



August 2, 2021

Multi/Tech Engineering Services, Inc.
Attn: Jeff Bolton
1155 13th Street SE
Salem, OR 97302

RE: Approval of Grading Permit GRAD 21-07 "Woodburn Eastside Apartments" for 2145 Molalla Rd

Dear Mr. Bolton:

Staff approves the grading permit (first received July 2, 2021 with additional materials submitted through July 28, 2021), subject to the conditions of approval outlined in this letter.

Summary of Review:

This site is subject to the development standards of the Woodburn Development Ordinance. The applicant is requesting to perform significant grading work in preparation for construction of a residential apartment complex. 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 me at chris.kerr@ci.woodburn.or.us or (503) 980-2445.

Planning Conditions of Approval:

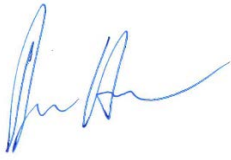
1. Approval of this grading permit is for site grading and ground improvement as permitted under your Oregon Department of Environmental Quality 1200-C permit (DEQ File No. 127466, Permit No. 34197). Separate City of Woodburn permits are required prior to construction of foundations, utilities, or buildings.
2. All site work shall be in substantial conformance with the approved grading plans and the approved Department of Environmental Quality (DEQ) 1200-C permit. The applicant shall provide to the City any modifications to the DEQ permit.

3. The applicant, not the City, is responsible for obtaining permits from Marion County Public Works, US Army Corps of Engineers (USACE), Oregon Department of Environmental Quality (DEQ), Oregon Department of State Lands (DSL), Oregon Department of Transportation (ODOT), and other agencies which might require approval or permit.
4. All work within public rights-of-way (ROWs) or easements within ODOT jurisdiction shall require plan approval and permit issuance from ODOT.
5. Grading excludes approval to remove any trees. Applicant shall protect and preserve trees in accordance with Condition CU2 of the [Woodburn Eastside Apartments final decision](#) for the duration of grading work. Prior to starting grading work, provide photo evidence showing tree protection fencing is installed.

Public Works Conditions of Approval:

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. 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.
8. 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.
9. Provide best management practices for erosion control methods on areas that may lie outside of the DEQ 1200-C Permitted area.
10. Comply with ODOT requirements for temporary/construction access to Molalla Road. All construction accesses shall be constructed per the proposed construction access detail.
11. Implement all traffic control operations/activities in accordance with MUTCD and ODOT requirements.
12. Sidewalk and street closures are not allowed under this permit.
13. Comply with City of Woodburn Planning Department requirements through [Woodburn Development Ordinance \(WDO\) 5.01.04 Grading Permit](#).
14. Prior to starting work, contact ODOT for inspection of the erosion control measures in their jurisdiction.

Final decision approved by:



Dan Handel, AICP
Associate Planner

August 2, 2021

enclosure: Approved Plans

cc: Karl Ivanov, I & E Construction
 Casey Knecht, ODOT Region 2
 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
 Melissa Gitt, Building Official

file: GRAD 21-07

EROSION AND SEDIMENT CONTROL PLAN

WOODBURN EASTSIDE APARTMENTS

SEC. 5, T. 1 W., R. 1 W., W.M.

CITY OF WOODBURN

MARION COUNTY, OREGON

SITE DESCRIPTIONS:

TOTAL SITE AREA: 378,841 SF = 8.70 AC
 TOTAL DISTURBED AREA: 378,841 SF = 8.70 AC

PROJECT LOCATION:
 ≈ 1,600' EAST OF THE INTERSECTION OF HWY 211 AND 99E.
 MAP NO. / TAX LOT: 051W09B000900
 LATITUDE = 45°09'10"N LONGITUDE = 122°49'27"W

PROPERTY DESCRIPTION:
 A 220 UNIT, 21 BUILDING MULTI/FAMILY DEVELOPMENT

EXISTING SITE CONDITIONS:
 EXISTING VEGETATION CONSISTS OF AGRICULTURAL PASTURE GRASSLANDS WITH MINIMAL TREES.

DEVELOPED CONDITIONS:
 A 216 UNIT, 22 BUILDING MULTI/FAMILY DEVELOPMENT

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME - JULY 2021- JULY 2023

CLEARING & MASS GRADING	JULY 2021 – SEPTEMBER 2021
PRIVATE UTILITY CONSTRUCTION	OCTOBER 2021 – SEPTEMBER 2022
PUBLIC UTILITY CONSTRUCTION	AUGUST 2021 – MAY 2022
PRIVATE STREET IMPROVEMENTS	N/A
BUILDING CONSTRUCTION	OCTOBER 2021 – JUNE 2023
FINAL LANDSCAPING	MARCH 2023 – JULY 2023
FINAL ON-SITE PAVING	JULY 2022 – APRIL 2023

SOIL CLASSIFICATION:
 A) WOODBURN SILT LOAM - HYDROLOGICAL GROUP C
 B) AMITY SILT LOAM - HYDROLOGICAL GROUP C
 C) DAYTON SILT LOAM - HYDROLOGICAL GROUP D

RECEIVING WATER BODIES:
 PUDDING RIVER

SOIL CONTAMINATION:
 CONTAMINATED SOILS NOT EXPECTED ON-SITE PER THE ECSI DATABASE. IF CONTAMINATED SOILS ARE DISCOVERED, AN ENVIRONMENTAL MANAGEMENT PLAN WILL BE REQUIRED. (SECTION 1.2.9)

IMPACTED WATER BODIES:
 - ODOT STORM SYSTEM
 - PUDDING RIVER

CONSTRUCTION SUPPORT ACTIVITY:
 ON-SITE ACTIVITIES WILL INCLUDE ALL 8.70 ACRES OF SITE AREA, TOGETHER WITH OFF-SITE IMPROVEMENTS INCLUDING: ≈700 L.F. OF PUBLIC STREET IMPROVEMENTS INCLUDING TAPER, ≈730 L.F. OF PUBLIC SIDEWALK CONSTRUCTION, AND ≈1,300 L.F. OF PUBLIC SANITARY SEWER.

FILL MATERIAL:
 IMPORTED AGGREGATE AND ON-SITE SOILS

TEMPORARY SEED MIX OPTIONS:
 CONTRACTOR TO PRESERVE VEGETATION ON STEEP SLOPES UNTIL IT BECOMES NECESSARY TO DISTURB FOR CONSTRUCTION.

TEMPORARY SEED MIX:
 40% PERENNIAL RYGRASS
 40% CREEPING RED FESCUE
 10% COLONIAL BENTGRASS
 10% WHITE CLOVER

ENGINEERED SOILS:
 ENGINEERED SOILS ARE NOT EXPECTED TO BE USED ON-SITE. IF ENGINEERED SOILS ARE IMPLEMENTED ON-SITE DURING CONSTRUCTION, AN ENGINEERED SEDIMENT BASIN AND PH MONITORING WILL BE REQUIRED. (SECTIONS 2.2.17, 2.2.18 AND 6.6)

AUTHORIZED NON-STORMWATER DISCHARGES:
 THERE IS A POTENTIAL NEED FOR DUST CONTROL DURING DRY MONTHS. THERE IS A POTENTIAL THAT WATER USED TO CONTROL DUST WILL DISCHARGE FROM THE SITE AFTER PASSING THROUGH PERIMETER ESC MEASURES. CONSTRUCTION DEWATERING ACTIVITIES ARE NOT EXPECTED FOR THIS PROJECT BASED UPON GROUNDWATER DEPTH AND EXCAVATION DEPTH. (SECTION 1.4)

POLLUTANT-GENERATING ACTIVITIES:
 POLLUTANT-GENERATING ACTIVITIES ARE NOT EXPECTED ON-SITE. ON-SITE FUEL STORAGE IS NOT ALLOWED. (SECTION 2.4)

AUTHORIZED NON-STORMWATER DISCHARGES:
 THERE IS A POTENTIAL NEED FOR DUST CONTROL DURING DRY MONTHS. THERE IS A POTENTIAL THAT WATER USED TO CONTROL DUST WILL DISCHARGE FROM THE SITE AFTER PASSING THROUGH PERIMETER ESC MEASURES. CONSTRUCTION DEWATERING ACTIVITIES ARE NOT EXPECTED FOR THIS PROJECT BASED UPON GROUNDWATER DEPTH AND EXCAVATION DEPTH. (SECTION 1.4)

POLLUTANT-GENERATING ACTIVITIES:
 INFRASTRUCTURE CONSTRUCTION IS ANTICIPATED TO GENERATE POLLUTANTS INCLUDING FUEL, OILS, WASHOUT FROM CONCRETE. HOME CONSTRUCTION IS ANTICIPATED TO GENERATE POLLUTANTS INCLUDING CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, DRYWALL, JOINT COMPOUND. ON-SITE FUEL STORAGE IS NOT ALLOWED (SECTION 2.4)

WASTE MANAGEMENT:
 WASTE TO BE CLEANED UP AND PLACED IN DESIGNATED WASTE CONTAINERS. WASTE CONTAINERS TO HAVE GROUND SEPARATION AND TO BE OF SUFFICIENT SIZE AND NUMBER TO CONTAIN CONSTRUCTION AND DOMESTIC WASTE. CONTAINERS TO BE KEPT CLOSED WHEN NOT IN USE AND CLOSED AT END OF THE BUSINESS DAY. (SECTION 2.3.1, 2.3.4 AND 2.3.7)

SPILL RESPONSE:
 SEE SPILL PREVENTION AND RESPONSE PLAN PREPARED BY RANDY SINGER. SPILLS SHALL BE STOPPED EXPEDITIOUSLY, CONTAINED AND CLEANED UP AND DISPOSED OF OFFSITE AT AN APPROVED FACILITY (SECTION 4.4.e.xxi). DISCHARGE OF HAZARDOUS SUBSTANCES SHALL BE IMMEDIATELY REPORTED TO THE OREGON EMERGENCY RESPONSE SYSTEM AT (800)452-0311 (SECTION 2.3.10).

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

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 952-001-0900. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 503-232-1987)

INSPECTION FREQUENCY

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING. AT LEAST ONCE EVERY 14 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 INCLEMENT WEATHER.	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.
5. 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

PERMITEE'S SITE INSPECTOR:

COMPANY/AGENCY: I&E CONSTRUCTION
 PHONE: (971) 533-6297
 FAX: (503) 650-8171
 E-MAIL: RANDY@ECONLUS
 DESCRIPTION OF EXPERIENCE: NORTHWEST ENVIRONMENTAL TRAINING CENTER #70801, CERTIFIED BY THE WASHINGTON DEPARTMENT OF ECOLOGY, CERTIFICATE EXPIRES 12/08/2021.

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

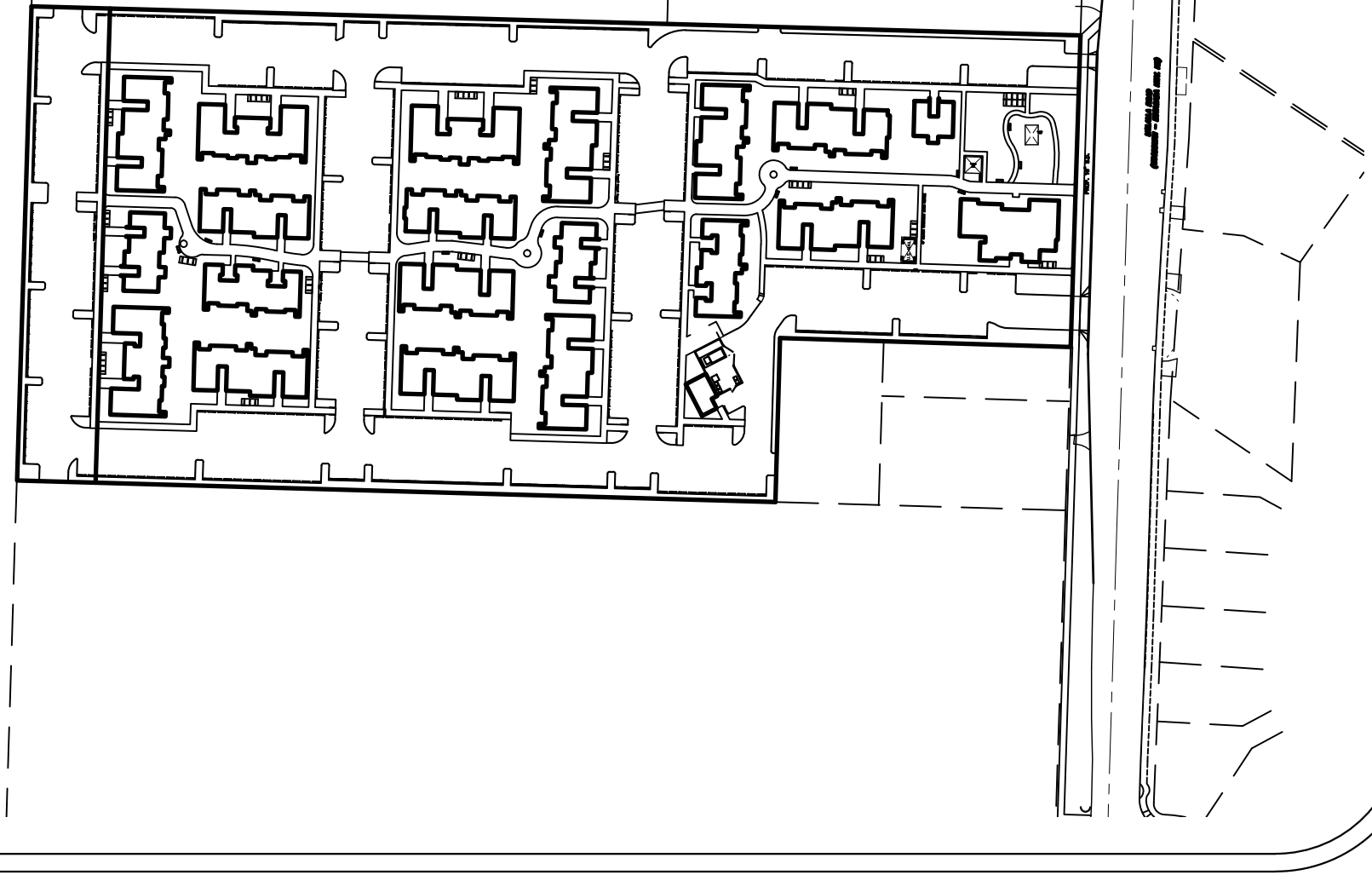
BUSINESS DAYS/HOURS	
MONDAY	7:00a – 6:00p
TUESDAY	7:00a – 6:00p
WEDNESDAY	7:00a – 6:00p
THURSDAY	7:00a – 6:00p
FRIDAY	7:00a – 6:00p
SATURDAY	7:00a – 6:00p
SUNDAY	– NO WORK –

RAIN GAUGE

NEAREST RAIN GAUGE ID: WOODBURN WASTEWATER TREATMENT (KORWOODB3)
 LOCATION: WOODBURN, OR
 LATITUDE: 45.15° NORTH
 LONGITUDE: 122.81° WEST
 (COORDINATES FROM WEATHER UNDERGROUND - wunderground.com)

SHEET INDEX

- EC-1.0 EROSION CONTROL COVER SHEET
- EC-1.1 EROSION CONTROL NOTES AND BMP MATRIX
- EC-2.0 EXISTING CONDITIONS
- EC-2.1 CLEARING, MASS GRADING, EROSION & SEDIMENT CONTROL PLAN
- EC-2.2 STREET AND UTILITIES
- EC-2.3 OFFSITE - MOLALLA ROAD
- EC-2.4 VERTICAL CONSTRUCTION
- EC-2.5 FINAL LANDSCAPING & STABILIZATION
- EC-3.0 EROSION CONTROL DETAILS



SITE MAP



VICINITY MAP
 N.T.S.

