

December 1, 2022

Sarah Hendren Hendren Construction LLC 5515 Serenity Drive SE Salem, OR 97317

RE: Approval of Grading Permit GRAD 22-10 "Cleveland Crossing" for 1430 E. Cleveland Street (Tax Lots 051W18DA01200, 1201, 1202, 1300, & 1500)

Dear Ms. Hendren:

Staff approves the Grading Permit, subject to the conditions of approval outlined in this letter.

Summary of Review:

This site is subject to the development standards of the <u>Woodburn Development Ordinance</u> (<u>WDO</u>). The applicant is requesting to perform grading work in preparation for construction of a 42-unit 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.

Planning Conditions of Approval:

- 1. Conformance with Approved Plans: All site work shall be in substantial conformance with the approved grading plans.
- DEQ: All development activity shall be in accordance with the approved Department of Environmental Quality (DEQ) 1200-C 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 Marion County, 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 City rights-of-way (ROWs) or easements within City jurisdiction shall require plan approval and permit issuance from the Public Works Department.
- 5. Trees: Grading excludes approval to remove any significant trees. Significant trees are existing, healthy trees 24 inches or more in diameter, measured five feet above ground level. Removal of a significant tree requires an approved Significant Tree Removal Permit.

Public Works Conditions of Approval:

- 6. The applicant shall 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. The applicant shall 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. The applicant shall comply with City of Woodburn Planning Department requirements through Woodburn Development Ordinance (WDO) 5.01.04 Grading Permit.
- 9. 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.
- 10. The applicant shall 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.
- 11. Sidewalk and street closures are not allowed under this permit.
- 12. Prior to starting work, silt fencing shall be installed around the entire perimeter of the work area. Applicant shall comply with all requirements and conditions set on their 1200C permit.

Final decision approved by designee:

Dan Handel, AICP

Planner

December 1, 2022

Attachment:

Approved Plans

cc: Chris Kerr, Community Development Director

Curtis Stultz, Public Works Director Dago Garcia, PE, City Engineer Casey Knecht, PE, ODOT Region 2

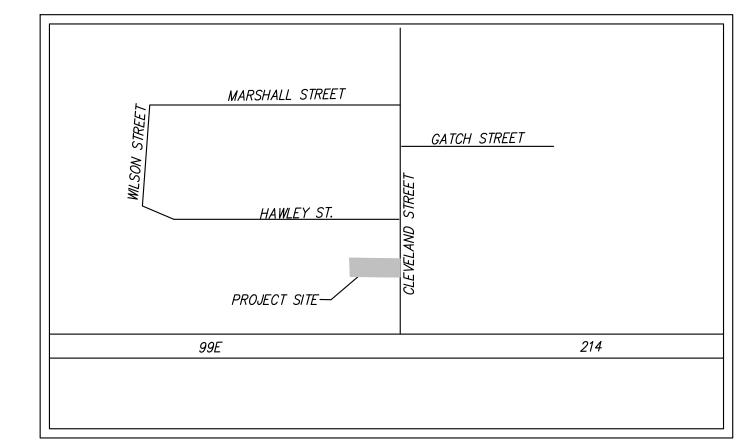
file: GRAD 22-10

GRADING PLANS FOR:

WOODBURN HOUSING

AT 1430 CLEVELAND ST

CITY OF WOODBURN, OR



VICINITY MAP

NT

1 — TITLE SHEET 2 — HORIZONTAL CONTROL 3 — HORIZONTAL CONTROL

SHEET INDEX

4 - HORIZONTAL CONTROL
5 - HORIZONTAL CONTROL
6 - GRADING PLAN

7 — GRADING PLAN 8 — GRADING PLAN 9 — PUBLIC WATER PLAN

10 – PUBLIC WATER PLAN 11 – PRIVATE UTILITIES PLAN 12 – PRIVATE UTILITIES PLAN

13 - PRIVATE UTILITIES PLAN
14 - DETAIL SHEET

15 – DETAIL SHEET 16 – DETAIL SHEET

17 — DETAIL SHEET 17 — DETAIL SHEET 18 — DETAIL SHEET

UTILITY PURVEYORS:

WATER: CITY OF WOODBURN 270 MONTGOMERY ST. WOODBURN, OR 97071 503.982.5222

WATER:
OREGON DEPARTMENT OF TRANSPORTATION (ODOT)
355 CAPITAL ST. NE MS11
SALEM, OR 97301
503.945.5000

SEWER: CITY OF WOODBURN 270 MONTGOMERY ST. WOODBURN, OR 97071 503.982.5222

STORM DRAIN:
CITY OF WOODBURN
PUBLIC WORKS—ENGINEERING
190 GARFIELD ST.
WOODBURN, OR 97071
503.982.5240
DAGO.GARCIA@CI.WOODBURN.OR.US

ELECTRIC:

PORTLAND GENERAL ELECTRIC (PGE)

OUTDOOR LIGHTING SERVICES DESIGN PROCEDURES

503.672.5462

JEFFERY.STEIGLEDER@PGN.COM

NATURAL GAS: NORTHWEST NATURAL GAS

800.422.4012

2 – HORIZONTAL CONTROL

11 - PRIVATE UTILITIES PLAN

6 – GRADING PLAN

<u>INDEX MAP</u> 1"=40'

– HORIZONTAL CONTROL

12 - PRIVATE UTILITIES PLAN

7 – GRADING PLAN

GEOTECHNICAL REPORT:

ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH GEOPACIFIC ENGINEERING REPORT PREPARED ON NOVEMBER 5TH, 2021, PROJECT NO. 21–5896.

- HORIZONTAL CONTROL

13 - PRIVATE UTILITIES PLAN

8 — GRADING PLAN

ARCHITECT

EARTHWORK:

STATEMENT OF QUANTITIES:

550 CY

700 CY

PROJECT BENCH MARK:

ELEVATIONS ARE NGVD 29 BASED ON HASTE SOT 1935.

* THESE ARE RAW NUMBERS AND DO NOT CONSIDER THE UNDOCUMENTED FILL REMOVAL REQUIRED.

GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE

START OF GRADING AND ACCOUNT FOR DISTURBING ANY EXCESS MATERIAL OR SUPPLYING ANY

DEFICIENCIES TO BRING SITE TO DESIGN GRADE. THE ABOVE CUT AND FILL FIGURES REPRESENT

ANY OTHER LOSS FACTOR. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS

TOP OF SLOPES BY FIELD MEASUREMENTS AND VERIFY PAD ELEVATIONS.

UNDERGROUND UTILITY LOCATIONS BASED ON SURFACE PAINT MARKING BY OTHERS.

NOTE: THE QUANTITIES AS SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY. THE

PURE VOLUME FIGURES ONLY. THERE IS NO CONSIDERATION TAKEN FOR SHRINKAGE, SUBSIDENCE, OR

FOR WORK DONE. PRIOR TO START OF CONSTRUCTION, CONTRACTOR/OWNER SHALL LOCATE TOE AND

RSS ARCHITECTS
2225 COUNTRY CLUB ROAD
WOODBURN, OREGON 97071
503.982.1211
RANDY-RSSARCH@QWESTOFFICE.NET

SURVEY:

AZIMUTH SURVEYING 2015 MARKET STREET,NA SALEM, OREGON 97301 (503)364-0026

CIVIL ENGINEER

BLUE PEAK ENGINEERING, INC. 345 WESTFIELD STREET, #406 SILVERTON, OR. 97381 (562)537—6038 CONTACT: KIMBERLY JOHNSON, P.E.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN IN THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NOT EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

				ABBREVIATI	ONS		
PL	PROPERTY LINE	NAP	NOT A PART	NFPA	NATIONAL FIRE PREVENTION ASSOCIATION	SD	STORM DRAIN
FF	FINISHED FLOOR	FT	FEET	СВ	CATCH BASIN	W	WATER
TC	TOP OF CURB	EV	ELECTRIC VEHICLE	D	DIAMETER	WM	WATER METER
FS	FINISHED SURFACE	CAV	CLEAN AIR VEHICLE	ТВ	TOP OF BASIN	G	GAS
FL	FLOW LINE	FEV	FUTURE ELECTRIC VEHICLE	N	NORTH	FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE	STD.	STANDARD	E	EAST	PIV	POST INDICATOR VALVE
GB	GRADE BREAK	RAD.	RADIUS	W	WEST	FW	FIRE WATER
CL	CENTERLINE	ACRE	ACRES	S	SOUTH	MSL	MEDIAN SEA LEVEL
R	RIDGE LINE	CUP	CONDITIONAL USE PERMIT	SF	SQUARE FOOT	NGVD	NATIONAL GEODETIC VERTICAL DATUM
R/W	RIGHT OF WAY LINE	EX.	EXISTING	PA	PLANTER	NAVD	NORTH AMERICAN VERTICAL DATUM
WV	WATER VALVE	AWWA	AMMERICAN WATER WORKS ASSOCIATION	ТҮР	TYPICAL	FIRM	FEMA INSURANCE RATE MAP
PROP.	PROPOSED	VCP	VITRIFIED CLAY PIPE	MIN.	MINIMUM	AVE	AVENUE
S=	SLOPE EQUALS	SCH	SCHEDULE	NO.	NUMBER	BLVD	BOULEVARD
TAD	TOP OF AREA DRAIN	PVC	POLYVINYL CHLORIDE	LL	LOT LINE	APN	ACCESSOR'S PARCEL MAP
T	TELEPHONE	PSI	POUNDS PER SQUARE INCH	P/L	PROPERTY LINE	SQ.FT	SQUARE FEET
CF	CURB FACE	SS	SANITARY SEWER	CFS	CUBIC FEET PER SECOND	INV.	INVERT
BF	BACKFLOW	ELEC	ELECTRIC LINE	DW	DOMESTIC WATER		

