City any modifications to the DEQ permit.
3. Other agencies: 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. ROW: All work within public rights-of-way (ROWs) or easements within City jurisdiction shall require plan approval and permit issuance from the Public Works Department.

5. Access: The applicant shall follow Public Works Department direction regarding construction access.
6. Trees: Grading excludes approval to remove any trees. Regarding tree removal from private property, see WDO 1.02 “caliper” & “Significant Tree”, Figure 1.02C, 3.06.07 Significant Trees on Private Property, and 5.01.11 Significant Tree Removal Permit.

*Public Works Conditions of Approval:*

The applicant shall:

7. Comply with the submitted grading plan (Sheet 7) and erosion control plan sheets relevant to Phase 1B (Sheets EC1, 2, 4, 6 7); including measures to keep the ROW 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.
8. 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.
9. Comply with City of Woodburn Planning Department requirements through [Woodburn Development Ordinance \(WDO\)](#) 5.01.04 Grading Permit.
10. Prior to starting work, contact the Public Works Department for inspection of the erosion control in the public ROW. Contact the Engineering Division at (503) 982-5240.

*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 1B.

*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.

*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 1B of the

Smith Creek Development, which is the phase that includes the new Kirksey Street connecting Ben Brown Lane in Phase 1A south to Parr Road that is the site development area boundary.

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:



Colin Cortes, AICP, CNU-A, Senior Planner

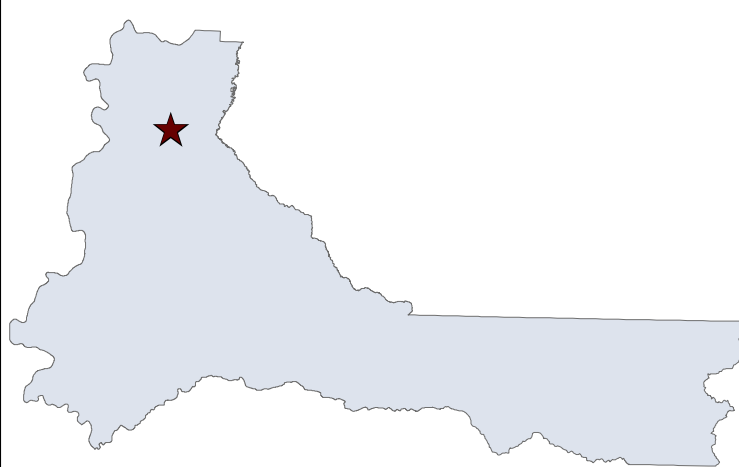
September 13, 2019

Enclosures (4):

1. Marked Tax Map
2. Applicant e-mail about how the DEQ Permit applies to Ph. 1B (Sept. 6, 2019)
3. DEQ 1200-C Permit 33148 (abridged and highlighted)
4. Application Form
5. Approved Plans (Sheets 7 and EC1, 2, 4, 6, & 7)
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 2019-08  
Accela record no. 971-19-000146-PLNG



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.
  - ⊕ 16, 15 Section Corner
  - ⊕ 21, 22

**NUMBERS**

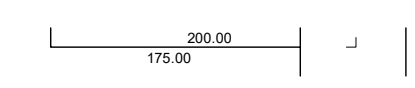
Tax Code Number  
**000 00 00 0**

Acreege  
**0.25 AC**

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

**NOTES**

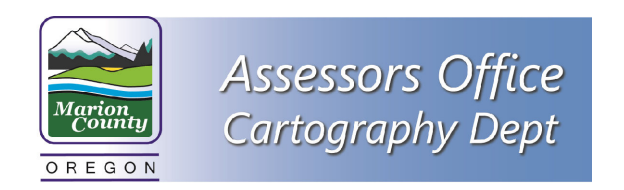
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



**CANCELLED NUMBERS**

101	
102A2	
104	
200	
201	
1400	

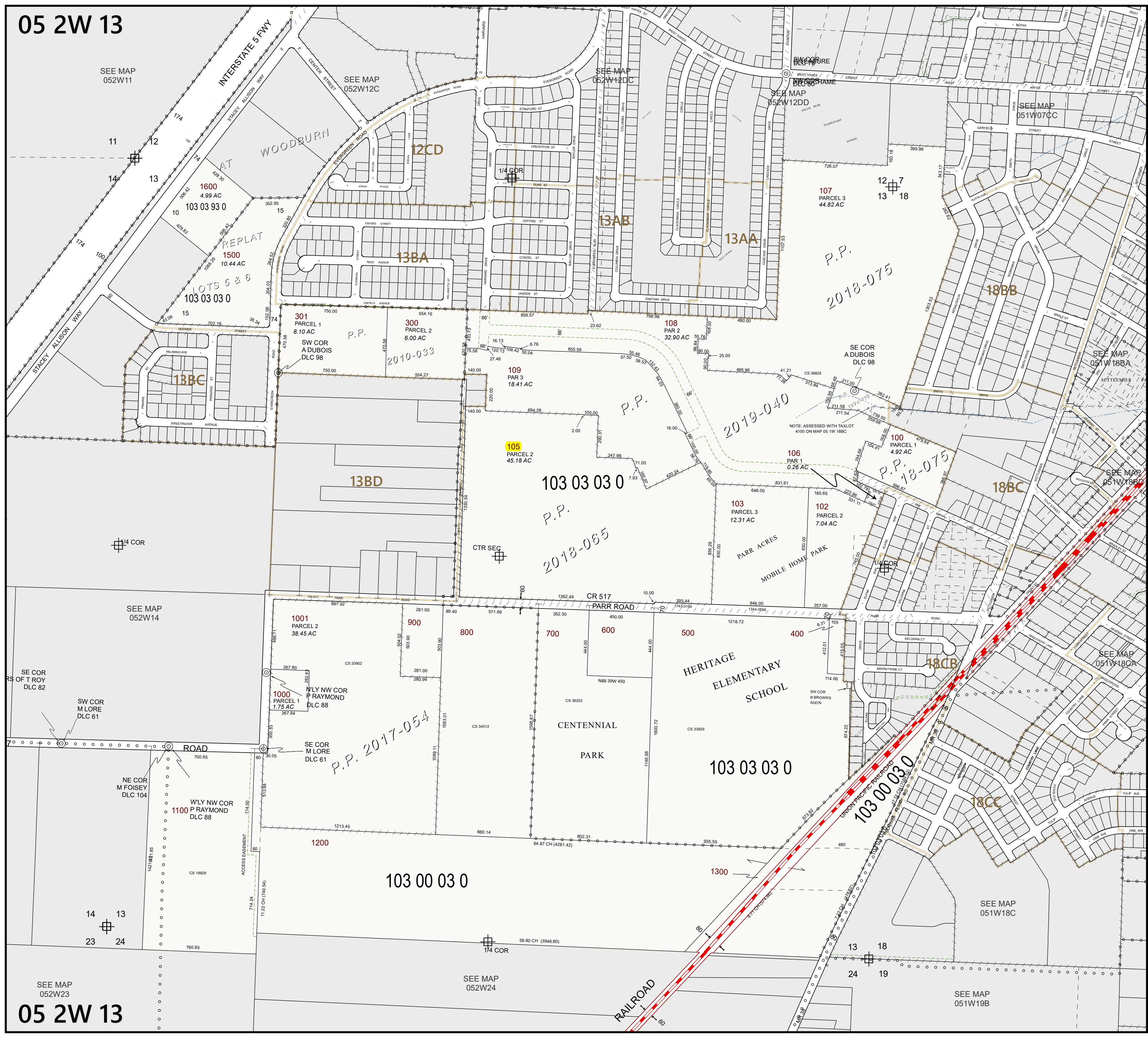
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 7/22/2019

**WOODBURN**  
**05 2W 13**



## Colin Cortes

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**From:** Morgan Will <morgan@staffordlandcompany.com>  
**Sent:** Friday, September 06, 2019 3:23 PM  
**To:** Colin Cortes  
**Cc:** Chris Kerr; Eric Liljequist; Dago Garcia  
**Subject:** RE: Smith Creek - Phase 1B, Phase 2B, & Phase 2C Grading Permits & ESC  
**Attachments:** 1200-C\_Phase 1a\_20190513.pdf

This email is from an external sender.

Colin,

Roy resent the attached map to Chris earlier today. It is attached here again. The City already had it as part of all the previous Phase 1A submittals. You'll see it as Sheets EC1-EC7, which are pages 57-63 of the PDF set of the civil plan submittal, right after page 56 of the 56 civil sheets.

Because there were many land divisions and lot line adjustment applications in process at the time of the application to DEQ for the 1200-C permit, the application form we provided to DEQ did not have separate and distinct mailing address nor County tax lot numbers to write on the application form for these phases, so we used the best information available which was the address of the land before all this started. That should explain that issue for you.

The area intended for permit activity is clearly shown on the approved plans, so there should be no question about what portions of the site are approved for construction. You can see that by the limits of construction. Again, those areas include all of phases 1A, 1B, 2A, 2B, and 2C.

Within the limits of the inactive stock pile areas and the active area are shown. As we expand the active area within the limits of construction with initiation of additional phases of construction, the Permittee's Inspector (see sheet EC1) may suggest additional or changes to the Best Management Practices. The DEQ permit is a living map, and that is the Permittee's Inspector's job to maintain throughout the life of the project. In this case the BMP between the resource areas and active and inactive areas are the same as shown on the plan. Our Inspector has requested no additional changes to what is shown.

The measures in place under the inspector provide BMP and will adjust as needed as work progresses.

It is totally normal to have a permit cover a larger area and expand and contract the active area as a project's phases move.

I hope this helps you get to the finish line.

Best,

**Morgan Will**

Development Manager, Acquisitions & Development  
Stafford Development Company, LLC



Office: (503) 305-7647 ext. 203

Direct: (971) 206-8615

Mobile: (503) 939-3902

Email: [morgan@staffordlandcompany.com](mailto:morgan@staffordlandcompany.com)

WE MOVED:

NEW: 8840 SW Holly Lane, Wilsonville, OR 97070

[www.staffordlandcompany.com](http://www.staffordlandcompany.com)



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**From:** Colin Cortes <Colin.Cortes@ci.woodburn.or.us>

**Sent:** Friday, September 6, 2019 2:50 PM

**To:** Morgan Will <morgan@staffordlandcompany.com>

**Cc:** Chris Kerr <Chris.Kerr@ci.woodburn.or.us>; Eric Liljequist <Eric.Liljequist@ci.woodburn.or.us>; Dago Garcia <Dago.Garcia@ci.woodburn.or.us>

**Subject:** RE: Smith Creek - Phase 1B, Phase 2B, & Phase 2C Grading Permits & ESC

Morgan:

Staff needs additional info for the Smith Creek Development grading permit apps for Phases 1B, 2B, & 2C (GRAD 2019-08, 9, & 10 respectively).

The e-mail I reply to made explicit that you are applying the approved DEQ NPDES 1200-C permit 126319 from Phase 1A GRAD 2019-05 towards the three additional grading permit apps. Attached is a copy I abridged and highlighted.

The concern is that the permit document has no drawings or maps and one short location identifier as excerpted below, "Location: Smith Creek Development - Phase 1a, West Of 105 Ben Brown Lane, Woodburn", which seems to limit it to Phase 1A.



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**

**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

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

**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.

I called and spoke with two DEQ reps. In short, they explained that the permit can cover more or less territory as the applicant shifts coverage through p. 12, section 12. Erosion and Sediment Control Plan (ESCP), subsection c. ESCP Revisions. I learned also that the permit at present covers 78 and fraction acres of land. I know that at present [Tax Lot 052W13 00108](#) is contiguous with Phase 1A and is 32.9 acres, which leaves me wondering how the remaining 45 and a fraction acres covers what other [phases](#). I spoke also with the Community Development Director.

