



August 19, 2022

Pacific Community Design, Inc.
Attn: Patrick Espinosa
12564 SW Main St
Tigard, OR 97223

RE: Approval of Grading Permit GRAD 22-06 "Dove Landing PUD" for 2045 Molalla Rd NE (Tax Lots 051W06C000400 & 800)

Dear Mr. Espinosa:

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 [Woodburn Development Ordinance \(WDO\)](#). The applicant is requesting to perform grading work in preparation for construction of a residential subdivision. 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.
2. 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. Tree preservation: The applicant shall preserve trees according to the Tree Preservation Plan (Sheets 112-118 in the approved plans). Height of the tree protection fencing shall be 6 feet.

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. Note that erosion control plans may be subject to modifications if and when grading and civil improvements of other phases of the Smith Creek Development are completed.
7. Construction access is limited to only one construction entrance onto N. Boones Ferry Rd.
8. 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.
9. The applicant shall 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. 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.
12. Sidewalk and street closures are not allowed under this permit.
13. 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

August 19, 2022

Enclosure:

1. Approved Plans

cc: Chris Kerr, Community Development Director
Colin Cortes, AICP, CNU-A, Senior Planner
Curtis Stultz, Public Works Director
Dago Garcia, PE, City Engineer
John Rasmussen, Marion County Public Works
Vanessa Lewis, LGI Homes Inc.

file: GRAD 22-06

DOVE LANDING CIVIL ENGINEERING PLANS

TL 400 & 800 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SEC. 6 W.M.
MARION COUNTY, OREGON



1ST SUBMITTAL: 10/12/2021
2ND SUBMITTAL: 2/1/2022
3RD SUBMITTAL: 5/11/2022

REVISIONS

NO.	DATE	DESCRIPTION
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GROSS ACREAGE: 31.86 AC (171 LOTS)

BENCHMARK:

ELEVATIONS ARE BASED OFF OF MARION COUNTY CONTROL POINT NO. 9214, BEING A MARION COUNTY STAMPED (MR 6 CR 513) BRASS CAP IN MONUMENT BOX SET IN PAVEMENT.

ELEVATION DATUM: NGVD 29, ELEVATION = 181.174

UTILITIES & SERVICES:

WATER:	CITY OF WOODBURN
STORM:	CITY OF WOODBURN
SEWER:	CITY OF WOODBURN
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	WOODBURN FIRE DISTRICT
POLICE:	WOODBURN POLICE DEPARTMENT
SCHOOL:	WOODBURN SCHOOL DISTRICT
PHONE:	FRONTIER
WASTE DISPOSAL:	REPUBLIC SERVICES
CABLE:	CENTURYLINK

APPLICANT/OWNER:

LGI HOMES - OREGON, LLC
12951 BEL-RED ROAD, STE 150
BELLEVUE, WA 98005
[P] 425-330-2453
CONTACT: VANESSA LEWIS

GEOTECHNICAL ENGINEER:

GEO CONSULTANTS NORTHWEST, INC.
2839 SE MILWAUKIE AVENUE
PORTLAND, OREGON 97202
[P] 503-616-9425
CONTACT: BRAD HUPY

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN ST.
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: STACY CONNERY, AICP
PATRICK DAVENPORT, AICP

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN ST.
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: KRISTINA KOLTAVARY, RLA

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN ST.
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: CRAIG LARSON, PE

NATURAL RESOURCE CONSULTANT:

PACIFIC HABITAT SERVICES, INC.
9450 SW COMMERCE CIRCLE, SUITE 180
WILSONVILLE, OR 97070
[P] 503-570-0800
CONTACT: JOHN VAN STAVEREN

SURVEYOR:

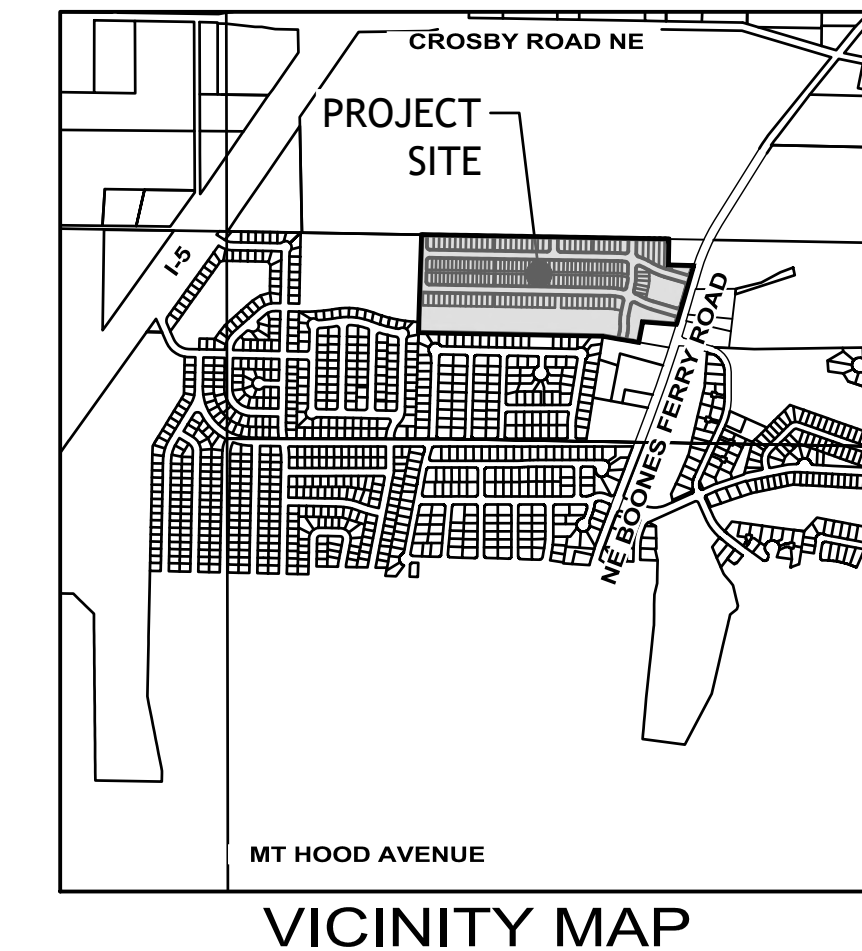
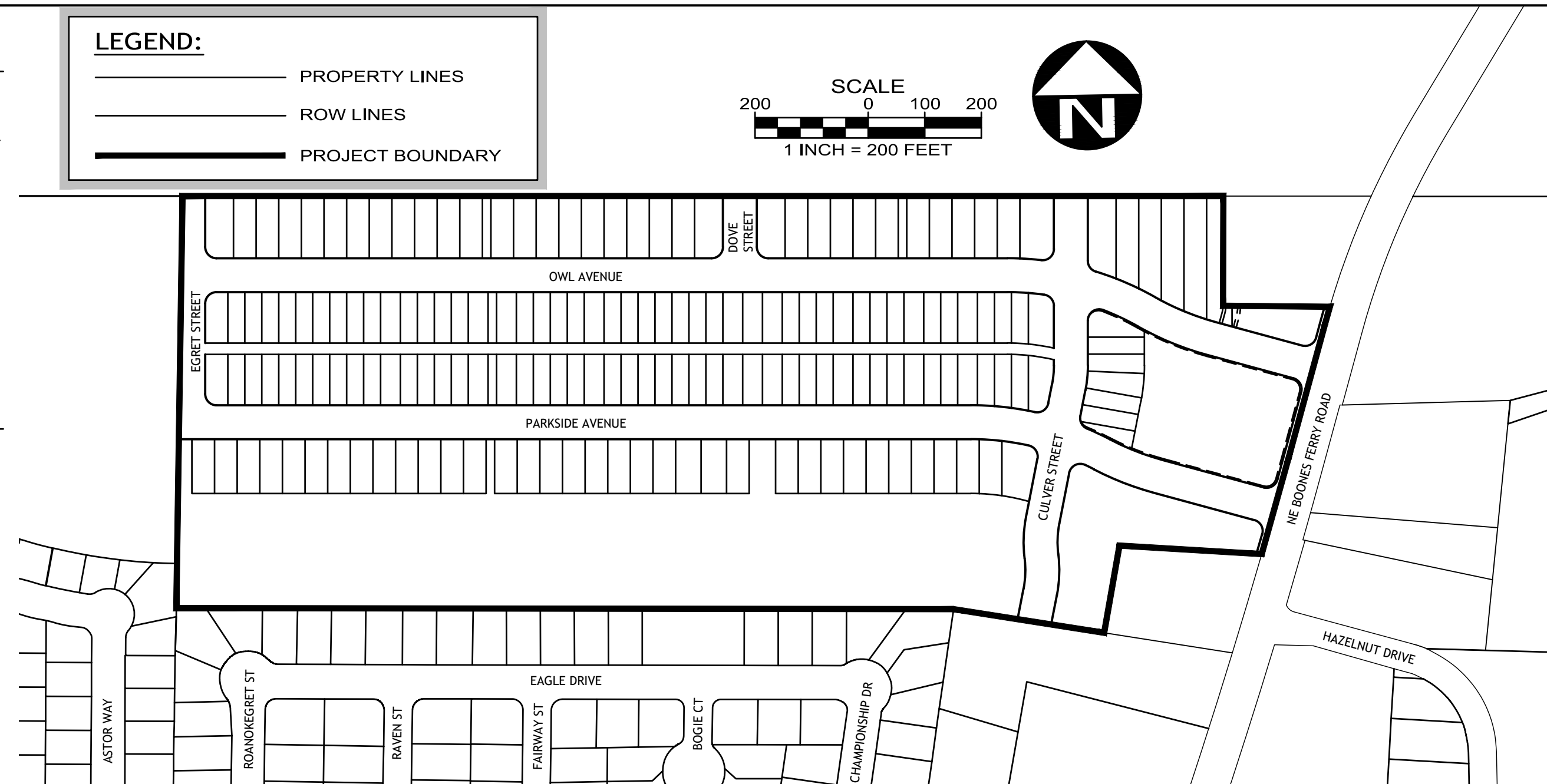
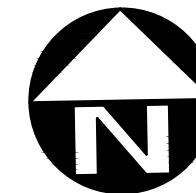
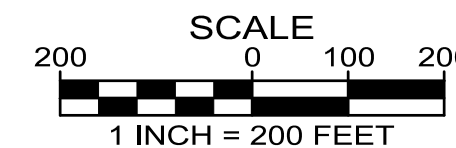
PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN ST.
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

TRAFFIC ENGINEER:

LANCASTER MOBLEY
321 SW 4TH AVENUE, SUITE 400
PORTLAND, OR 97204
[P] 503-248-0313
CONTACT: JESSICA HIJAR

LEGEND:

- PROPERTY LINES
- ROW LINES
- PROJECT BOUNDARY



SHEET INDEX:

- 100 COVER SHEET
- 101 GENERAL CONSTRUCTION NOTES
- 102 EXISTING CONDITIONS
- 103 EXISTING CONDITIONS
- 104 SITE PLAN (WEST)
- 105 SITE PLAN (EAST)
- 106 GRADING PLAN (WEST)
- 107 GRADING PLAN (EAST)
- 108 LOT GRADING SECTIONS
- 109 LOT GRADING SECTIONS
- 110 COMPOSITE UTILITY PLAN
- 111 COMPOSITE UTILITY PLAN
- 112 TREE PROTECTION PLAN
- 113 TREE PROTECTION PLAN
- 114 TREE PROTECTION PLAN
- 115 TREE PROTECTION PLAN
- 116 TREE PROTECTION PLAN
- 117 TREE PROTECTION PLAN
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SHEET INDEX (CONT.):

- ~~F8 TRACT Q GRADING PLAN~~
- ~~F9 TRACT P GRADING PLAN~~
- ~~SS1 SIGNAGE AND STRIPING PLAN~~
- ~~SS2 SIGNAGE AND STRIPING DETAILS~~
- ~~SS3 SIGNAGE AND STRIPING DETAILS~~
- ~~D3.01 STREET DETAILS~~
- ~~D2.02 STREET DETAILS~~
- ~~D2.03 STREET DETAILS~~
- ~~D2.04 STREET DETAILS~~
- ~~301 SDLN-1 STORM PLAN & PROFILE~~
- ~~302 SDLN-1 STORM PLAN & PROFILE~~
- ~~303 SDLN-1 STORM PLAN & PROFILE~~
- ~~304 SDLN-2 STORM PLAN & PROFILE~~
- ~~305 SDLN-3 STORM PLAN & PROFILE~~
- ~~306 SDLN-4 STORM PLAN & PROFILE~~
- ~~307 SDLN-5 STORM PLAN & PROFILE~~
- ~~308 SDLN-5 STORM PLAN & PROFILE~~
- ~~309 SDLN-5 STORM PLAN & PROFILE~~
- ~~310 SDLN-6 STORM PLAN & PROFILE~~
- ~~311 SDLN-7 STORM PLAN & PROFILE~~
- ~~312 SDLN-8 STORM PLAN & PROFILE~~
- ~~313 SDLN-8 STORM PLAN & PROFILE~~
- ~~314 SDLN-8 STORM PLAN & PROFILE~~
- ~~315 SDLN-EX 36" STORM PLAN & PROFILE~~
- ~~316 SDLN-EX 36" STORM PLAN & PROFILE~~
- ~~317 SDLN-EX 36" STORM PLAN & PROFILE~~
- ~~318 SDLN-EX 24" STORM PLAN AND PROFILE~~
- ~~319 SDLN-EX 24" STORM PLAN AND PROFILE~~
- ~~320 SDLN-EX 24" STORM PLAN AND PROFILE~~
- ~~321 WATER QUALITY FACILITY PLAN & PROFILE~~

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- ~~502 WATER PLAN~~
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- ~~D5.01 WATER DETAILS~~
- ~~D5.02 WATER DETAILS~~
- EC1.0 COVER SHEET
- EC1.1 EROSION & SEDIMENT CONTROL NOTES
- EC1.2 EROSION & SEDIMENT CONTROL NOTES
- EC2.1 EXISTING CONDITIONS AND DEMOLITION PLAN
- EC2.2 EXISTING CONDITIONS AND DEMOLITION PLAN
- EC3.0 RUNOFF CONTROL PLAN
- EC4.0 SITE IMPROVEMENT PLAN
- EC5.1 VERTICAL CONSTRUCTION AND SITE STABILIZATION PLAN
- EC5.2 VERTICAL CONSTRUCTION AND SITE STABILIZATION PLAN
- EC6.1 EROSION AND SEDIMENT CONTROL DETAILS
- EC6.2 EROSION AND SEDIMENT CONTROL DETAILS
- ~~IL-1 ILLUMINATION DETAILS~~
- ~~IL-2 ILLUMINATION PLAN~~
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- ~~L4.03 WATER QUALITY POND CONSTRUCTION DETAILS~~

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- ~~202 OWL AVENUE PLAN & PROFILE~~
- ~~203 OWL AVENUE PLAN & PROFILE~~
- ~~204 PARKSIDE AVENUE PLAN & PROFILE~~
- ~~205 PARKSIDE AVENUE PLAN & PROFILE~~
- ~~206 PARKSIDE AVENUE PLAN & PROFILE~~
- ~~207 CULVER STREET PLAN & PROFILE~~
- ~~208 CULVER STREET PLAN & PROFILE~~
- ~~209 DOVE STREET PLAN & PROFILE~~
- ~~210 EGRET STREET PLAN & PROFILE~~
- ~~211 ALLEY 1 PLAN & PROFILE (EAST)~~
- ~~212 ALLEY 1 PLAN & PROFILE (MIDDLE)~~
- ~~213 ALLEY 1 PLAN & PROFILE (WEST)~~
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- ~~CR2 CURB RETURNS~~
- ~~CR3 CURB RETURNS~~
- ~~CR4 CURB RETURNS~~
- ~~CR5 CURB RETURNS~~
- ~~CR6 CURB RETURNS~~
- ~~CR7 CURB RETURNS~~
- ~~CR8 CURB RETURNS~~
- ~~CR9 CURB RETURNS~~