DIGALERT

CALL BEFORE YOU DIG

1-800-227-2600 AT LEAST 2 WORKING DAY NOTICE REQUIRED REVISION RECORD
DATE DESCRIPTION

DRAWING ISSUE RECORD

PROJECT NAME

WOODBURN HOUSING DEVELOPMENT 1430 CLEVELAND STREET WOODBURN, OREGON 97071

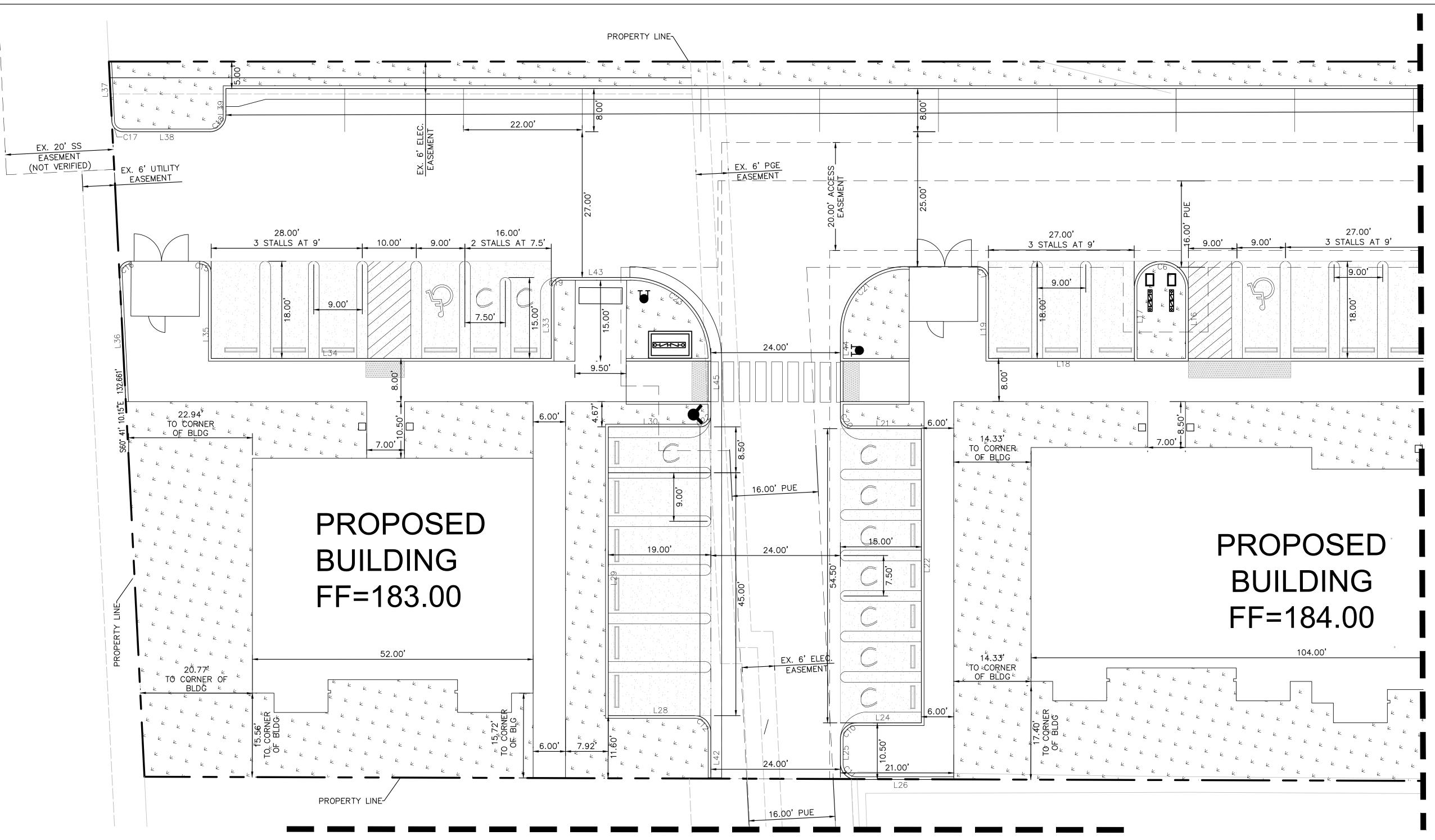
OREGON

TITLE SHEET

SHEET TITLE

1 of 18

NATE: 6/15/2022



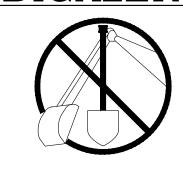
MATCHLINE - SEE SHEET 5

FOR CONTINUATION

	Cur	ve Tal	ble
Curve #	Length	Radius	Chord Direction
C1	4.71	3.00	N77° 09' 45"E
C2	6.41	4.00	N11° 53′ 39″W
С3	14.14	4.50	S32° 09' 44"W
C5	15.71	5.00	S32° 09' 47"W
C6	15.70	5.00	S32° 06′ 27"W
C10	4.71	3.00	S12° 50' 19"E
C11	4.71	3.00	N77° 09' 45"E
C15	3.14	2.00	S77° 12′ 39″W
C16	3.24	2.00	S14° 15′ 39″E
C17	3.04	2.00	S75° 44' 17"W
C18	4.71	3.00	N12° 50' 12"W
C19	4.71	3.00	S12° 52′ 48″E
C20	3.14	2.00	N77° 09' 44"E
C21	18.86	12.00	S12° 48′ 53″E
C22	3.14	2.00	N12° 50' 16"W
C23	23.56	15.00	S77° 09' 44"W

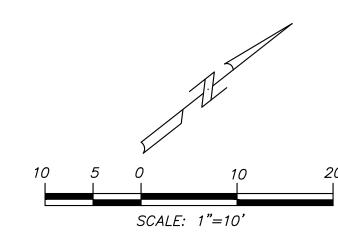
	L4	39.00	N34° 02' 57.39"E
	L5	14.00	N57° 50' 16.34"W
	L6	34.00	S32° 09' 43.66"W
	L7	14.00	S57° 50′ 16.34″E
	L9	89.00	S32° 09' 43.66"W
	L11	14.00	S57° 50′ 16.34″E
	L12	110.00	S32° 09′ 43.66″W
	L13	13.50	S57° 50′ 16.34″E
	L14	13.50	S57° 50′ 16.34″E
	L15	110.00	S32° 09′ 43.66″W
7	L17	13.50	S57° 50' 16.34"E
_	L18	27.00	S32° 09′ 43.66″W
5	L19	15.00	N57° 50′ 16.34″W
_	L21	13.00	N32° 09' 43.66"E
	L21	13.00	N32° 09' 43.66"E
) 7	L22	54.50	S57° 50' 16.34"E
	L22	54.50	S57° 50' 16.34"E
	L24	12.00	N32° 09' 43.66"E
<u> </u>	L24	12.00	N32° 09' 43.66"E
7	L25	4.50	S57° 50' 16.34"E
	L26	18.00	S32° 09' 43.66"W
	L28	16.00	N32° 09' 43.66"E
) L	L28	16.00	N32° 09' 43.66"E
_	L29	53.50	S57° 50' 16.34"E
	L30	17.00	N32° 09' 43.66"E
	L30	17.00	N32° 09' 43.66"E
	L33	13.00	N57° 50' 16.34"W
	L34	63.00	N32° 09' 43.66"E
	L35	16.00	N57° 50' 16.34"W
	L36	24.00	N60° 41' 00.67"W
	L37	11.00	N60° 41' 10.15"W
	L38	16.00	S32° 09' 43.66"W
	L39	5.00	N57° 50' 16.34"W
	L39	5.00	N57° 50' 16.34"W
	L40	550.00	N32° 09' 43.66"E
	L41	5.00	S57° 50' 16.34"E
	L42	8.50	S57° 50' 16.34"E
	L43	12.57	N32° 09' 43.66"E
	L43	12.57	N32° 09' 43.66"E
	L44	16.02	S57° 50′ 16.34″E
		l	

DIGALERT



CALL BEFORE YOU DIG 1-800-227-2600 AT LEAST 2 WORKING DAY NOTICE REQUIRED

- 1) SEE ARCHITECTURAL SITE PLANS FOR ALL DETAILS
- 2) SEE INDIVIDUAL FOUNDATIONS PLANS FOR ALL BUILDING
- 3) THE CONSTRUCTION SURVEYOR IS RESPONSIBLE TO REPORT ANY AND ALL DISCREPANCIES, TO THIS OFFICE, PRIOR TO CONSTRUCTION
- 4) THIS IS NOT A STAKING PLAN BUT A CHECK AND VERIFICATION OF THE MAJOR DIMENSIONS AS SHOWN ON THE ARCHITECTURAL SITE PLAN