In short, please forward written and/or visual DEQ materials that make it clear to City staff that following DEQ permit issuance on May 31 the applicant had duly interacted with the agency to include Phases 1B, 2B, & 2C in the permit scope. Thanks for your understanding.

**Colin Cortes, AICP, CNU-A**

Senior Planner

City of Woodburn | [Community Development Dept.](#)

503-980-2485 direct

[View the Woodburn Development Ordinance \(WDO\).](#)

---

**From:** Morgan Will <[morgan@staffordlandcompany.com](mailto:morgan@staffordlandcompany.com)>

**Sent:** Thursday, September 05, 2019 12:54 PM

**To:** Colin Cortes <[Colin.Cortes@ci.woodburn.or.us](mailto:Colin.Cortes@ci.woodburn.or.us)>

**Subject:** Smith Creek - Phase 1B, Phase 2B, & Phase 2C Grading Permits & ESC

This email is from an external sender.

Colin,

As requested by you in our meeting yesterday, this email is to document that the recently submitted grading permit applications for Phase 1B, Phase 2B, and Phase 2C have erosion and sediment control (ESC) managed under the existing DEQ 1200-C Permit No. 126319, provided to you on Wednesday, June 19, 2019 in support of Phase 1's Grading Permit (GRAD 2019-05), as this 1200-C permit area includes the territory of Phase 1B, Phase 2B, and Phase 2C in anticipation of continuation of grading activity outside of Phase 1A as proposed by these new grading permit applications.

We look forward to receiving City approval of these new grading permits soon.

Best,

## Morgan Will

Development Manager, Acquisitions & Development  
Stafford Development Company, LLC



Office: (503) 305-7647 ext. 203

Direct: (971) 206-8615

Mobile: (503) 939-3902

Email: [morgan@staffordlandcompany.com](mailto:morgan@staffordlandcompany.com)

WE MOVED:

NEW: 8840 SW Holly Lane, Wilsonville, OR 97070

[www.staffordlandcompany.com](http://www.staffordlandcompany.com)



---

**From:** Morgan Will

**Sent:** Wednesday, June 19, 2019 5:07 PM

**To:** 'Colin Cortes' <[Colin.Cortes@ci.woodburn.or.us](mailto:Colin.Cortes@ci.woodburn.or.us)>; Dago Garcia <[Dago.Garcia@ci.woodburn.or.us](mailto:Dago.Garcia@ci.woodburn.or.us)>

PUBLIC RECORDS LAW DISCLOSURE This e-mail is a public record of the City of Woodburn and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This e-mail is subject to the State Retention Schedule.





State of Oregon  
Department of  
Environmental  
Quality

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

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**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

---

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

---

**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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be identified in the ESCP as addressing this condition of the permit, and the rationale for choosing the selected BMP(s) must also be provided.

- a. Compost berms, compost blankets, or compost socks;
- b. Erosion control mats;
- c. Tackifiers used in combination with perimeter sediment control BMPs;
- d. Established vegetated buffers sized at 50 feet (horizontally) plus an additional 25 feet (horizontally) per 5 degrees of slope;
- e. Water treatment by electro-coagulation, flocculation, or filtration; and/or
- f. Other substantially equivalent sediment or turbidity BMP approved by DEQ or Agent.

## **12. Erosion and Sediment Control Plan (ESCP)**

- a. Preparation.
  - i. The permit registrant must ensure that an ESCP is prepared and revised as necessary to reflect site conditions for the construction activity regulated by this permit, and submit revisions to DEQ or Agent in accordance with requirements of this permit. The design, installation, and maintenance of erosion and sediment controls must be adequate to address factors such as the amount, frequency, intensity, and duration of precipitation, the nature of resulting stormwater runoff, and soil characteristics, including the range of soil particle sizes expected to be present on the site.
  - ii. Qualifications to Prepare ESCP.
    - (1) For construction activities disturbing 20 or more acres, the ESCP must be prepared and stamped by a Certified Professional in Erosion and Sediment Control, Certified Professional in Storm Water Quality, Oregon Registered Professional Engineer, Oregon Registered Landscape Architect, or Oregon Certified Engineering Geologist.
    - (2) If engineered facilities such as sedimentation basins or diversion structures for erosion and sediment control are required, the ESCP must be prepared and stamped by an Oregon Registered Professional Engineer.
- b. The ESCP must include the following elements:
  - i. Name of the site.
  - ii. Local Government Requirements. Include any procedures necessary to meet applicable local government erosion and sediment control or stormwater management requirements.
  - iii. Erosion and Sediment Control Inspector.
    - (1) Inspections must be conducted by a person knowledgeable in the principles and practice of erosion and sediment controls who possesses the skills to assess conditions at the construction site that could impact stormwater quality, is knowledgeable in the correct installation of the erosion and sediment controls, and is able to assess the effectiveness of any sediment and erosion control measures selected to control the quality of stormwater discharges from the construction activity.
    - (2) Beginning January 1, 2017, for projects that are five or more acres, inspections must be conducted by a person certified in an erosion and sediment control program that has been approved by DEQ. DEQ has approved the following programs:
      - (a) Certified Professional in Erosion and Sediment Control,
      - (b) Certified Professional in Storm Water Quality,
      - (c) Washington State Certified Erosion and Sediment Control Lead, or
      - (d) Rogue Valley Sewer Services Erosion and Sediment Control Certification.

- (3) Inspections must be conducted by the Erosion and Sediment Control Inspector identified in the ESCP.
- (4) Provide the following for all personnel that will conduct inspections:
  - (a) Name and title;
  - (b) Contact phone number and, if available, e-mail address; and
  - (c) Description of experience and training.

iv. Narrative Site Description.

- (1) Description of the construction activity;
- (2) Proposed timetable indicating when each erosion and sediment control BMP is to be installed and the duration that it is to remain in place;
- (3) Estimates of the total area of the permitted site and the area of the site that is expected to undergo clearing, grading or excavation;
- (4) Nature of the fill material to be used, and of the site soils prior to disturbance;
- (5) Names of the receiving water(s) for stormwater runoff;
- (6) The types of pollutants that could be found in stormwater and their likely sources;
- (7) Any authorized non-stormwater discharges; and
- (8) If a surface water of the state is within 50 feet of the permitted activities,
  - (a) Description of area within 50 feet of project site (including any natural buffer), and
  - (b) Description of approach to manage the natural buffer zone, if any (for example, maintain natural buffer, reduce natural buffer and increase BMPs, or eliminate flow through natural buffer).

v. Site Map and Drawings.

- (1) The site map and drawings must be kept on site and must represent the actual BMP controls being used onsite;
- (2) The site map must show sufficient roads and features for DEQ or Agent to locate and access the site;
- (3) The site map and drawings must include (but is not limited to) the following features (as applicable):
  - (a) Total property boundary including surface area of the development;
  - (b) Areas of soil disturbance (including, but not limited to, showing cut and fill areas and pre- and post-development elevation contours);
  - (c) Drainage patterns before and after finish grading;
  - (d) Discharge points;
  - (e) Areas used for the storage of soils or wastes;
  - (f) Areas where vegetative practices are to be implemented;
  - (g) All erosion and sediment control measures or structures;
  - (h) Impervious structures after construction is completed (including buildings, roads, parking lots and outdoor storage areas);
  - (i) Springs, wetlands and other surface waters on site or adjacent to the site;
  - (j) Temporary and permanent stormwater conveyance systems;
  - (k) Onsite water disposal locations (for example, for dewatering);
  - (l) Storm drain catch basins depicting inlet protection, and a description of the type of catch basins used (for example, field inlet, curb inlet, grated drain and combination);
  - (m) Septic drain fields;
  - (n) Existing or proposed drywells or other UICs;
  - (o) Drinking water wells on site or adjacent to the site;
  - (p) Planters;
  - (q) Sediment and erosion controls including installation techniques;

- (r) Natural buffer zones and any associated BMPs for all areas within 50 feet of a water of the state; and
- (s) Detention ponds, storm drain piping, inflow and outflow details.

**c. ESCP Revisions**

- i. The ESCP must be accurate and reflect site conditions. Update the ESCP as needed to represent actual BMPs being used onsite.
- ii. ESCP revisions must:
  - (1) Clearly identify any changes (such as type or design) to the BMPs identified in the ESCP, their location, maintenance required, and any other revisions necessary to prevent and control erosion and sediment runoff.
  - (2) Include contact information and any applicable certification, training and experience for changes in Erosion and Sediment Control Inspector.
- iii. Approval of the revisions by DEQ or Agent prior to implementation is not required.
- iv. Submission of all ESCP revisions is not required. ESCP revisions must be submitted only if they are made for any of the following reasons:
  - (1) Part of a Corrective Action (A.13).
  - (2) Change in address of the permit registrant. Registrant must keep their address current with DEQ or Agent. Failure to do so may be used as grounds for termination of coverage.
  - (3) Change (increase or decrease) in the size of the project.
  - (4) Change (increase or decrease) in the size or location of disturbed areas.
  - (5) Change to BMPs (for example, type, design or location).
  - (6) Change in erosion and sediment control inspector.
- v. If submission of ESCP revisions is required, submit one paper copy and one electronic PDF to DEQ or Agent within 10 calendar days of the revision. These revisions should be submitted as revised pages of the ESCP or drawings only; it is not necessary to submit the entire ESCP. If the permit registrant does not receive a response to the revisions from DEQ or Agent within 10 calendar days of receipt, the proposed revisions are deemed accepted.
- vi. DEQ or Agent may require the permit registrant to revise the ESCP at any time. The permit registrant must submit the revisions according to the timeframe specified by DEQ or Agent.

**13. Corrective Actions**

- a. The permit registrant must take corrective actions if any of the following occur:
  - i. Significant amounts of sediment or turbidity (as described in A.8.b) are visible downstream of the permitted activities in:
    - (1) A conveyance system leading to surface waters;
    - (2) Surface waters 50 feet or more downstream of the discharge point; or
    - (3) Surface waters at any location where more than one-half of the width of the receiving surface waters is affected.
  - ii. The construction activity causes or contributes to a violation of in-stream water quality standards (A.10.a).
  - iii. DEQ or the Agent requires the permit registrant to take corrective actions to prevent or control the discharge of significant amounts of sediment or turbidity to surface waters or to conveyance systems that discharge to surface waters.
- b. If corrective actions are required, the permit registrant must do all of the following:
  - i. Source(s) of sediment must be controlled within 24 hours to prevent continued or additional discharges. Immediately, but no later than 24 hours after initial detection, take corrective actions or implement additional effective BMPs until the significant amounts of sediment or turbidity are no longer visually detectable and to ensure that the requirements of Conditions A.8.b and A.10.a are met;



# CITY OF WOODBURN

GRAD  
File No: 2019-08

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): Adjusted Property "A" Parcel 2, Partition Plat 2018-075 TL 10 <sup>S</sup> Map 052W13	
Property owner (Propietario): Hazel M. Smith Properties, LLC	Applicant (Solicitante): Stafford Development <i>Smith Creek, LLC</i>
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 verdadero.)