Owner/Developer:

IVANOV INVESTMENT GROUP LLC
 27375 SW PARKWAY AVE
 WILSONVILLE, OR 97070
 PHONE: (503) 655-7933

Engineer:

Multi/Tech Engineering
 1155 13th St. S.E.
 Salem, OR 97302
 PHONE: (503) 363-9227

Contractor:

I & E CONSTRUCTION
 CESCL #70801
 EXPIRES: 12/08/2021

Sub-Contractors:

HOUCK CONSTRUCTION
 (PAVEMENT)
GELCO CONSTRUCTION COMPANY
 (CONCRETE)

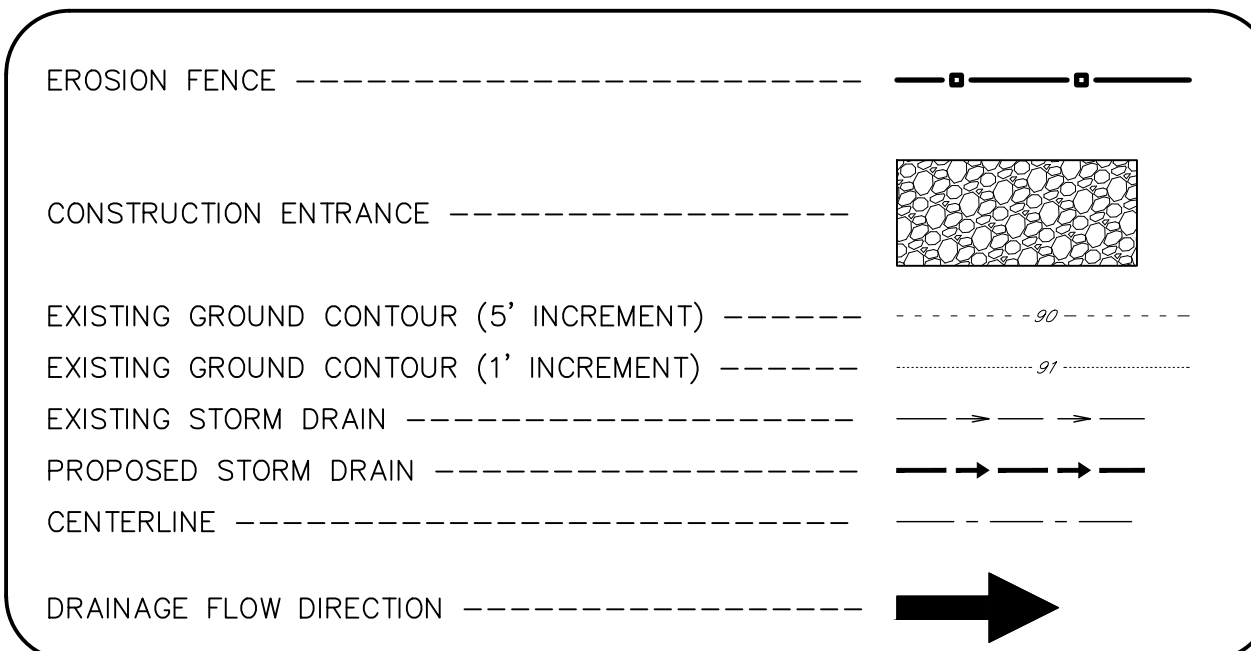
SITE NOTES:

- FLOOD NOTE: THE PROPERTY SHOWN HEREON APPEARS TO LIE OUTSIDE OTHER AREAS ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER THE FIRM MAP NUMBER 41047C0139G.
- THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
- THERE ARE NO DRINKING WATER SOURCE AREAS ON OR NEAR THE PROPERTY.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

- 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.
- LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
- INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.
- ALL ESC MEASURES DOWNSLOPE MUST BE IN PLACE PRIOR TO GRADING ACTIVITIES. INTEGRATE EROSION CONTROL MEASURES TO UPSLOPE AREAS AS PROJECT PROGRESSES.

LEGEND



SYMBOLS

- EXIST. PROP.**
- ⊙ MANHOLE SAN. SEWER
 - ⊙ MANHOLE STORM DRAIN
 - ⊙ 2' DIA. C.O. / M.H.
 - ⊙ CATCH BASIN
 - ▲ CATV PED. / BOX
 - CLEANOUT
 - FIRE HYDRANT
 - EXISTING TREE WHICH MAY BE REMOVED
 - EXISTING TREE TO REMAIN
 - EXISTING LUMINAIRE

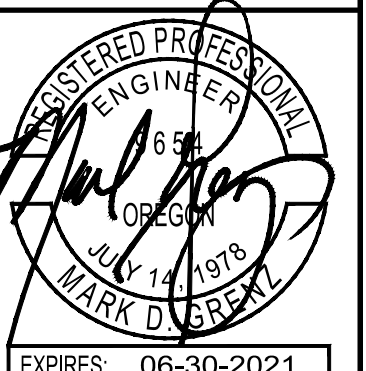


EROSION CONTROL COVER SHEET

WOODBURN EASTSIDE APARTMENTS

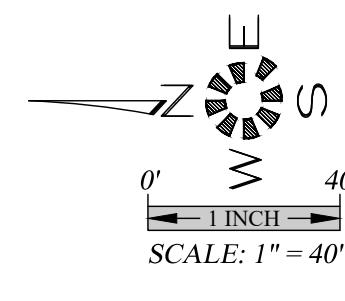
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
 Drawn: C.D.S.
 Checked: J.C.B.
 Date: JUNE 2019
 Scale: AS SHOWN



EXPIRES: 06-30-2021
 JOB # 6855

EC-1.0

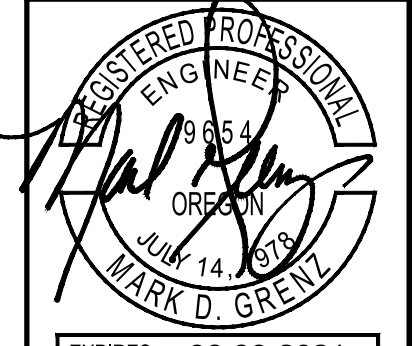


**EROSION CONTROL
 EXISTING CONDITIONS**

**WOODBURN EASTSIDE
 APARTMENTS**

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6855 EC-2.0
 Design: M.D.G.
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 Checked: J.C.B.
 Date: JUNE 2019
 Scale: AS SHOWN



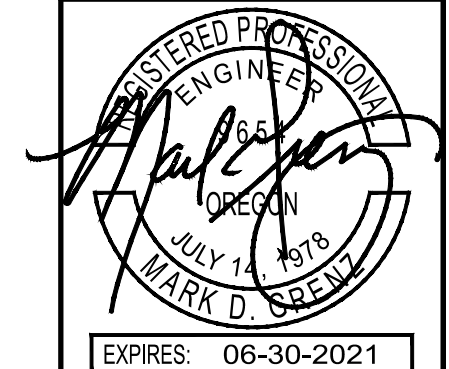
EXPIRES: 06-30-2021
 JOB # 6855

**EROSION CONTROL
 DEMO, CLEARING, AND LAND
 DEVELOPMENT**

**WOODBURN EASTSIDE
 APARTMENTS**

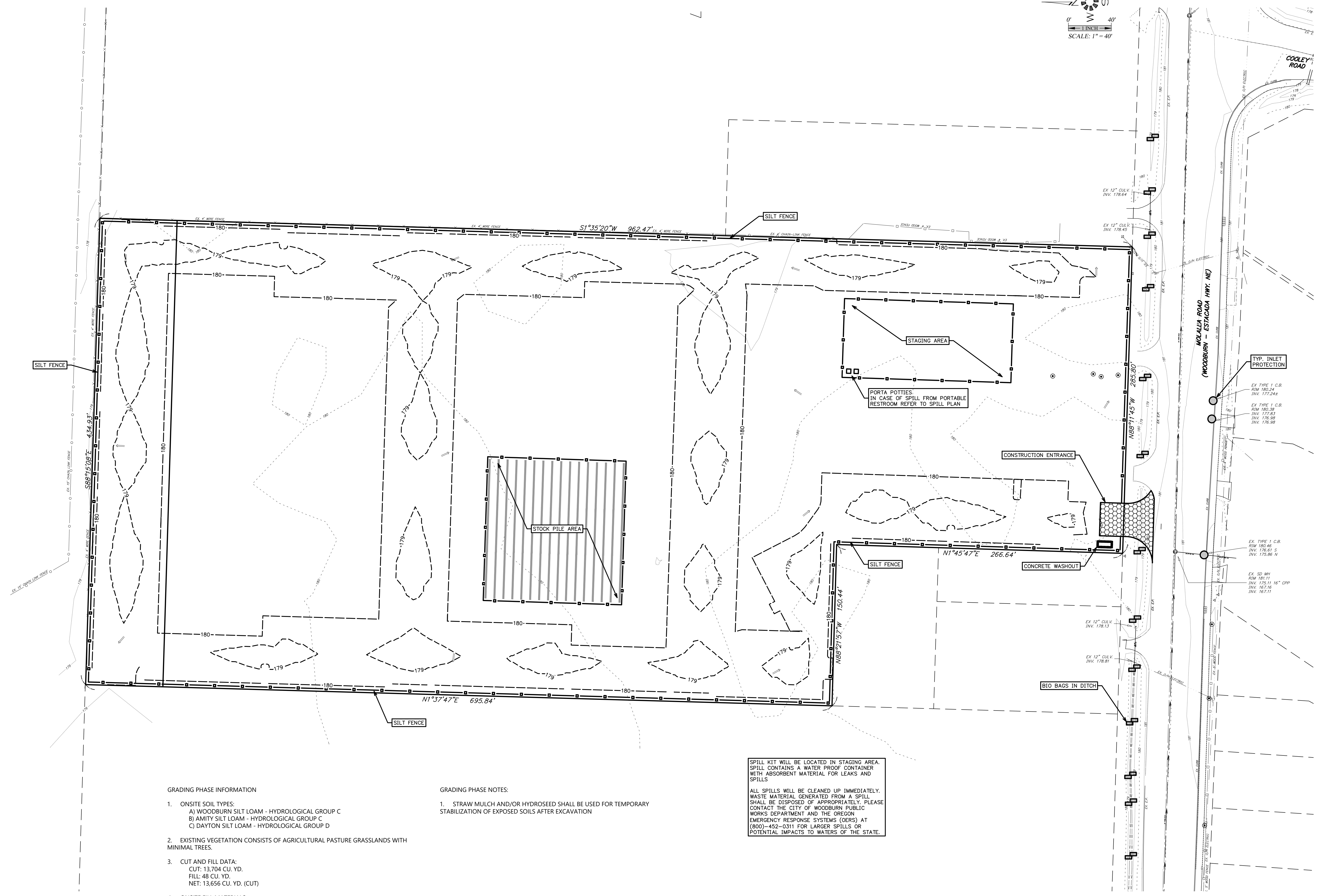
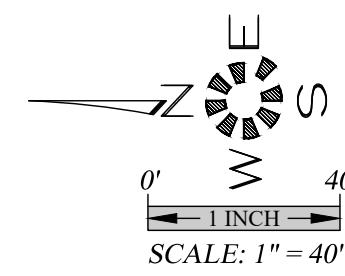
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6855 EC-2.1
 Design: M.D.G.
 Drawn: C.D.S.
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 Date: JUNE 2019
 Scale: AS SHOWN



EXPIRES: 06-30-2021
 JOB # 6855

EC-2.1



GRADING PHASE INFORMATION

- ON-SITE SOIL TYPES:
 A) WOODBURN SILT LOAM - HYDROLOGICAL GROUP C
 B) AMITY SILT LOAM - HYDROLOGICAL GROUP C
 C) DAYTON SILT LOAM - HYDROLOGICAL GROUP D
- EXISTING VEGETATION CONSISTS OF AGRICULTURAL PASTURE GRASSLANDS WITH MINIMAL TREES.
- CUT AND FILL DATA:
 CUT: 13,704 CU. YD.
 FILL: 48 CU. YD.
 NET: 13,656 CU. YD. (CUT)
- ON-SITE FILL MATERIALS:
 - NATIVE SOIL
 - CRUSHED AGGREGATE
- PHASE SCHEDULE:
 START: JULY, 2021
 FINISH: SEPTEMBER, 2021

GRADING PHASE NOTES:

- STRAW MULCH AND/OR HYDROSEED SHALL BE USED FOR TEMPORARY STABILIZATION OF EXPOSED SOILS AFTER EXCAVATION

SPILL KIT WILL BE LOCATED IN STAGING AREA. SPILL KIT CONTAINS A WATER PROOF CONTAINER WITH ABSORBENT MATERIAL FOR LEAKS AND SPILLS
 ALL SPILLS WILL BE CLEANED UP IMMEDIATELY. WASTE MATERIAL GENERATED FROM A SPILL SHALL BE DISPOSED OF APPROPRIATELY. PLEASE CONTACT THE CITY OF WOODBURN PUBLIC WORKS DEPARTMENT AND THE OREGON EMERGENCY RESPONSE SYSTEMS (OERS) AT (800)-452-0311 FOR LARGER SPILLS OR POTENTIAL IMPACTS TO WATERS OF THE STATE.