16.01 | S27° 41' 18.41"W

Parcel Line Table

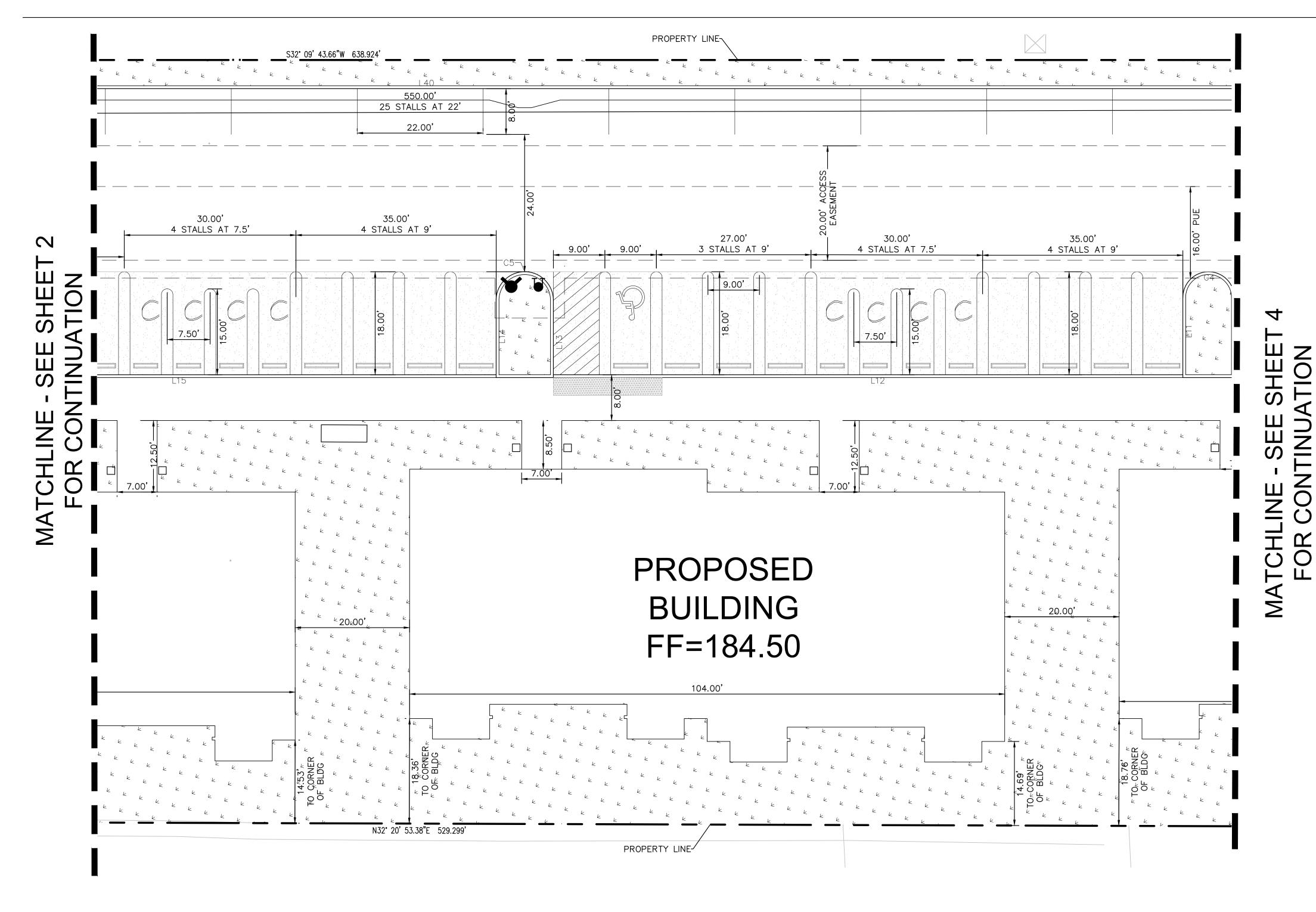
16.00 | S27° 41' 18.41"W

35.00 | S34° 17′ 32.49″W

Line # | Length | Direction

HORIZONTAL CONTROL

SHEET NUMBER 2 of 18



	Cur	ve Tal	ble
Curve #	Length	Radius	Chord Direction
C1	4.71	3.00	N77° 09' 45"E
C2	6.41	4.00	N11° 53' 39"W
С3	14.14	4.50	S32° 09' 44"W
C5	15.71	5.00	S32° 09' 47"W
C6	15.70	5.00	S32° 06' 27"W
C10	4.71	3.00	S12° 50' 19"E
C11	4.71	3.00	N77° 09' 45"E
C15	3.14	2.00	S77° 12' 39"W
C16	3.24	2.00	S14° 15' 39"E
C17	3.04	2.00	S75° 44' 17"W
C18	4.71	3.00	N12° 50' 12"W
C19	4.71	3.00	S12° 52' 48"E
C20	3.14	2.00	N77° 09' 44"E
C21	18.86	12.00	S12° 48' 53"E
C22	3.14	2.00	N12° 50' 16"W
C23	23.56	15.00	S77° 09' 44"W

L9	69.00	532 U9 43.66 W
L11	14.00	S57° 50' 16.34"E
L12	110.00	S32° 09′ 43.66″W
L13	13.50	S57° 50' 16.34"E
L14	13.50	S57° 50' 16.34"E
L15	110.00	S32° 09′ 43.66″W
L17	13.50	S57° 50' 16.34"E
L18	27.00	S32° 09′ 43.66″W
L19	15.00	N57° 50' 16.34"W
L21	13.00	N32° 09' 43.66"E
L21	13.00	N32° 09' 43.66"E
L22	54.50	S57° 50' 16.34"E
L22	54.50	S57° 50' 16.34"E
L24	12.00	N32° 09′ 43.66″E
L24	12.00	N32° 09' 43.66"E
L25	4.50	S57° 50' 16.34"E
L26	18.00	S32° 09' 43.66"W
L28	16.00	N32° 09' 43.66"E
L28	16.00	N32° 09' 43.66"E
L29	53.50	S57° 50' 16.34"E
L30	17.00	N32° 09′ 43.66″E
L30	17.00	N32° 09' 43.66"E
L33	13.00	N57° 50' 16.34"W
L34	63.00	N32° 09' 43.66"E
L35	16.00	N57° 50' 16.34"W
L36	24.00	N60° 41′ 00.67″W
L37	11.00	N60° 41' 10.15"W
L38	16.00	S32° 09' 43.66"W
L39	5.00	N57° 50′ 16.34″W
L39	5.00	N57° 50' 16.34"W
L40	550.00	N32° 09' 43.66"E
L41	5.00	S57° 50' 16.34"E
L42	8.50	S57° 50′ 16.34″E
L43	12.57	N32° 09' 43.66"E
L43	12.57	N32° 09' 43.66"E
L44	16.02	S57° 50' 16.34"E
L45	10.67	S57° 50' 16.34"E

	L	<u> </u>
L5	14.00	N57° 50' 16.34"W
L6	34.00	S32° 09' 43.66"W
L7	14.00	S57° 50' 16.34"E
L9	89.00	S32° 09' 43.66"W
L11	14.00	S57° 50' 16.34"E
L12	110.00	S32° 09' 43.66"W
L13	13.50	S57° 50' 16.34"E
L14	13.50	S57° 50' 16.34"E
L15	110.00	S32° 09' 43.66"W
L17	13.50	S57° 50' 16.34"E
L18	27.00	S32° 09' 43.66"W
L19	15.00	N57° 50' 16.34"W
L21	13.00	N32° 09' 43.66"E
L21	13.00	N32° 09' 43.66"E
L22	54.50	S57° 50' 16.34"E
L22	54.50	S57° 50' 16.34"E
L24	12.00	N32° 09' 43.66"E
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L30	17.00	N32° 09' 43.66"E
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L39	5.00	N57° 50' 16.34"W
L39	5.00	N57° 50' 16.34"W
L40	550.00	N32° 09' 43.66"E
	5.00	S57° 50′ 16.34″F

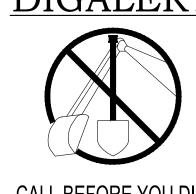
Parcel Line Table

16.00 | S27° 41' 18.41"W

35.00 | S34° 17' 32.49"W

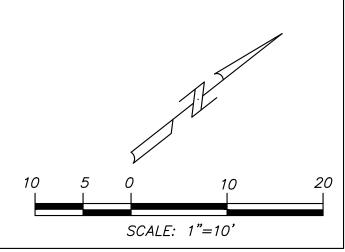
39.00 N34° 02' 57.39"E

DIGALERT



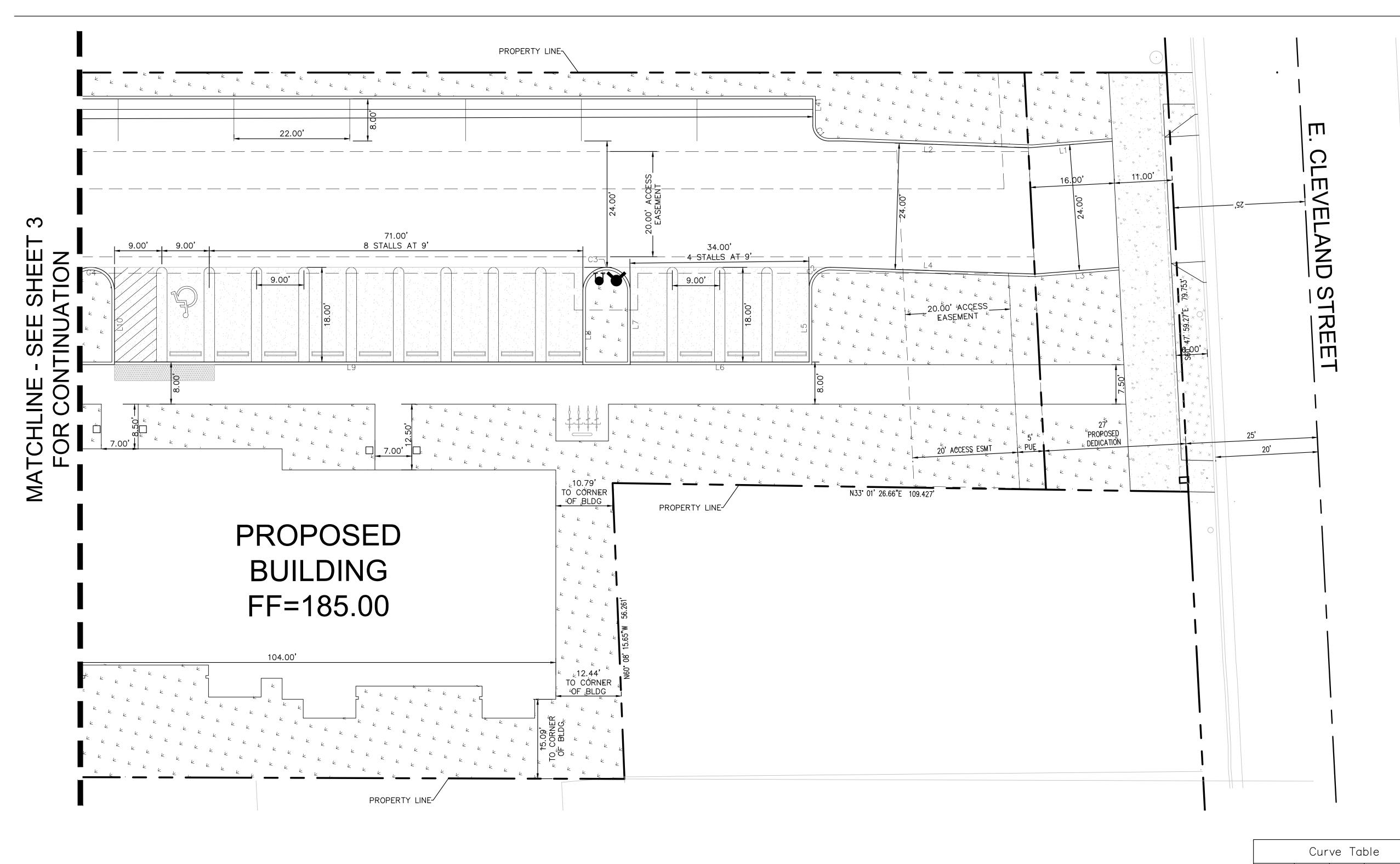
CALL BEFORE YOU DIG 1-800-227-2600 AT LEAST 2 WORKING DAY NOTICE REQUIRED

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HORIZONTAL CONTROL

SHEET NUMBER 3 of 18



	10.00	327 +1 10.+1 W
L2	35.00	S34° 17' 32.49"W
L3	16.01	S27° 41′ 18.41″W
L4	39.00	N34° 02' 57.39"E
L5	14.00	N57° 50′ 16.34″W
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L21	13.00	N32° 09' 43.66"E
L22	54.50	S57° 50' 16.34"E
L22	54.50	S57° 50' 16.34"E
L24	12.00	N32° 09' 43.66"E
L24	12.00	N32° 09' 43.66"E
L25	4.50	S57° 50' 16.34"E
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L45	10.67	S57° 50' 16.34"E

