



September 13, 2019

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

RE: Approval of Grading Permit GRAD 2019-10 "Smith Creek Development: Phase 2C" (Parcel 1, Partition Plat 2018-075; Tax Lot 052W13 00100); [Accela](#) record no. 971-19-000147-PLNG.

Dear Mr. Will:

Following original submittal of the grading permit application on September 4, 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 September 4, 2019, which cover Phase 2C that is contiguous with the subject property and contains the northeastern of the two Smith family homesteads within the remainder of the Smith family farm.
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 2C (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 2C.

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 2C of the Smith Creek Development, which is the phase that includes the northeastern of the two Smith

family homesteads within the remainder of the Smith family farm. Phase 2C is next to and south of the City stormwater tract (Tax Lot 051W18BC 04100), which was the subject of grading permit GRAD 2019-03, and is the only phase other than Phase 1A that borders the City-owned property.

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 or (503) 980-2445.

Final decision approved by designee:



Colin Cortes, AICP, CNU-A, Senior Planner

September 13, 2019

Enclosures (6):

1. Marked Tax Map
2. Applicant e-mail about how the DEQ Permit applies to Ph. 2C (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
Eric Liljequist, P.E., Public Works Director
Dago Garcia, P.E., City Engineer

file(s): GRAD 2019-10
Accela record no. 971-19-000147-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.
 - ⊕ 16, 15 Section Corner
 - ⊕ 21, 22

NUMBERS

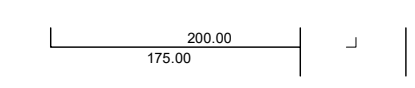
Tax Code Number
000 00 00 0

Acreege
0.25 AC

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

NOTES

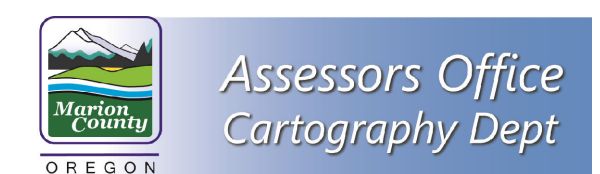
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

101	
102A2	
104	
200	
201	
1400	

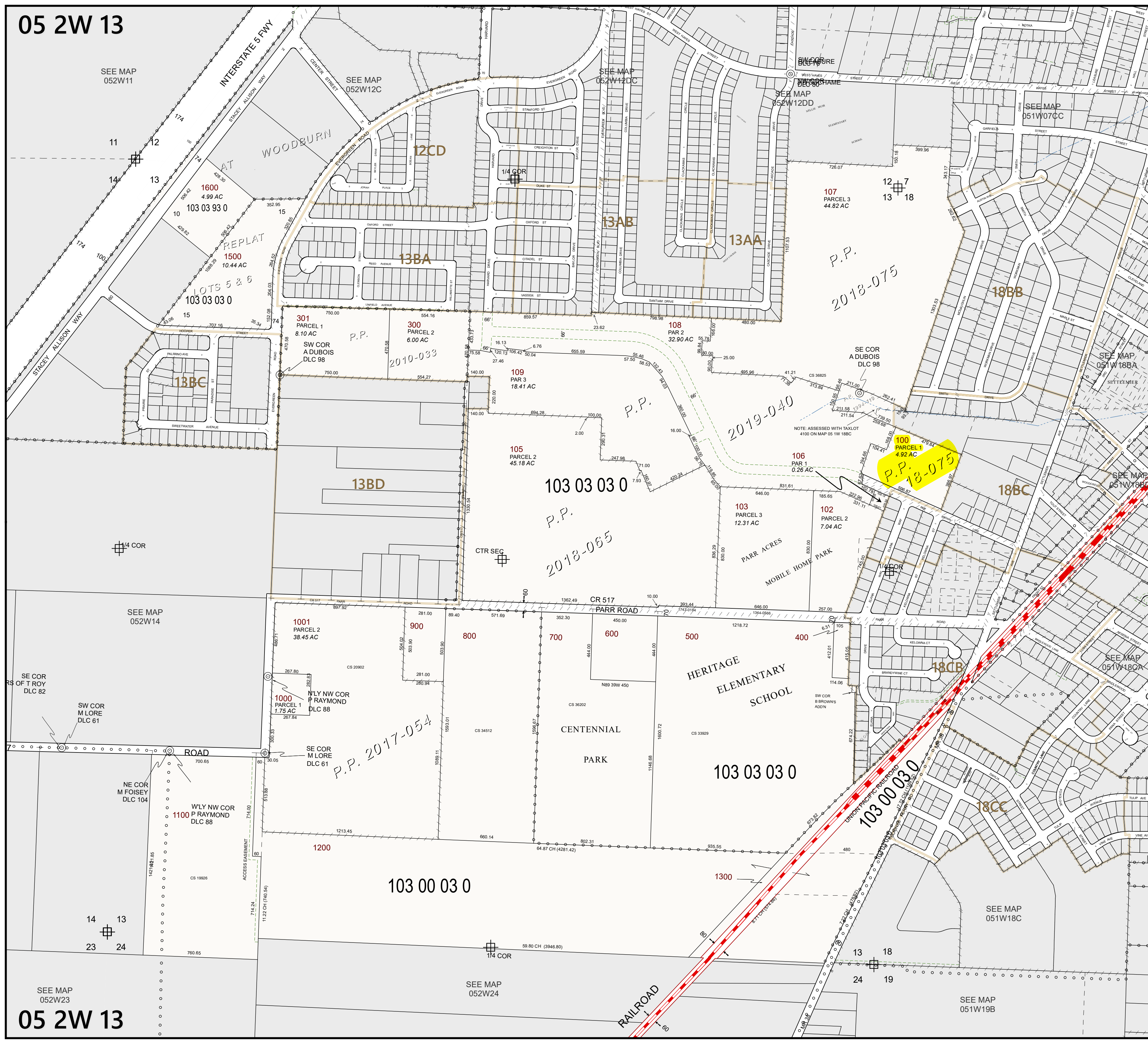
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 7/22/2019

WOODBURN
05 2W 13



05 2W 13

Colin Cortes

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

WE MOVED:

NEW: 8840 SW Holly Lane, Wilsonville, OR 97070

www.staffordlandcompany.com



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>

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

To: Colin Cortes <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

WE MOVED:

NEW: 8840 SW Holly Lane, Wilsonville, OR 97070

www.staffordlandcompany.com



From: Morgan Will

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

To: 'Colin Cortes' <Colin.Cortes@ci.woodburn.or.us>; Dago Garcia <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**

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.

- 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.

Table of Contents

SCHEDULE A CONTROLS AND LIMITATIONS 4

- 1. Registering New Construction Activities 4
- 2. Renewal Application for Permit Coverage 4
- 3. Transfer of Permit Registration 5
- 4. Authorized Stormwater Discharges 5
- 5. Authorized Non-Stormwater Discharges 5
- 6. Prohibited Discharges 6
- 7. Control Measures 6
- 8. Implementation of Control Measures 9
- 9. BMP Maintenance 11
- 10. In-stream Water Quality Standards 11
- 11. Water Quality Requirements for TMDL and 303(d) Listed Waterbodies 11
- 12. Erosion and Sediment Control Plan (ESCP)..... 12
- 13. Corrective Actions 14

SCHEDULE B MINIMUM MONITORING AND RECORDKEEPING REQUIREMENTS..... 16

- 1. Visual Monitoring 16
- 2. Recordkeeping 17

SCHEDULE D SPECIAL CONDITIONS 18

- 1. Schedule Precedence..... 18
- 2. Other Requirements 18
- 3. Termination of Permit Registration 18
- 4. Local Public Agencies Acting as DEQ’s Agent 19
- 5. Permit-Specific Definitions 19

SCHEDULE F NPDES GENERAL CONDITIONS – INDUSTRIAL FACILITIES 22

- SECTION A. STANDARD CONDITIONS 22
- SECTION B. OPERATION AND MAINTENANCE OF POLLUTION CONTROLS 23
- SECTION C. MONITORING AND RECORDS 26
- SECTION D. REPORTING REQUIREMENTS 28
- SECTION E. DEFINITIONS 30

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;

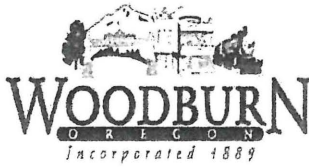
- (r) Natural buffer zones and any associated BMPs for all areas within 50 feet of a water of the state; and
- (s) Detention ponds, storm drain piping, inflow and outflow details.

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

File No: GRAD 2019-10

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)

05-26-13 - 00100

General Information (Información General)

Project location (Ubicación del Proyecto): <u>Parcel 1, Partition Plat 2018-075</u>	
Property owner (Propietario): <u>Hazel M. Smith Properties, LLC</u>	Applicant (Solicitante): <u>Smith Creek, LLC</u>
Mailing Address (Dirección Postal): <u>33844 SE White Oak Rd, Corvallis, OR 97333</u>	Mailing Address (Dirección Postal): <u>8840 SW Holly Lane, Wilsonville, OR 97070</u>
Telephone (Teléfono):	Telephone (Teléfono): <u>(971) 206-8615</u>
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 **Applicant** Smith Creek, LLC
 (Firma del Propietario) (Firma del Solicitante)

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

Date (Fecha) 8/19/2019 **Date (Fecha)** 9/04/19

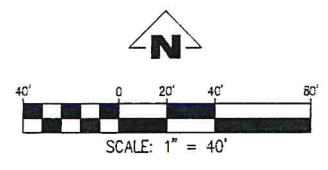
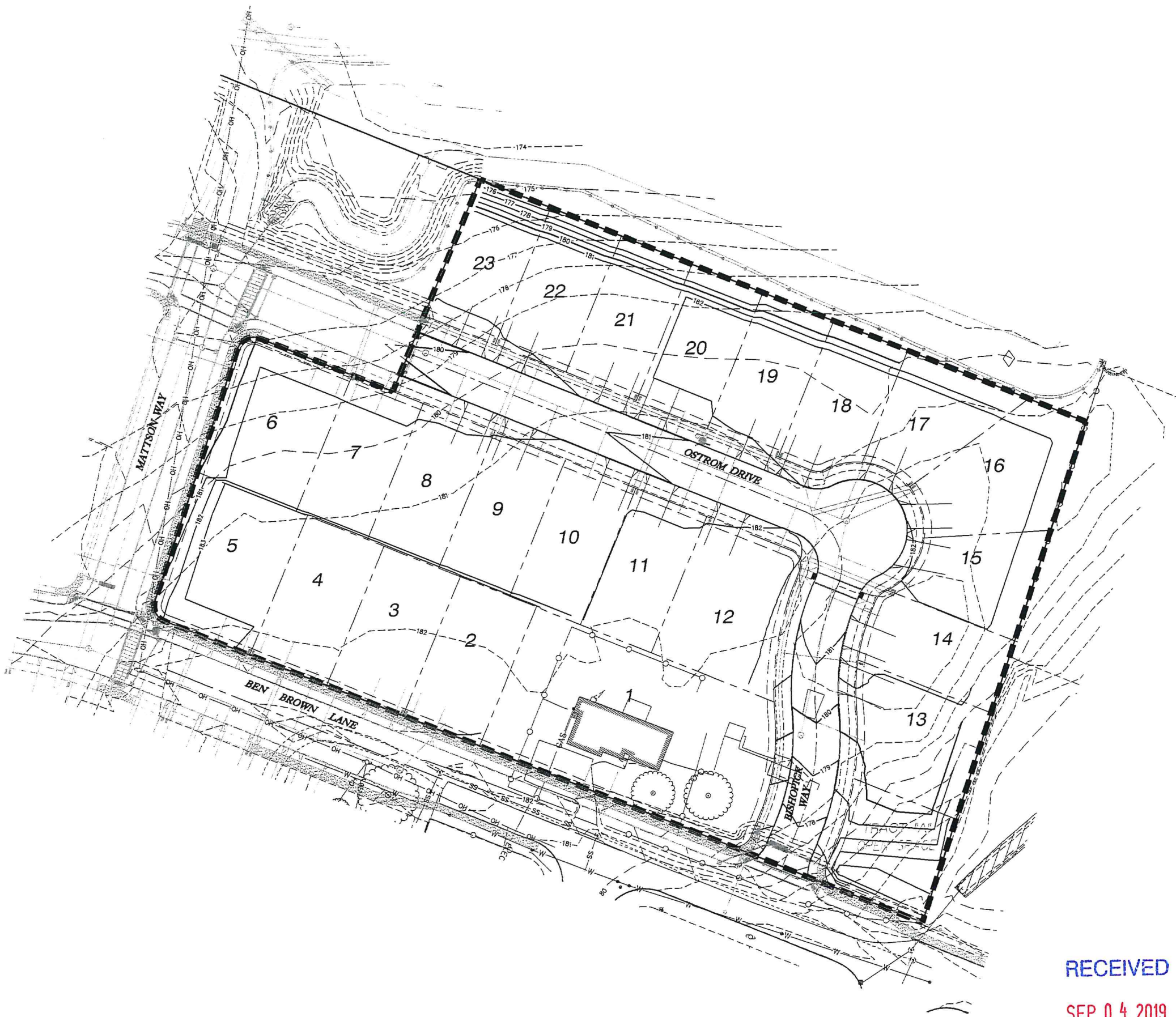
Fee (Cuota)