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**EROSION CONTROL
 STREET AND UTILITIES**

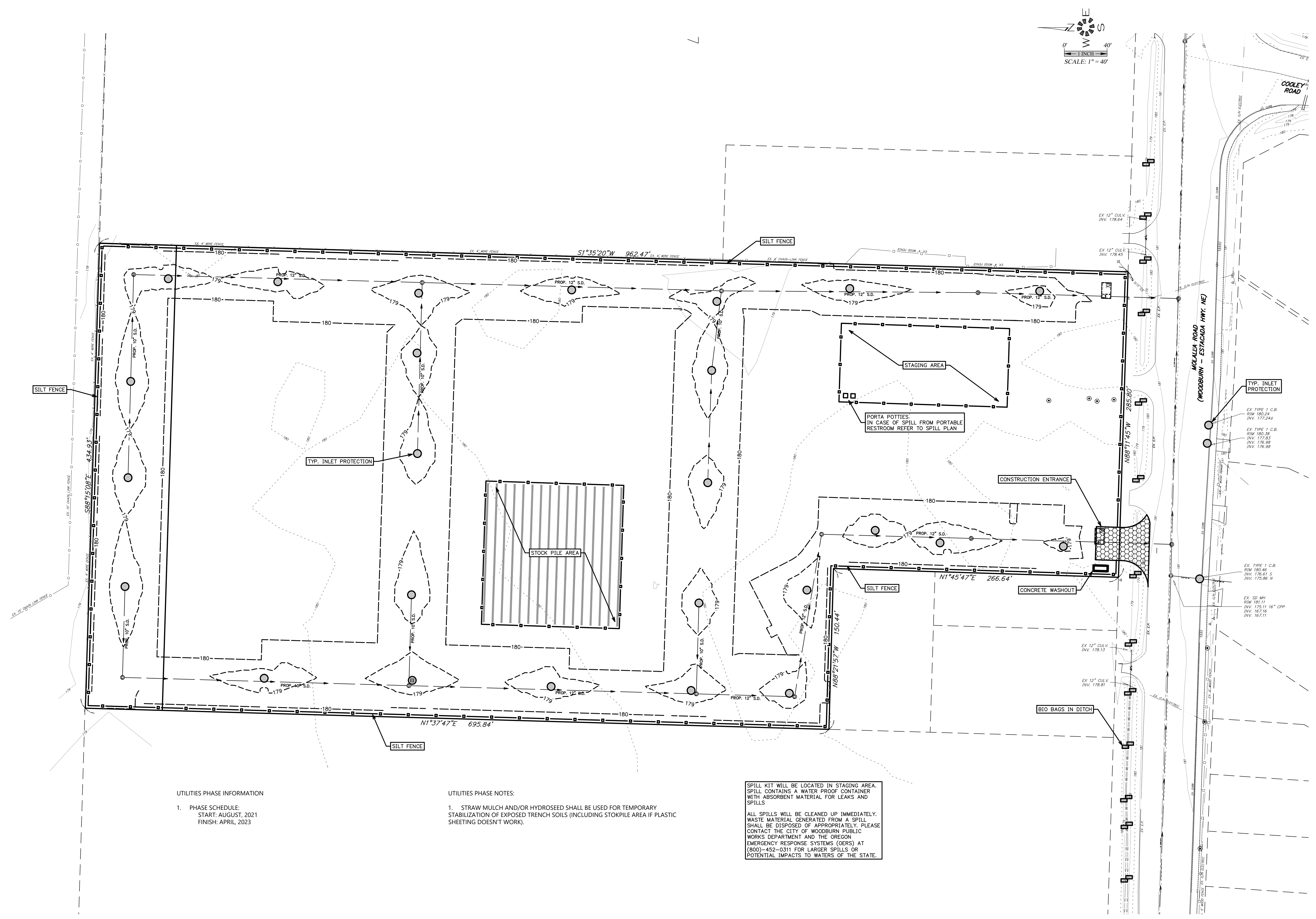
**WOODBURN EASTSIDE
 APARTMENTS**

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6855 EC-2.2
 Design: M.D.G.
 Drawn: C.D.S.
 Checked: J.C.B.
 Date: JUNE 2019
 Scale: AS SHOWN



EXPIRES 06-30-2021
 JOB # 6855

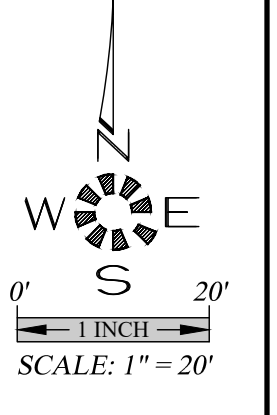
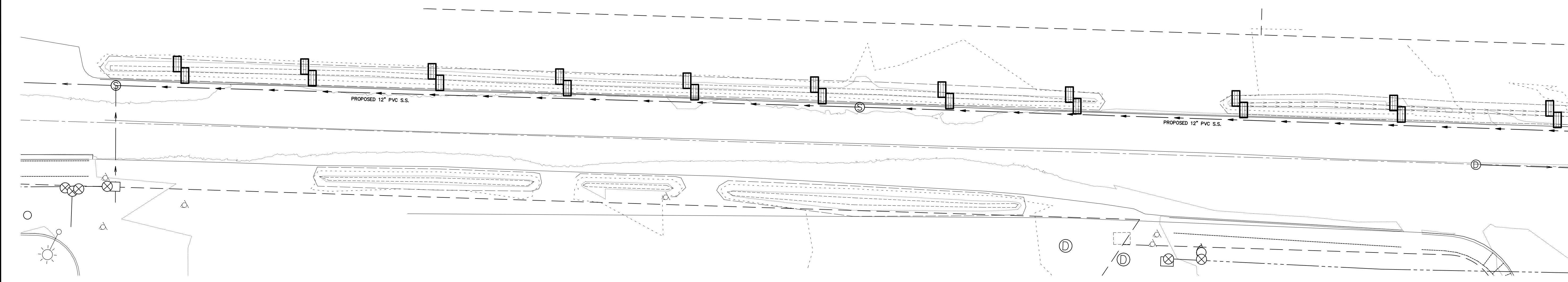
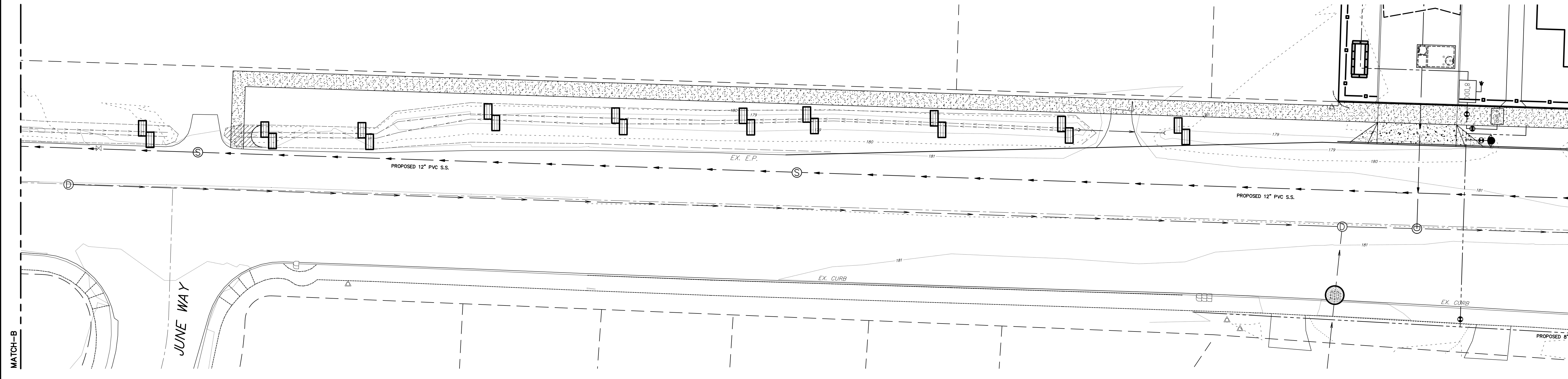
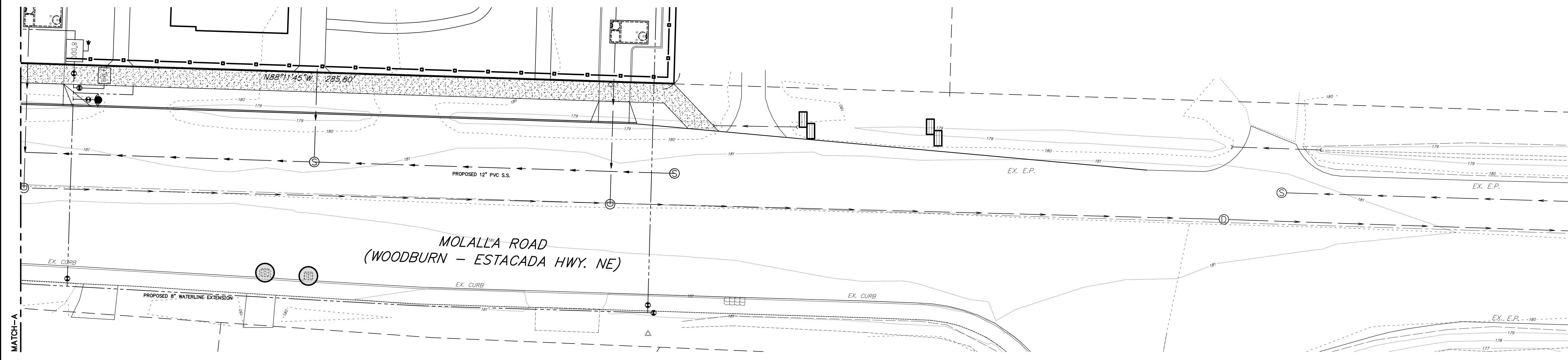


UTILITIES PHASE INFORMATION
 1. PHASE SCHEDULE:
 START: AUGUST, 2021
 FINISH: APRIL, 2023

UTILITIES PHASE NOTES:
 1. STRAW MULCH AND/OR HYDROSEED SHALL BE USED FOR TEMPORARY STABILIZATION OF EXPOSED TRENCH SOILS (INCLUDING STOKPILE AREA IF PLASTIC SHEETING DOESN'T WORK).

SPILL KIT WILL BE LOCATED IN STAGING AREA. SPILL CONTAINS A WATER PROOF CONTAINER WITH ABSORBENT MATERIAL FOR LEAKS AND SPILLS
 ALL SPILLS WILL BE CLEANED UP IMMEDIATELY. WASTE MATERIAL GENERATED FROM A SPILL SHALL BE DISPOSED OF APPROPRIATELY. PLEASE CONTACT THE CITY OF WOODBURN PUBLIC WORKS DEPARTMENT AND THE OREGON EMERGENCY RESPONSE SYSTEMS (OERS) AT (800)-452-0311 FOR LARGER SPILLS OR POTENTIAL IMPACTS TO WATERS OF THE STATE.

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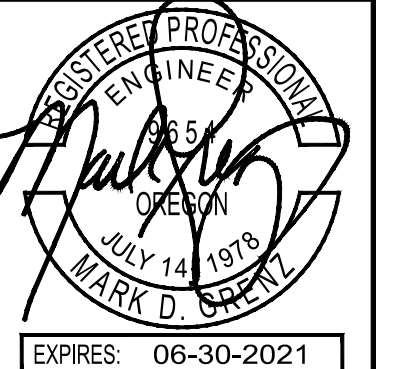
MULTI/TECH
 ENGINEERING SERVICES, INC.
 1155 13th St. S.E. Salem, OR 97302
 Ph: (503) 385-9927 Fax: (503) 384-1280
 www.multitechinc.com email: info@multitechinc.com

**EROSION CONTROL
 OFFSITE MOLALLA ROAD**

**WOODBURN EASTSIDE
 APARTMENTS**

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6855b EC-2.3
 Design: M.D.G.
 Drawn: C.D.S.
 Checked: J.C.B.
 Date: JUNE 2019
 Scale: AS SHOWN



JOB # 6855

EC-2.3

- OFFSITE PHASE INFORMATION
- PHASE SCHEDULE:
 START: AUGUST, 2021
 FINISH: JULY, 2022
 - LINER FRONTAGE OF STREET IMPROVEMENT:
 CURB: 277 LF
 PAVEMENT TAPER: 712 LF
 SANITARY SEWER LINE: 1,318 LF

- OFFSITE PHASE NOTES:
- CONCRETE WASHOUT FOR ALL CONCRETE WORK ALONG MOLALLA ROAD IS ON SITE AS SHOWN ON EC-3.
 - CATCH BASIN FILTERS TO REMAIN UNTIL THE COMPLETION OF THE OFFSITE PHASE.