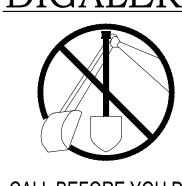
Parcel Line Table

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C3	14.14	4.50	S32° 09′ 44″W
C5	15.71	5.00	S32° 09' 47"W
C6	15.70	5.00	S32° 06' 27"W
C10	4.71	3.00	S12° 50' 19"E
C11	4.71	3.00	N77° 09' 45"E
C15	3.14	2.00	S77° 12' 39"W
C16	3.24	2.00	S14° 15' 39"E
C17	3.04	2.00	S75° 44' 17"W
C18	4.71	3.00	N12° 50' 12"W
C19	4.71	3.00	S12° 52' 48"E
C20	3.14	2.00	N77° 09' 44"E
C21	18.86	12.00	S12° 48' 53"E
C22	3.14	2.00	N12° 50' 16"W
C23	23.56	15.00	S77° 09' 44"W

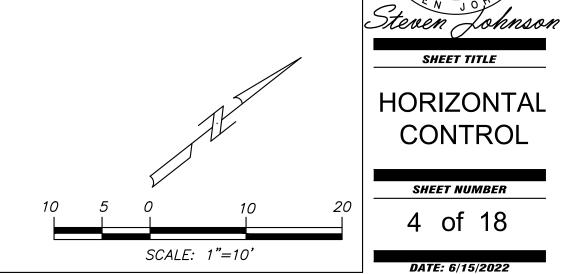
DIGALERT



CALL BEFORE YOU DIG 1-800-227-2600 AT LEAST 2 WORKING DAY NOTICE REQUIRED

<u>NOTES</u>

- 1) SEE ARCHITECTURAL SITE PLANS FOR ALL DETAILS
- 2) SEE INDIVIDUAL FOUNDATIONS PLANS FOR ALL BUILDING DIMENSIONS
- 3) THE CONSTRUCTION SURVEYOR IS RESPONSIBLE TO REPORT ANY AND ALL DISCREPANCIES, TO THIS OFFICE, PRIOR TO CONSTRUCTION
- 4) THIS IS NOT A STAKING PLAN BUT A CHECK AND VERIFICATION OF THE MAJOR DIMENSIONS AS SHOWN ON THE ARCHITECTURAL SITE PLAN



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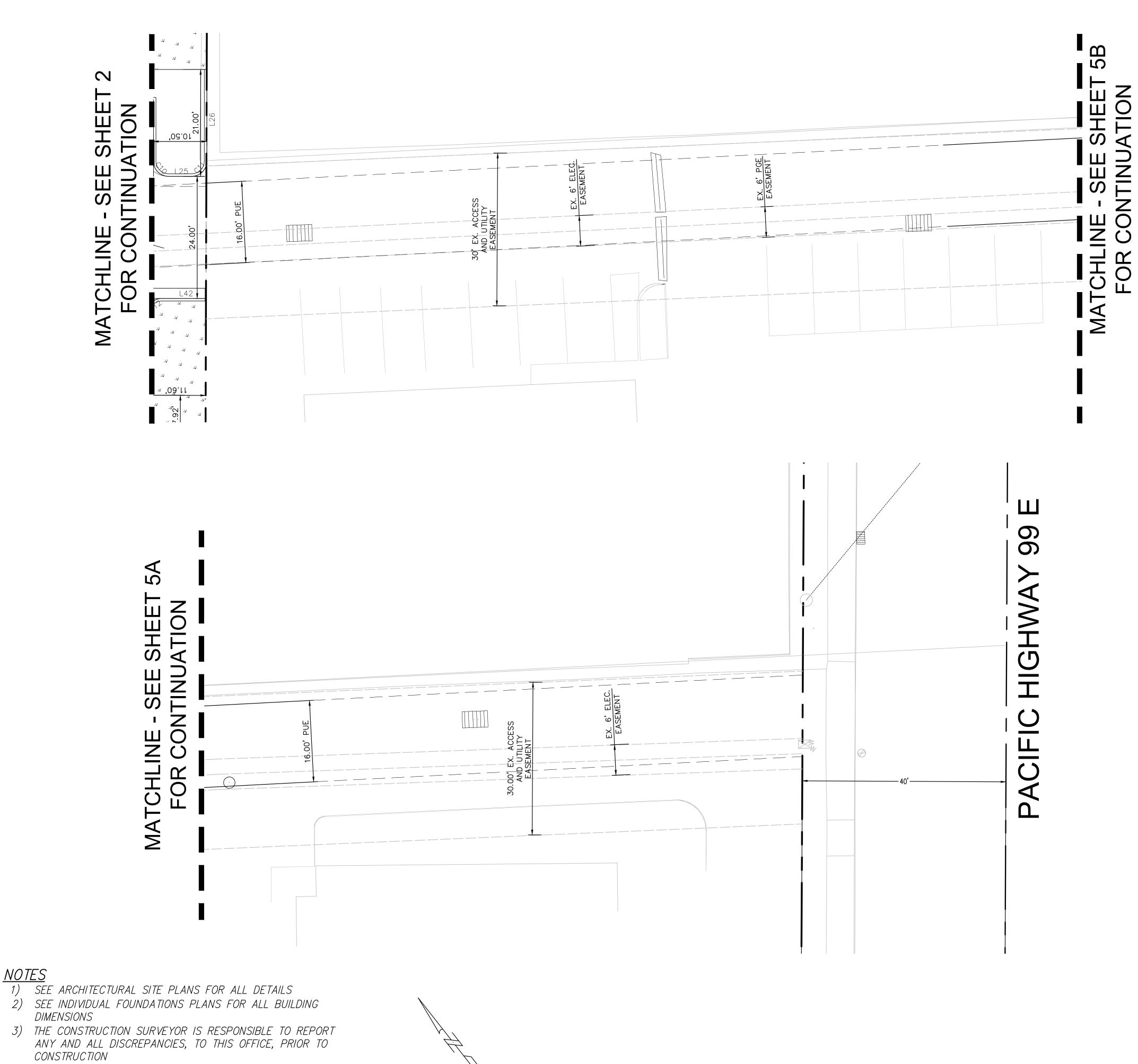
SHEET TITLE

HORIZONTAL

CONTROL

SHEET NUMBER

4 of 18



' `		INTO TODIO
Line #	Length	Direction
L1	16.00	S27° 41′ 18.41″W
L2	35.00	S34° 17′ 32.49″W
L3	16.01	S27° 41′ 18.41″W
L4	39.00	N34° 02' 57.39"E
L5	14.00	N57° 50′ 16.34″W
L6	34.00	S32° 09' 43.66"W
L7	14.00	S57° 50′ 16.34″E
L9	89.00	S32° 09' 43.66"W
L11	14.00	S57° 50' 16.34"E
L12	110.00	S32° 09′ 43.66″W
L13	13.50	S57° 50' 16.34"E
L14	13.50	S57° 50' 16.34"E
L15	110.00	S32° 09' 43.66"W
L17	13.50	S57° 50' 16.34"E
L18	27.00	S32° 09' 43.66"W
L19	15.00	N57° 50' 16.34"W
L21	13.00	N32° 09' 43.66"E
L21	13.00	N32° 09' 43.66"E
L22	54.50	S57° 50' 16.34"E
L22	54.50	S57° 50' 16.34"E
L24	12.00	N32° 09' 43.66"E
L24	12.00	N32° 09' 43.66"E
L25	4.50	S57° 50' 16.34"E
L26	18.00	S32° 09' 43.66"W
L28	16.00	N32° 09' 43.66"E
L28	16.00	N32° 09' 43.66"E
L29	53.50	S57° 50' 16.34"E
L30	17.00	N32° 09' 43.66"E
L30	17.00	N32° 09' 43.66"E
L33	13.00	N57° 50' 16.34"W
L34	63.00	N32° 09' 43.66"E
L35	16.00	N57° 50' 16.34"W
L36	24.00	N60° 41′ 00.67″W
L37	11.00	N60° 41' 10.15"W
L38	16.00	S32° 09' 43.66"W
L39	5.00	N57° 50' 16.34"W
L39	5.00	N57° 50' 16.34"W
L40	550.00	N32° 09' 43.66"E
L41	5.00	S57° 50' 16.34"E
L42	8.50	S57° 50' 16.34"E
L43	12.57	N32° 09' 43.66"E
L43	12.57	N32° 09' 43.66"E
L44	16.02	S57° 50' 16.34"E
L45	10.67	S57° 50' 16.34"E

Parcel Line Table

	Cur	ve Tal	ble
Curve #	Length	Radius	Chord Direction
C1	4.71	3.00	N77° 09' 45"E
C2	6.41	4.00	N11° 53' 39"W
С3	14.14	4.50	S32° 09' 44"W
C5	15.71	5.00	S32° 09' 47"W
C6	15.70	5.00	S32° 06' 27"W
C10	4.71	3.00	S12° 50' 19"E
C11	4.71	3.00	N77° 09' 45"E
C15	3.14	2.00	S77° 12′ 39″W
C16	3.24	2.00	S14° 15' 39"E
C17	3.04	2.00	S75° 44' 17"W
C18	4.71	3.00	N12° 50' 12"W
C19	4.71	3.00	S12° 52′ 48″E
C20	3.14	2.00	N77° 09' 44"E
C21	18.86	12.00	S12° 48′ 53″E
C22	3.14	2.00	N12° 50' 16"W
C23	23.56	15.00	S77° 09' 44"W