*HMS Prop LLC*  
Owner *Yvonne A Thomas mgr*  
(Firma del Propietario)

*Morgan Will*  
Applicant *Morgan Will*  
(Firma del Solicitante)

Print Name YVONNE A THOMAS  
(Escriba en letra de molde)

Print Name Morgan Will  
(Escriba en letra de molde)

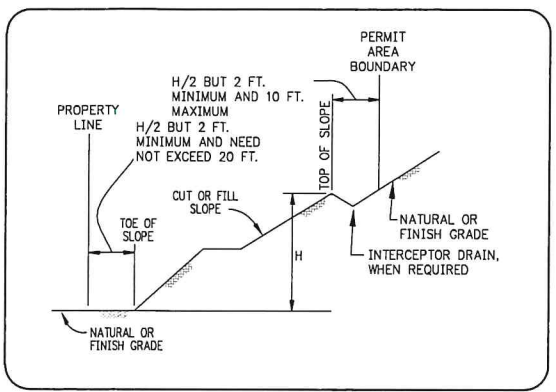
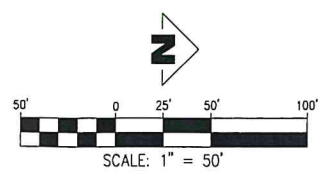
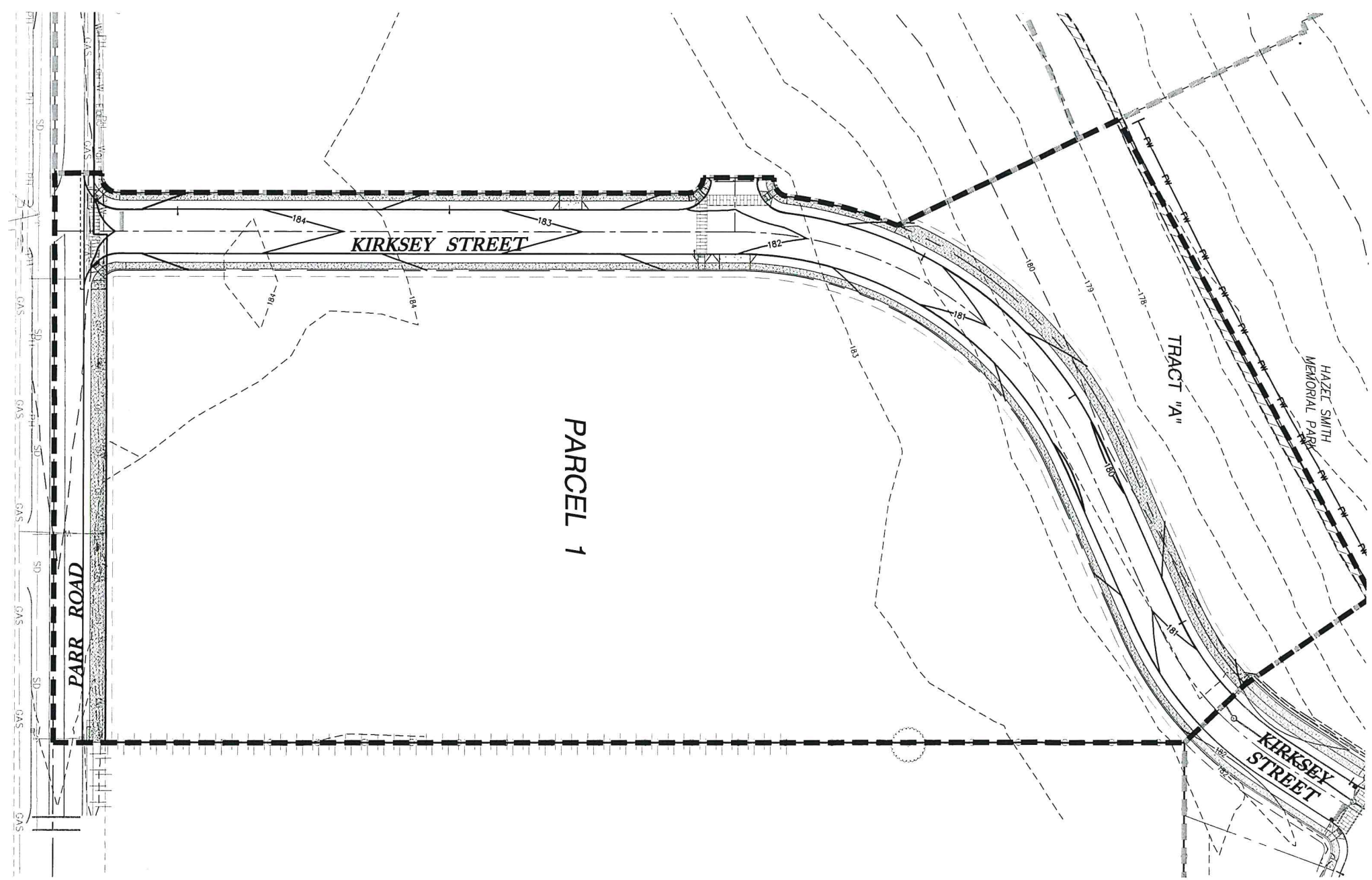
Date (Fecha) 8/19/2019

Date (Fecha) 8/26/19

### 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.)



**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.

EARTHWORK SUMMARY	
VOLUME IN CY	
CUT	1,080
FILL	479
NET	601

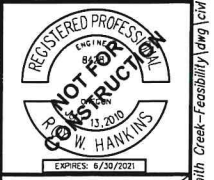
NOTE: STRIPPING AND TRENCH SPOILS ARE NOT INCLUDED IN THIS CALCULATION, CONTRACTOR SHALL INDEPENDENTLY VERIFY VOLUMES.

SMITH CREEK - PHASE 1B  
ADJUSTED PROPERTY "A"  
RE-PLAT OF PARCEL 2  
PARTITION PLAT 2018-65  
WOODBURN, OREGON

**GRADING PLAN**

REVISIONS		
NO.	DATE	DESCRIPTION
0	07/24/2019	1ST SUBMITTAL

**EMERIO**  
*Design*  
2877 WILLAMETTE ROAD, SUITE 1A  
WOODBURN, OREGON 97149  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com



RECEIVED

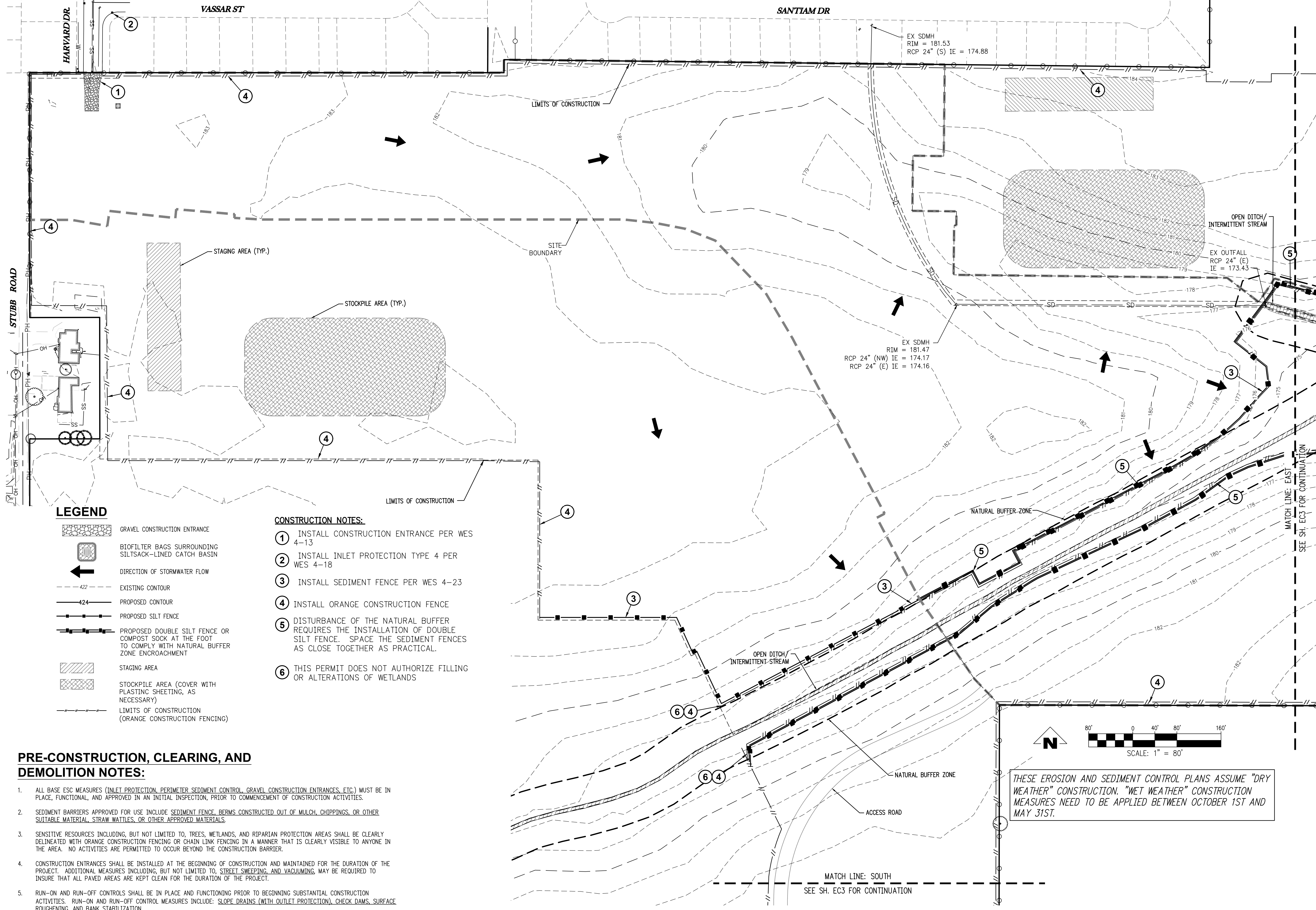
AUG 29 2019

COMMUNITY DEVELOPMENT  
DEPARTMENT

SHEET  
**07**  
OF  
**21**







**LEGEND**

- GRAVEL CONSTRUCTION ENTRANCE
- BIOFILTER BAGS SURROUNDING SILTSACK-LINED CATCH BASIN
- DIRECTION OF STORMWATER FLOW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED DOUBLE SILT FENCE OR COMPOST SOCK AT THE FOOT TO COMPLY WITH NATURAL BUFFER ZONE ENCROACHMENT
- STAGING AREA
- STOCKPILE AREA (COVER WITH PLASTIC SHEETING, AS NECESSARY)
- LIMITS OF CONSTRUCTION (ORANGE CONSTRUCTION FENCING)

**CONSTRUCTION NOTES:**

- 1 INSTALL CONSTRUCTION ENTRANCE PER WES 4-13
- 2 INSTALL INLET PROTECTION TYPE 4 PER WES 4-18
- 3 INSTALL SEDIMENT FENCE PER WES 4-23
- 4 INSTALL ORANGE CONSTRUCTION FENCE
- 5 DISTURBANCE OF THE NATURAL BUFFER REQUIRES THE INSTALLATION OF DOUBLE SILT FENCE. SPACE THE SEDIMENT FENCES AS CLOSE TOGETHER AS PRACTICAL.
- 6 THIS PERMIT DOES NOT AUTHORIZE FILLING OR ALTERATIONS OF WETLANDS

**PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:**

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATILES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

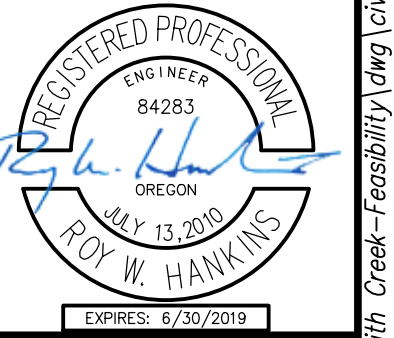
THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