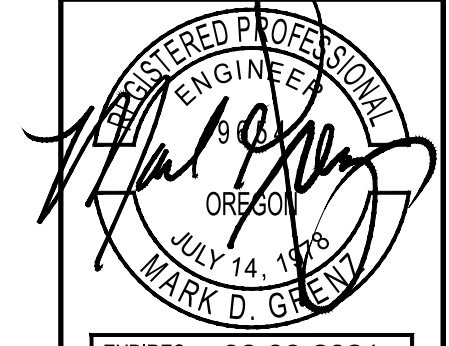
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**EROSION CONTROL
 VERTICAL CONSTRUCTION**

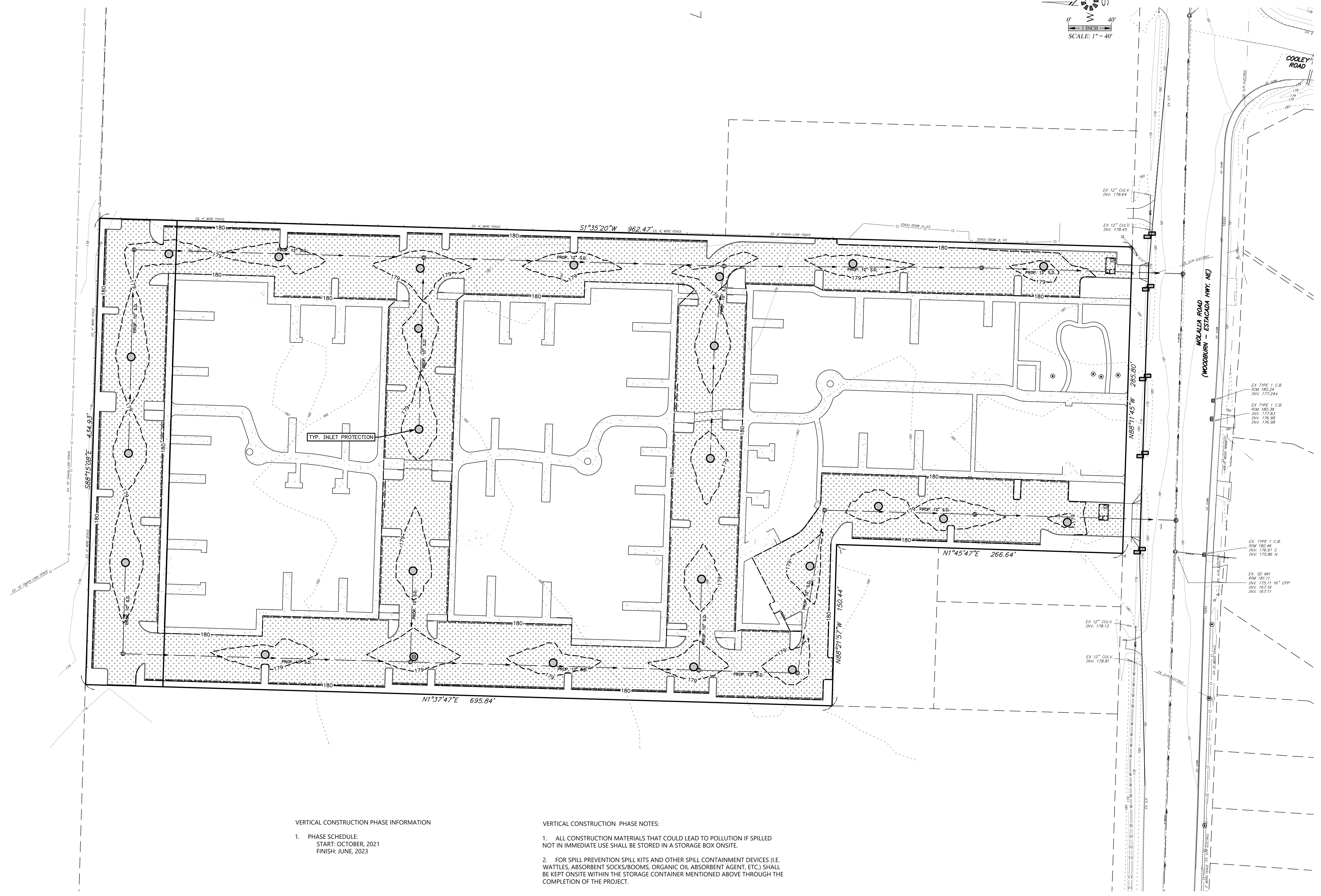
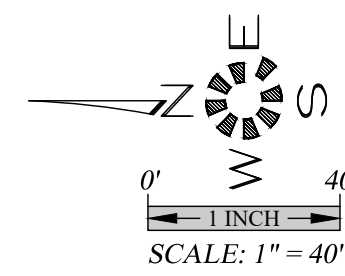
**WOODBURN EASTSIDE
 APARTMENTS**

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6855 EC-2.4
 Design: M.D.G.
 Drawn: C.D.S.
 Checked: J.C.B.
 Date: JUNE 2019
 Scale: AS SHOWN



EXPIRES: 06-30-2021
 JOB # 6855



VERTICAL CONSTRUCTION PHASE INFORMATION

1. PHASE SCHEDULE:
 START: OCTOBER, 2021
 FINISH: JUNE, 2023

VERTICAL CONSTRUCTION PHASE NOTES:

1. ALL CONSTRUCTION MATERIALS THAT COULD LEAD TO POLLUTION IF SPILLED NOT IN IMMEDIATE USE SHALL BE STORED IN A STORAGE BOX ONSITE.
2. FOR SPILL PREVENTION SPILL KITS AND OTHER SPILL CONTAINMENT DEVICES (I.E. WATTLES, ABSORBENT SOCKS/BOOMS, ORGANIC OIL ABSORBENT AGENT, ETC.) SHALL BE KEPT ONSITE WITHIN THE STORAGE CONTAINER MENTIONED ABOVE THROUGH THE COMPLETION OF THE PROJECT.

**EROSION CONTROL
 FINAL LANDSCAPING AND
 STABILIZATION PLAN**

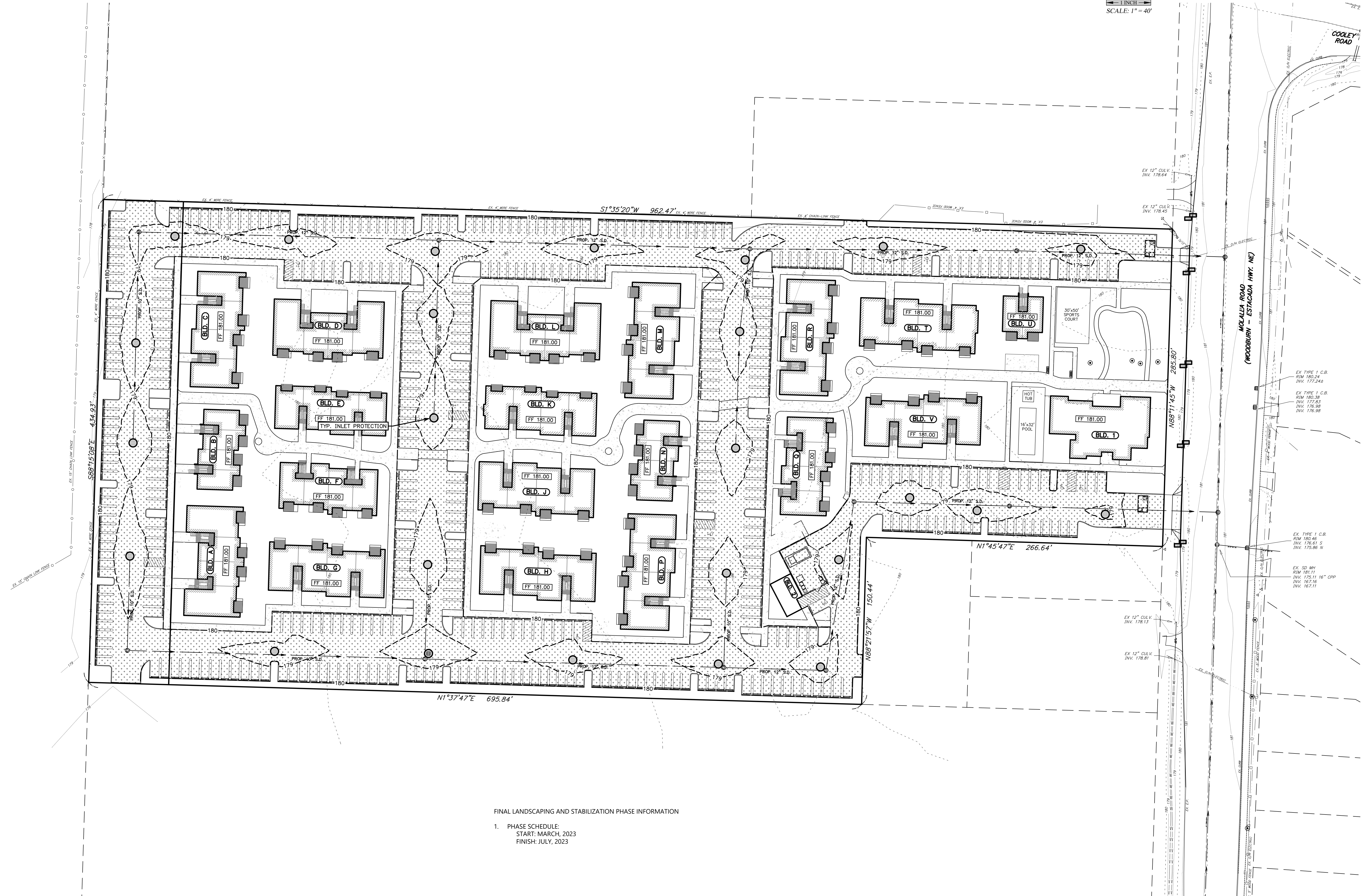
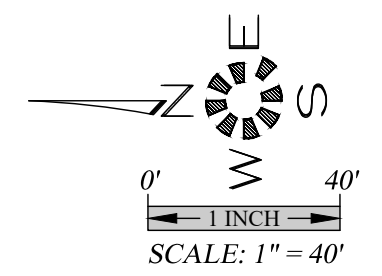
**WOODBURN EASTSIDE
 APARTMENTS**

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6855 EC-2.5
 Design: M.D.G.
 Drawn: C.D.S.
 Checked: J.C.B.
 Date: JUNE 2019
 Scale: AS SHOWN