- ~~D3.01 STORM DETAILS~~
- ~~D3.02 STORM DETAILS~~
- ~~D3.03 STORM DETAILS~~
- ~~D3.04 STORM DETAILS~~

- ~~RD1 COVER SHEET~~
- ~~RD2 GENERAL CONSTRUCTION NOTES~~
- ~~RD3 EXISTING CONDITIONS BOONES FERRY AND DEMOLITION PLAN~~
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- ~~RD5 BOONES FERRY PLAN AND PROFILE~~
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- ~~RD12 STORM DETAILS~~
- ~~RD13 BOONES FERRY SIGNAGE AND STRIPING PLAN~~
- ~~RD14 SIGNAGE AND STRIPING DETAILS~~
- ~~RD15 SIGNAGE AND STRIPING DETAILS~~

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- ~~F2 TRACT D GRADING PLAN~~
- ~~F3 TRACT E GRADING PLAN~~
- ~~F4 TRACT L (WEST) GRADING PLAN~~
- ~~F5 TRACT L (EAST) GRADING PLAN~~
- ~~F6 TRACT M GRADING PLAN~~
- ~~F7 TRACT N GRADING PLAN~~

DOVE LANDING PUD



COVER SHEET



12564 SW Main Street
Tigard, OR 97223
[T] 503-941-9484

PROJECT NO.: 142-001
TYPE: CONSTRUCTION
REVIEWED BY: PRE

100

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1ST SUBMITTAL: 10/12/2021
 2ND SUBMITTAL: 2/11/2022
 3RD SUBMITTAL: 5/11/2022