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

**DEMOLITION & EROSION & SEDIMENT CONTROL PLAN**

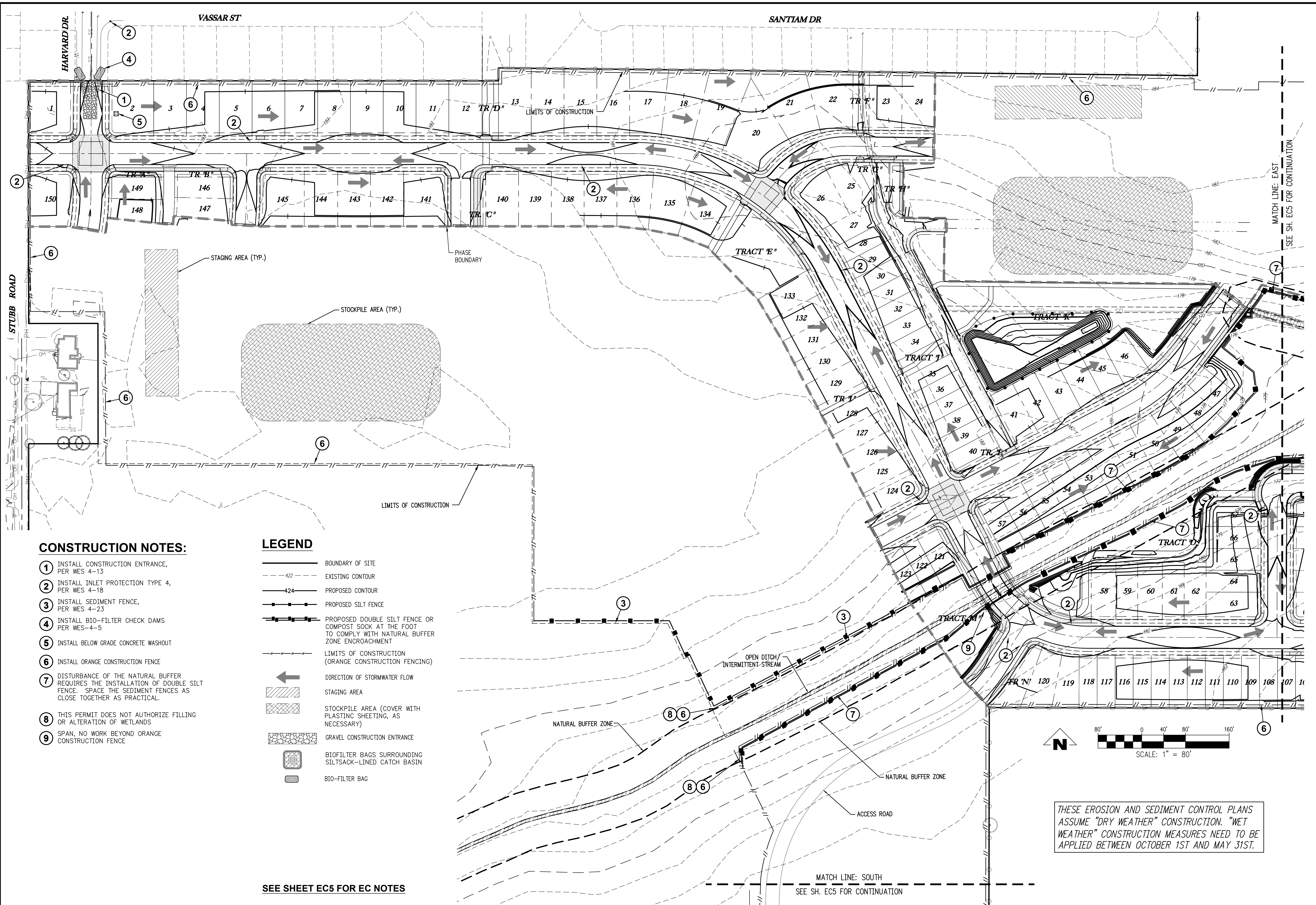
NO.	DATE	DESCRIPTION
0	2/2019	1ST SUBMITTAL

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



SHEET  
**EC2**  
 OF  
**EC7**

FILE: P:\471-001-Smith Creek-Feasibility (v9) (Phase 1)\471-001-56ec02\_Layout: EC2 DEMOLITION & EROSION & SEDIMENT CONTROL PLAN, Plot Date: 5/10/2019 4:03 PM, by: Roy Hawkins 471-001



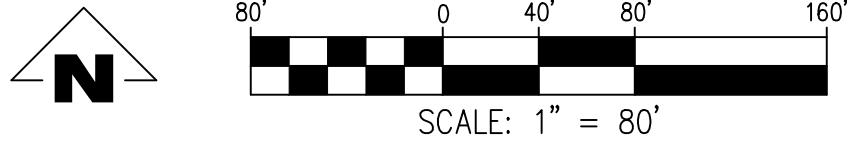
**CONSTRUCTION NOTES:**

- ① INSTALL CONSTRUCTION ENTRANCE, PER WES 4-13
- ② INSTALL INLET PROTECTION TYPE 4, PER WES 4-18
- ③ INSTALL SEDIMENT FENCE, PER WES 4-23
- ④ INSTALL BIO-FILTER CHECK DAMS PER WES-4-5
- ⑤ INSTALL BELOW GRADE CONCRETE WASHOUT
- ⑥ INSTALL ORANGE CONSTRUCTION FENCE
- ⑦ DISTURBANCE OF THE NATURAL BUFFER REQUIRES THE INSTALLATION OF DOUBLE SILT FENCE. SPACE THE SEDIMENT FENCES AS CLOSE TOGETHER AS PRACTICAL.
- ⑧ THIS PERMIT DOES NOT AUTHORIZE FILLING OR ALTERATION OF WETLANDS
- ⑨ SPAN, NO WORK BEYOND ORANGE CONSTRUCTION FENCE

**LEGEND**

- BOUNDARY OF SITE
- - - 422 EXISTING CONTOUR
- - - 424 PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED DOUBLE SILT FENCE OR COMPOST SOCK AT THE FOOT TO COMPLY WITH NATURAL BUFFER ZONE ENCROACHMENT
- - - LIMITS OF CONSTRUCTION (ORANGE CONSTRUCTION FENCING)
- ← DIRECTION OF STORMWATER FLOW
- ▨ STAGING AREA
- ▩ STOCKPILE AREA (COVER WITH PLASTIC SHEETING, AS NECESSARY)
- ▧ GRAVEL CONSTRUCTION ENTRANCE
- ⊠ BIOFILTER BAGS SURROUNDING SILTSACK-LINED CATCH BASIN
- ⊡ BIO-FILTER BAG

SEE SHEET EC5 FOR EC NOTES



THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

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

**STREET GRADING,  
 EROSION & SEDIMENT  
 CONTROL PLAN**

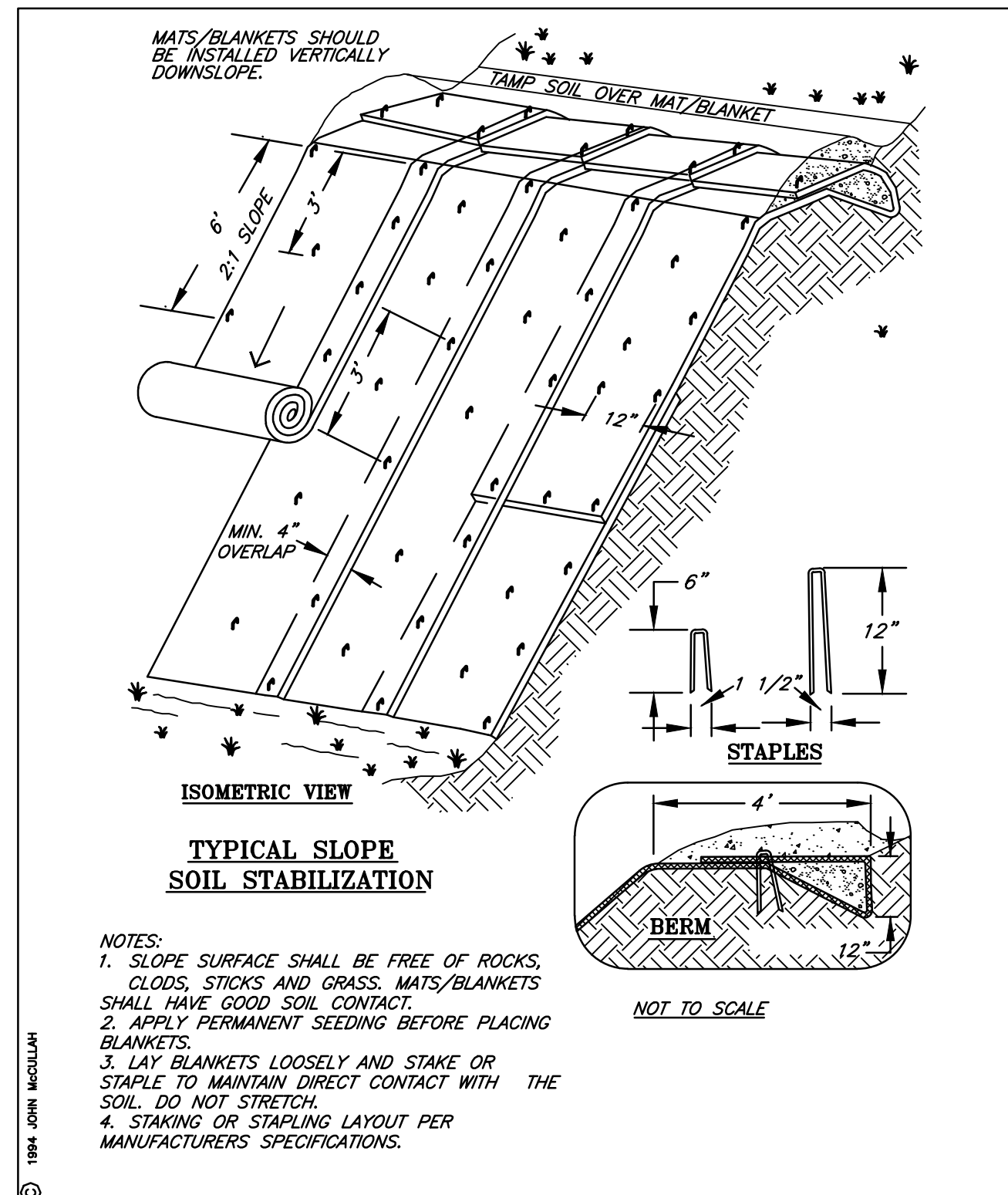
REVISIONS	
NO.	DESCRIPTION
0	2/2019 1ST SUBMITTAL