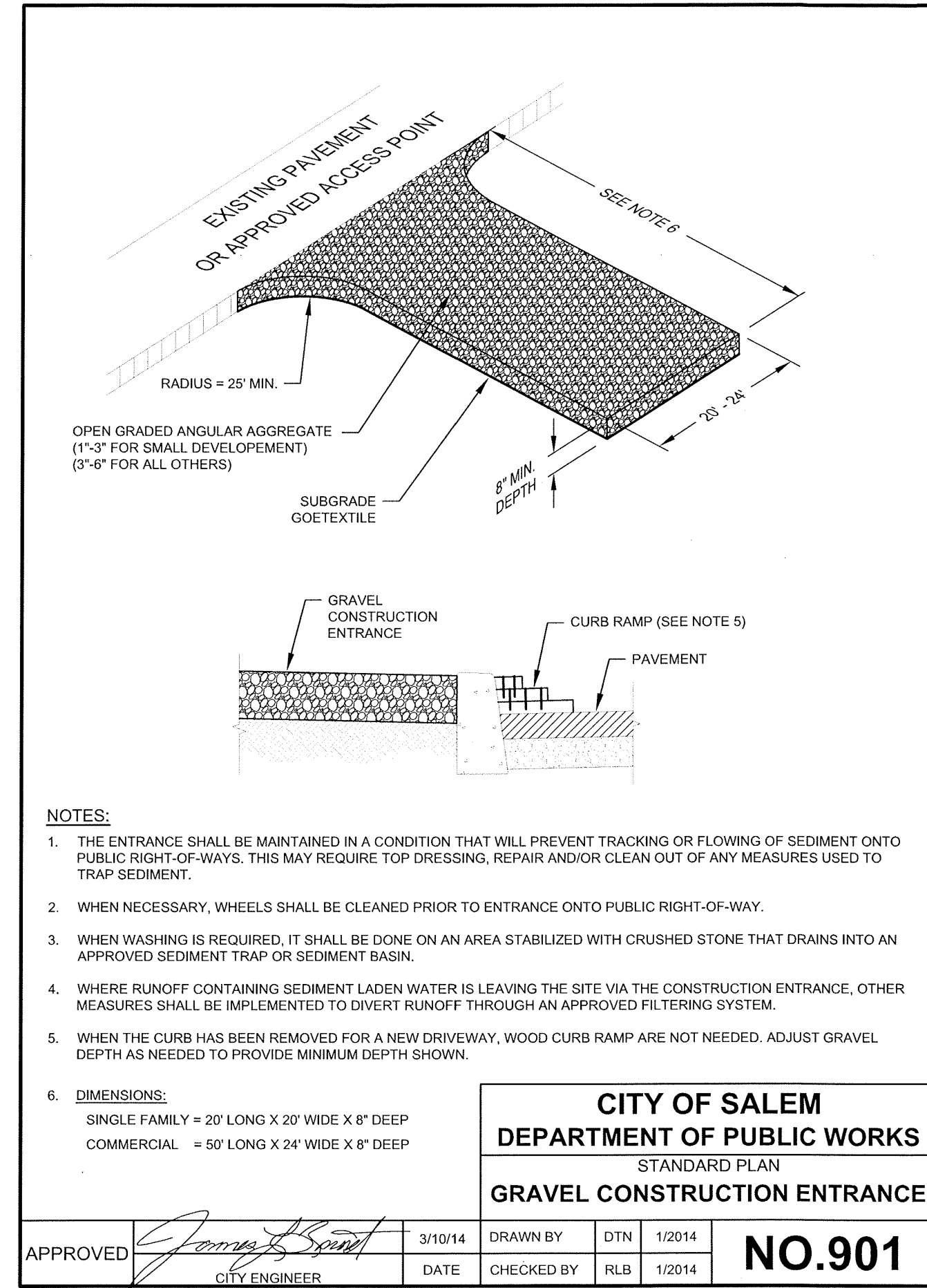
EXPIRES 06-30-2021
 JOB # 6855



FINAL LANDSCAPING AND STABILIZATION PHASE INFORMATION

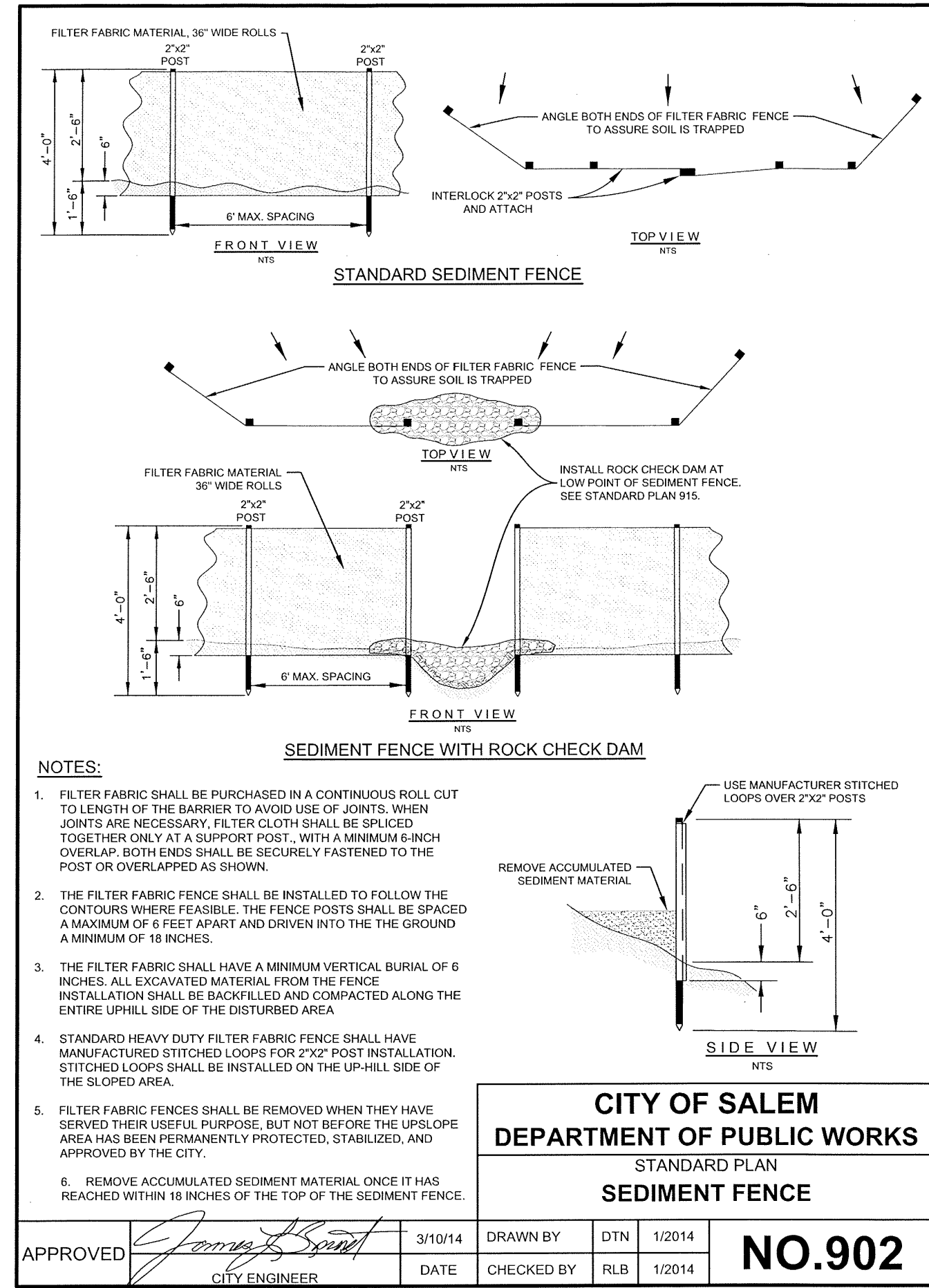
1. PHASE SCHEDULE:
 START: MARCH, 2023
 FINISH: JULY, 2023

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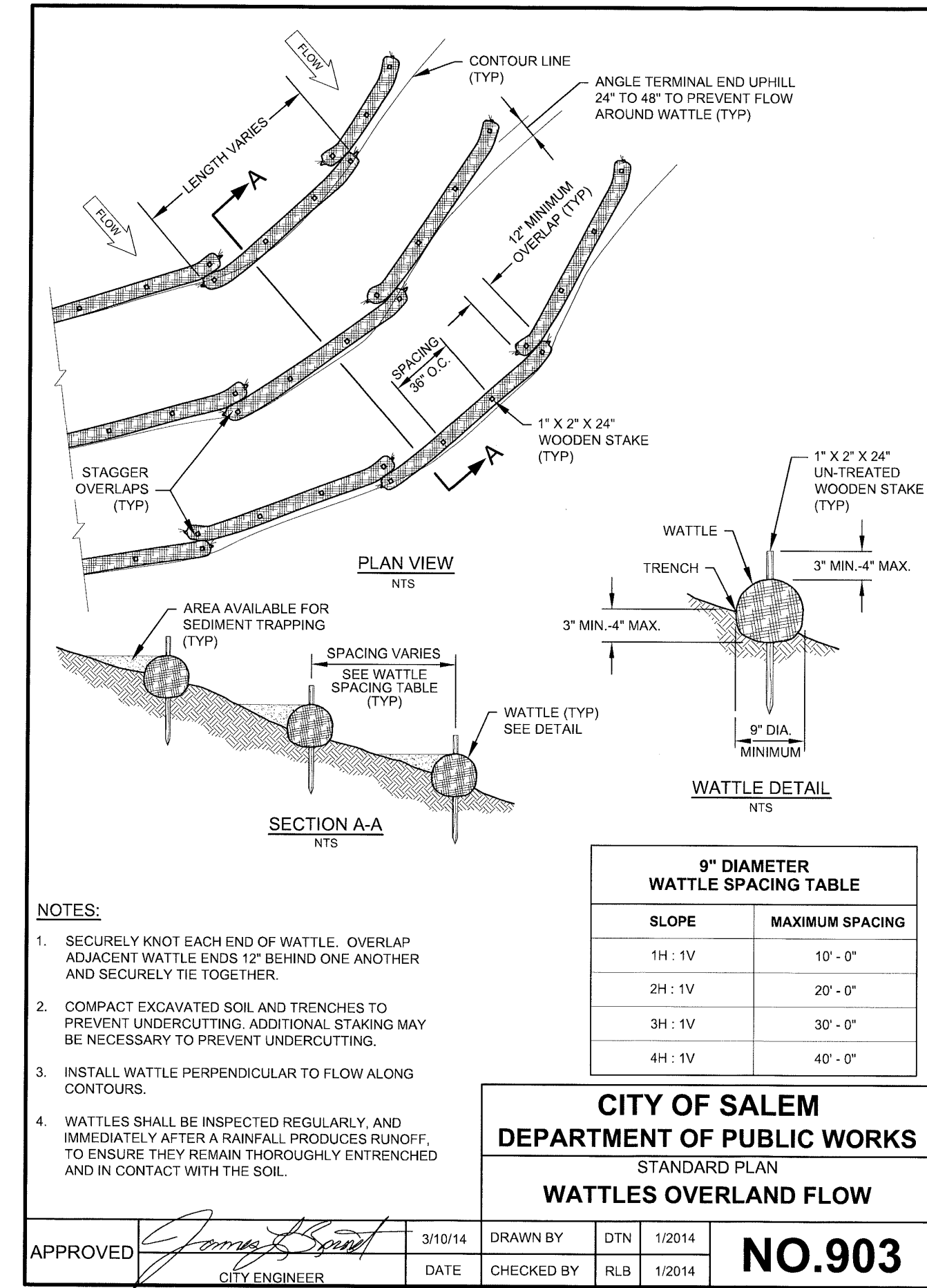
**CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS**
STANDARD PLAN
GRAVEL CONSTRUCTION ENTRANCE

APPROVED	<i>James B. Spent</i>	3/10/14	DRAWN BY	DTN	1/2014	NO.901
	CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	



**CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS**
STANDARD PLAN
SEDIMENT FENCE

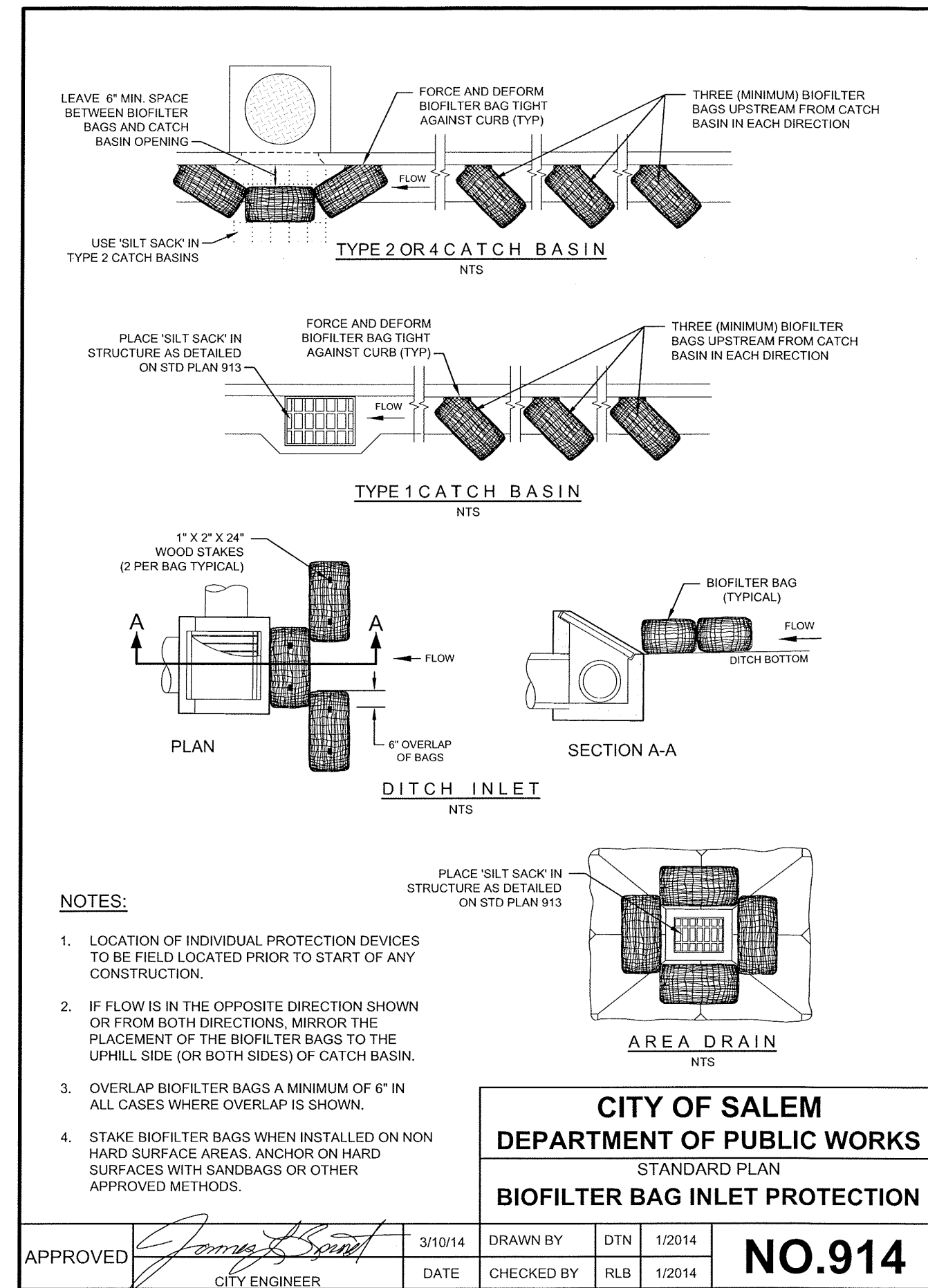
APPROVED	<i>James B. Spent</i>	3/10/14	DRAWN BY	DTN	1/2014	NO.902
	CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	



9" DIAMETER WATTLE SPACING TABLE	
SLOPE	MAXIMUM SPACING
1H : 1V	10' - 0"
2H : 1V	20' - 0"
3H : 1V	30' - 0"
4H : 1V	40' - 0"