DIGALERT

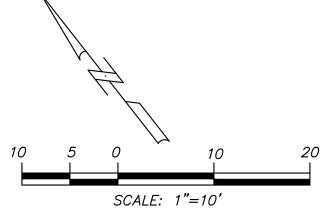
<u>NOTES</u>

4) THIS IS NOT A STAKING PLAN BUT A CHECK AND VERIFICATION OF THE MAJOR DIMENSIONS AS SHOWN ON THE

ARCHITECTURAL SITE PLAN



CALL BEFORE YOU DIG 1-800-227-2600 AT LEAST 2 WORKING DAY NOTICE REQUIRED



REVISION RECORD

NO. DATE DESCRIPTION

PROFESSIONAL SEAL

Steven Lohnson

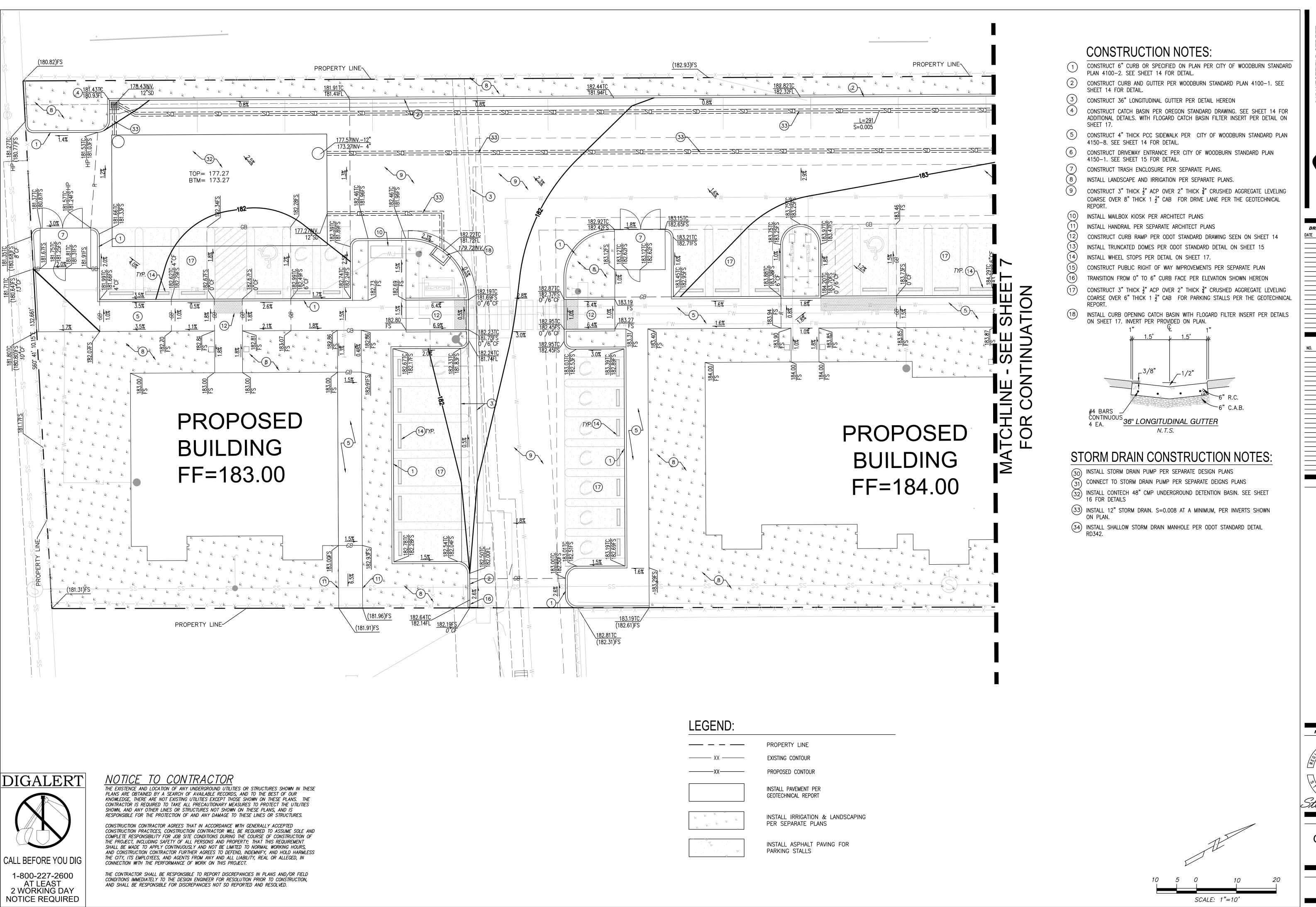
SHEET TITLE

HORIZONTAL

CONTROL

SHEET NUMBER

4 of 18



PROJECT NAME

PROFESSIONAL SEAL

SHEET TITLE

GRADING PLAN

SHEET NUMBER 6 of 18

DIGALERT

CALL BEFORE YOU DIG

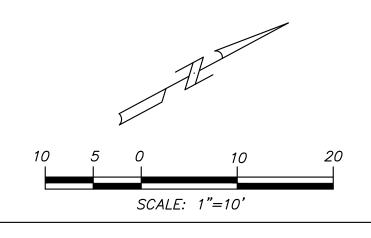
1-800-227-2600 AT LEAST 2 WORKING DAY NOTICE REQUIRED

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN IN THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NOT EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.



MOODBURN HOUSIN

PROJECT NAME

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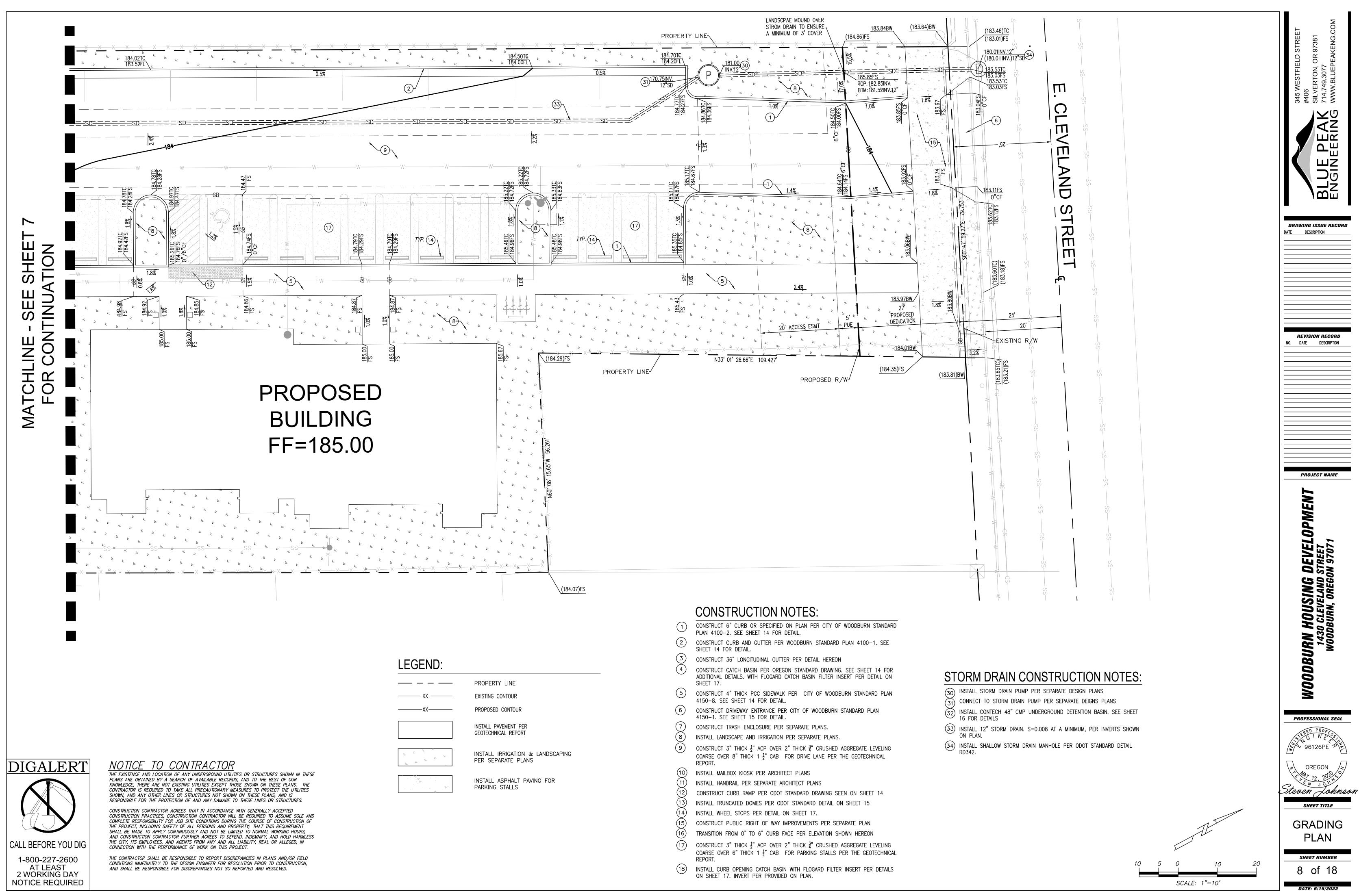
Steven Johnson

SHEET TITLE

GRADING PLAN

sheet number
7 of 18

DATE: 6/15/2022



PROFESSIONAL SEAL

SHEET TITLE **GRADING**

SHEET NUMBER 8 of 18

WOODBURN APARTMENTS

CITY OF WOODBURN, OREGON

NARRATIVE DESCRIPTIONS:

THE TOPOGRAPHY OF THE SITE HAS THE HIGH POINT AT THE ENTERANCE OF THE SITE ON CLEVELAND STREET. WHICH FORCE THE DRAINAGE TO FLOW FROM NORTH TO SOUTH END OF THE PROPERTY TO FLOW TO THE ADJACENT PROJECT. A SMALL PORTION OF RUNOFF DOES OCCUR TO THE ADJACENT PROPERTIES ON THE SOUTH AND EAST.