REVISIONS

NO.	DATE	DESCRIPTION

DOVE
LANDING PUD



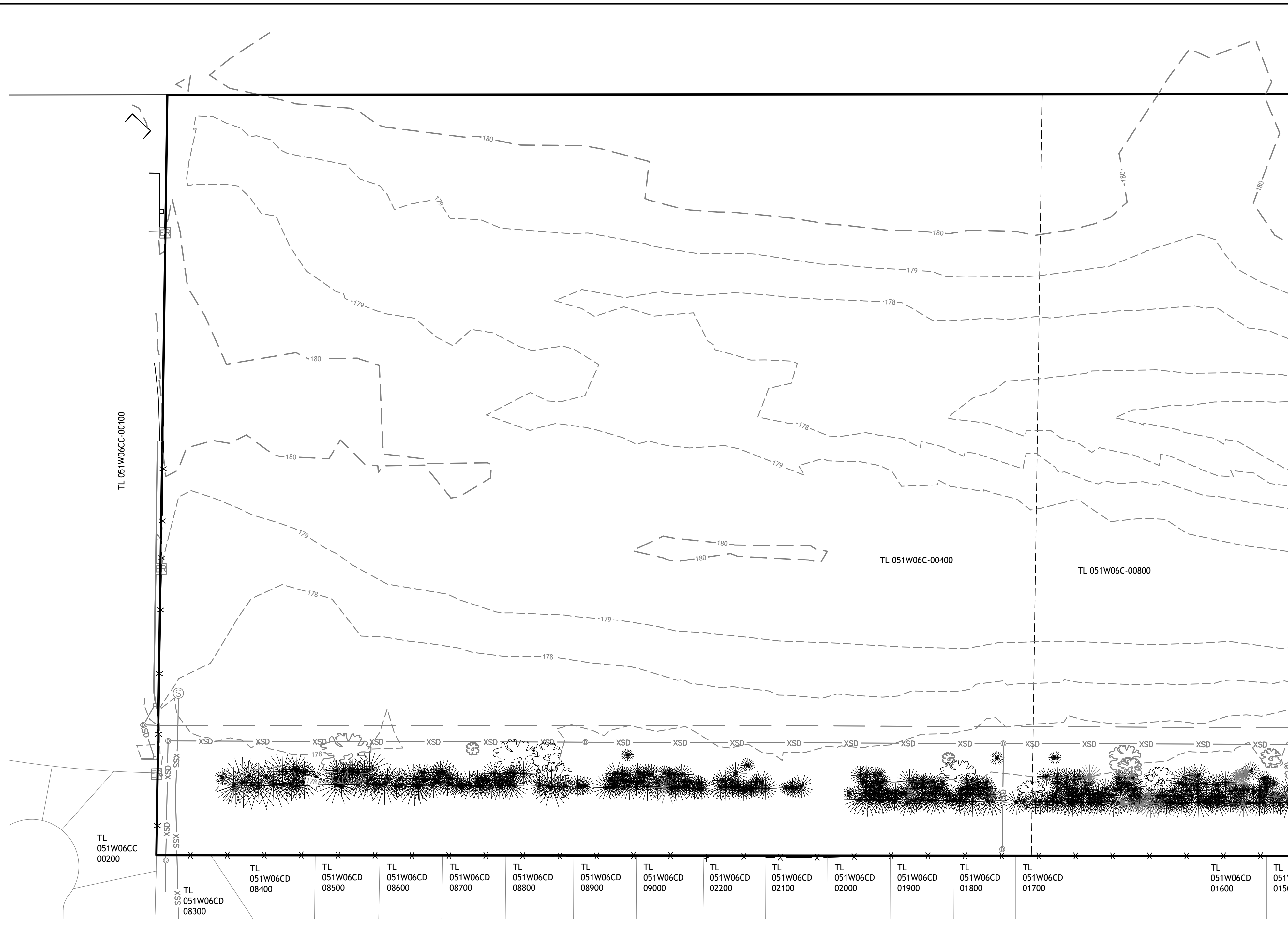
EXISTING
CONDITIONS



12564 SW Main Street
 Tigard, OR 97223
 [T] 503-941-9484

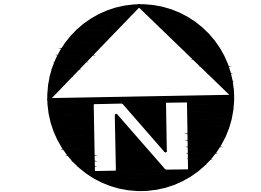
PROJECT NO.: 142-001
 TYPE: CONSTRUCTION
 REVIEWED BY: PRE

MATCHLINE - SEE SHEET 103



LEGEND			
	EXISTING SIDEWALK		EASEMENT LINES
	EXISTING PAVEMENT		EXISTING RIGHT-OF-WAY
	EXISTING GRAVEL		EXISTING CENTERLINE
	EXISTING BUILDING		EXISTING PROPERTY LINE
	EXISTING NON-JURISDICTIONAL WETLAND TO BE FILLED		EXISTING BOUNDARY LINE
	FILLED WETLANDS		EX 2-FOOT CONTOURS
			EX 10-FOOT CONTOURS
			EXISTING WETLAND BUFFER
			EXISTING WATERS
	EX SANITARY SEWER		EX STORM DRAIN
	EX WATER LINE		EX GAS LINE
	EX BURIED POWER LINE		EX OVERHEAD POWER LINE
	EX CABLE TV LINE		EX TELEPHONE LINE
	EXISTING FENCE		EX SANITARY MANHOLE
	EX SANITARY CLEANOUT		EX STORM MANHOLE
	EX AREA DRAIN		EX CABLE RISER
	EX CURB INLET		EX TELEPHONE RISER
	EX STORM CLEANOUT		EX LIGHT POLE
	EX FIRE HYDRANT		EX TREES
	EX WATER METER		EX TREES TO BE REMOVED
	EX WATER VALVE		

NOTES:
 1. ALL EXISTING FILBERT TREES TO BE REMOVED.
 2. FOR TREE PRESERVATION PLAN SEE SHEET 13.1-13.7.



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1ST SUBMITTAL: 10/12/2021
 2ND SUBMITTAL: 2/1/2022
 3RD SUBMITTAL: 5/11/2022