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.)

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 COMMUNITY DEVELOPMENT
 DEPARTMENT



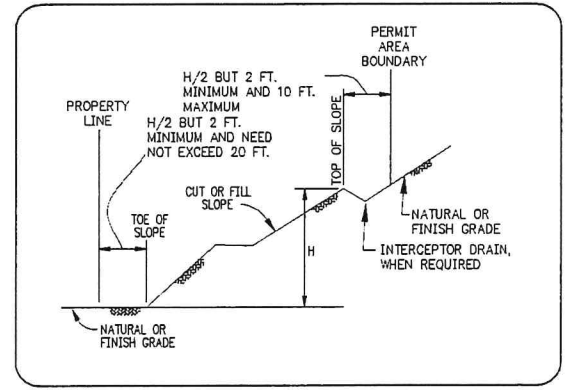


GENERAL NOTES:

- 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	1,269
FILL	10,643
NET	9,374

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



SETBACK LIMITATIONS
N.T.S.

RECEIVED
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COMMUNITY DEVELOPMENT
DEPARTMENT

SMITH CREEK - PHASE 2C
TAX MAP 052W13-TL 100
WOODBURN, OREGON

GRADING PLAN

NO.	DATE	DESCRIPTION
		1ST SUBMITTAL

EMERIO Design
2677 WILLAMETTE ROAD, SUITE 1A
EUGENE, OR 97401
TEL: (503) 639-9892
FAX: (503) 639-9892
www.emeriodesign.com



SHEET
07
OF
18

FILE: P:\471-001_Smith_Creek_Feasibility.dwg (Phase 2C) 471-001_grad Layout: 08/26/2019 4:00 PM, by: Kaden Smith 471-001

EROSION AND SEDIMENT CONTROL NOTES:

- HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (SCHEDULE A.8.C.I.(3))
- ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SCHEDULE A.12.B AND SCHEDULE B.1)
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SCHEDULE B.1.C AND B.2)
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, THE ABOVE RECORDS MUST BE RETAINED BY THE PERMIT REGISTRANT BUT DO NOT NEED TO BE AT THE CONSTRUCTION SITE. (SCHEDULE B.2.C)
- ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SCHEDULE A.8.a)
- THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SCHEDULE A.12.C.1)
- SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SCHEDULE A.12.c.iv AND V)
- PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SCHEDULE A.7.A.III)
- IDENTIFY, MARK, AND PROTECT (BY FENCING OFF OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SCHEDULE A.8.c.i.(1) & (2))
- PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SCHEDULE A.7.a.v)
- MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FOOT OF WATERS OF THE STATE. (SCHEDULE A.7.B.I. AND (2)(A)(B))
- INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SCHEDULE A.8.C.I.(5))
- CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SCHEDULE A.7.C)
- CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SCHEDULE A.7.D.1)
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SCHEDULE A.8.c.i.(6))
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATION MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS. (SCHEDULE A.8.c.ii.(3))
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SCHEDULE A.8.c.i.(7))
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPs MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES. (SCHEDULE A.7.d.ii & A.8.c.i.(4))
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SCHEDULE A.7.d.iii(5))
- CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SCHEDULE A.6)
- USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS: VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZERS, PESTICIDES, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SCHEDULE A.7.e.i.(2))
- IMPLEMENT THE FOLLOWING BMPs WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SCHEDULE A.7.e.iii)
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SCHEDULE A.7.a.iv)
- THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SCHEDULE A.9.D)
- IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SCHEDULE A.9.d)
- TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SCHEDULE A.7.b)
- AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPs MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SCHEDULE A.7.e.ii.(2))
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND BARE GROUND DURING WET WEATHER. (SCHEDULE A.7.a.i)
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SCHEDULE A.9.c.i)
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT, AND BEFORE BMP REMOVAL. (SCHEDULE A.9.c.ii)
- CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SCHEDULE A.9.c.iii & iv)
- WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME. (SCHEDULE A.9.b.i)
- THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SCHEDULE A.9.b.ii)
- THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE (SCHEDULE 1.7.f.i)
- PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE (SCHEDULE A.7.f.ii)
- DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. (SCHEDULE A.8.C.III(1) AND D.3.II AND III)

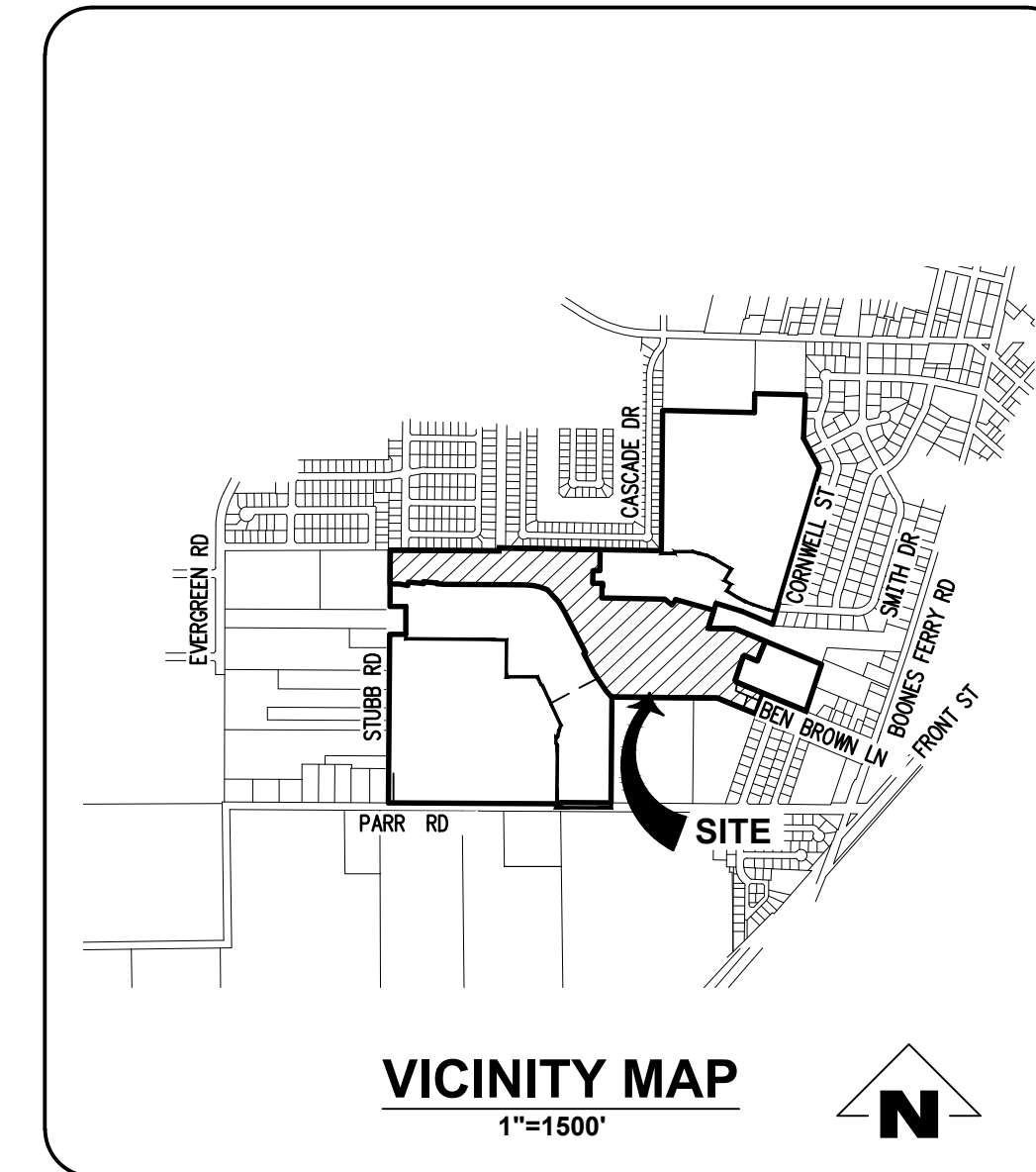
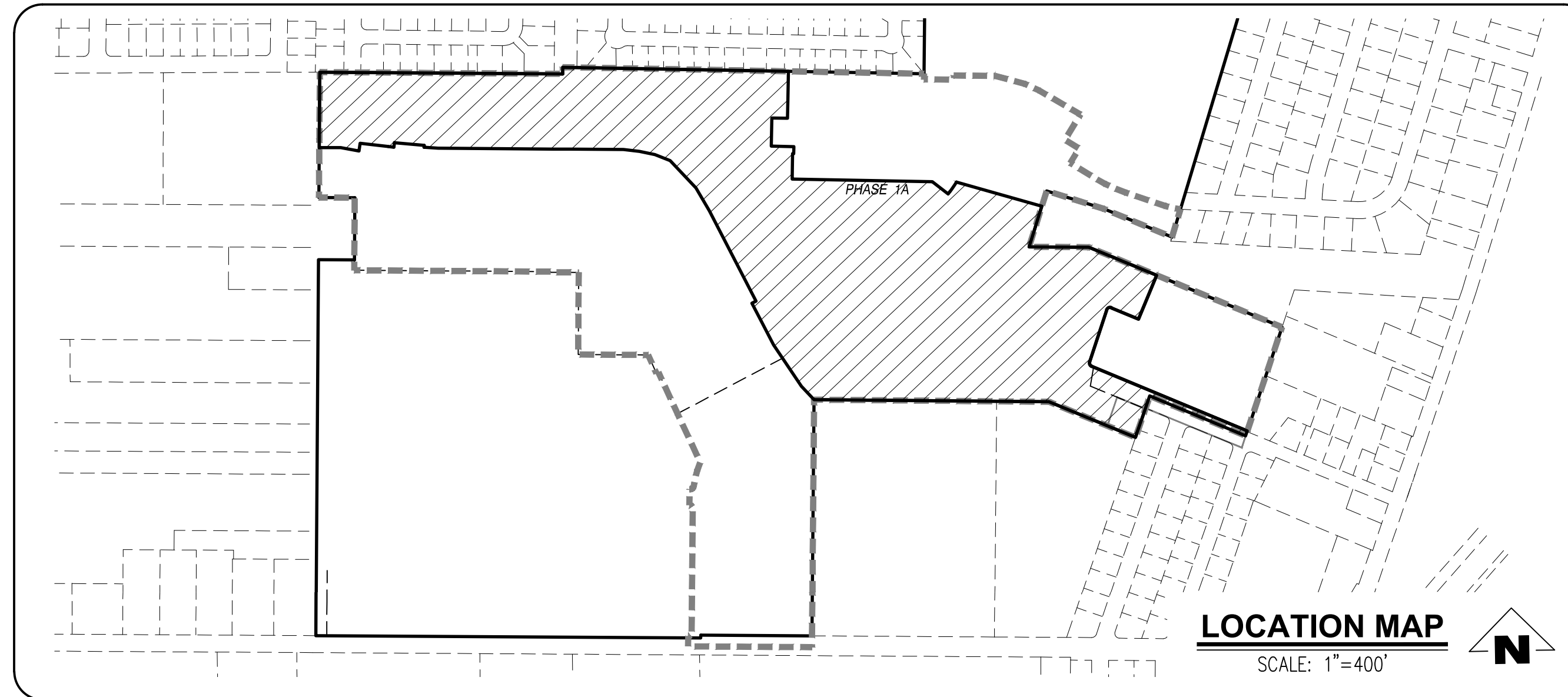
INSPECTION FREQUENCY:

	SITE CONDITION	MINIMUM FREQUENCY
1	ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOW MELT, IS OCCURRING. AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2	PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY.	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE.
3	INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS.	ONCE EVERY MONTH.
4	PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO UNCLEM WEATHER.	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.
5	PERIODS DURING WHICH DISCHARGE IS UNLIKELY DUE TO FROZEN CONDITIONS.	MONTHLY. RESUME MONITORING IMMEDIATELY UPON MELT, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

- HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
- ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS.
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS.
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION. (SCHEDULE B.2.a)

SMITH CREEK PHASE 1A

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



BMP MATRIX FOR CONSTRUCTION PHASES

	CLEARING	MASS GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 – MAY 31)
EROSION PREVENTION						
PRESERVE NATURAL VEGETATION	X	X	X	X	X	X
GROUND COVER					X	X
HYDRAULIC APPLICATIONS (HYDRO-SEEDING)					X	
PLASTIC SHEETING	X	X				X
MATting					X	X
DUST CONTROL	X	X	X	X	X	X
TEMPORARY/ PERMANENT SEEDING		X			X	X
BUFFER ZONE	** X	X	X	X	X	X
SEDIMENT CONTROL						
SEDIMENT FENCE (PERIMETER)	** X	X	X	X	X	X
SEDIMENT FENCE (INTERIOR)	** X	X	X	X	X	X
INLET PROTECTION	** X	X	X	X	X	X
STRAW WATTLES	** X	X	X	X		
FILTER BERM						
DEWATERING			X			
SEDIMENT TRAP		X	X	X	X	X
NATURAL BUFFER ENCROACHMENT	X	X	X	X	X	X
RUNOFF CONTROL						
CONSTRUCTION ENTRANCE	** X	X	X	X		X
PIPE SLOPE DRAIN						
OUTLET PROTECTION	** X	X	X	X		
SURFACE ROUGHENING		X			X	
CHECK DAMS					X	
POLLUTION PREVENTION						
PROPER SIGNAGE	X	X	X	X	X	X
HAZ WASTE MGMT	X	X	X	X	X	X
SPILL KIT ON-SITE	X	X	X	X	X	X
CONCRETE WASHOUT AREA	X	X	X	X	X	X

* SIGNIFIES BMP'S REQUIRED FOR WORK WITHIN 50' OF WATER OF THE STATE
**SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY

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 FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

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

CITY MAINTENANCE 503-982-5240

CITY WATER 503-982-5238

FRONTIER 1-800-921-8101

OWNER:

STAFFORD DEVELOPMENT COMPANY
8840 SW HOLLY LANE
WILSONVILLE, OREGON 97070
CONTACT: MORGAN WILL
(503) 305-7647

ENGINEER

EMERIO DESIGN, LLC
6445 SW FALLBROOK PL.
SUITE 100
BEAVERTON, OR 97008
CONTACT: ROY W. HANKINS, P.E.
(503) 746-8812 (P)

SURVEYOR

BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
CONTACT: GREGORY L. WILSON
OREGON CITY, OR 97045
(503) 588-8800 (P)

PERMITEE'S SITE INSPECTOR

COMPANY/AGENCY: POINT ENVIRONMENTAL
PHONE: (541) 207-8441
E-MAIL: MIKEZ@POINTENV.COM
NAME: MICHAEL ZENTHOEFER
DESCRIPTION OF EXPERIENCE: TEN YEARS OF EXPERIENCE DESIGNING, INSTALLING, MAINTAINING, AND INSPECTING EROSION, SEDIMENT, AND POLLUTION CONTROL FEATURES ON A WIDE VARIETY OF CIVIL INFRASTRUCTURE PROJECTS.
CPESC #7386.

PROJECT LOCATION

BETWEEN STUBB ROAD NE AND S SETTLEMIER AVE AND CAN BE IDENTIFIED ON MARION COUNTY ASSESSOR'S MAPS AS TAX LOTS: 052W13 0100, 52W13BD 0100 & 0200, 51W18BC 4000.
LAT: 45.130 LONG: -122.682

PROPERTY DESCRIPTION

052W13 0100, 52W13BD 0100 & 0200, 51W18BC 4000.
LOCATED IN THE N.W. & N.E., 1/4 OF SECTION 13, AND THE S.E. 1/4 OF SECTION 12, T. 5 S., R. 2 W. AND THE N.W. 1/4 OF SECTION 18 AND THE SW 1/4 OF SECTION 7, T. 5 S., R. 1 W., W.M., MARION COUNTY, OREGON

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.

DRAWING INDEX

- EC1 - COVER SHEET
- EC2 - ON-SITE DEMOLITION & EROSION & SEDIMENT CONTROL
- EC3 - ON-SITE DEMOLITION & EROSION & SEDIMENT CONTROL
- EC4 - STREET GRADING & EROSION & SEDIMENT CONTROL
- EC5 - STREET GRADING & EROSION & SEDIMENT CONTROL
- EC6 - EROSION AND SEDIMENT CONTROL DETAILS
- EC7 - EROSION AND SEDIMENT CONTROL DETAILS

THESE PLANS ARE FULL SIZE ON 34x22 (ANSI-D) PAPER, IF PLOTTED ON 11x17 (ANSI-B) SCALE ACCORDINGLY.

THE PERMITEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200-C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200-C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

RATIONALE STATEMENT

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ'S GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE BMPs LISTED IN MATRIX AT LEFT WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS, TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS. AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

MZ
INITIAL

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

1200-C COVER SHEET

REVISIONS

NO.	DATE	DESCRIPTION
0	2/2019	1ST SUBMITTAL

EXISTING SITE CONDITIONS
- A FARM ON 4 TAX LOTS

DEVELOPED SITE CONDITIONS
- RESIDENTIAL SUBDIVISION

NATURE OF CONSTRUCTION ACTIVITY AND TIME TABLE FOR MAJOR ACTIVITIES

- CLEARING AND GRUBBING (MAY 2019)
- MASS GRADING (EXCAVATION AND FILL) (MAY 2019)
- STREET AND UTILITY CONSTRUCTION (MAY-SEPTEMBER 2019)
- FINAL STABILIZATION (SEPTEMBER-DECEMBER 2019)

TOTAL SITE AREA = 76.03 ACRES
TOTAL DISTURBED AREA ON-SITE = 69.04 ACRES
TOTAL LEFT UNDISTURBED = 6.99 ACRES

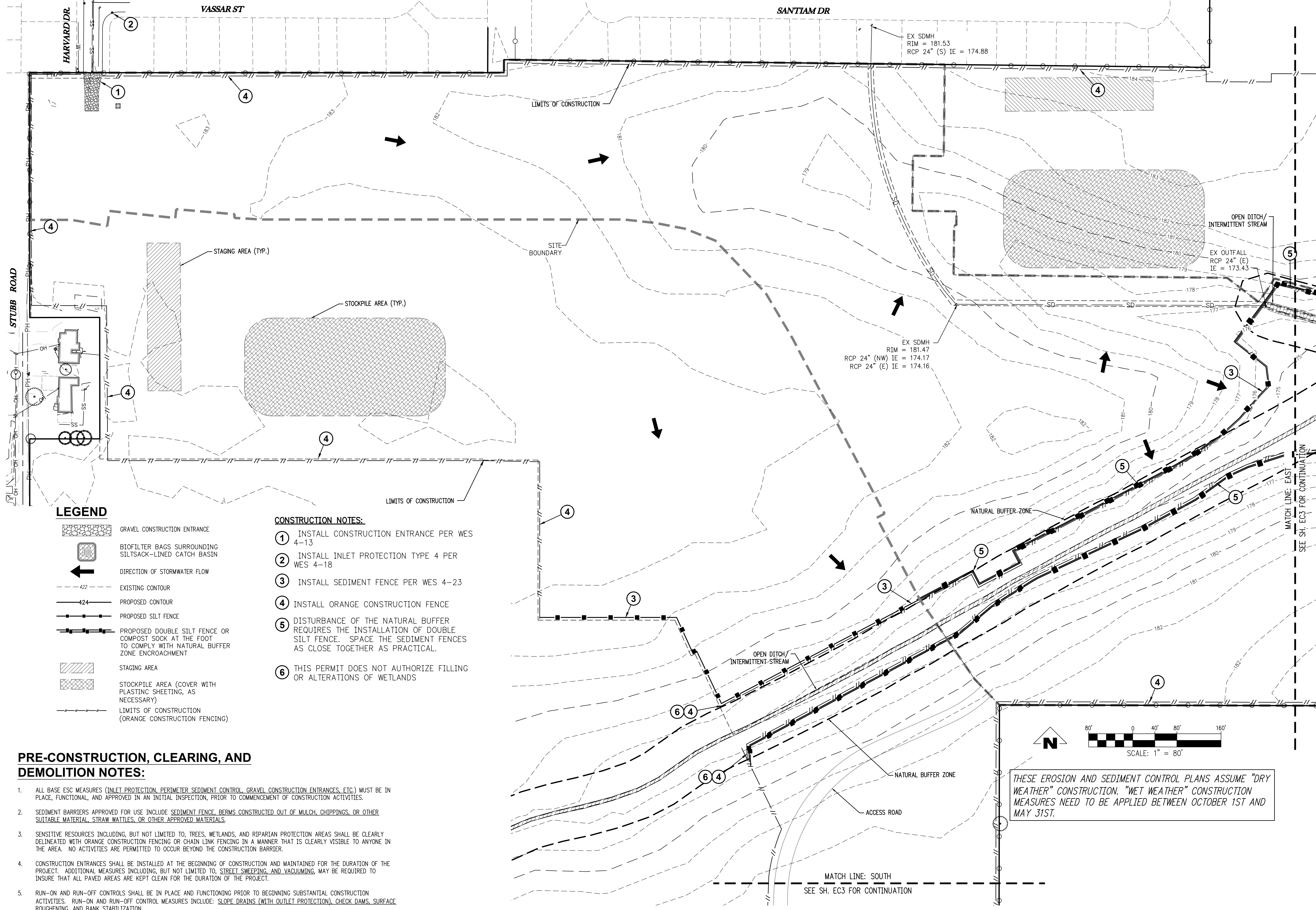
ON-SITE SOILS HAVE A SLIGHT EROSION POTENTIAL. ALL FILL MATERIAL SHALL BE GENERATED ON-SITE FROM GRADING EXCAVATION AND UTILITY TRENCH SPOILS.