THERE IS AN EXISITING 12" PUBLIC STORM DRAIN LINE THAT RUNS FROM EAST TO WEST, IN CLEVELAND STREET. THIS PUBLIC STORM DRAIN IS OWNED BY THE CITY OF WOODBURN. BASED UPON PREVIOUS DISCUSSIONS, THE PROPOSED IMPROVEMENT CAN CONNECT TO THIS

A GEOTECHNICAL REPORT WAS PREPARED BY GEOPACIFIC ON NOVEMBER 5, 2021, PROJECT NUMBER 21-5896. THREE EXPLORATORY BORING WERE DRILLED AT DEPTHS OF 31.5 FEET AND 51.5 FEET BELOW THE EXISTING GROUND SURFACE. THE EXISTING GROUND SOIL MAINLY CONSIST OF MOIST MODERATELY ORGANIC SILT WITH TRACE OF WELL-ROUND GRAVEL. STATIC GROUNDWATER WAS OBSERVED WITHIN THE BORING EXPLORATION AT DEPTH BETWEEN 10 TO 12 FEET. GROUNDWATER CONDITIONS DO VARY DEPENDING ON SEASON, LOCAL SUBSURFACE CONDITIONS AND OTHER

THE INFILTRATION TESTING WAS NOT PERFORMED DUE TO THE PRESENCE OF GROUNDWATER IN ALL OF THE EXPLORATORY BORING

DEVELOPED CONDITIONS

THE PROPOSED DEVELOPMENT IS A APARTMENT DEVELOPMENT, INCLUDING A PRIVATE DRIVE ACCESS, SITE LANDSCAPE, WALKWAYS AND PARKING

THERE WILL BE A GRADUALLY SLOPE FROM NORTH TO SOUTH OF THE PROPERTY COLLECTING INTO A GRATED INLET, THEN TO A CMP DETENTION BASIN. WHICH WILL LATER BE PUMPED OUT OF THE PROPERTY SITE INTO THE EXISTING 12" STORM DRAIN MAIN ON CLEVELAND STREET. THE CMP DETENTION BASIN IS DESIGNED TO COLLECT A 100 YEAR 1 HR STORM

THE ENTIRE SITE WILL CONNECT TO THE PROPOSED 12" PUBLIC STORM DRAIN MAIN ON CLEVELAND STREET. THE CITY OF WOODBURN HAS DIRECTED THE DEVELOPMENT TO ALLOW FOR THE CONNECTION TO THE EXISTING 12" STORM DRAIN MAIN. THE CAPACITY OF THE EXISTING 12" STORM DRAIN MAIN IN CLEVELAND STREET WAS NOT EVALUATED.

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

CLEARING: (JAN.2023) MASS GRADING: (FEB.2023-MARCH2023) UTILITY INSTALLATION: (MARCH2023-APRIL2023) PAVING CONSTRUCTION: (MAY2023-JUNE2023) FINAL STABILIZATION: (SEPT.2023) ESTIMATE OF TOTAL PERMITTED PROJECT AREA

TOTAL DISTURBED AREA TOTAL PRIVATE ONSITE AREA=81.457 SQ.FT = 1.87 AC.

TOTAL ESTIMATED PERMITTED SITE AREA=1.87AC.

SITE SOIL CLASSIFICATION SILT, SAND AND GRAVEL

RECEIVING WATER BODIES CITY OF WOODBURN MUNICIPAL STORM DRAIN

PERMITTEE'S SITE INSPECTOR:

DESCRIPTION OF EXPERIEN	CE:

PROJECT LOCATION:

LAT: 45.135767

LONG: -122.846896

PROJECT DESCRIPTION: 1430 CLEVELAND STREET THE NE \$\frac{1}{4}\$ OF THE SE \$\frac{1}{4}\$ OF SECTION 18, T5S, R1W, WOODBURN, OREGON WILLAMETTE MERIDIAN

SITE MAP:

1":100

GATCH STREET

MARSHALL STREET

HAWLEY ST.

PROJECT SITE-

99E

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-232-1987 THROUGH OAR 952-001-0090. YO MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAV ANY QUESTIONS ABOUT THE RULES, YOU AMY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTI AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

VICINITY MAP

NTS

CALL BEFORE YOU DIG

1-800-227-2600 AT LEAST 2 WORKING DAY NOTICE REQUIRED

INSPECTION FREQUENCY:

	SITE CONDITION	MINIMUM FREQUENCY	
	1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOW MELT, IS OCCURRING.	
OU VE TER		AT LEAST ONCE EVERY 14 DAYS, REGARDLESS OF WEATHER 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. PERIODS DURING WHICH DISCHARGE IS UNLIKELY DUE TO FROZEN CONDITIONS.	MONTHLY, RESUME MONITORING IMMEDIATELY UPON MELT, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.	

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

- 1. 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.1.(3)) 2. ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ-1200 C PERMIT REQUIREMENTS (SCHEDULE A.1.2.B AND
- 3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS (SCHEDULE B.1.C AND
- 4. 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 IN ACTIVE 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).
- 5. ALL PERMIT REGISTRANTS MUST IMPLÉMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCIBED IN THE ESCP IS A VIOLATION OF THE PERMIT (SCHEDULE A 8.A)
- 6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS (SCHEDULE A.12.C.1) 7. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC
- CONDITIONS. SUBMIT ALL NECESSARY REVISIONS TO DEQ OR AGENT WITHIN 10 DAYS (SCHEDULE A.12.C.IV AND V). 8. 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) 9. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING 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 ARES (E.G. WETLANDS) AND
- OTHER ARES TO BE PRESERVED. ESPECIALLY IN PERIMETER AREAS. (SCHEDULE A.8.C.1 (1) AND (2)). 10. 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 VEGETATED SEED MIX USED
- 11. MAINTAIN ANY EXISTING NATURAL BUFFER WITHIN THE 50 FEET OF WATERS OF THE STATE (SCHEDULE A.7.B.1 AND
- 12. 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.1(5))
- 13. CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS (SCHEDULE A.7.C).
- 14. 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)
- 15. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SCHEDULE A.8.C.1(6)) 16. 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
- 17. ESTABLISH MATERIAL AND WASTE STORAGE ARES, AND OTHER NON-STORMWATER CONTROLS (SCHEDULE A.8.C.1(7)) 18. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXIST AND PARKING ARES, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIST TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES. (SCHEDULE A 7.D.11 AND
- 19. WHEN TRÚCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE.
- 20. 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). 21. USE BMPS TO PREVENT OR MINIMIZE SOTRMWATER 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, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS (Schedule a.7.e.i(2)).
- 22. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE; WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRANING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIEVER AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE ARES FOR WASTE AND SUPPLIES (SCHEDULE A.7.E.III).
- 23. USE WATER, SOIL BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL (SCHEDULE A.7.AIV) 24. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S
- RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASE TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE (SCHEDULE A.9.B.III). 25. 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 OPERATION THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDINGLY TO MANUFACTURER'S SPECIFICATIONS (SCHEDULE A.9.D).
- 26. 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).
- 27. 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))
- 28. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND BARE GROUND ACTIVITIES DURING WET WEATHER (SCHEDULE A.7.A.1) 29. SEDIMENT FENCE; REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT
- AND BEFORE FENCE REMOVAL (SCHEDULE A.9.C.1). 30. OTHER SEDIMENT BARRIERS (SCHA AS BIOBAGS); REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL (SCHEDULE A.9.C.I)
- 31. 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)
- 32. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATES. 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.1) 33. THE INTERNAL 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).
- 34. THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATED OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE (SCHEDULE
- 35. PROVIDED TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITHIN A COVERING OF BLOWN STRAW AND TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE (SCHEDULE A.7.F.II)
- 36. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMÀNENT 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.C.II AND III)
 - * 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 DES'S 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.

BMP MATRIX FOR CONSTRUCTION

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S.

	CLEARING	MASS GRADING	UTILITY INSTALLATION	PAVING CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT.1-MAY31S
EROSION PREVENTION						
PRESERVE NATURAL VEGETATION						
GROUND COVER	1					
HYRAULIC APPLICATIONS						
PLASTIC SHEETING						
STRAW MULCH COVER						
ROCK COVER	1					
DUST CONTROL	×	×	×	×	X	×
TEMPORARY/PERMANENT SEEDING	 					
BUFFER ZONE						
SEDIMENT CONTROL						
	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
SEDIMENT FENCE (INTERIOR)	×**	×	×	×	×	×
STRAW WATTLES						
FILTER BERM						
INLET PROTECTION	×**	×	X	X	X	X
DEWATERING						
SEDIMENT TRAP						
NATURAL BUFFER ENCROACHMENT						
RUN OFF CONTROL						
CONSTRUCTION ENTRANCE	×**	×	X	X		X
PIPE SLOPE DRAIN						
OUTLET PROTECTION	X	×	X	X	X	X
SURFACE ROUGHENING	1		,	, ,	/ \	
CHECK DAMS						
POLLUTION PREVENTION						
PROPER SIGNAGE	+	\vdash				
HAZ WASTE MGMT	× ×	×	×	×	×	×
SPILL KIT ON-SITE						
CONCRETE WASHOUT AREA	X	×	×	×	×	×
CONCRETE WASHOUT AREA	X	^		^	~	X

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.

SIGNIFIES DMP IMAI WILL DE INSTALLED PRIOR TO ANT GROUND DISTURBING ACTIVITY

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 ABOVE LISTED BMP'S 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.

ARCHITECT

RSS ARCHITECTS 2225 COUNTRY CLUB ROAD WOODBURN, OREGON 97071 503.982.1211 RANDY-RSSARCH@QWESTOFFICE.NET

SURVEY:

AZIMUTH SURVEYING 2015 MARKET STREET, NA SALEM, OREGON 97301 (503)364-0026

CIVIL ENGINEER

BLUE PEAK ENGINEERING, INC. 345 WESTFIELD STREET, #406 SILVERTON, OR. 97381 (562)537-6038 CONTACT: KIMBERLY JOHNSON, P.E.