REVISIONS

NO.	DATE	DESCRIPTION

DOVE
LANDING PUD



EXISTING
CONDITIONS

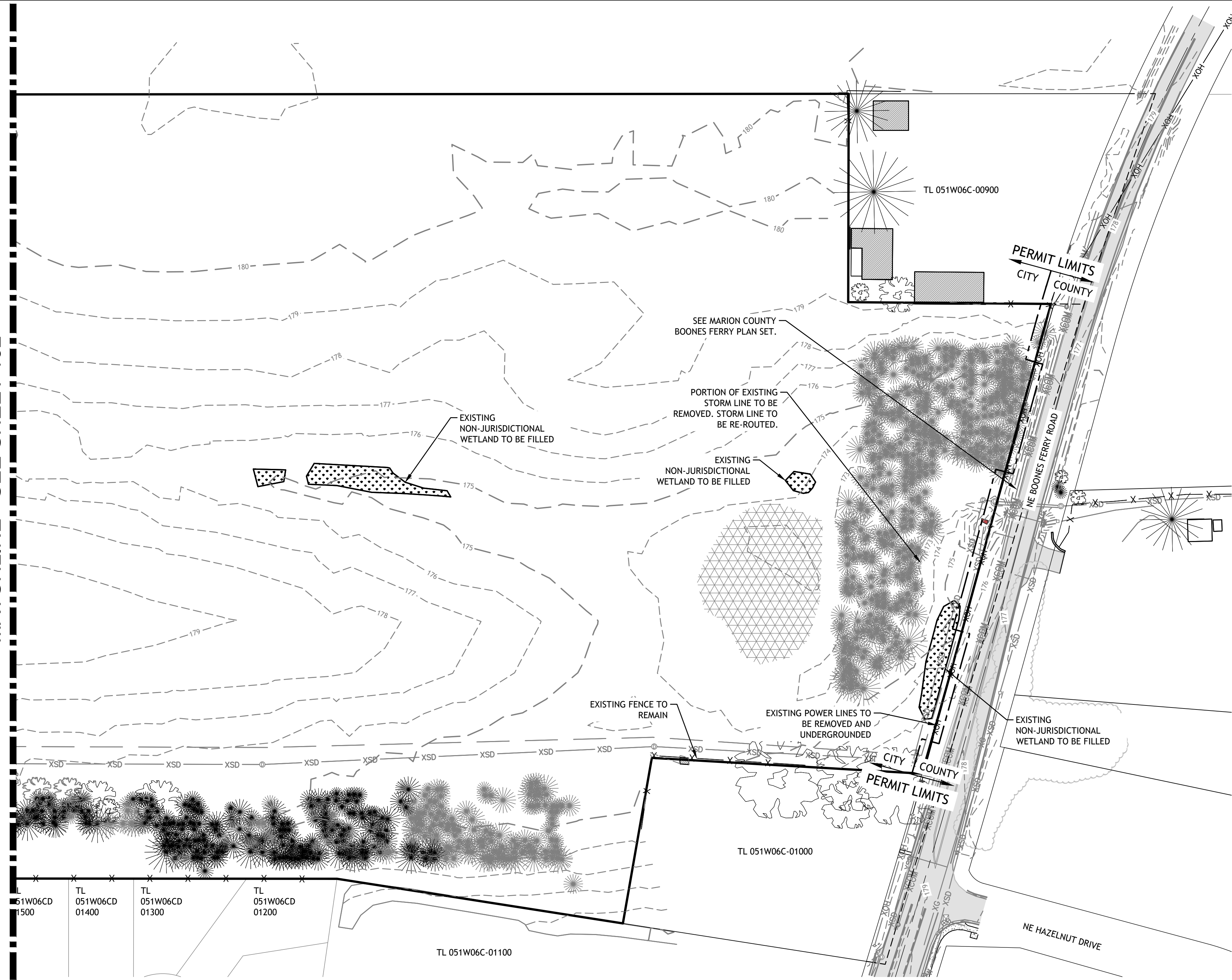


12564 SW Main Street
 Tigard, OR 97223
 [T] 503-941-9484

PROJECT NO.: 142-001
 TYPE: CONSTRUCTION
 REVIEWED BY: PRE

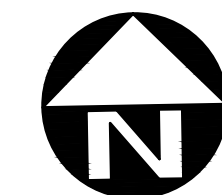
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MATCHLINE - SEE SHEET 102



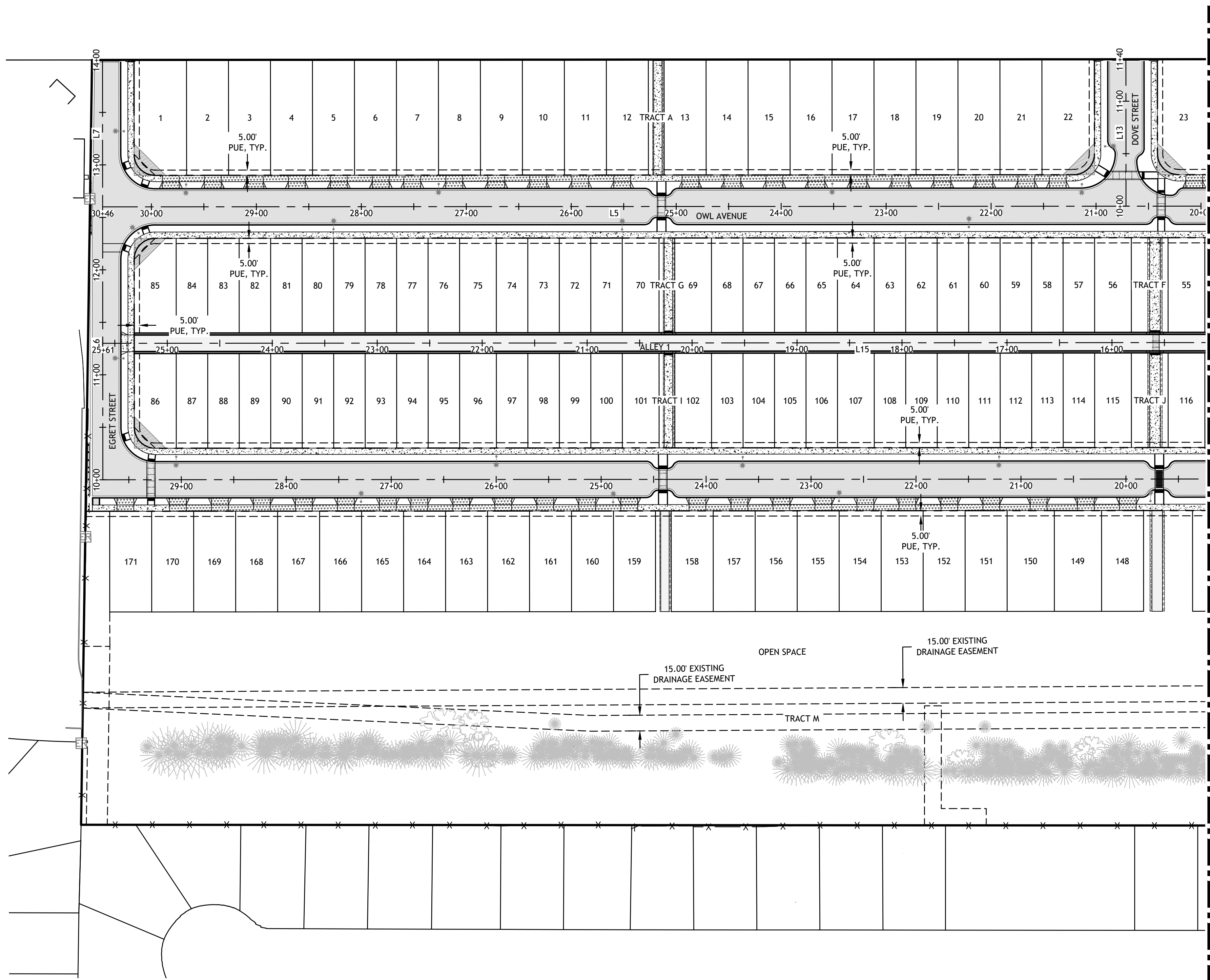
LEGEND			
	EXISTING SIDEWALK		EASEMENT LINES
	EXISTING PAVEMENT		EXISTING RIGHT-OF-WAY
	EXISTING GRAVEL		EXISTING CENTERLINE
	EXISTING BUILDING		EXISTING PROPERTY LINE
	EXISTING NON-JURISDICTIONAL WETLAND TO BE FILLED		EXISTING BOUNDARY LINE
	FILLED WETLANDS		EX 2-FOOT CONTOURS
			EX 10-FOOT CONTOURS
			EXISTING WETLAND BUFFER
			EXISTING WATERS
	EX SANITARY SEWER		EX SANITARY MANHOLE
	EX STORM DRAIN		EX SANITARY CLEANOUT
	EX WATER LINE		EX STORM MANHOLE
	EX GAS LINE		EX AREA DRAIN
	EX BURIED POWER LINE		EX STORM CLEANOUT
	EX OVERHEAD POWER LINE		EX FIRE HYDRANT
	EX CABLE TV LINE		EX WATER METER
	EX TELEPHONE LINE		EX WATER VALVE
	EXISTING FENCE		EX BLOW-OFF
			EX AIR RELEASE VALVE
			EX GAS VALVE
			EX CABLE RISER
			EX TELEPHONE RISER
			EX LIGHT POLE
			EX TREES
			EX TREES TO BE REMOVED