RECEIVING WATER BODY
- UN-NAMED TRIBUTARY TO MILL CREEK.

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

REGISTERED PROFESSIONAL ENGINEER
84283
ROY W. HANKINS
EXPIRES: 9/30/2019

SHEET
EC1 OF EC7



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.

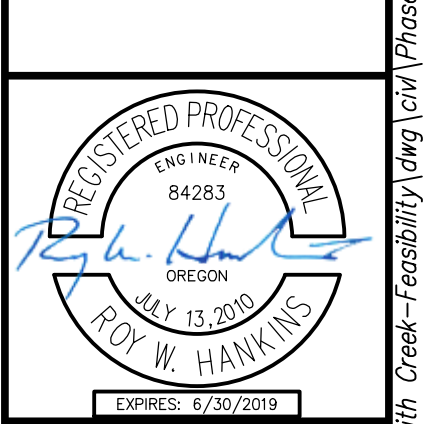
THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

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

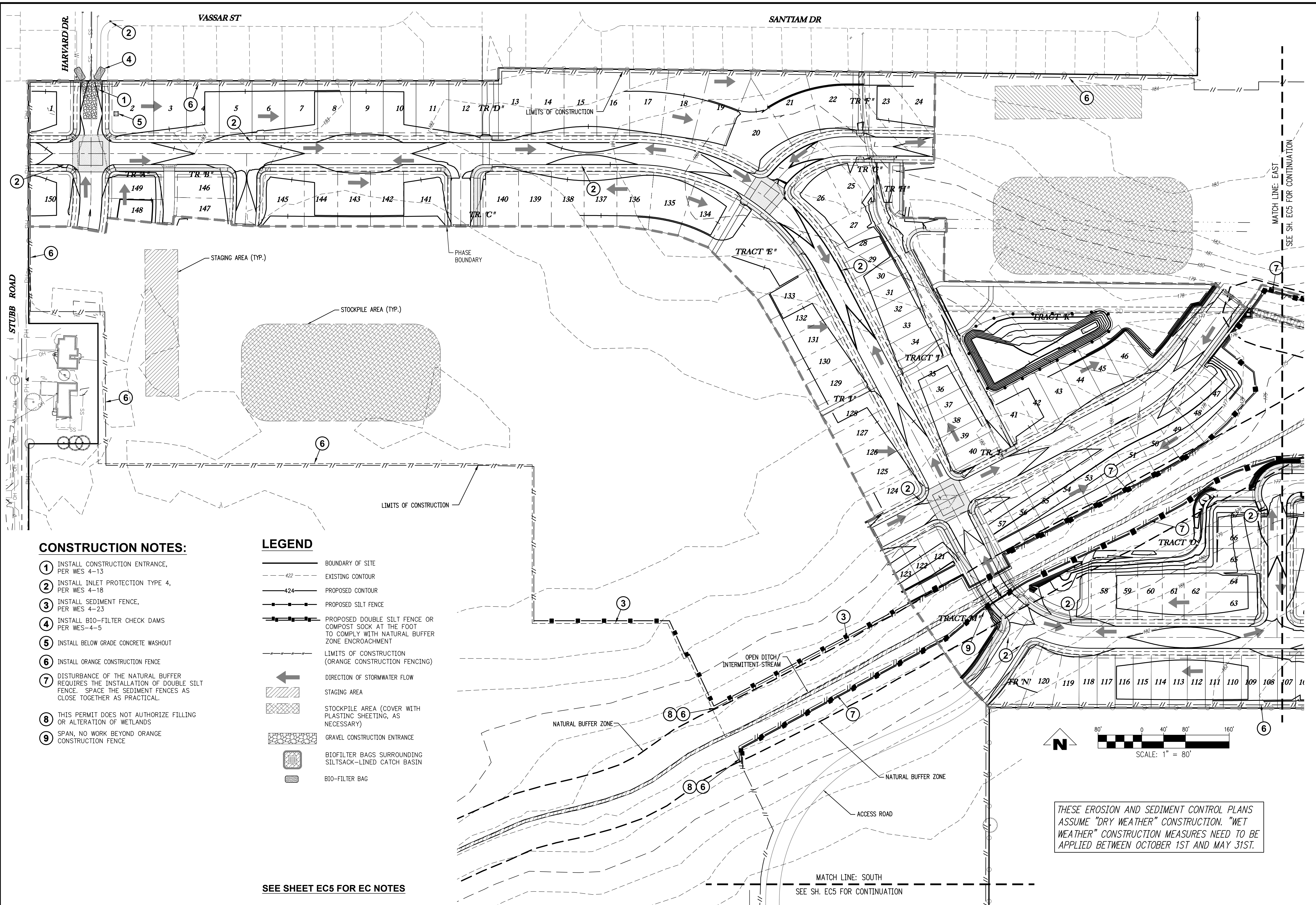
REVISIONS	
NO.	DESCRIPTION
0	2/2019 1ST SUBMITTAL

EMERIO Design
 2677 WILLAMETTE ROAD, SUITE 1A
 WOODBURN, OREGON 97149
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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



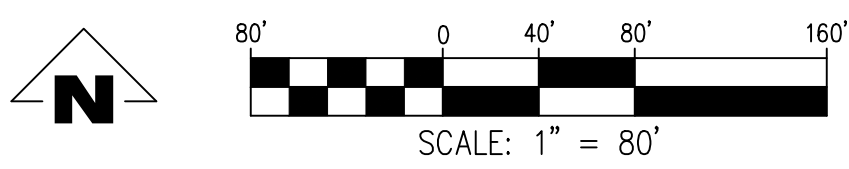
CONSTRUCTION NOTES:

- 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



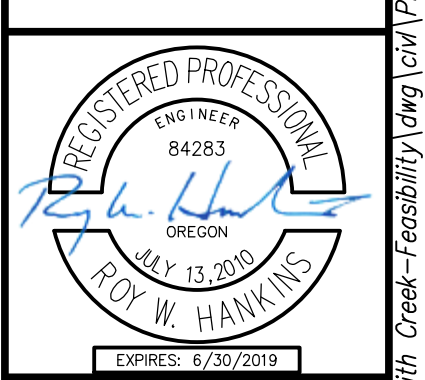
THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

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**

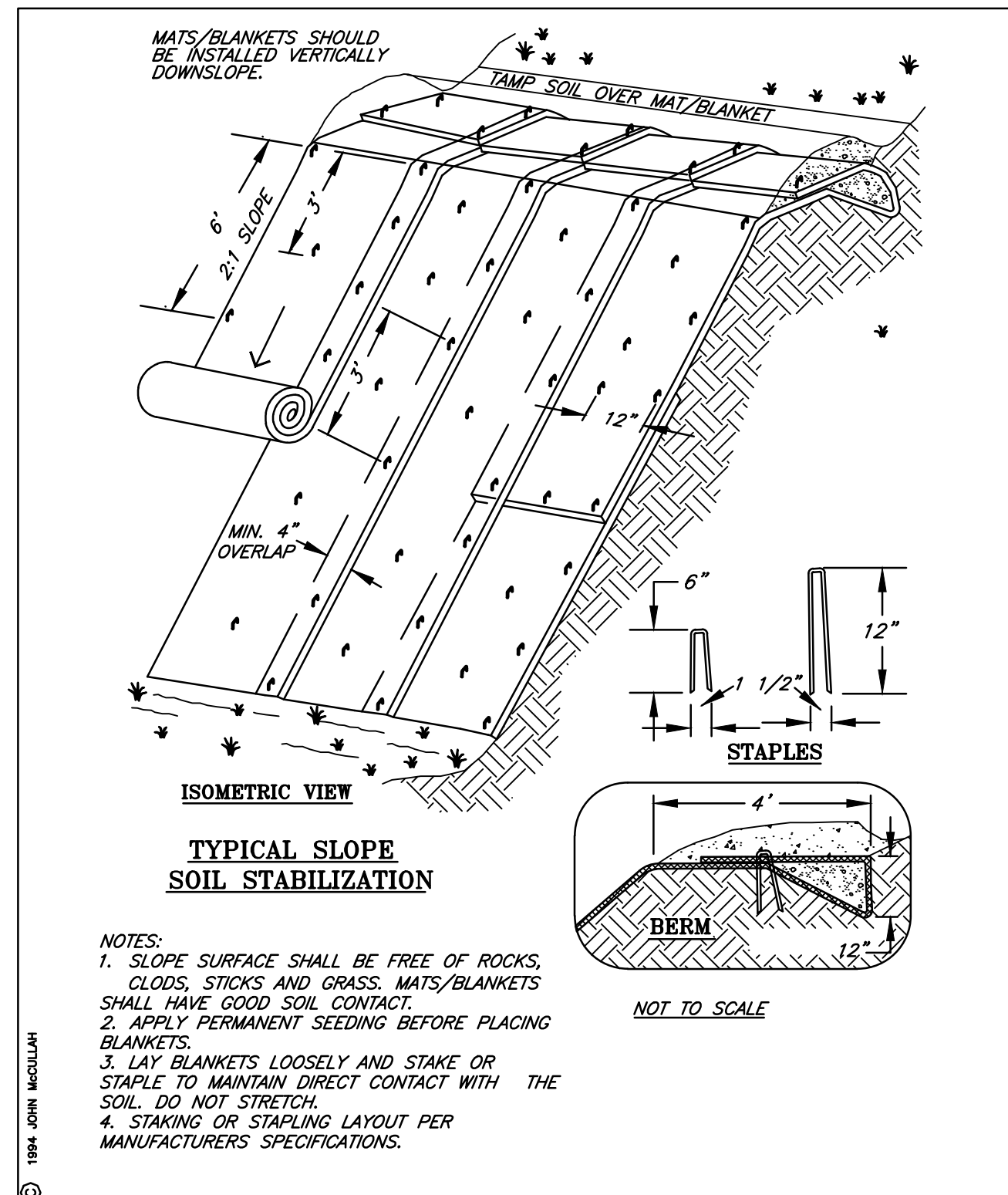
REVISIONS	
NO.	DESCRIPTION
0	2/2019 1ST SUBMITTAL