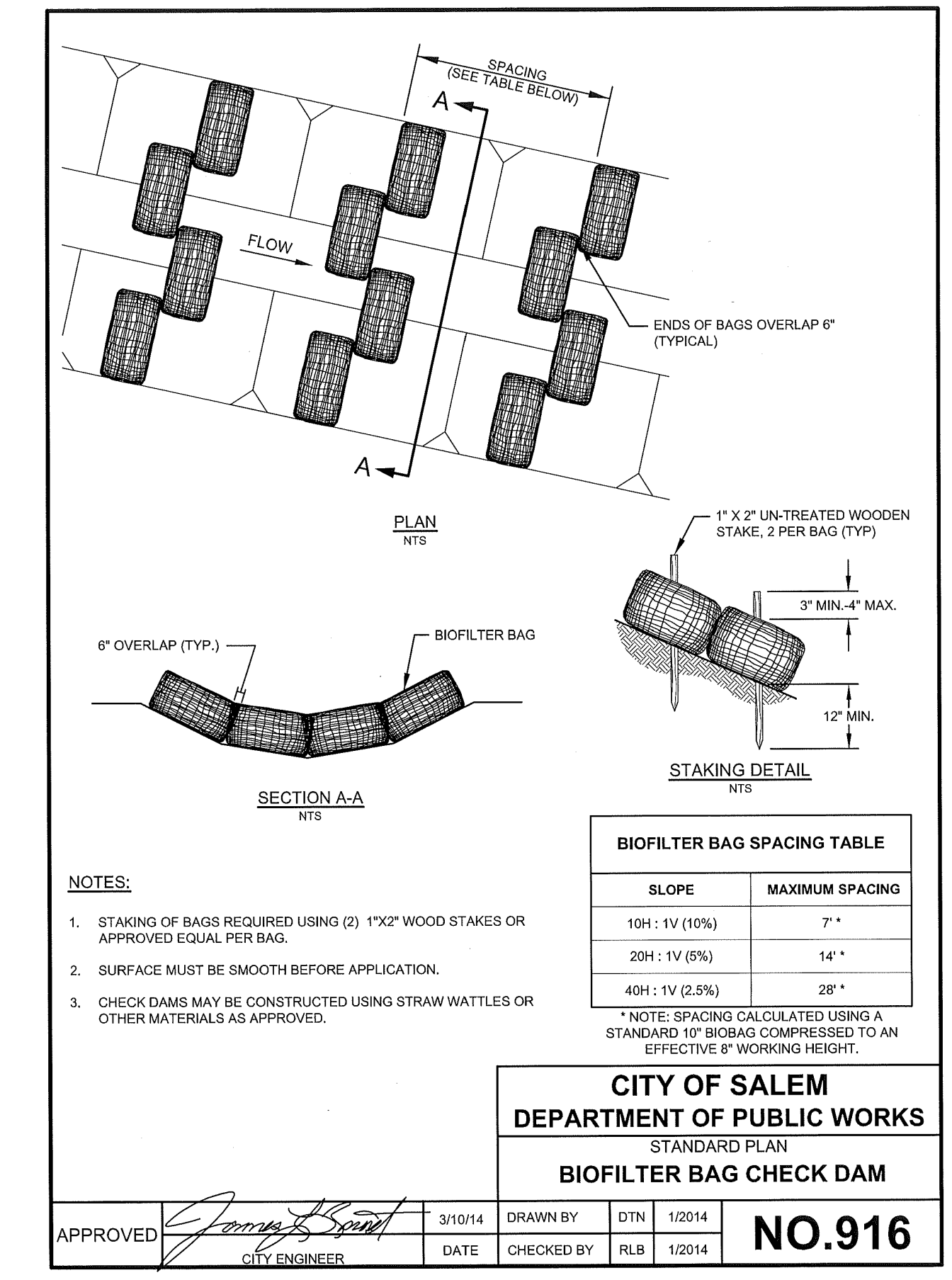
**CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS**
STANDARD PLAN
WATTLES OVERLAND FLOW

APPROVED	<i>James B. Spent</i>	3/10/14	DRAWN BY	DTN	1/2014	NO.903
	CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	



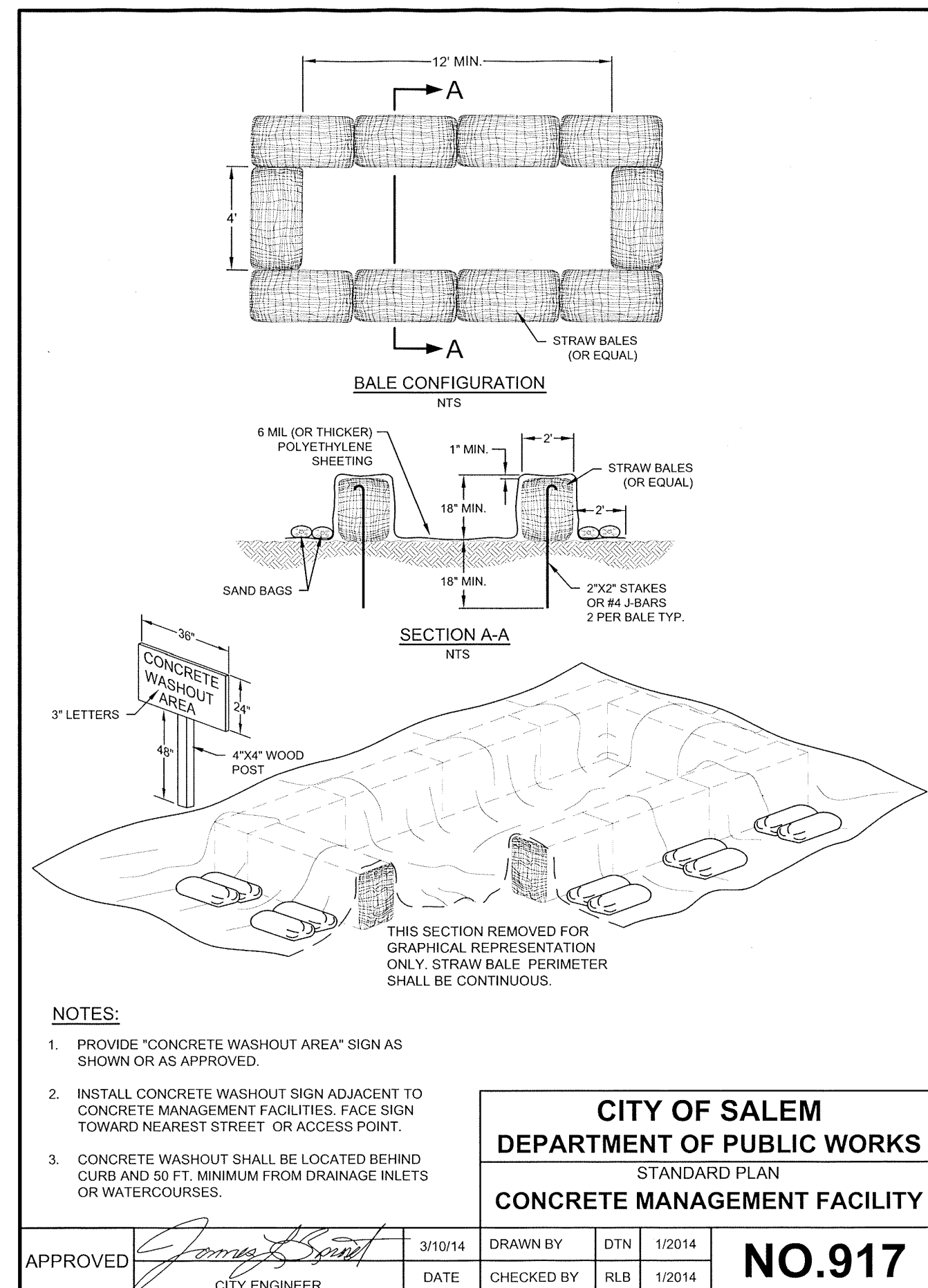
**CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS**
STANDARD PLAN
BIOFILTER BAG INLET PROTECTION

APPROVED	<i>James B. Spent</i>	3/10/14	DRAWN BY	DTN	1/2014	NO.914
	CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	



**CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS**
STANDARD PLAN
BIOFILTER BAG CHECK DAM

APPROVED	<i>James B. Spent</i>	3/10/14	DRAWN BY	DTN	1/2014	NO.916
	CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	



**CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS**
STANDARD PLAN
CONCRETE MANAGEMENT FACILITY

APPROVED	<i>James B. Spent</i>	3/10/14	DRAWN BY	DTN	1/2014	NO.917
	CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	

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Drawn: C.D.S.
Checked: J.C.B.
Date: JUNE 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREEN
JUL 14, 2011

EXPIRES: 06-30-2023

JOB # 6855

Owner :

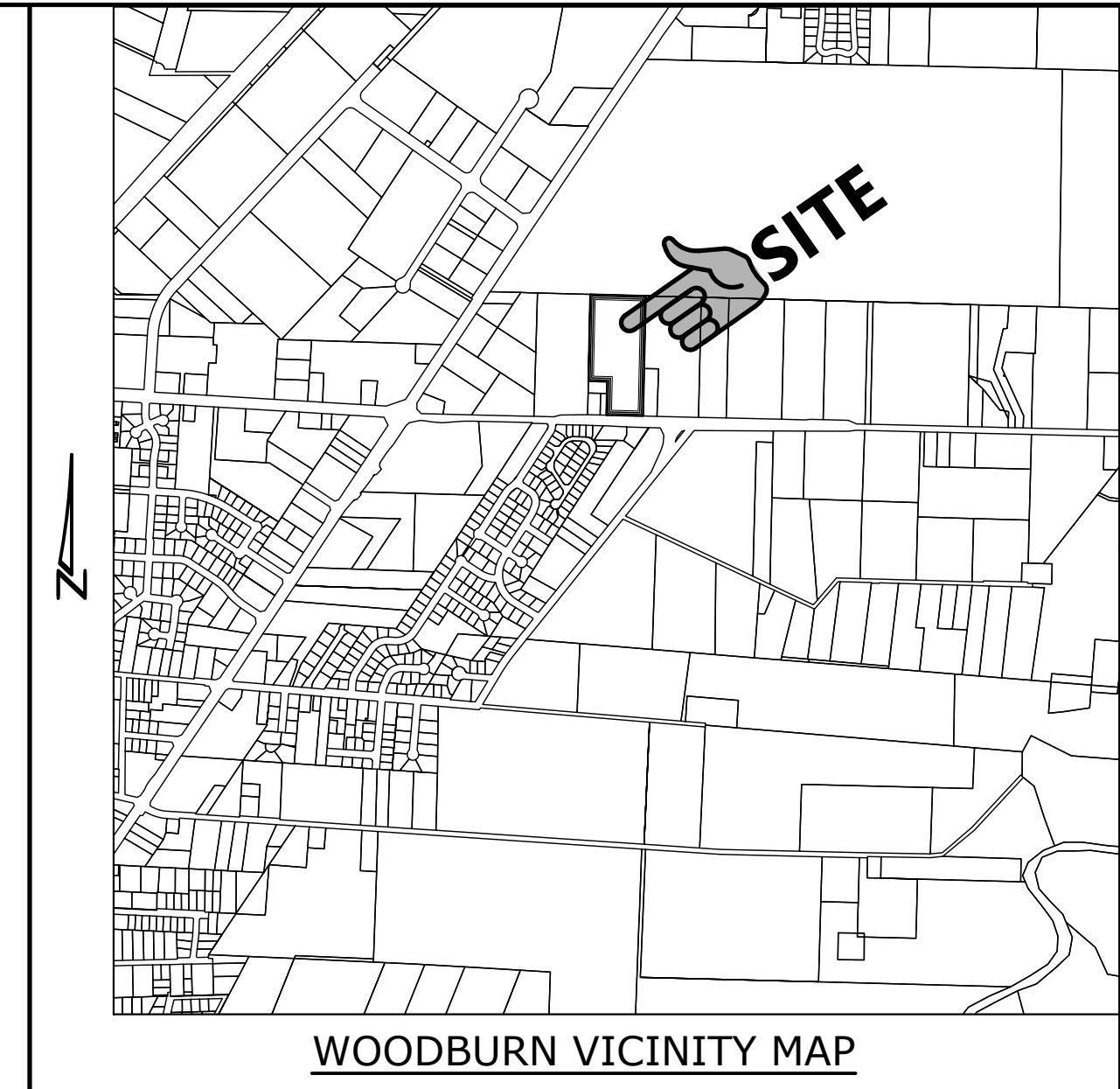
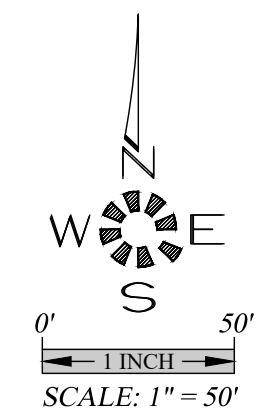
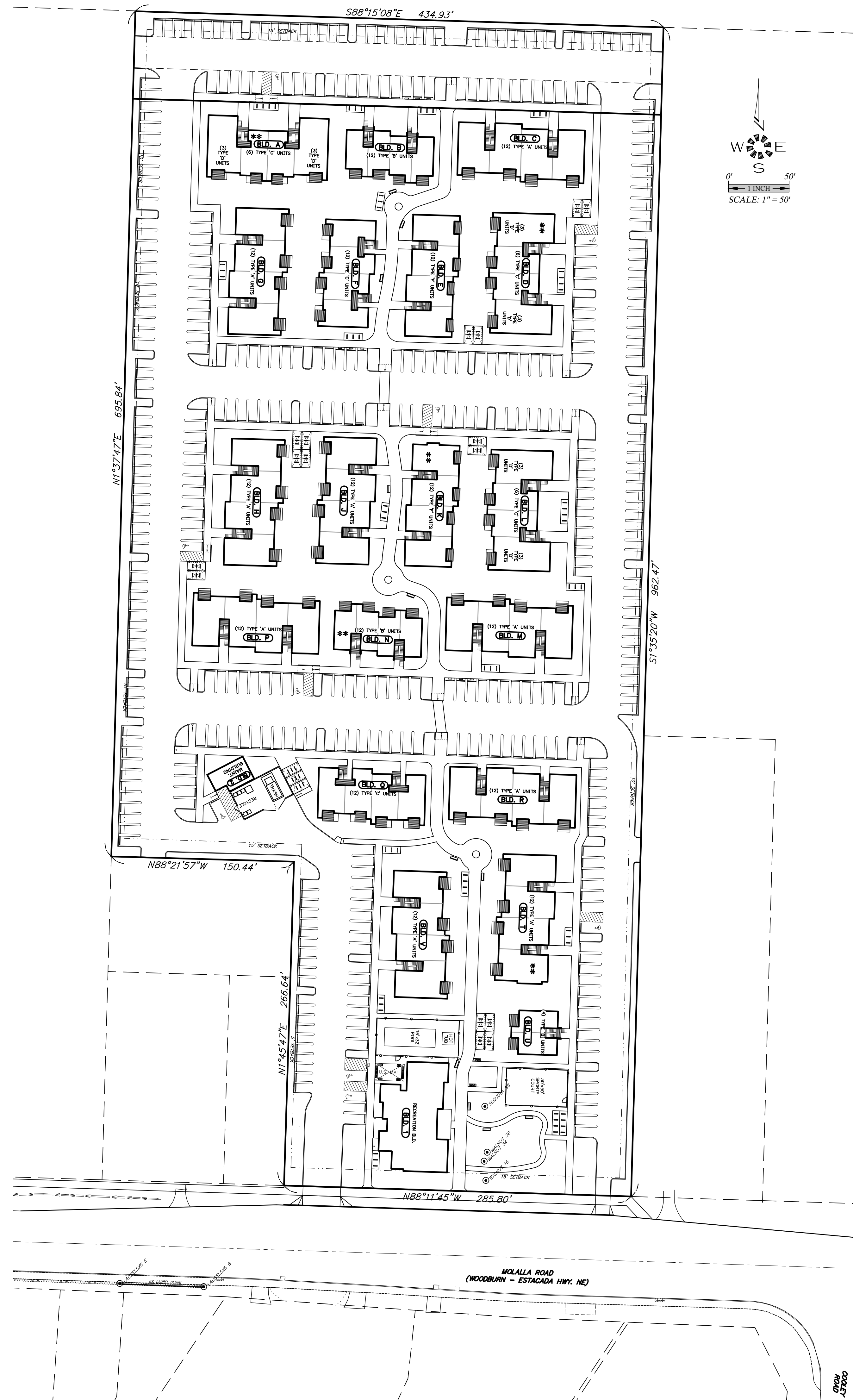
IVAN AND ELENA SMERIKOV

22091 300th ST. SE
ERSKINE, MN 56535
PHONE: (503) 655-7933

Owner / Developer:

I AND E CONST.