- NOTES:
 1. ALL EXISTING FILBERT TREES TO BE REMOVED.
 2. FOR TREE PRESERVATION PLAN SEE SHEET 112-118.



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N:\proj\142-001\09 Drawings\04 Civil\Sheets - CD\Submission\42001\104-105 SITE PLAN.dwg - SHEET: 104 - May 19, 2022 - 3:19pm.ctb



MATCH SHEET 105

LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- VISION CLEARANCE TRIANGLE
- PROPOSED HANDICAP RAMP
- PROPOSED A.C. PAVING
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK BY OTHERS
- PROPOSED STREET LIGHT

LINE TABLE

LINE #	LENGTH	BEARING
L5	975.00'	N88° 59' 51"W
L6	260.00'	N1° 00' 09"E
L7	139.76'	N1° 00' 09"E
L13	140.00'	N1° 00' 09"E
L15	1447.73'	N88° 59' 51"W



1ST SUBMITTAL: 10/12/2021
 2ND SUBMITTAL: 2/1/2022
 3RD SUBMITTAL: 5/11/2022

REVISIONS

NO.	DATE	DESCRIPTION

**DOVE
LANDING PUD**

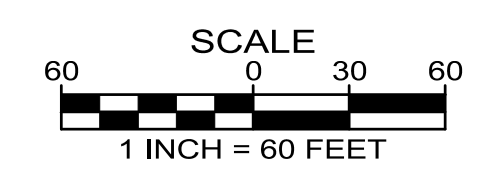
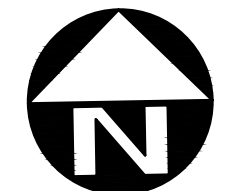