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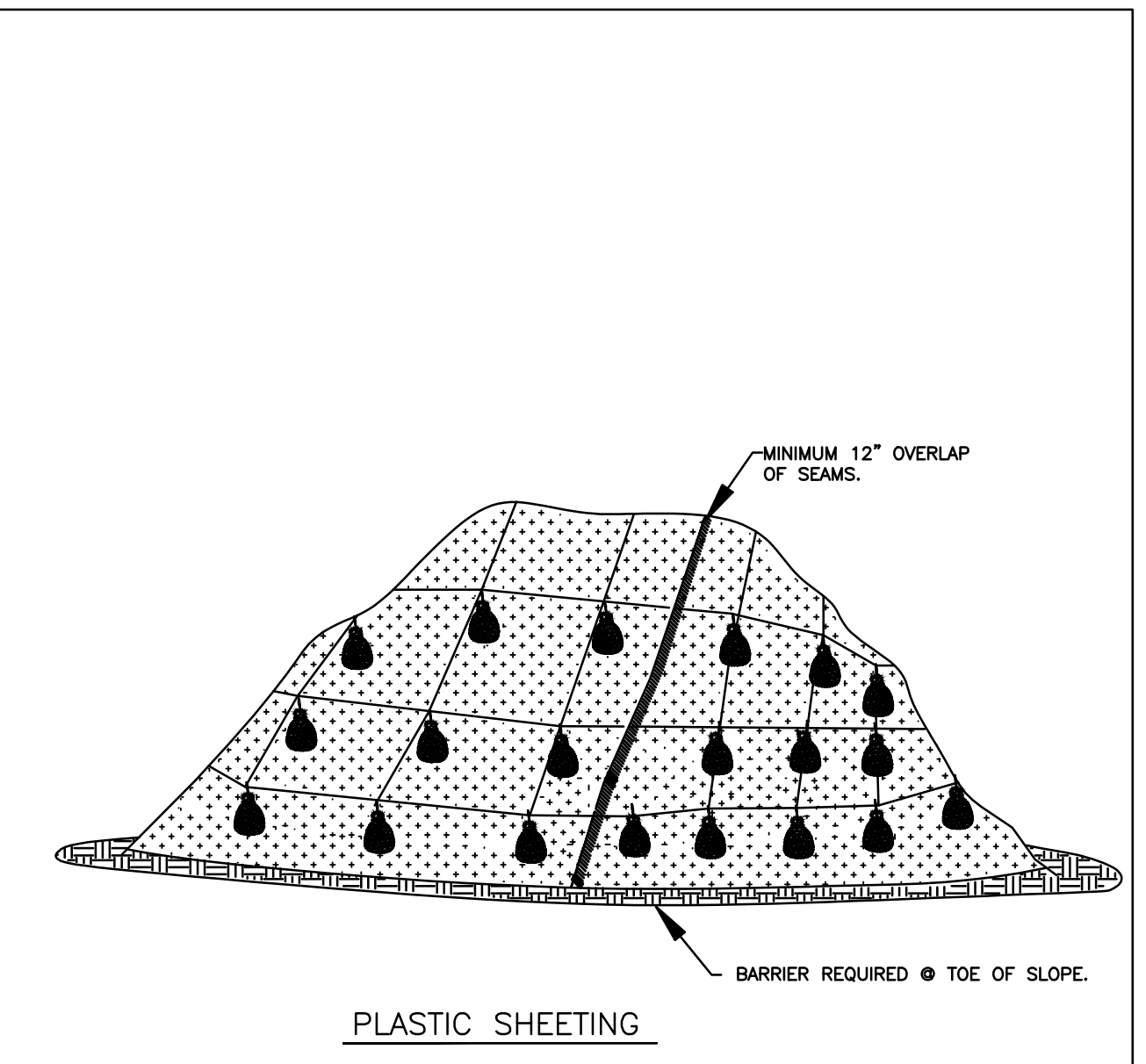
SHEET
EC4
 OF
EC7

FILE: P:\471-001-Smith Creek-Feasibility (dwg) (Phase 1)\471-001-06dec04_Layout - EC4 STREET GRADING & SEDIMENT CONTROL PLAN, Plot Date: 5/13/2019 4:46 PM, by: Roy Hawkins 471-001