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



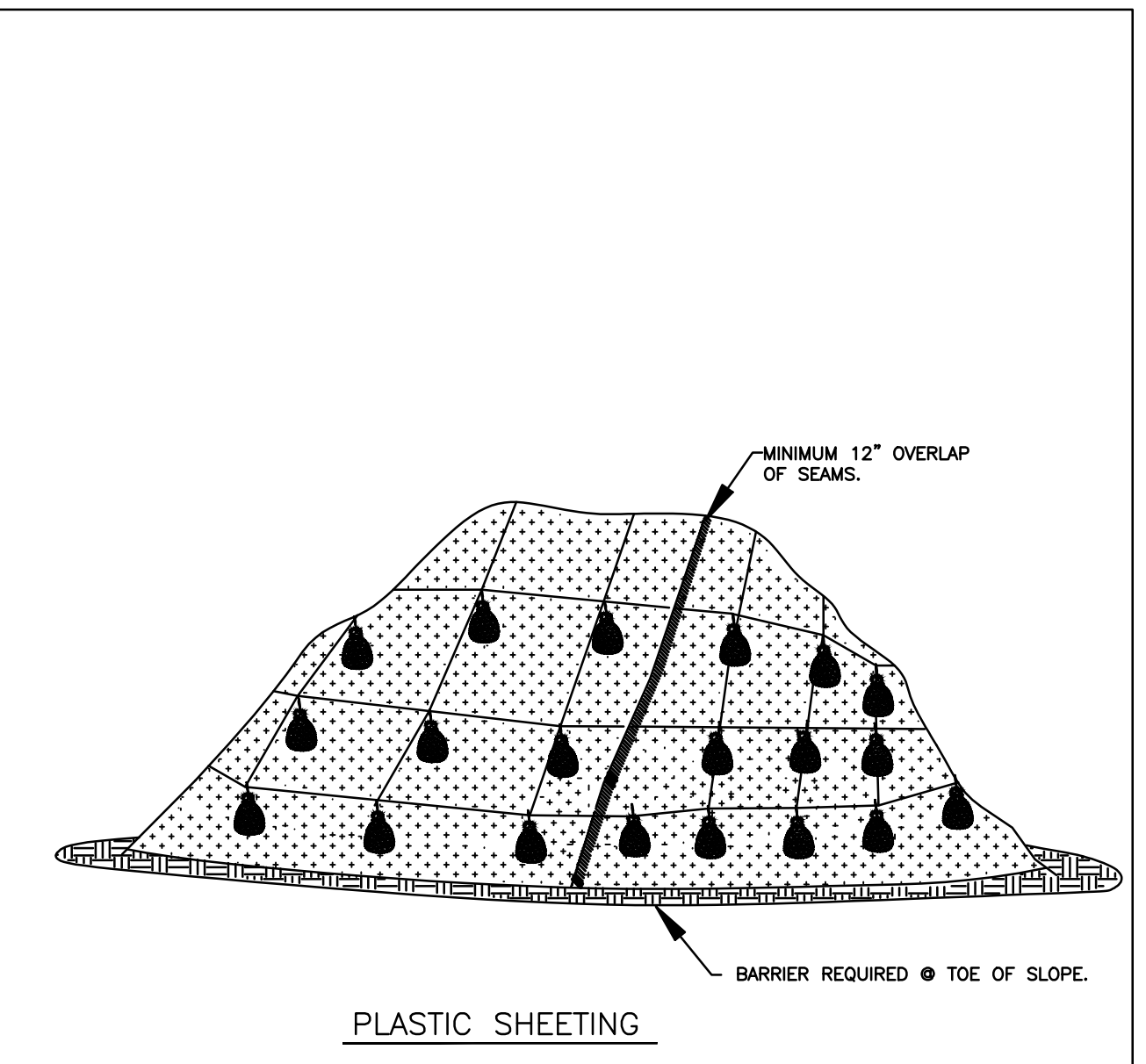
SHEET  
**EC4**  
 OF  
**EC7**

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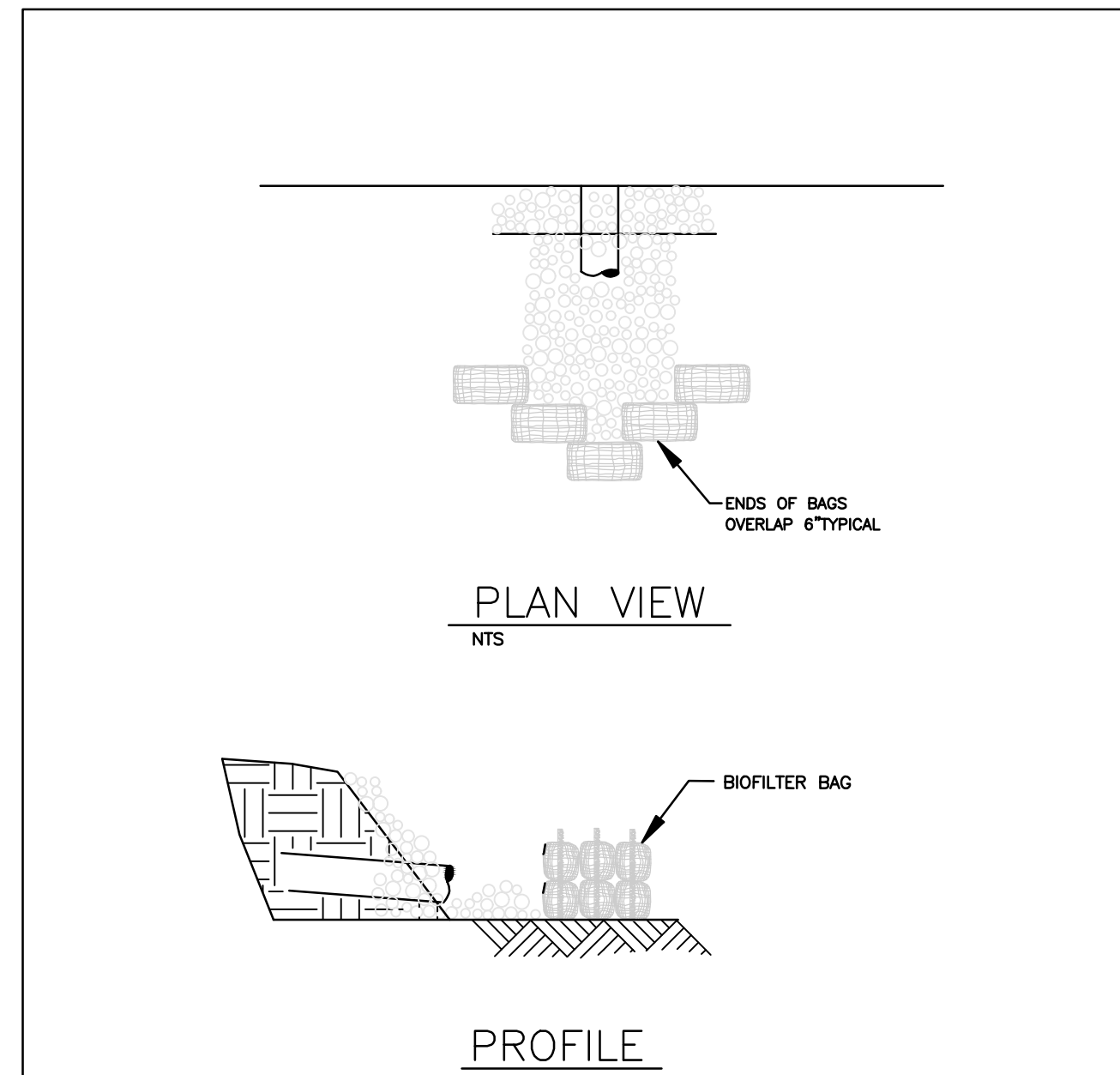
**MATting - Slope Installation**