SHEET INDEX

EROSION AND SEDIMENT CONTROL PLANS

- 1 TITLE SHEET
- 2 EXISTING EROSION CONTROL
- 3 PROPOSED EROSION CONTROL 4 - DETAILS



DRAWING ISSUE RECORD DATE DESCRIPTION

PROJECT NAME

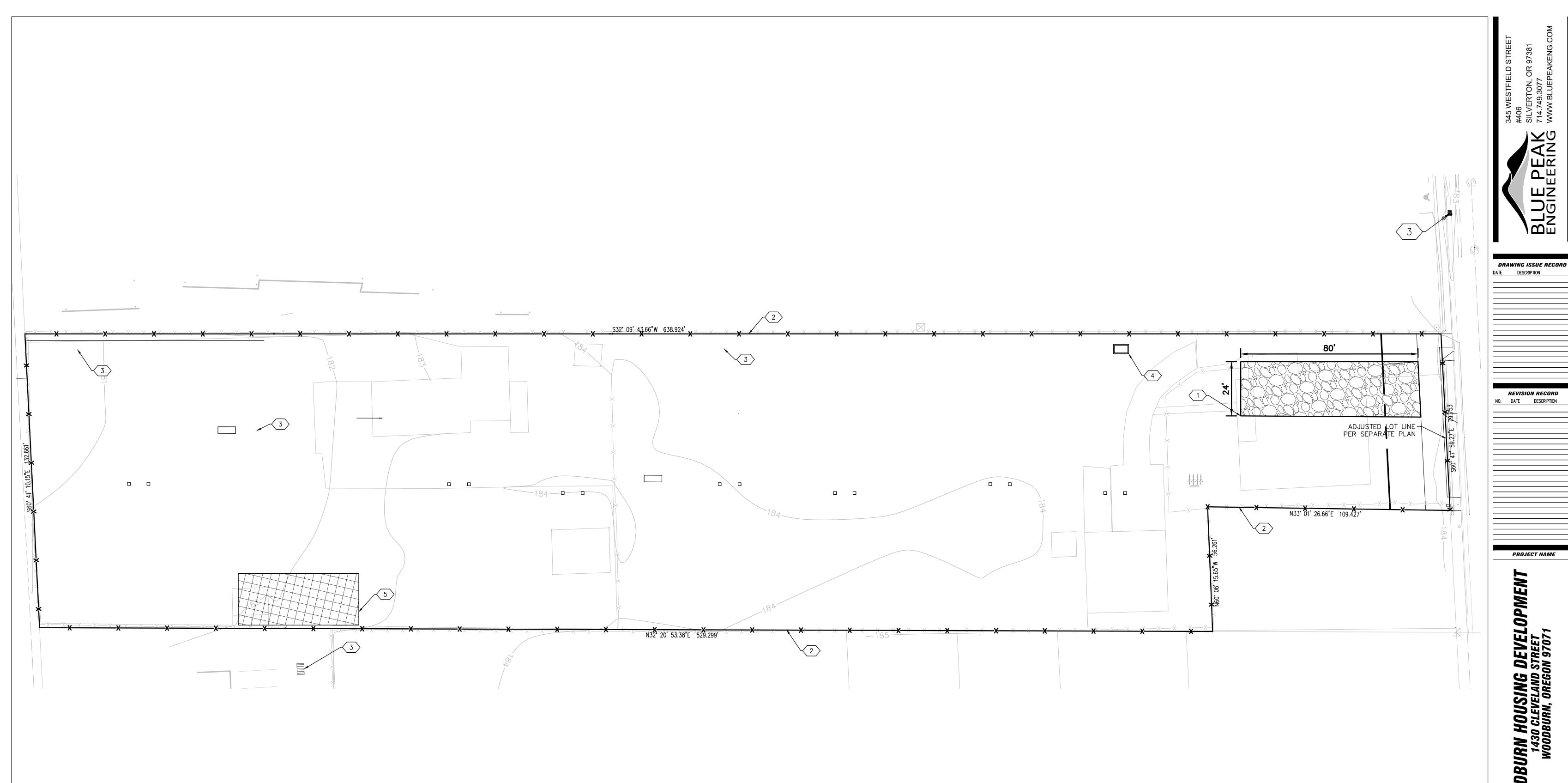
8

PROFESSIONAL SEAL

SHEET TITLE

TITLE SHEET

SHEET NUMBER of 4



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 WATTLES, OR OTHER APPROVED MATERIALS.
- 3. SENSITIVE RESOURCES INCLUDING, BUT NO 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 NO 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 STABILIZATIÒN.

NOTES TO CONTRACTOR:

- 1. PROVIDE COMBINATION INLET PROTECTION AND BIO BAGS AT ALL DISCOVERED CATCH BASIN AND STORM DRAIN INLETS (TYP.) PER DETAIL ON 4.
- COORDINATE WITH OWNER TO PROTECT ANY DISCOVERED TREES TO REMAIN WITHIN THE CONSTRUCTION AREAS PER DETAILS ON 4 DETAILS.
- 3. CONSTRUCTION DEWATERING MUST FOLLOW THE NOTES ON SHEETS 2 EXISTING EROSION CONTROL, 3 PROPOSED EROSION CONTROL,

EROSION CONTROL NOTES:

- GRAVEL CONSTRUCTION ENTRANCES 30' W X 80'L SIM TO DETAIL ON SHEET 4.
- SEDIMENT FENCE, SEE DETAIL ON SHEET 4.
- PROVIDE INLET PROTECTION AT ALL INLETS (TYP) PER DETAIL ON SHEET 4.
- CONCRETE WASHOUT PIT PER DETAIL ON SHEET 4.
- AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT FENCE PER DETAILS ON SHEET 4.

LEGEND

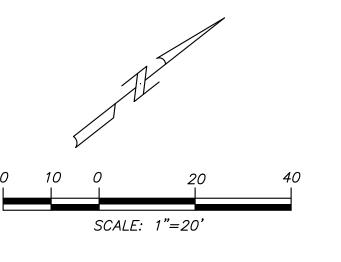
CONSTRUCTION ENTRANCE

→ SEDIMENT FENCING

CONCRETE WASHOUT



SOLID AND HAZARDOUS WASTE



PROJECT NAME

PROFESSIONAL SEAL

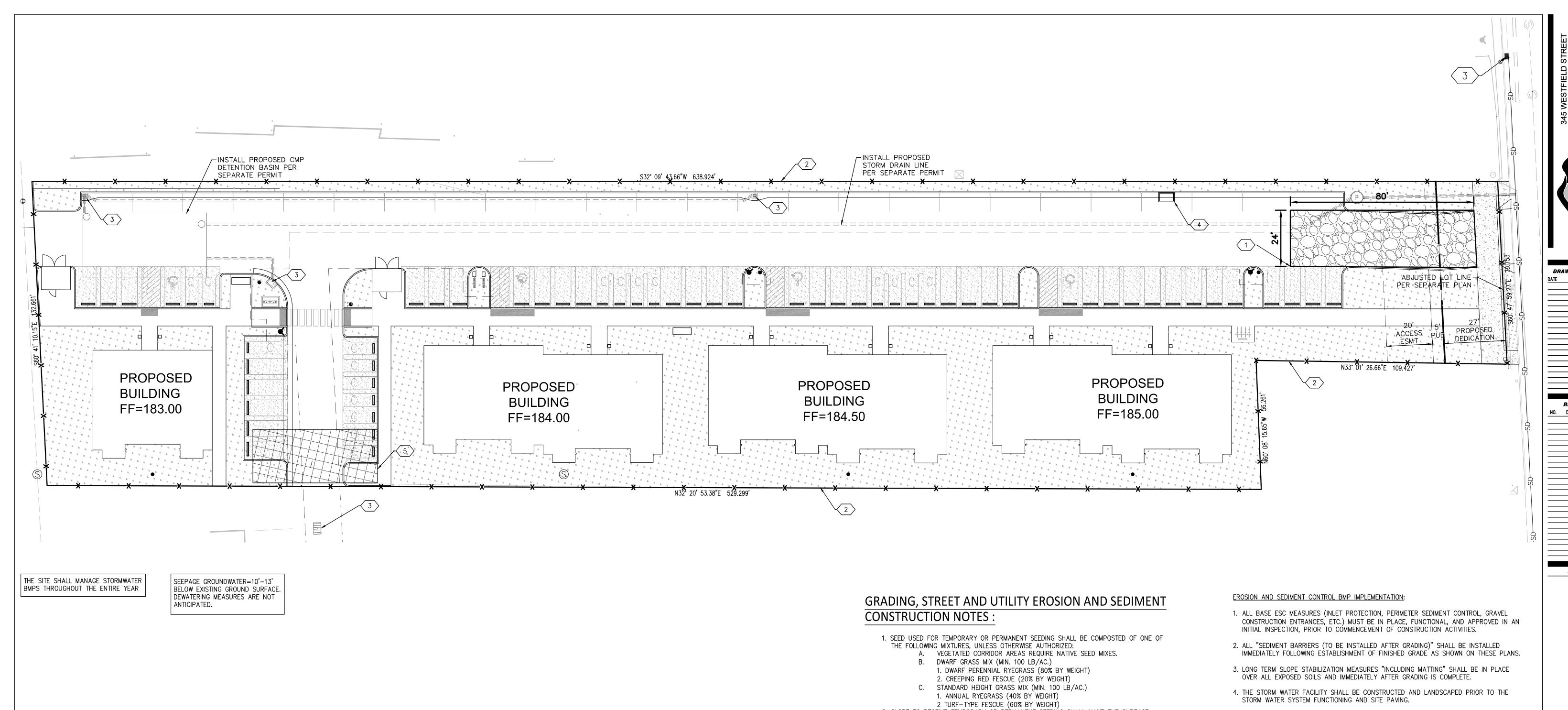
SHEET TITLE **EXISTING EROSION CONTROL**

SHEET NUMBER

2 of 4



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- 2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF
- 3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF

PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.