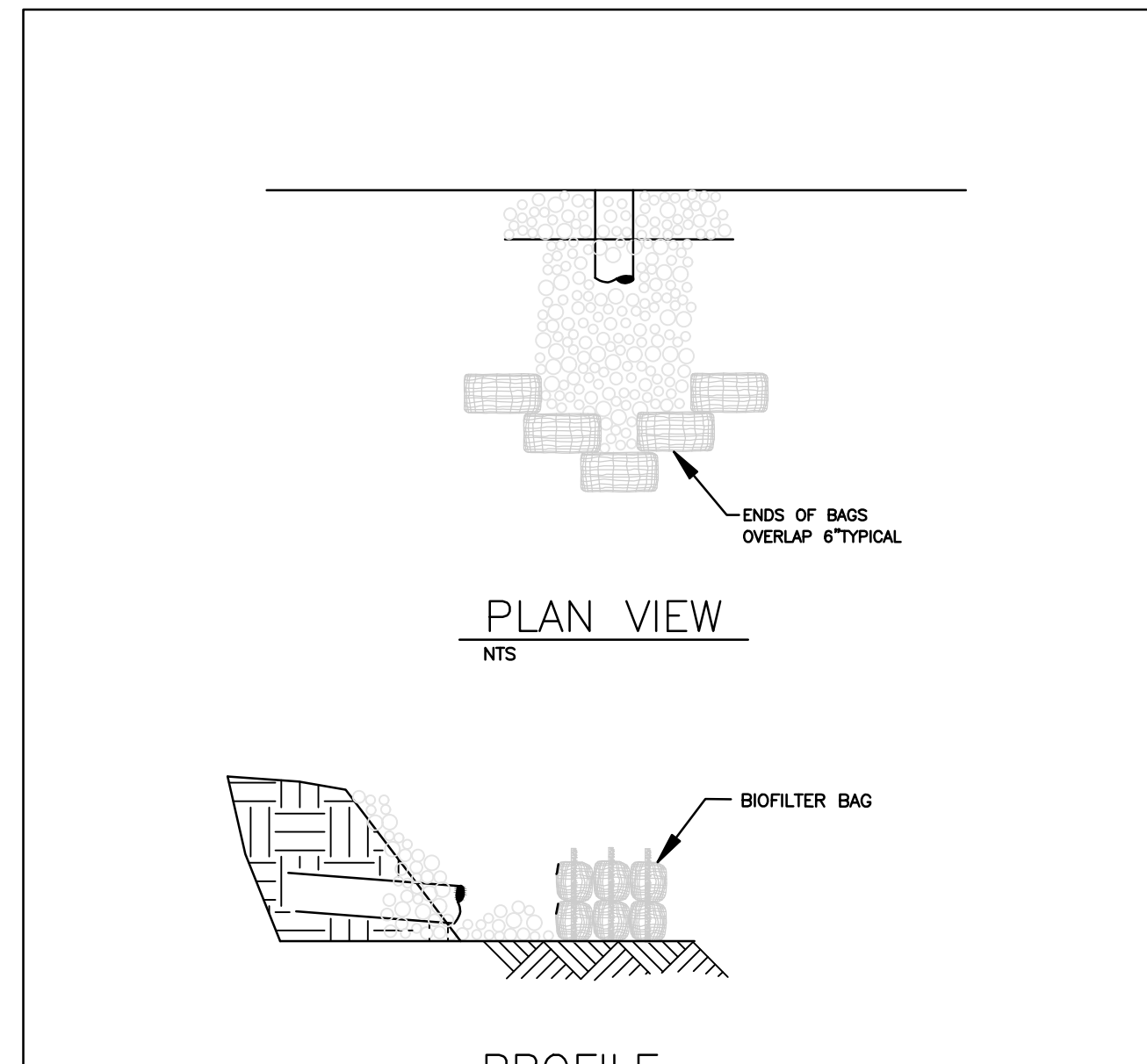
MATting - Slope Installation

DETAIL DRAWING 4-1 REVISED 01-09



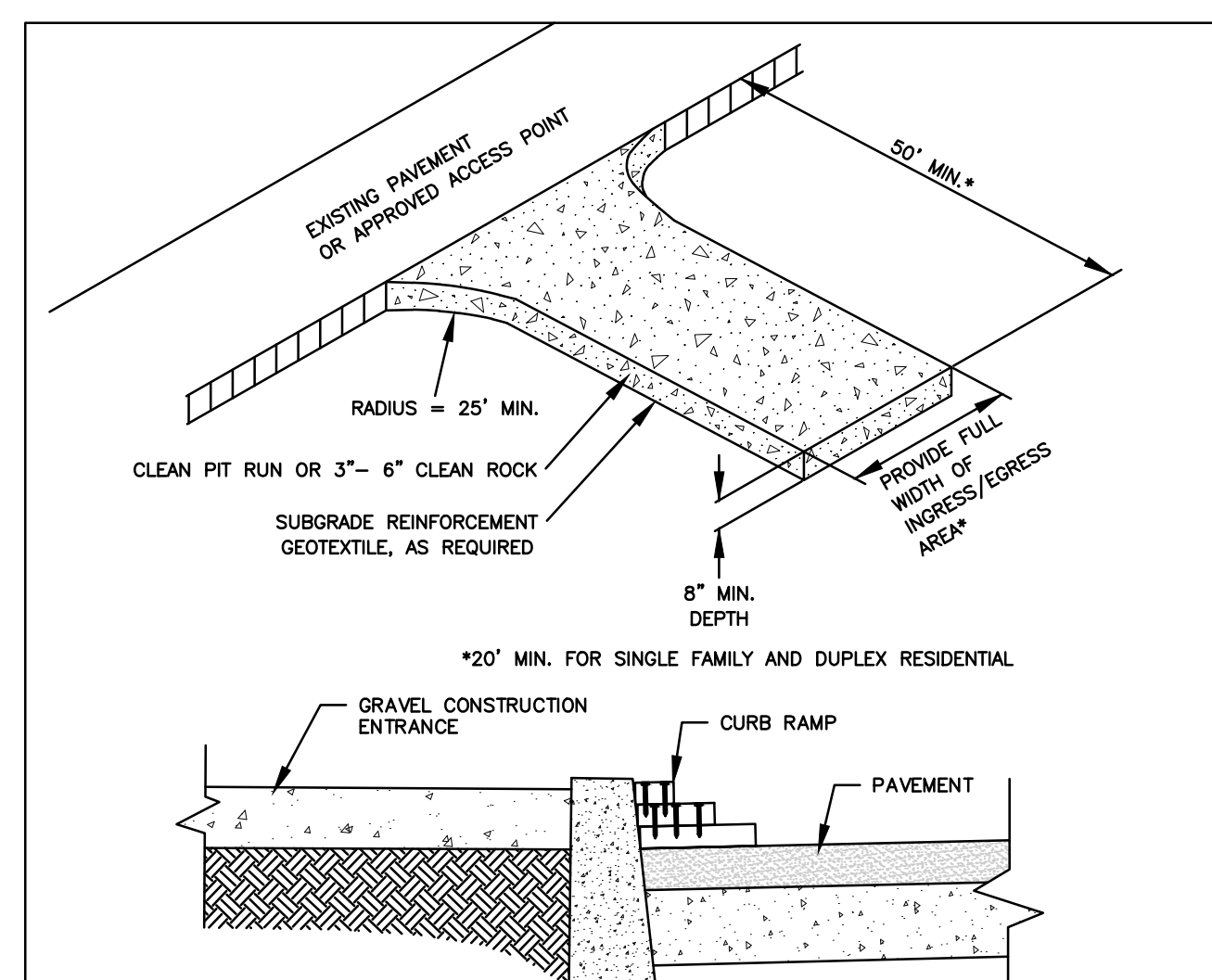
PLASTIC SHEETING

DETAIL DRAWING 4-3 REVISED 01-09



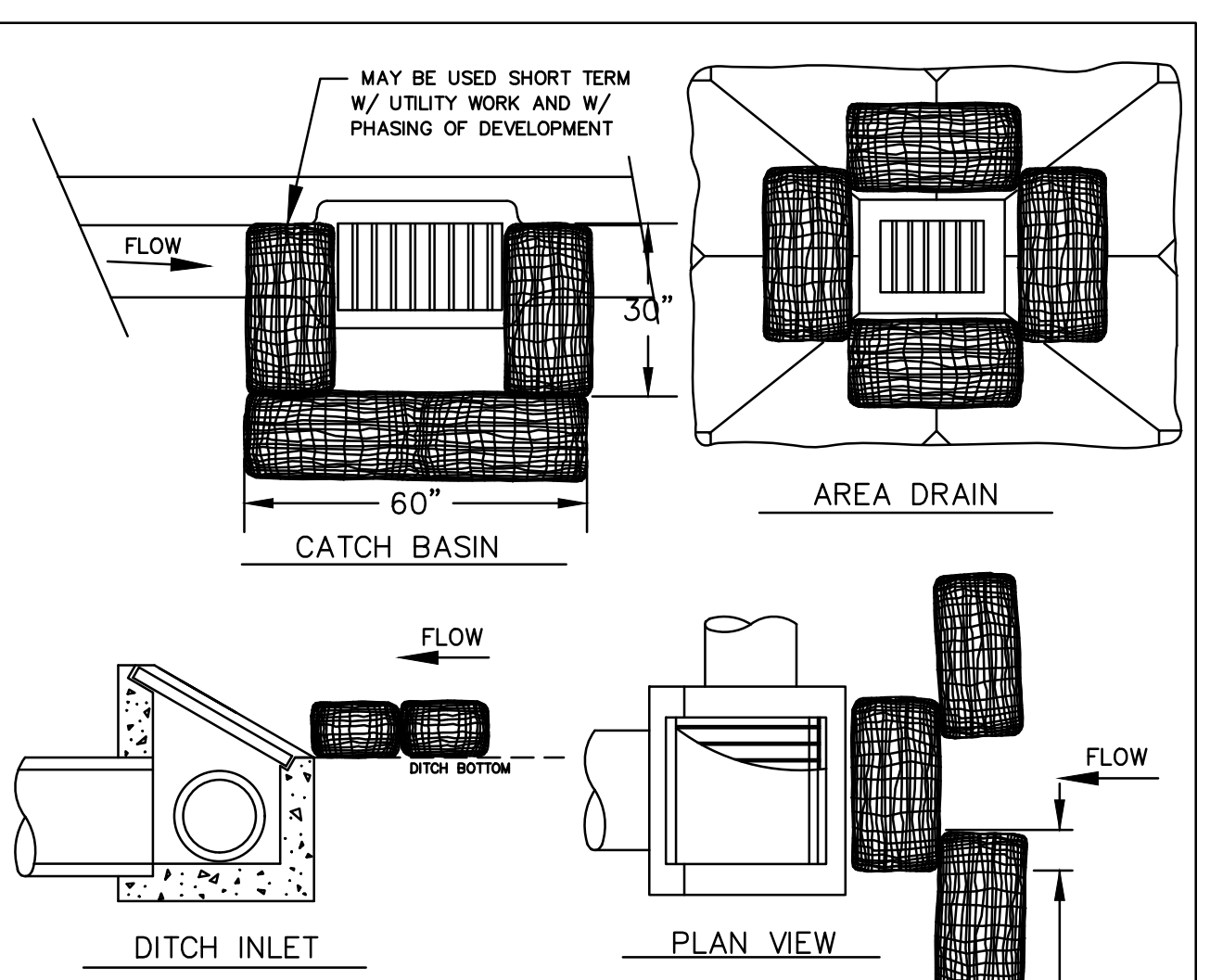
Outlet Protection - Rip Rap

DETAIL DRAWING 4-7 REVISED 01-09