DETAIL DRAWING 4-1 REVISED 01-09



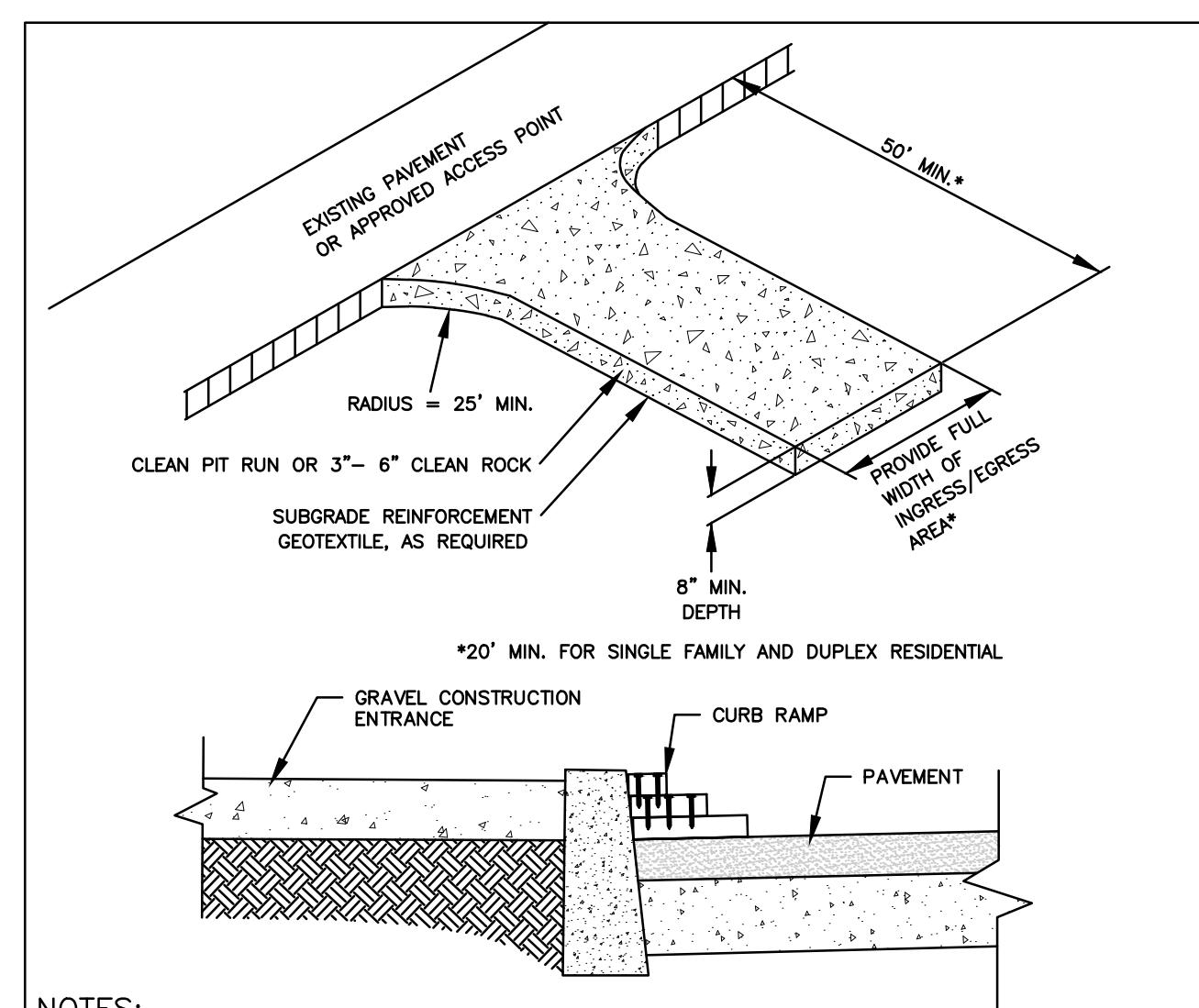
**PLASTIC SHEETING**

DETAIL DRAWING 4-3 REVISED 01-09



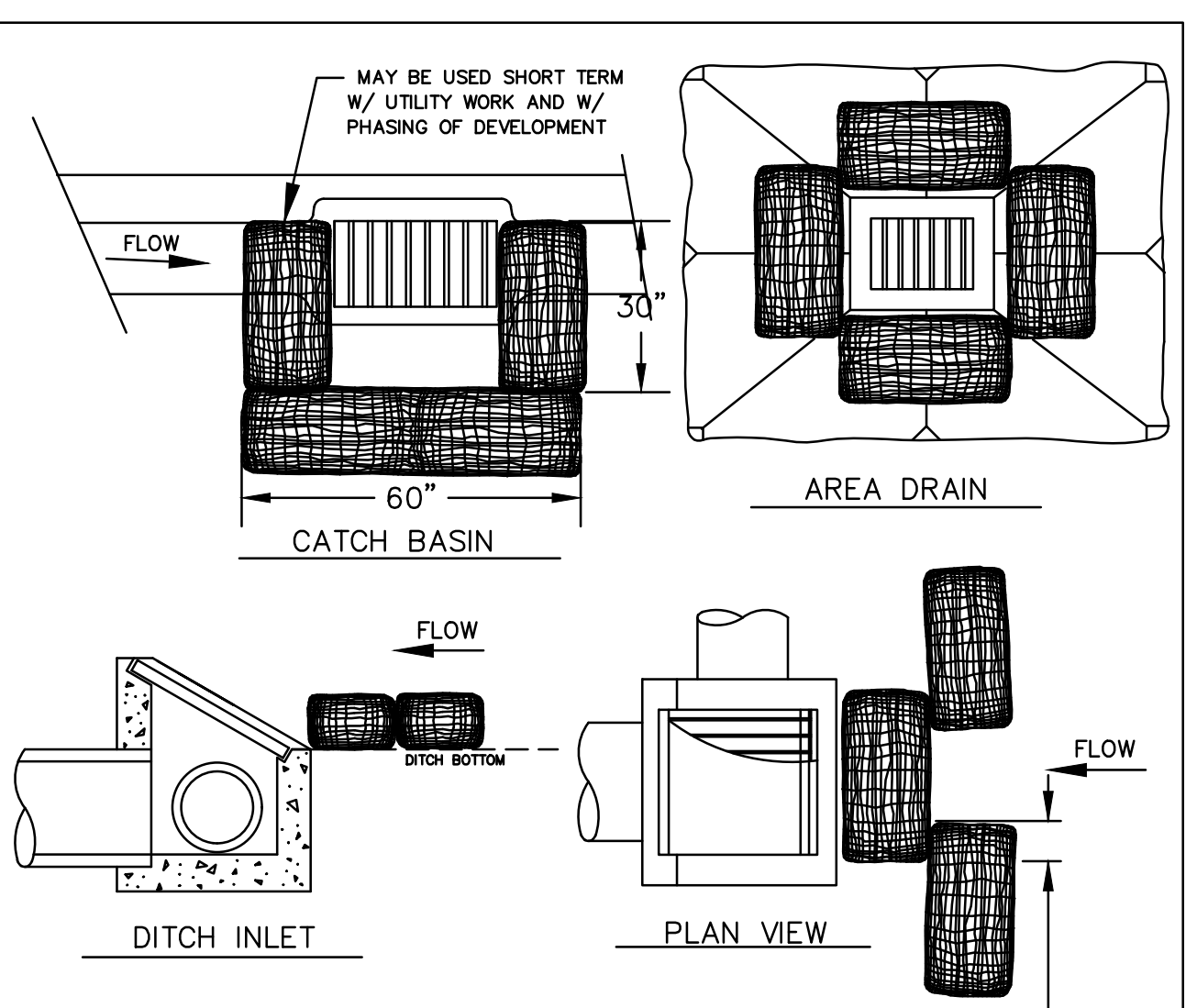
**Outlet Protection - Rip Rap**

DETAIL DRAWING 4-7 REVISED 01-09



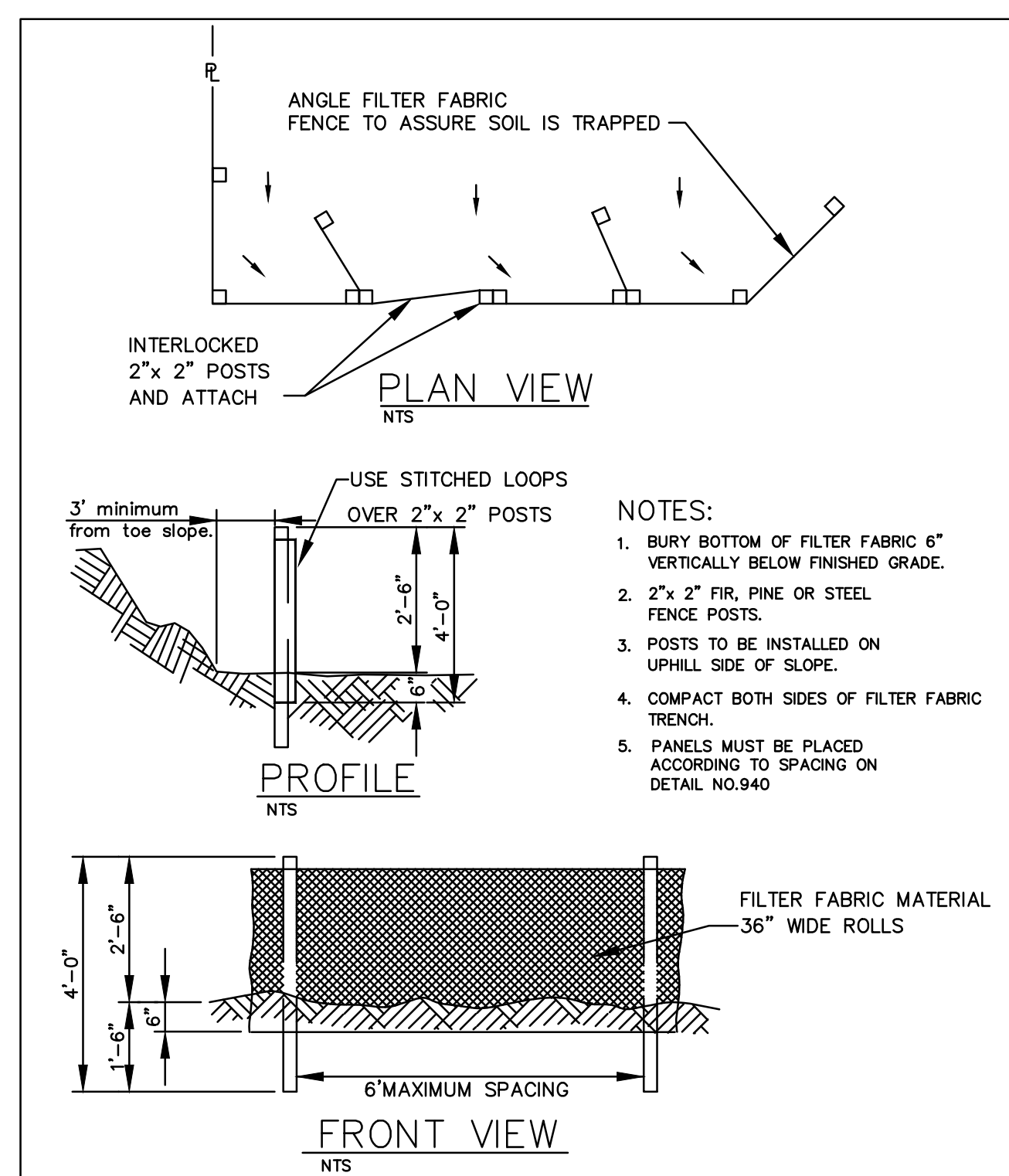
