



June 16, 2020

Eugene Labunsky  
West Coast Home Solutions, LLC  
25030 SW Parkway Ave  
Wilsonville, OR 97070

RE: Approval of Grading Permit GRAD 2020-05 "Allison Way Apartments Phase 1" (Tax Lot 052W14 02300); [Accela](#) record no. 971-20-000098-PLNG.

Dear Mr. Labunsky:

Following original submittal of the grading permit application on June 11, 2020 with additional materials submitted June 12, 2020, 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 plan received June 11, 2020 and erosion control plan submitted June 12, 2020.
2. 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.
3. 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.
4. Access: The applicant shall follow Public Works Department direction regarding construction access.
5. 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:

6. Comply with the submitted grading and erosion control plans, including measures to keep the ROW clean, to protect existing catch basins around the work area, and maintain dust control measures. All catch basins around the work area shall be clean of debris and soils at all times.
7. Limit construction access to only be through Stacy Allison Way and not Hooper Street. Construction access is per the enclosed Oregon Standard Drawing for construction entrances.
8. Continuously maintain adequate protection of all work from damage and 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.
11. Leave ROW in clean condition, free from litter and debris, at the end of each workday, or more frequently if directed by the City Inspector.
12. Sidewalk and street closures are not allowed under this permit.

*Context*

The approval of this Grading Permit is independent of the land use decision for the Allison Way Apartments development (DR 2019-05, EXCP 2020-05, PP 2019-01, PLA 2019-04, & VAR 2019-04), which was called up for review by the City Council on June 8, 2020. Any work performed through this grading permit is at the applicant's own risk.

*Summary of Review:*

This site is subject to the development standards of the Woodburn Development Ordinance. The applicant is requesting to perform grading activity on a portion of the subject property and install sediment fencing along the perimeter of the 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](mailto:chris.kerr@ci.woodburn.or.us) or (503) 980-2445.

Final decision approved by designee:



Dan Handel, AICP, Associate Planner

June 16, 2020

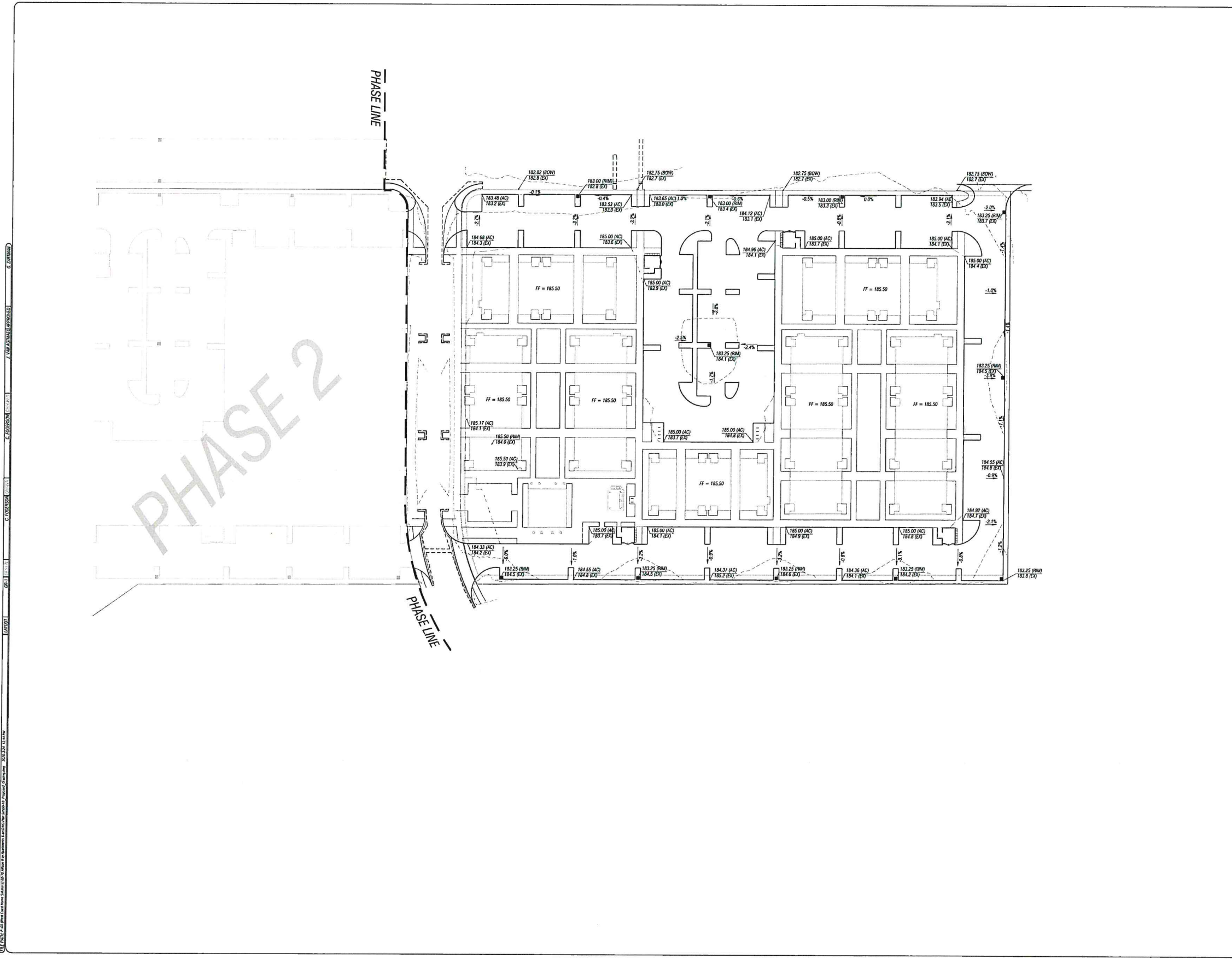
Enclosures (2):