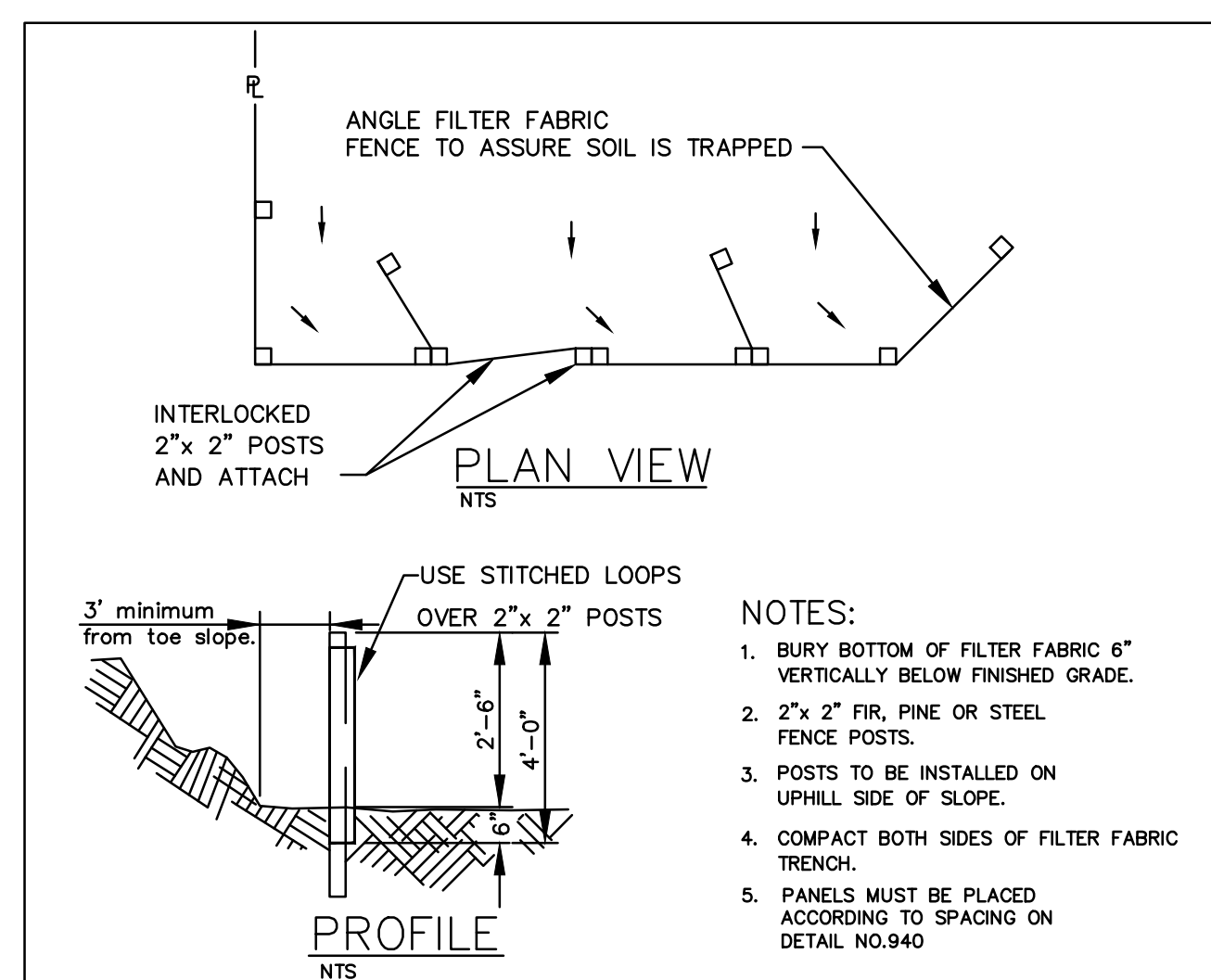
CONSTRUCTION ENTRANCE

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

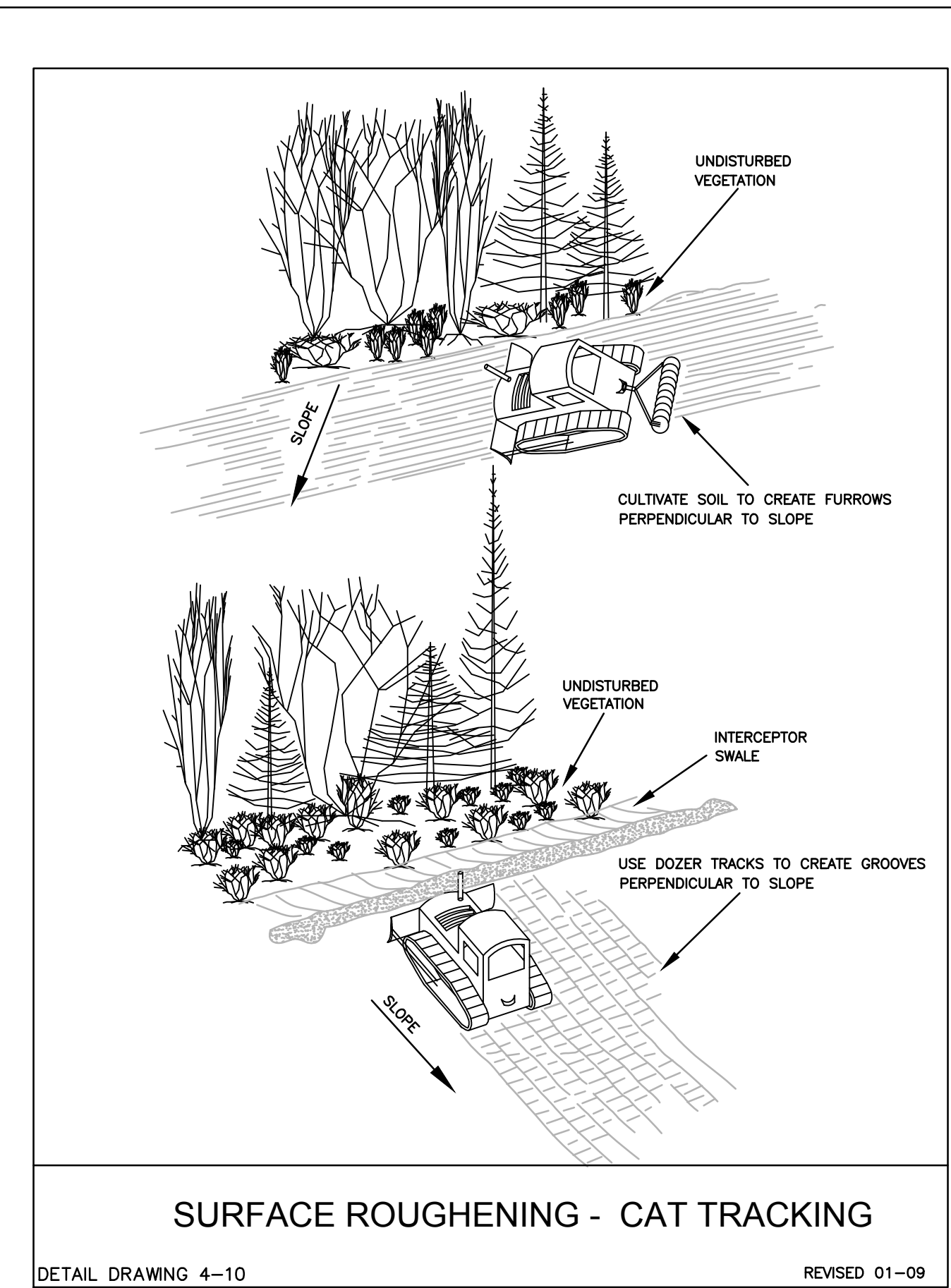
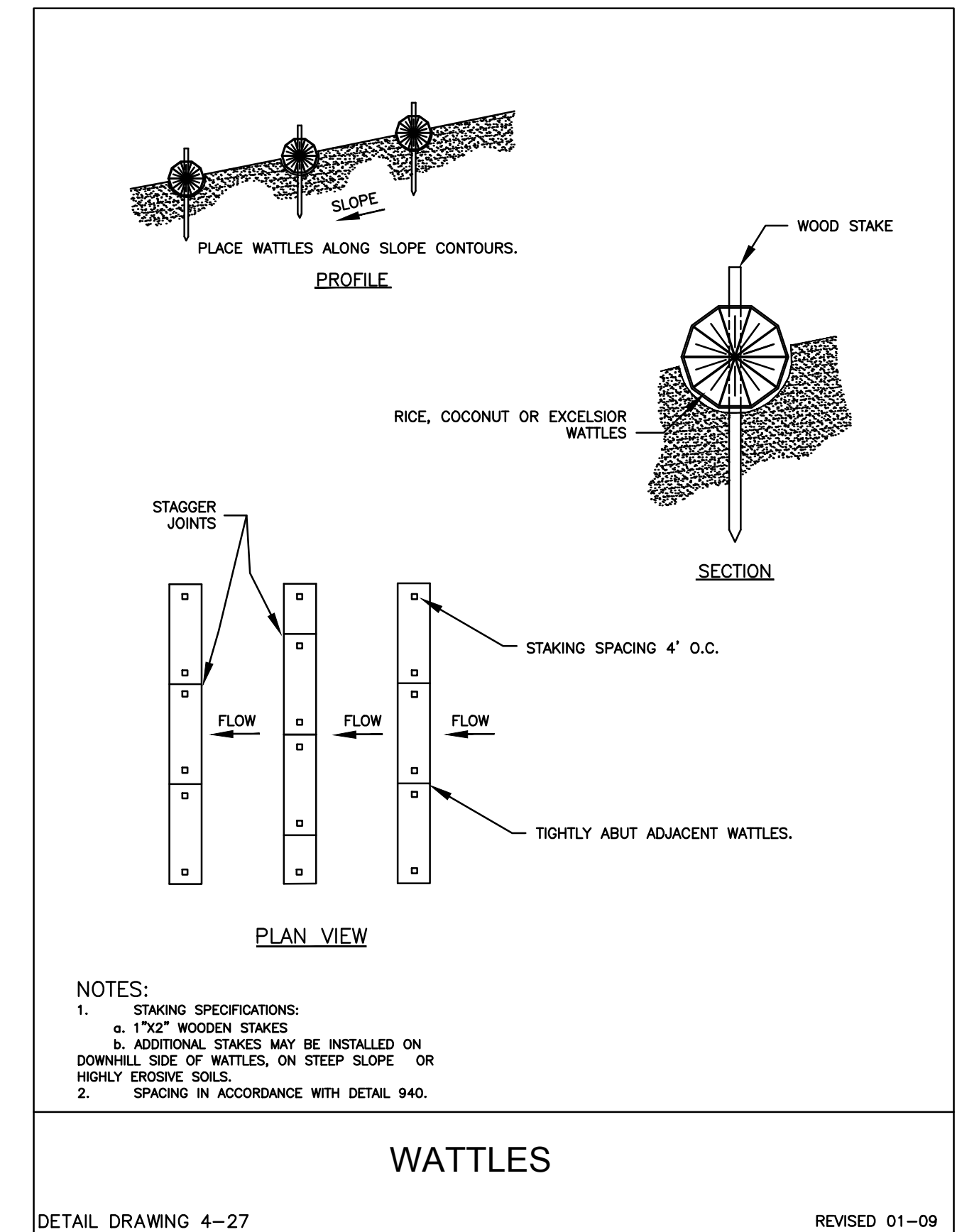
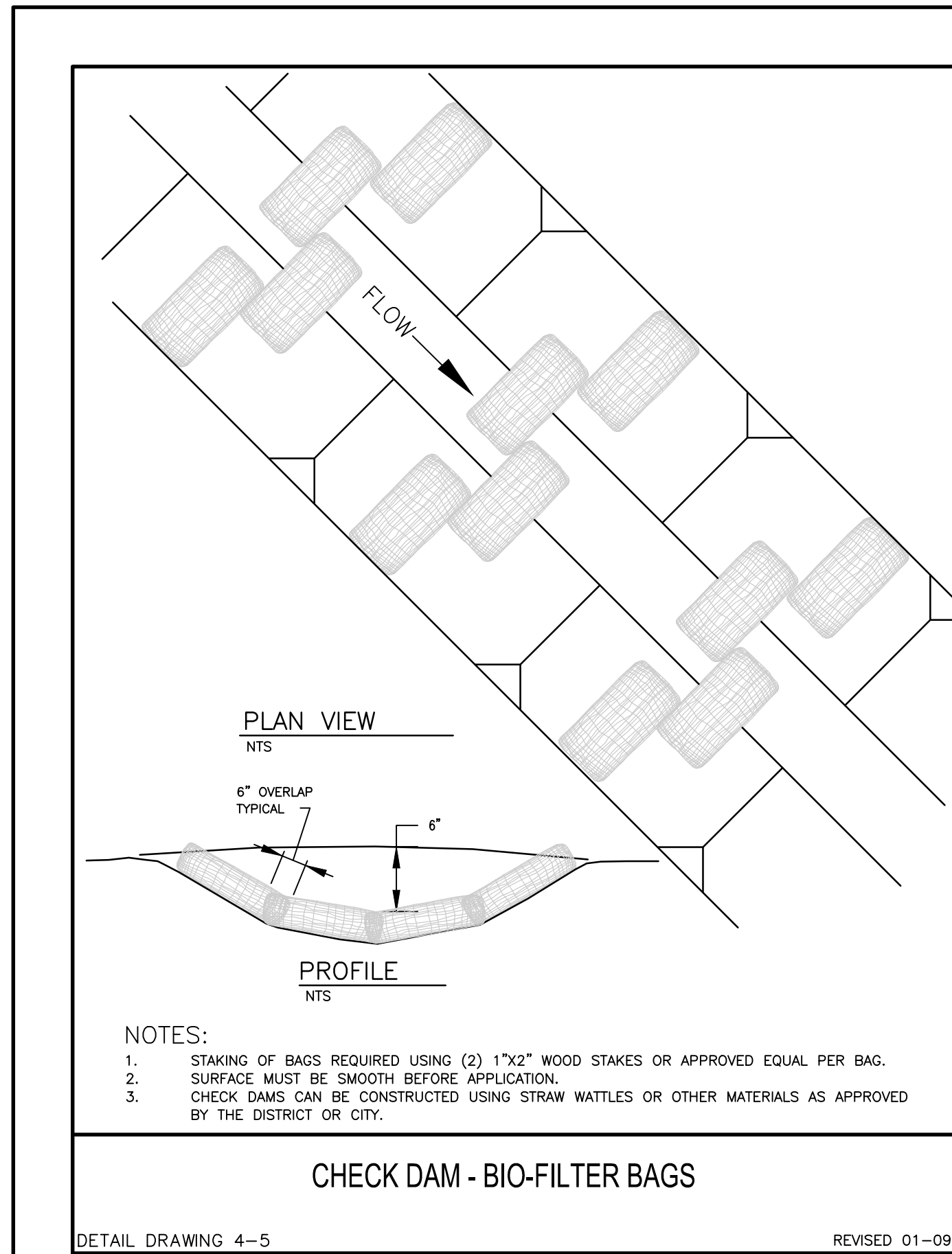
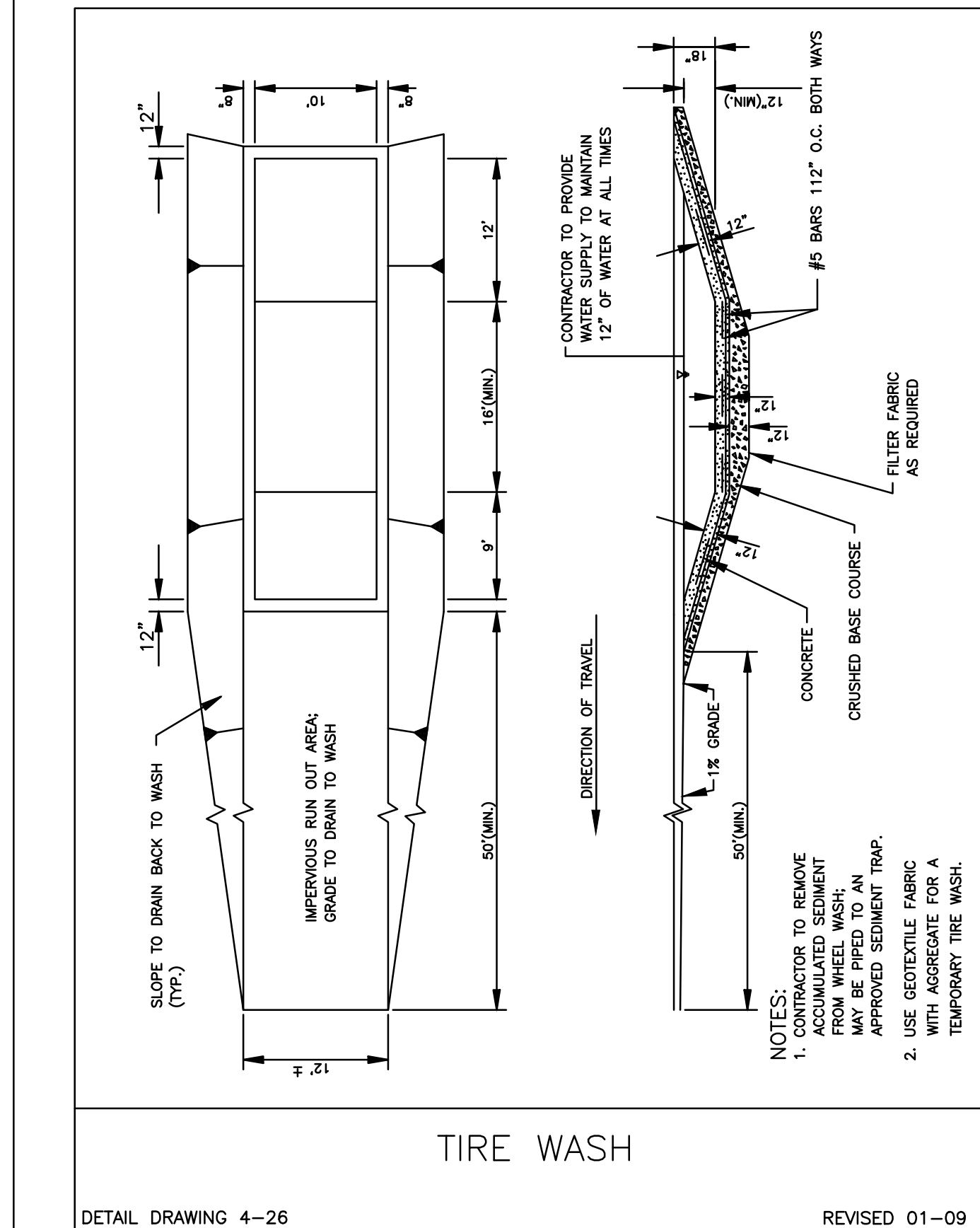
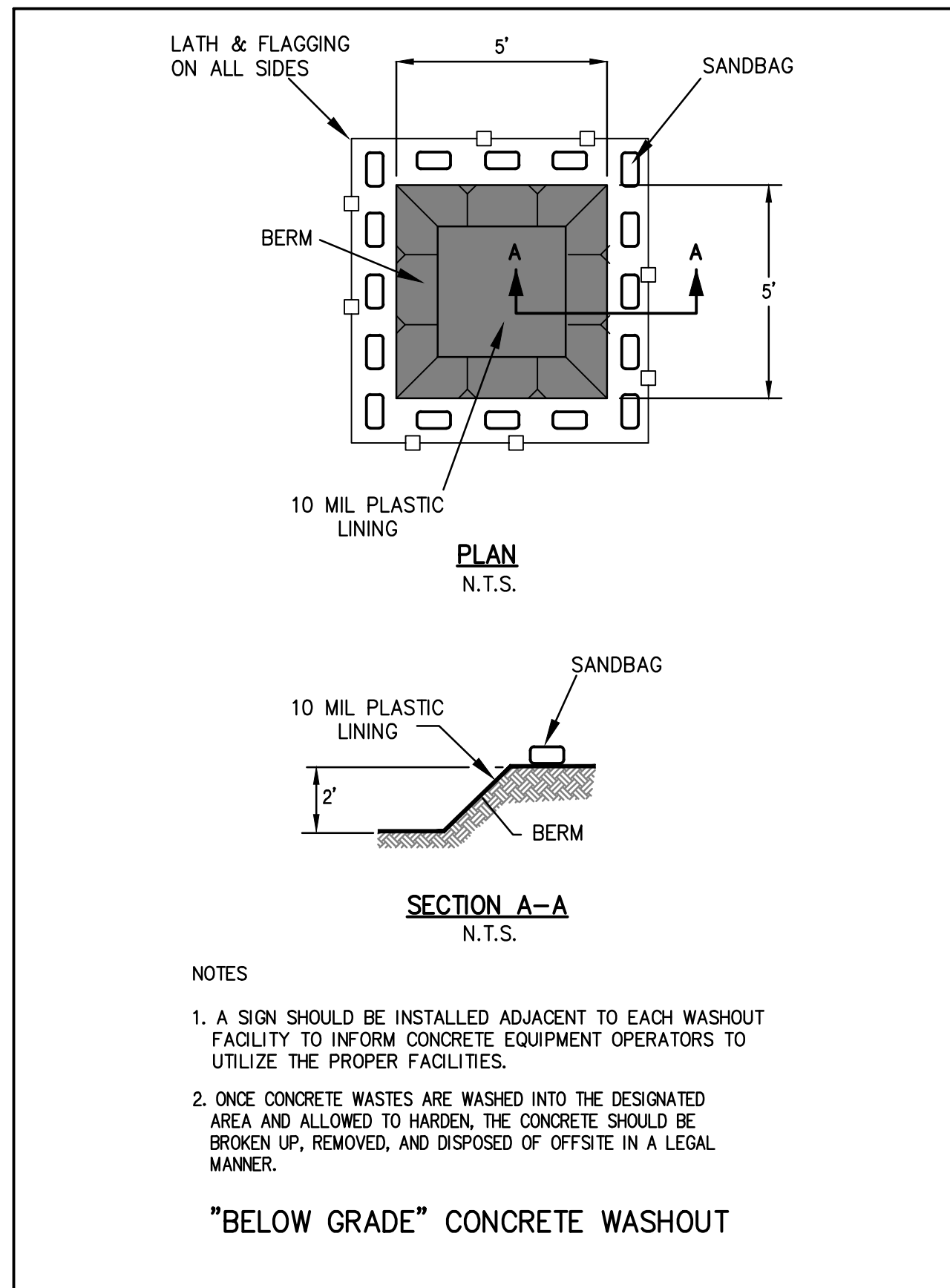
EMERIO Design