**CONSTRUCTION ENTRANCE**

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**

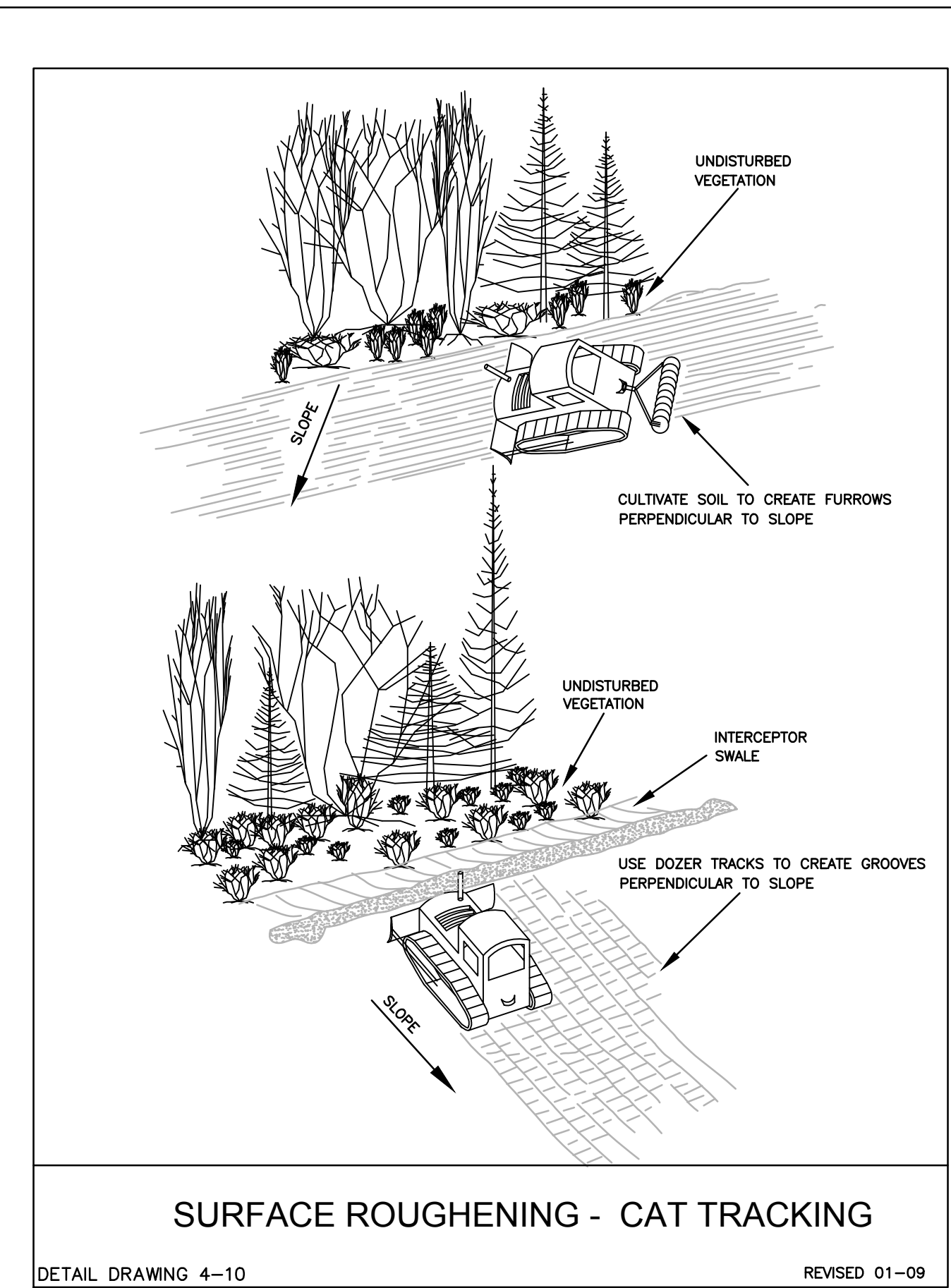
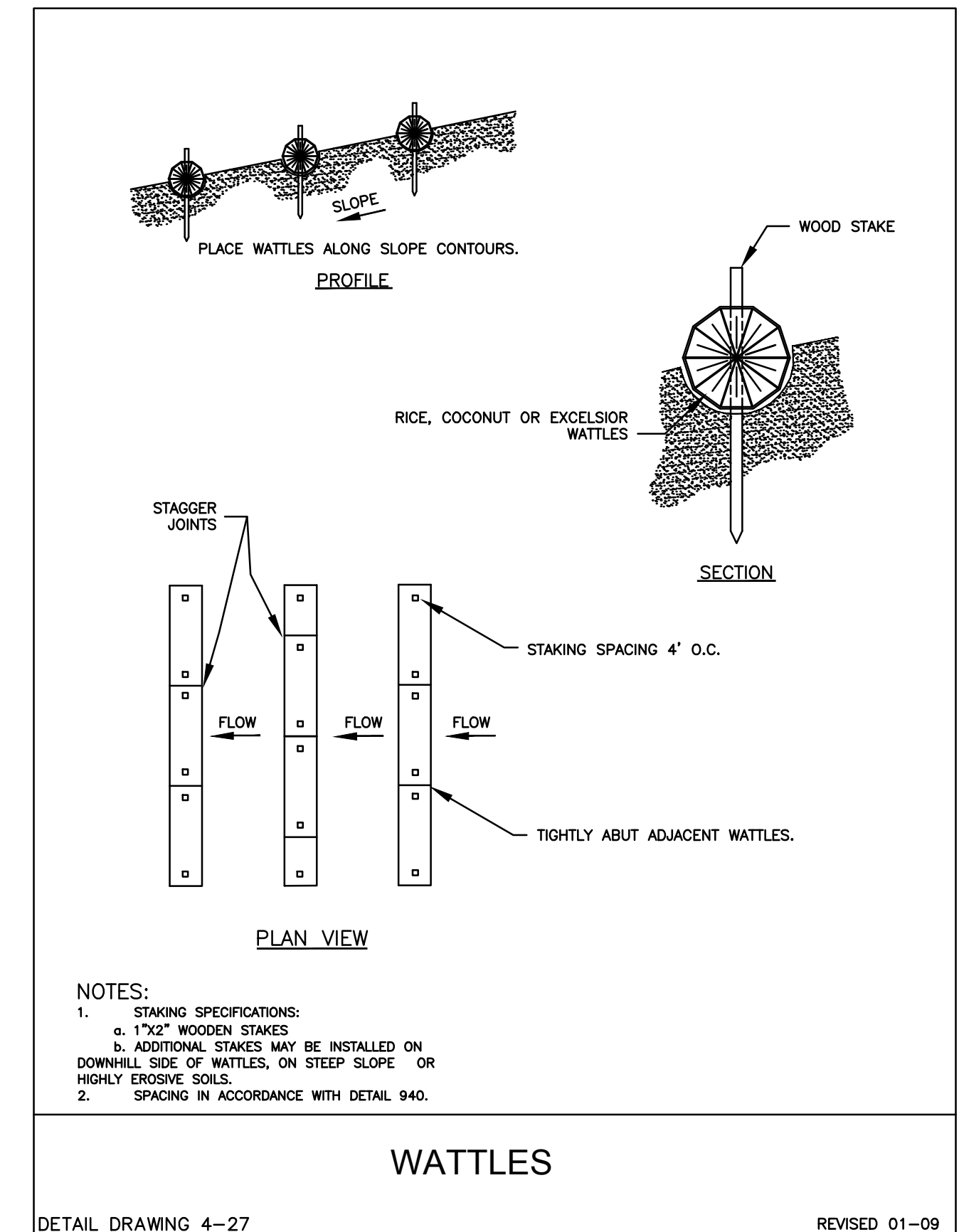
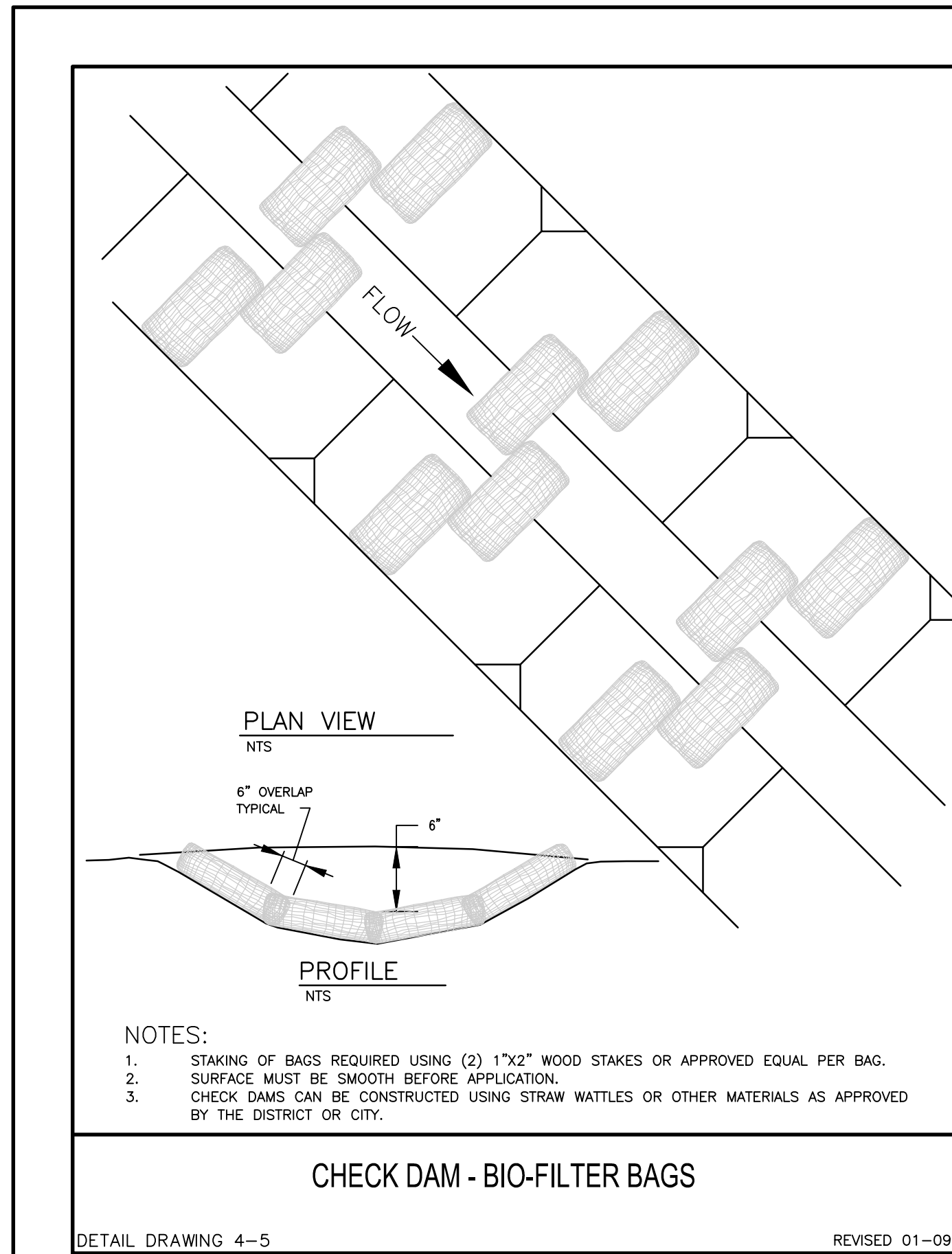
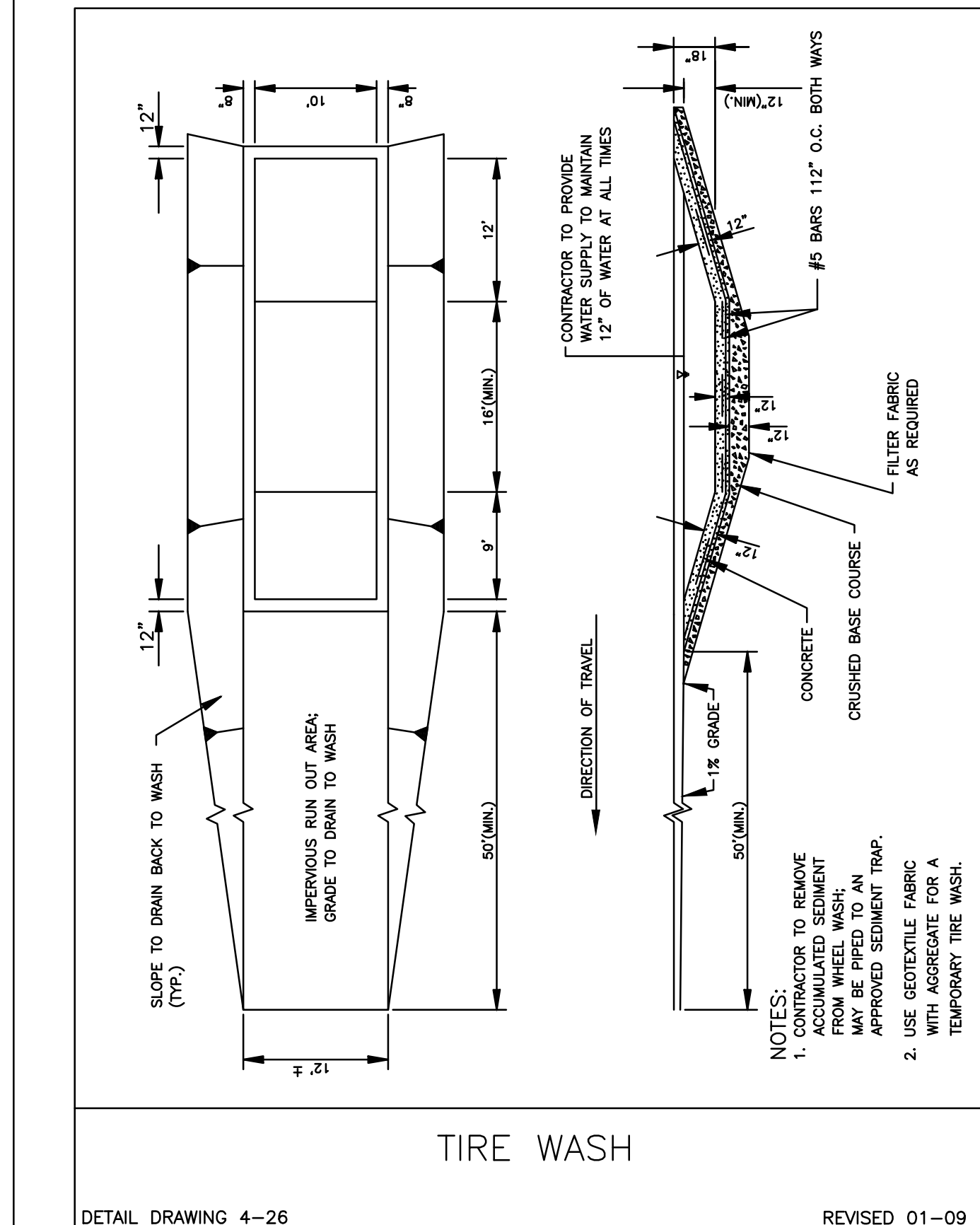
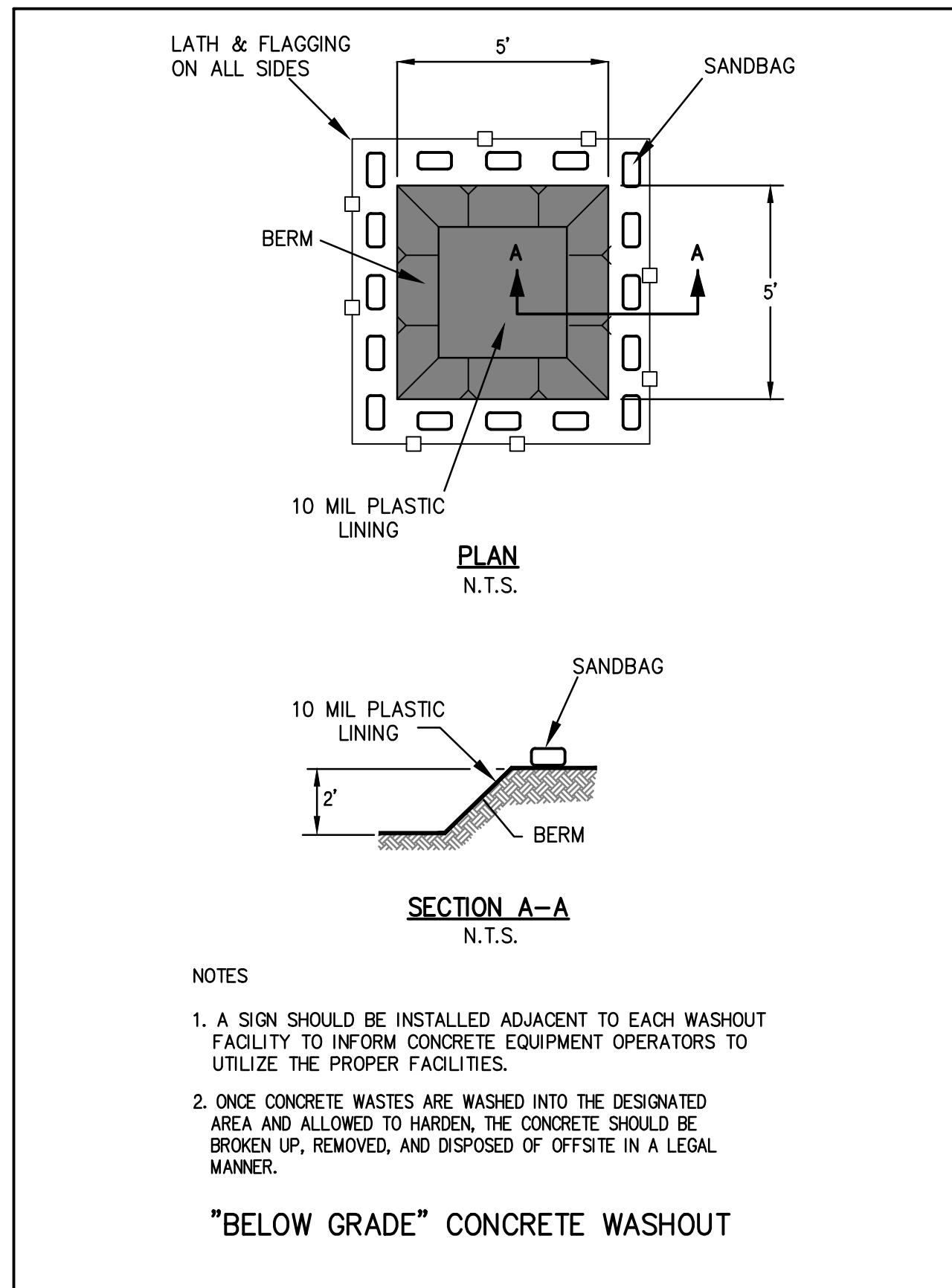
NO.	DATE	DESCRIPTION
0	2/2019	1ST SUBMITTAL