9550 SE CLACKAMAS RD.
CLACKAMAS, OREGON 97015
PHONE: (503) 655-7933



**WOODBURN
EASTSIDE
APARTMENTS**
SEC. 09, T. 5 S., R. 1 W., W.M.
CITY OF WOODBURN
MARION COUNTY, OREGON

SHEET INDEX

- SDR1 - COVER SHEET
- SDR2 - EXISTING CONDITIONS PLAN
- SDR3 - ANNEXATION PLAN
- SDR4 - PRELIMINARY SITE PLAN
- SDR5 - PRELIMINARY SITE PLAN
- SDR6 - SITE PLAN DETAILS
- SDR7 - PRELIMINARY FRONTAGE IMPROVEMENTS
- SDR8 - PRELIMINARY OPEN SPACE PLAN
- SDR9 - PRELIMINARY PHOTOMETRIC PLAN
- SDR10 - PRELIMINARY DRAINAGE PLAN
- SDR11 - PRELIMINARY SANITARY SEWER PLAN
- SDR12 - PRELIMINARY DOMESTIC WATER AND FIRE SERVICE PLAN
- SDR13 - FIRE TRUCK TURNING TEMPLATE

- L1.1 SCHEMATIC LANDSCAPE PLAN
- L1.2 SCHEMATIC LANDSCAPE PLAN
- L1.3 LANDSCAPE NOTES & DETAILS



COVER SHEET

WOODBURN EASTSIDE APARTMENTS

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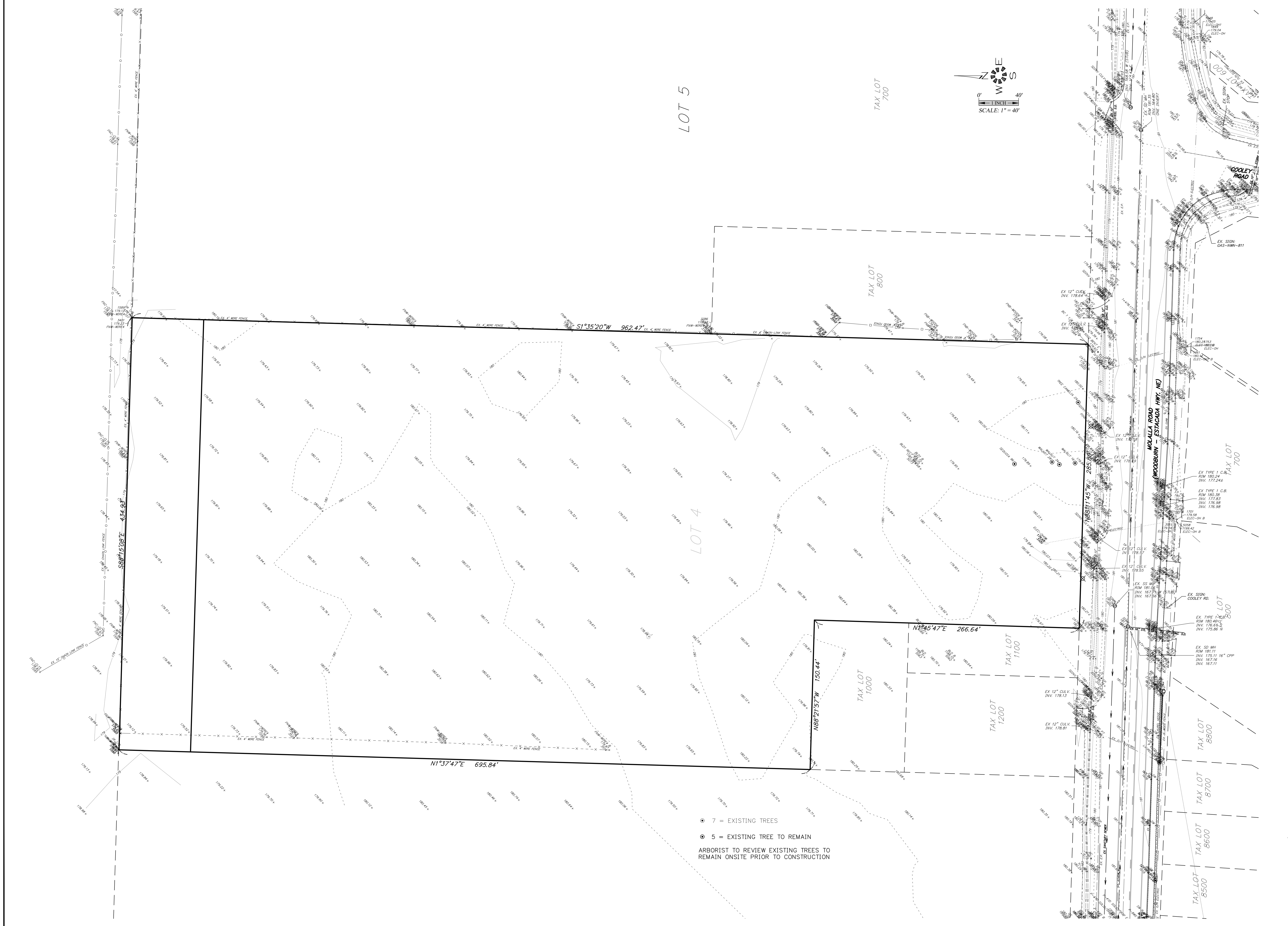
EXPIRES: 06-30-2019

JOB # 6855

SDR1

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**EXISTING
 CONDITIONS
 PLAN**

**WOODBURN EASTSIDE
 APARTMENTS**

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 JOB # 6855

SDR2

⊙ 7 = EXISTING TREES
 ⊙ 5 = EXISTING TREE TO REMAIN
 ARBORIST TO REVIEW EXISTING TREES TO
 REMAIN ONSITE PRIOR TO CONSTRUCTION

PRELIMINARY DRAINAGE PLAN

WOODBURN EASTSIDE APARTMENTS

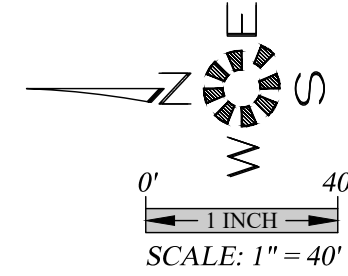
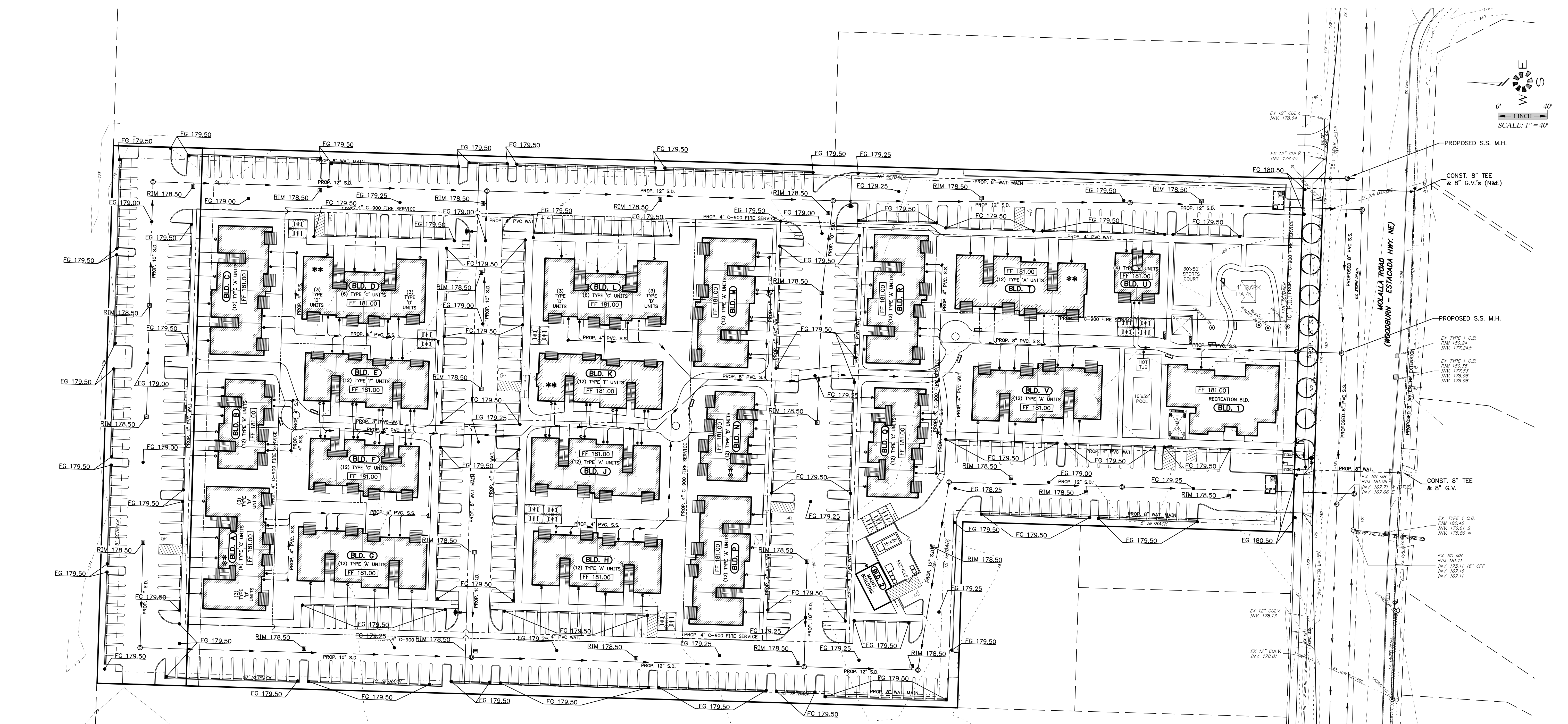
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REGISTERED PROFESSIONAL ENGINEER
 JULY 14, 1978
 MARK D. GREEN

EXPIRES: 06-30-2019
 JOB # 6855

SDR10



NOTE:
 DETENTION FACILITIES PROPOSED TO BE ABOVE GROUND WITHIN PARKING LOT BASINS.

STORMFILTER DESIGN NOTES

- THE 8' x 14' PEAK DIVERSION STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- THE PEAK DIVERSION STORMFILTER TREATMENT CAPACITY IS LIMITED BY THE MEDIA SURFACE AREA AND/OR FILTER CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE SELECTION	2"	3"	4"	6"	8"	10"	12"
RECOMMENDED HYDRAULIC DROPSH (ft)	2.00	2.50	3.00	4.00	5.00	6.00	7.00
HEIGHT OF WATER (ft)	2.00	2.50	3.00	4.00	5.00	6.00	7.00
SPECIFIC FLOW RATE (gpm/ft ²)	22.5	18.75	15.00	11.25	8.75	7.50	6.75
CARTRIDGE FLOW RATE (gpm)	22.5	18.75	15.00	11.25	8.75	7.50	6.75

* 1.67 gpm/ft² SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHORUS⁵ (PSORB) MEDIA ONLY.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (cfs)	PEAK FLOW RATE (cfs)	RETURN PERIOD OF PEAK FLOW (yr)	CARTRIDGE HEIGHT (ft) (IF LOW DROPSH)	NUMBER OF CARTRIDGES REQUIRED	CARTRIDGE FLOW RATE	MEDIA TYPE (PER LITE ZPG, PSORB)			
PIPE DATA	IN	MATERIAL	DIAMETER	INLET PIPE	OUTLET PIPE	UPSTREAM RIM ELEVATION	DOWNSTREAM RIM ELEVATION	ANTI-FLOTATION BALLAST	WIDTH	HEIGHT