- 4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE; COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES. 5. STOCKPILED SOIL OR STRIPPING SHALL BE PLACED IN A STABLE LOCATION AND
- CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE. 6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT
- FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES. 7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW
- MULCHING, OR OTHER APPROVED MEASURES. 8. 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, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE
- 9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- 10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER. 11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER
- SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF
- TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY. 12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- 13. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- 14. USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- 15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

5. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

EROSION CONTROL NOTES:

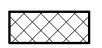
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LEGEND

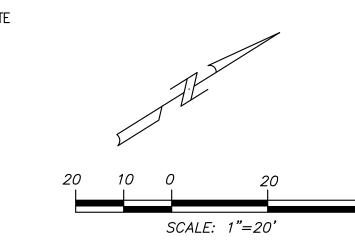
CONSTRUCTION ENTRANCE

SEDIMENT FENCING

CONCRETE WASHOUT



SOLID AND HAZARDOUS WASTE



DRAWING ISSUE RECORD

PROJECT NAME

IRN HOUSING DEVELOP 1430 CLEVELAND STREET WOODBURN, OREGON 97071 ODBURN

PROFESSIONAL SEAL

SHEET TITLE PROPOSED **EROSION** CONTROL

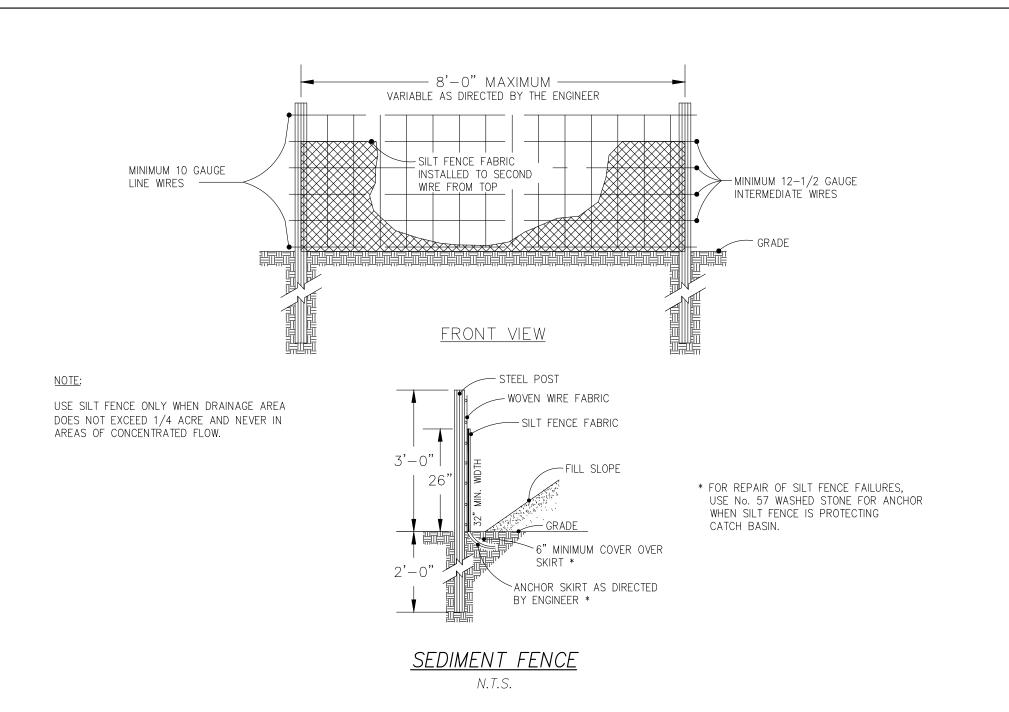
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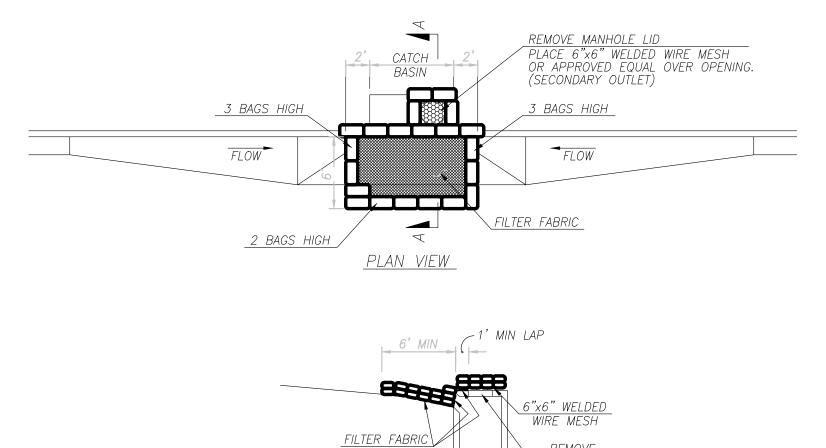
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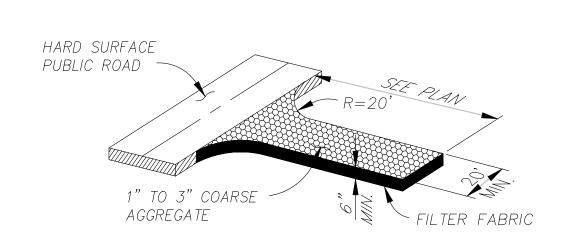
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2 WORKING DAY

NOTICE REQUIRED



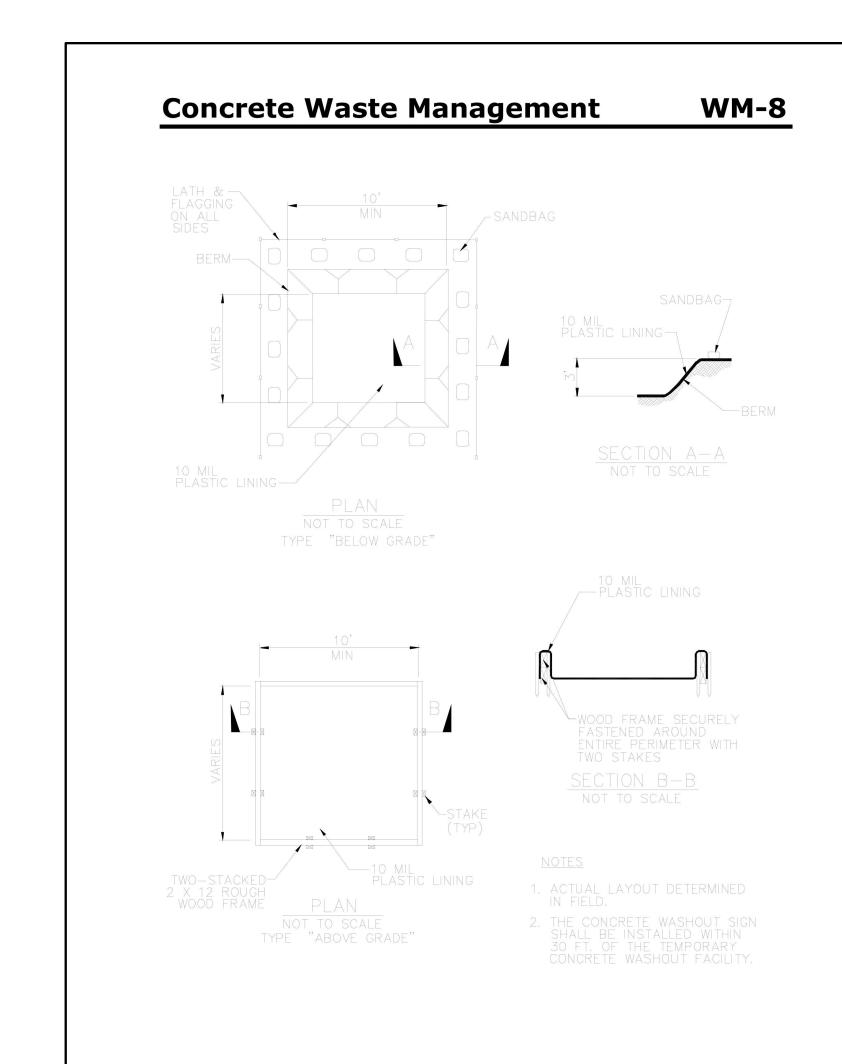


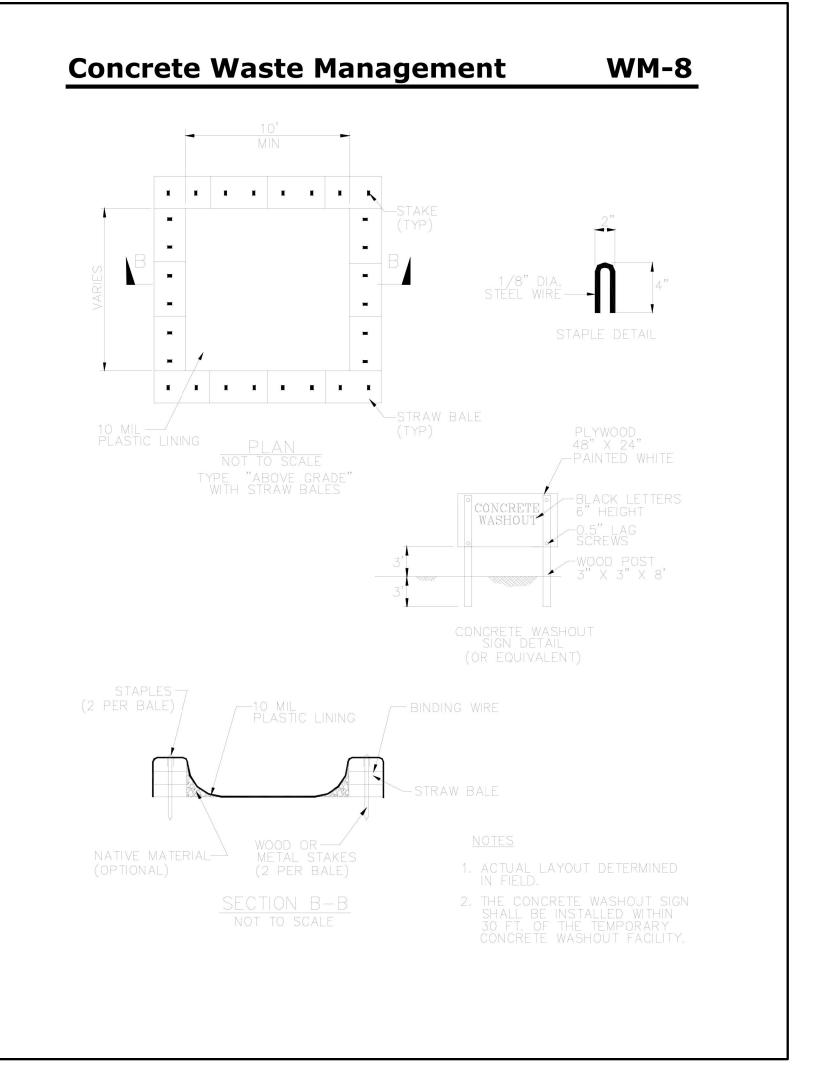


FILTER FABRIC SECTION A-A

FILTER FABRIC DETAIL FOR EXISTING CATCH BASIN N.T.S.

CONSTRUCTION ENTRANCE N.T.S.







CONCRETE WASTE MANAGEMENT

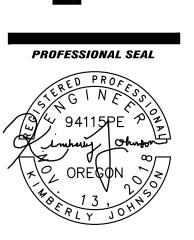
N.T.S.

DRAWING ISSUE RECORD

REVISION RECORD

PROJECT NAME

WOODBURN HOUSING DEVELOPMENT 1430 CLEVELAND STREET WOODBURN, OREGON 97071



SHEET TITLE **EROSION AND** SEDIMENT CONTROL DETAILS

> SHEET NUMBER 4 of 4