**EMERIO Design**

2677 WILLAMETTE ROAD, SUITE 1A  
WOODBURN, OREGON 97146  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

REGISTERED PROFESSIONAL ENGINEER  
84283  
ROY W. HANKINS  
JULY 13, 2010  
EXPIRES: 9/30/2019

471-001  
FILE: P:\471-001-Smith\_Creek-Feasibility (dwg) (Phase 1)\471-001-626c06\_Layout\_EC06 EROSION & SEDIMENT CONTROL DETAILS\_Plot Date: 5/18/2019 3:59 PM.dwg by: Roy Hankins



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

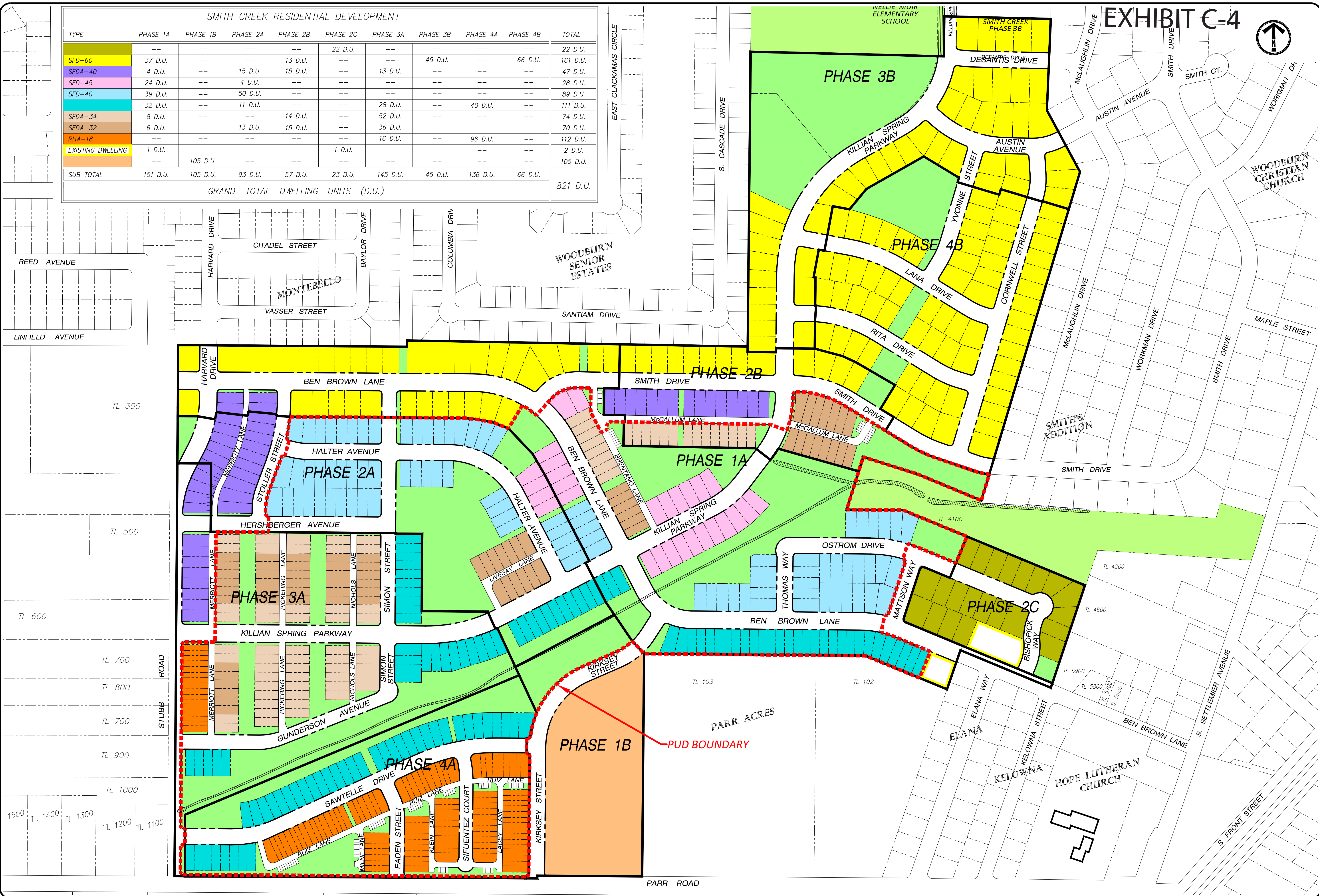
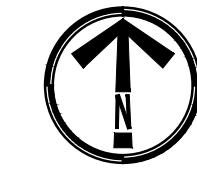


FILE-P: \\471-001-Smith\_Creek-Feasibility.dwg | Phase 1 | 471-001-63ec07\_Layout: EC7 EROSION & SEDIMENT CONTROL DETAILS, Plot Date: 5/8/2019 4:01 PM, by: Roy Hawkins 471-001

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

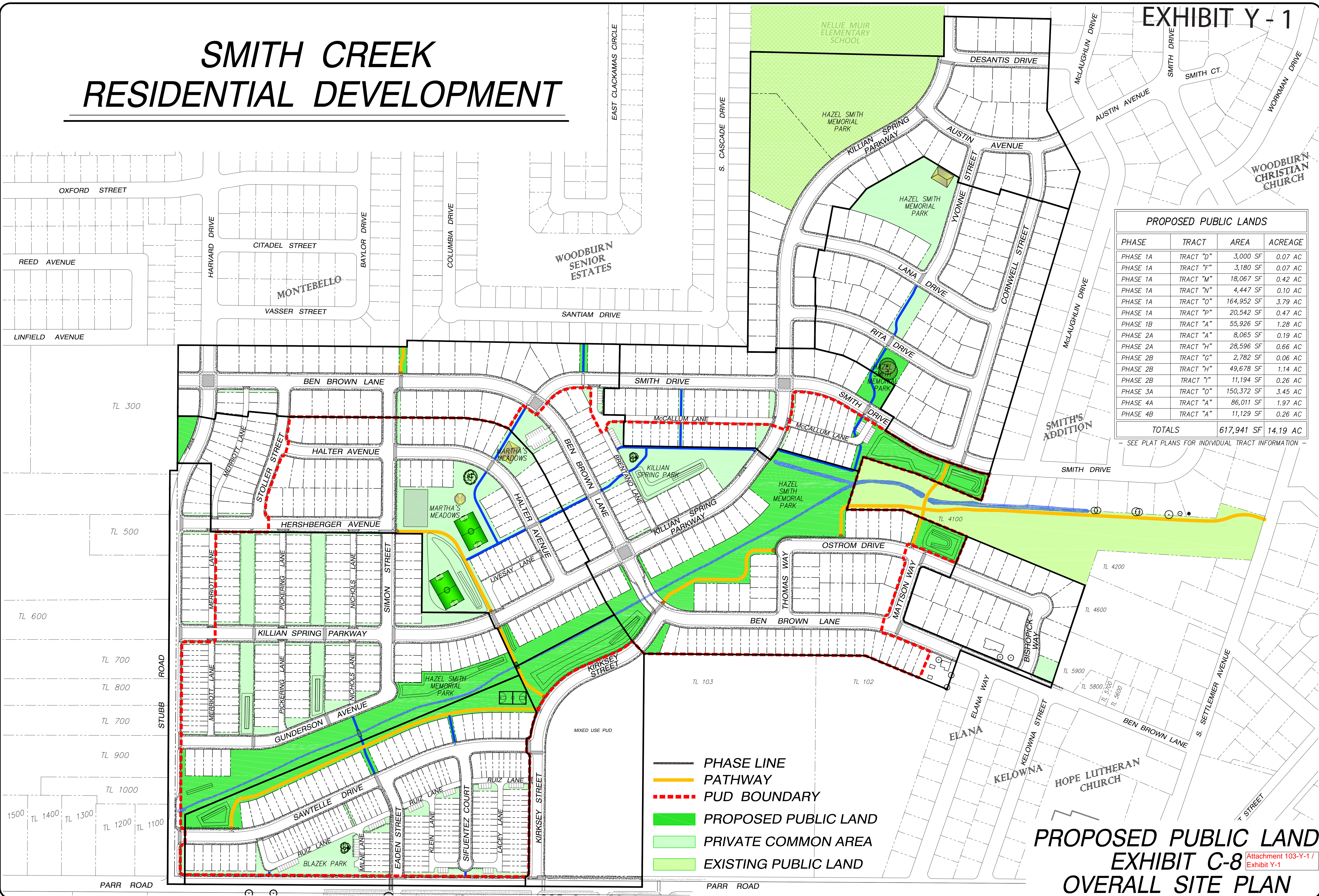
NO.	DATE	REVISIONS	DESCRIPTION

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

SHEET  
 1  
 OF  
 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

SHEET  
1  
OF  
1