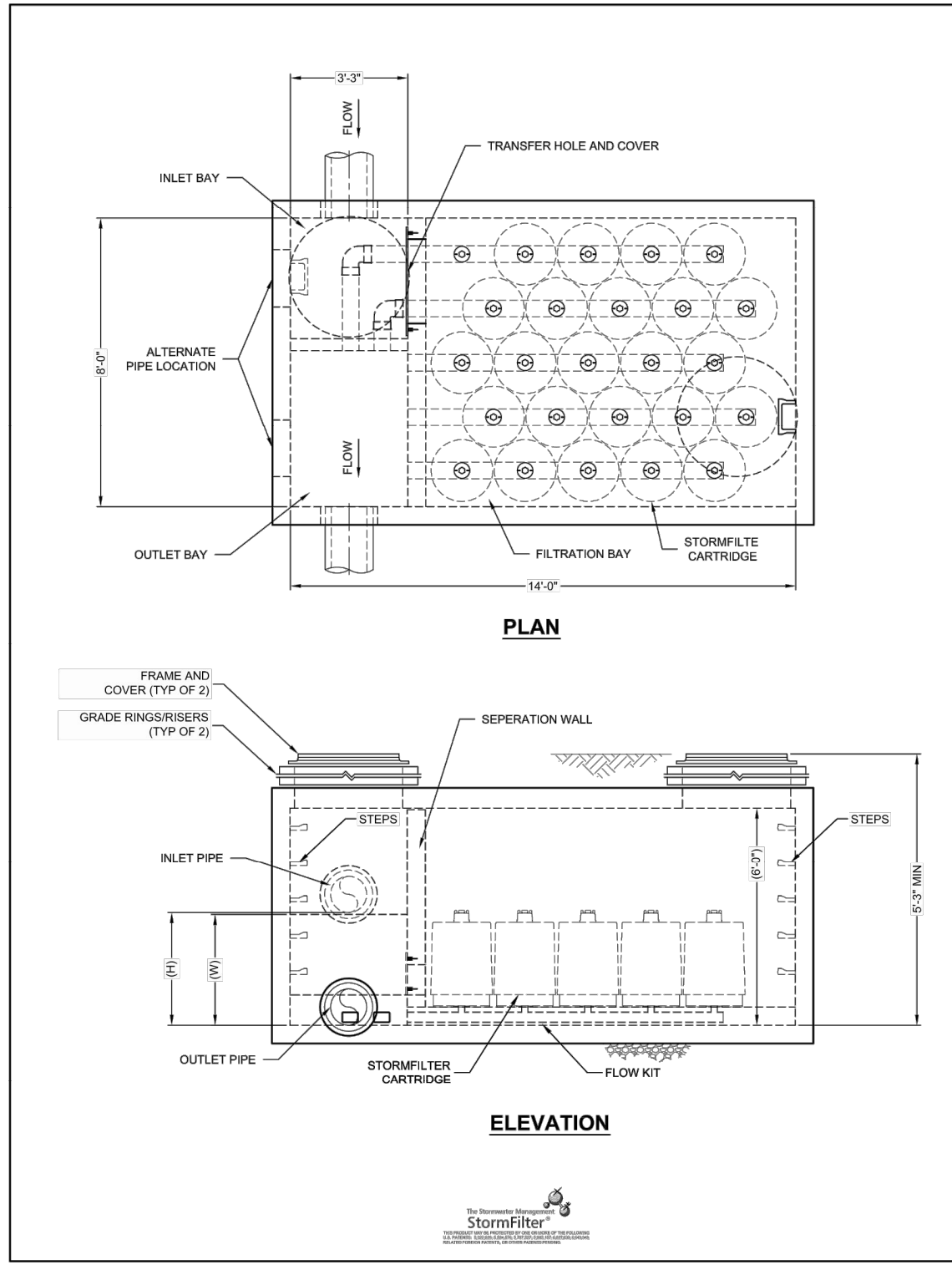
NOTES/SPECIAL REQUIREMENTS:
 * PER ENGINEER OF RECORD

PERFORMANCE SPECIFICATION
 FILTER CARTRIDGES SHALL BE MEDIA FILLED, PASSIVE, SIPHON ACTIVATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 18 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 30 SECONDS.
 SPECIFIC FLOW RATE (GPM/FT²) SHALL BE 22.5 GPM/FT² (IF LOW DROPSH).
 MEDIA SURFACE CONTACT AREA (SA) MEDIA VOLUMETRIC FLOW RATE SHALL BE 4.0 GPM/FT³ OF MEDIA (MAXIMUM).

GENERAL NOTES
 1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH * ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH INSTALLED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE: www.contechinc.com
 4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO COORDINATE STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 5. STRUCTURE SHALL MEET AND EXCEED ALL DESIGN LOADS AND THE ASSUMING GROUND COVER OF 2' FANED GROUNDWATER ELEVATION AT THE BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CARTRIDGE SHALL MEET ASHRAE 90.1 AND BE CAST WITH THE CONTECH LOGO.
INSTALLATION NOTE
 A. ANY SURFACE, LOCK-UP DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
 C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLY STRUCTURE.
 D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
 E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION/INFILTRATION.
 F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

CONTECH ENGINEERED SOLUTIONS LLC
 5055 Centre Pointe Blvd., Suite 400, West Chester, OH 45380
 900-388-1122 513-602-7000 513-602-7800 FAX

THE STORMWATER MANAGEMENT STORMFILTER
 8' x 14' PEAK DIVERSION STORMFILTER
 STANDARD DETAIL



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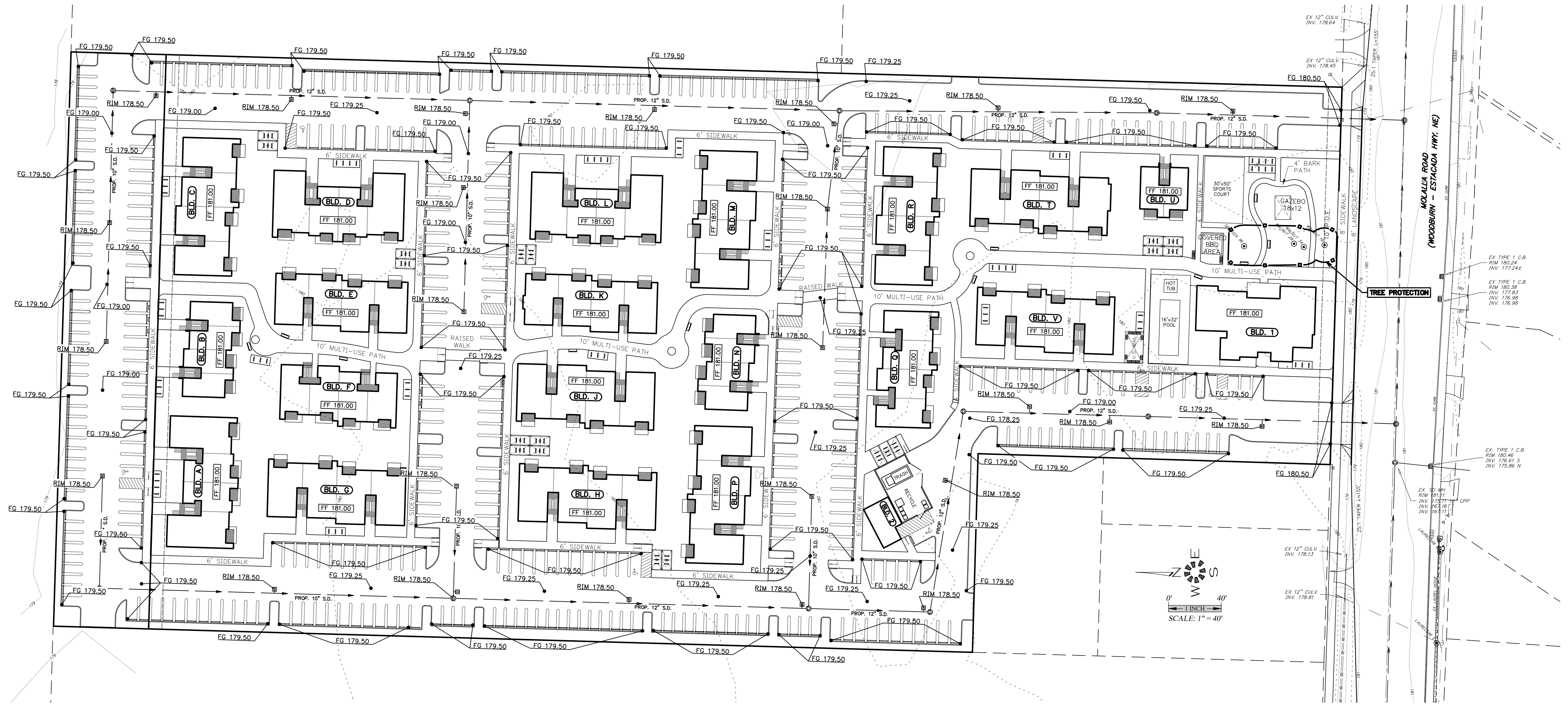
GRADING PLAN & TREE PROTECTION PLAN

WOODBURN PLACE APARTMENTS

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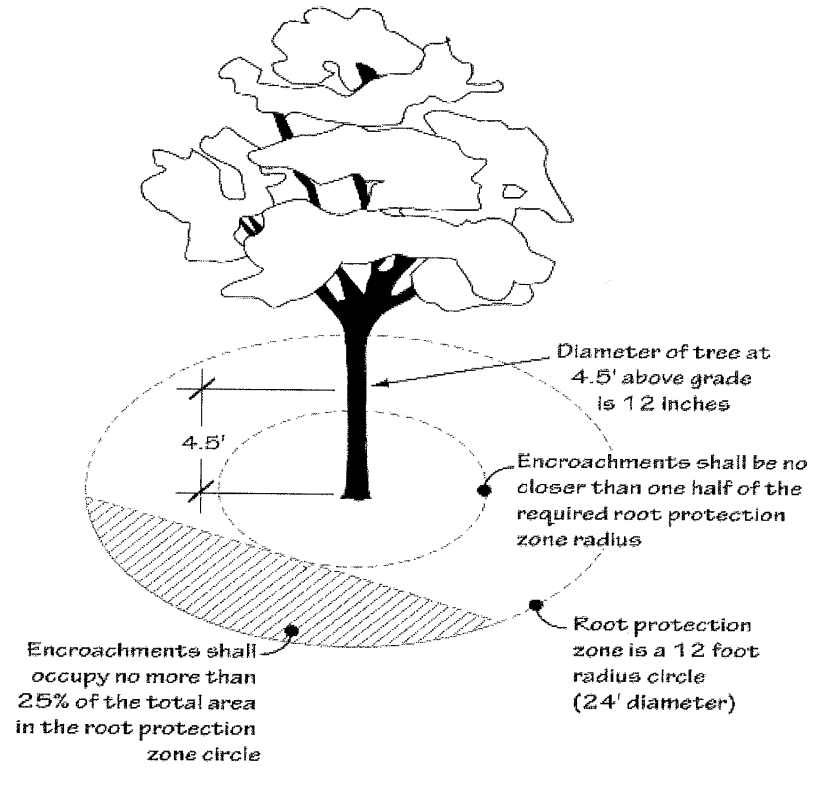
Design: M.D.G.
Drawn: C.D.S.
Checked: J.C.B.
Date: JUNE 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREGG
JULY 11, 1978
EXPIRES 06-30-2023
JOB # 6855

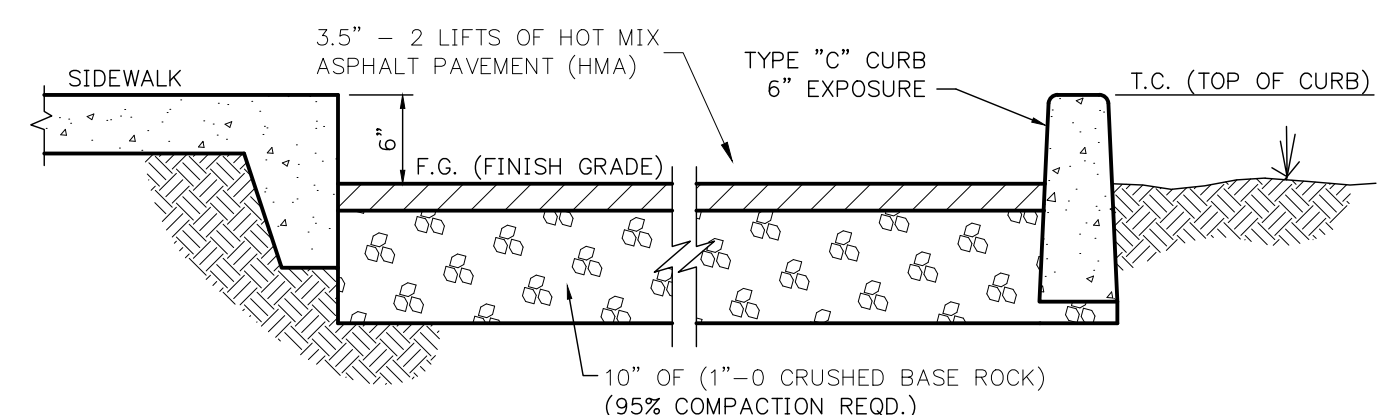


TREE PROTECTION TO BE IN PLACE PRIOR TO GRADING ON SITE.
EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO GRADING.

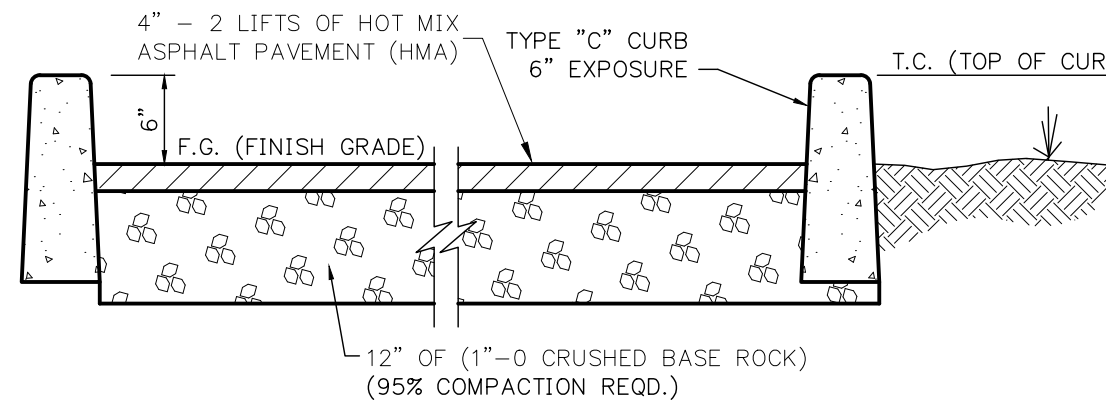
Figure 60-1
Permissible RPZ Encroachments



- b. Protection fencing
- (1) Protection fencing consisting of a minimum 6-foot high fence, either orange plastic fencing secured with posts or metal chain link construction fence secured with 8-foot metal posts, that shall be established at the edge of the RPZ and permissible encroachment area on the development site. Existing structures and/or existing secured fencing at least 3 1/2 feet tall can serve as the required protective fencing.
 - (2) When an RPZ extends beyond the development site, protection fencing is not required to extend beyond the development site. Existing structures and/or existing secured fencing at least 3 1/2 feet tall can serve as the required protective fencing.
 - (a) The following is prohibited within the RPZ of each tree or outside the limits of the development impact area: ground disturbance or



PARKING STALL
-NTS-



DRIVE AREAS
-NTS-