1. Approved plans
2. Oregon Standard Drawing – Construction Entrances

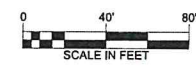
cc: Chris Kerr, Community Development Director  
Colin Cortes, AICP, CNU-A, Senior Planner  
Eric Liljequist, P.E., Public Works Director  
Dago Garcia, P.E., City Engineer  
Alyssa Nichols, Permit Technician

file(s): GRAD 2020-05  
Accela record no. 971-20-000098-PLNG





PHASE 2



CONSTRUCTION NOTES:

- XXXX (PROPOSED) PROPOSED SPOT ELEVATION.
- XXXX (EXISTING) EXISTING GROUND SPOT ELEVATION.
- AC = ASPHALT CONCRETE
- BOW = FRONT OF WALK
- FF = FINISH FLOOR ELEVATION
- RIM = RIM ELEVATION
- X.XX% PROPOSED PERCENT SLOPE

PRELIMINARY

DATE	BY	REVISION
1/4/2019	CS	1. SITE LAYOUT

STACY ALLISON WAY APARTMENTS  
WEST COAST HOME SOLUTIONS, LLC

2564 19TH STREET SE  
SHILOH, OR 97147  
(503) 399-3828  
www.leiengineering.com

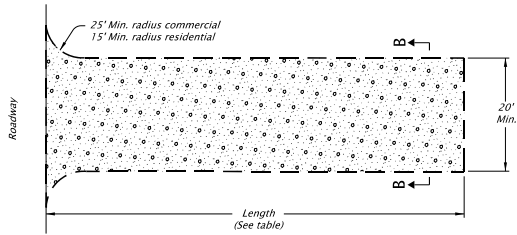
**LEI** ENGINEERING & SURVEYING  
OF OREGON

RECEIVED  
JUN 11 2020

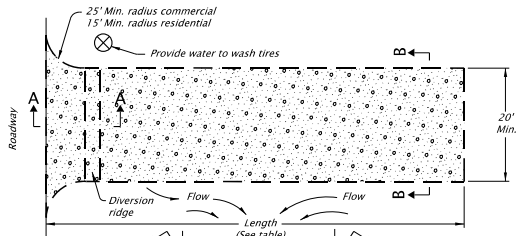
COMMUNITY DEVELOPMENT  
DEPARTMENT

PHASE 1  
GRADING

SCALE	1" = 40'
PROJECT NO.	60-10
SHEET	10 OF 22

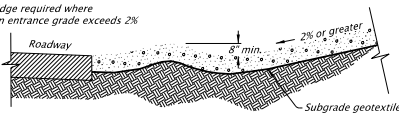


CONSTRUCTION ENTRANCE - TYPE 1

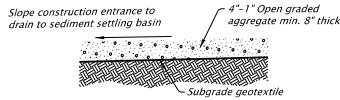


CONSTRUCTION ENTRANCE - TYPE 2

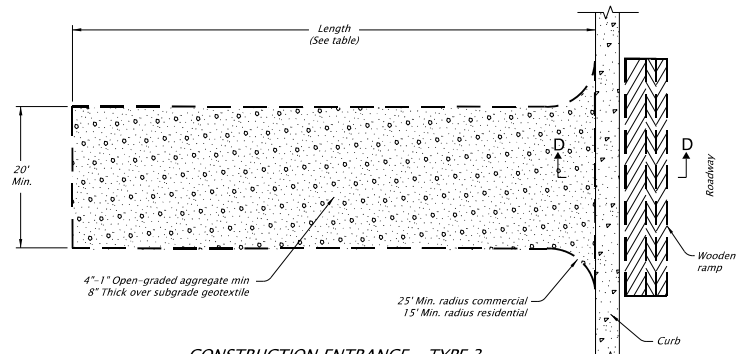
Diversion ridge required where construction entrance grade exceeds 2%



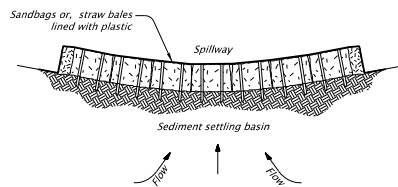
SECTION A-A



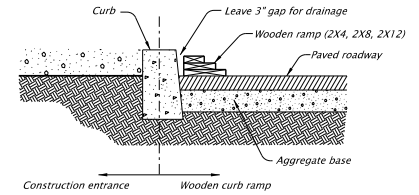
SECTION B-B



CONSTRUCTION ENTRANCE - TYPE 3  
(TYPE 1 OR 2 WITH EXISTING CURB)



SECTION C-C



WOODEN CURB RAMP SECTION D-D

Notes:

1. The type 1 entrance is a simple entrance without a diversion ridge or settling basin.
2. The wooden ramp may be used on either type 1 or type 2 entrances in situations where there is curb and the curb is not removed for the construction entrance.

CONSTRUCTION ENTRANCE TABLE MINIMUM LENGTH	
Length (FT)	Area Of Exposed Soil (Acre)
20	0.25
50	0.25 < A < 1.0
100	A > 1.0

CALC. BOOK NO. 6408	BASELINE REPORT DATE July 2014
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.	
<b>OREGON STANDARD DRAWINGS</b>	
<b>CONSTRUCTION ENTRANCES</b>	
2018	
DATE	REVISION DESCRIPTION

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.