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SHEET
EC6
OF
EC7

471-001
FILE: P:\471-001-Smith_Creek-Feasibility.dwg (Phase 1) 471-001-626c06_Layout: EC6 EROSION & SEDIMENT CONTROL DETAILS, Plot Date: 5/8/2019 3:59 PM, by: Roy Hawkins



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

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TEL: (503) 746-8812
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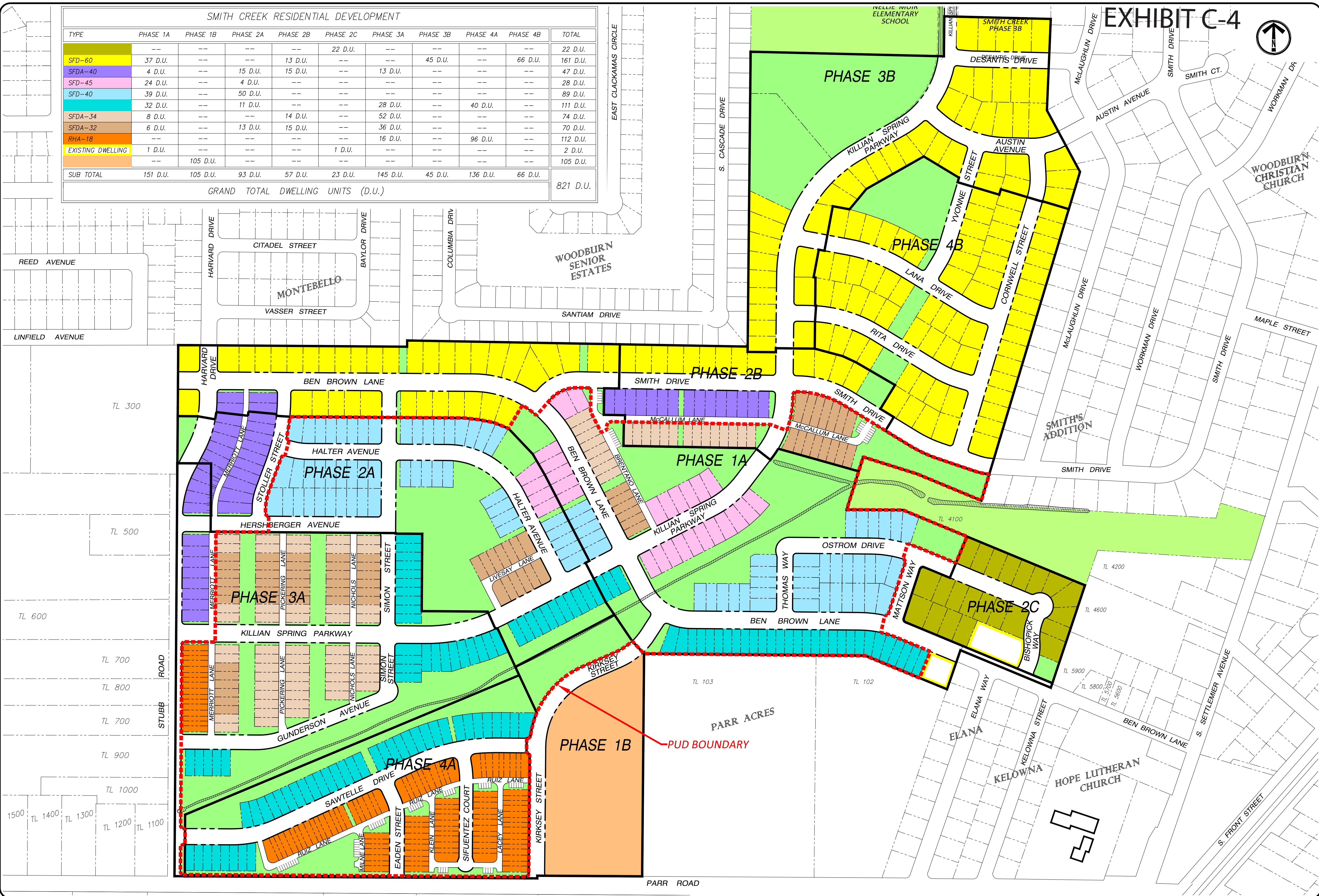
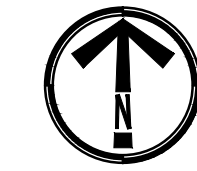
SHEET
EC7
OF
EC7

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

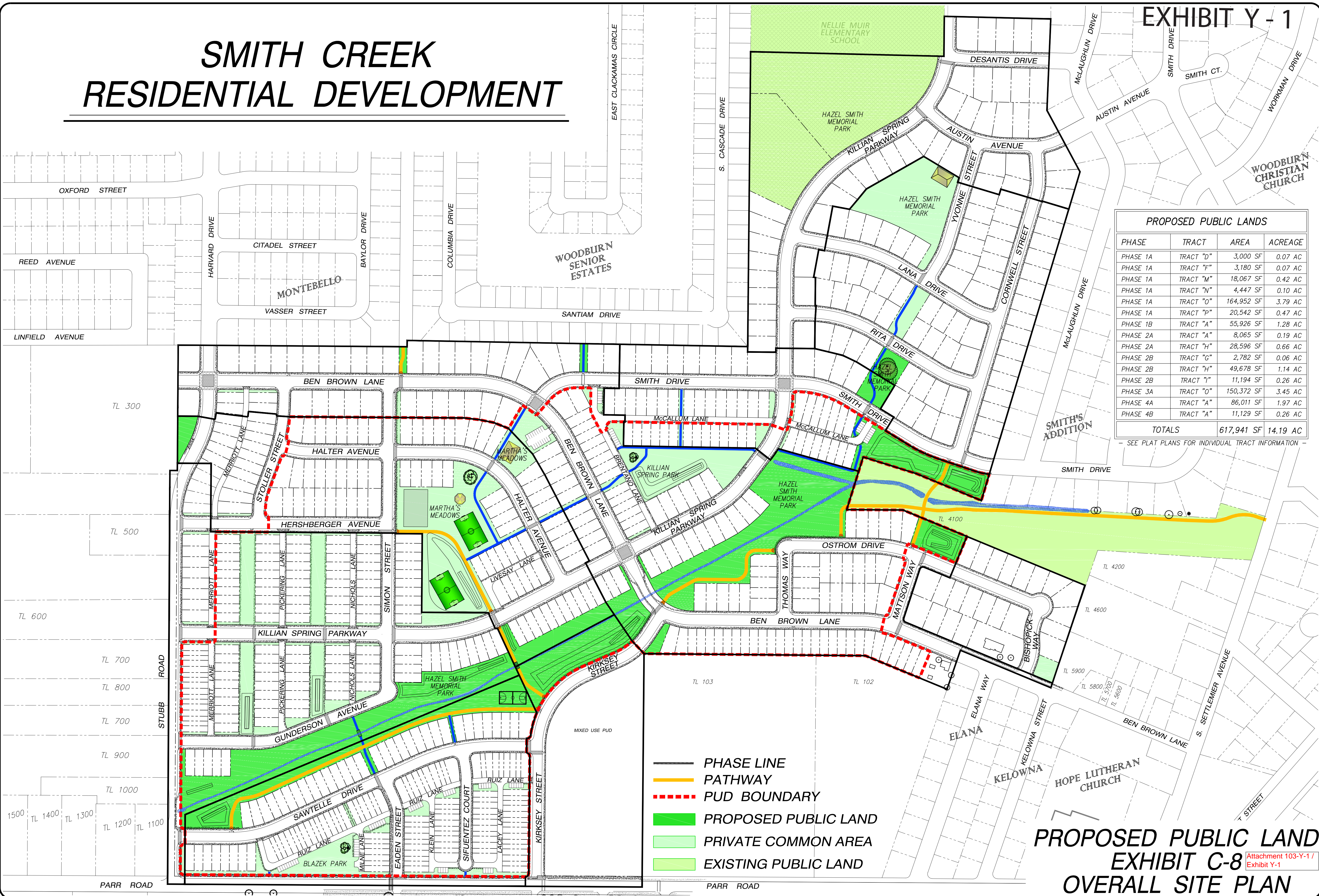
NO.	DATE	REVISIONS	DESCRIPTION

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
TOTALS		617,941 SF	14.19 AC

- 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	REVISIONS	DESCRIPTION

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

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1
OF
1