**SITE PLAN
(WEST)**

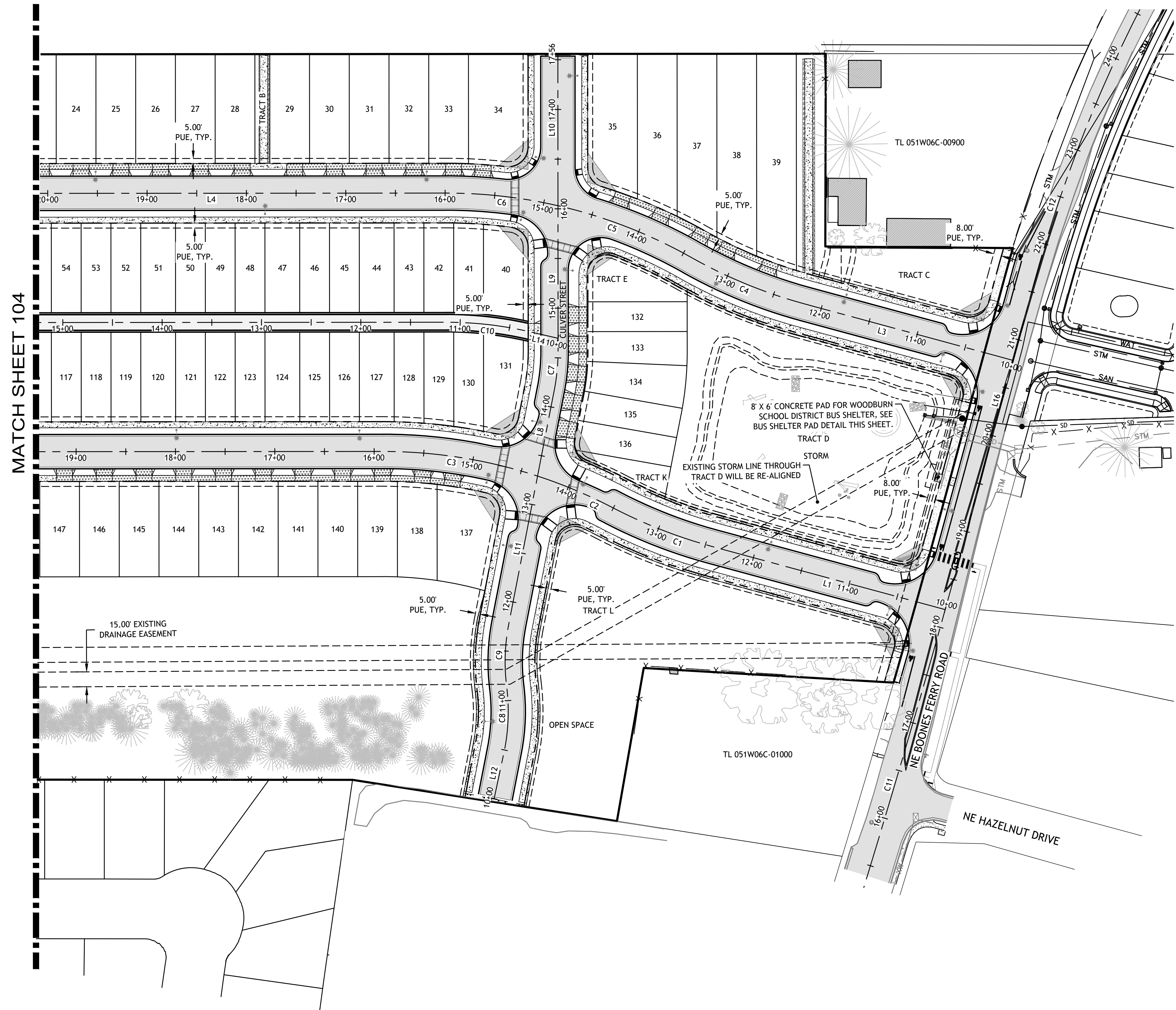


12564 SW Main Street
 Tigard, OR 97223
 [T] 503-941-9484

PROJECT NO.: 142-001
 TYPE: CONSTRUCTION
 REVIEWED BY: PRE



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LEGEND

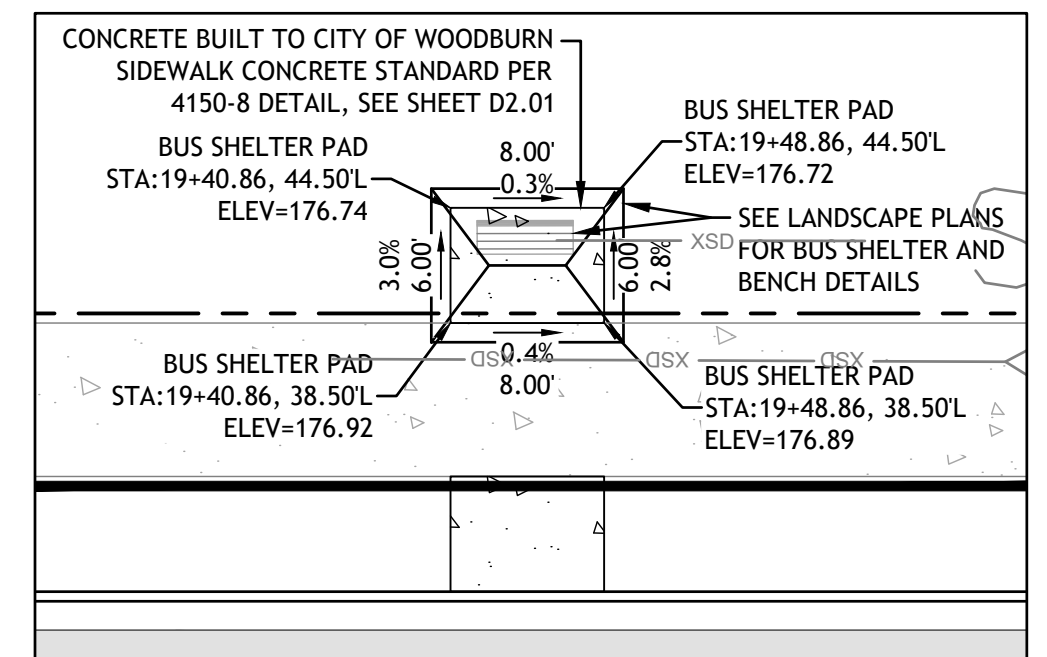
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- - - PROPOSED PUBLIC UTILITY EASEMENT
- - - PROPOSED BUILDING SETBACK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- ▲ VISION CLEARANCE TRIANGLE
- PROPOSED HANDICAP RAMP
- ▨ PROPOSED A.C. PAVING
- ▨ PROPOSED SIDEWALK
- ▨ PROPOSED SIDEWALK BY OTHERS
- ▨ COLORED STAMPED CONSTRUCTION CONCRETE
- ✱ PROPOSED STREET LIGHT

LINE TABLE

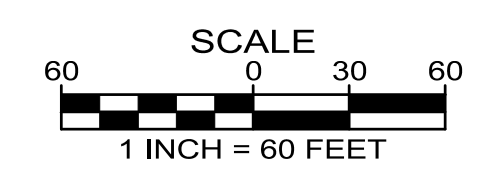
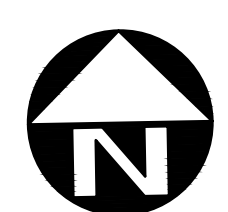
LINE #	LENGTH	BEARING
L1	243.05'	N73° 48' 21"W
L3	216.90'	N73° 48' 21"W
L4	472.73'	N88° 59' 51"W
L8	88.74'	N12° 03' 09"E
L9	146.68'	N1° 00' 09"E
L10	152.77'	N1° 00' 09"E
L11	151.62'	N12° 03' 09"E
L12	50.50'	N13° 02' 30"E
L14	29.76'	N75° 59' 31"W
L15	1447.73'	N88° 59' 51"W
L16	248.30'	N16° 11' 39"E

CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD DIRECTION
C1	500.00'	107.81'	N67° 37' 43"W
C2	500.00'	82.01'	N66° 09' 00"W
C3	500.00'	158.38'	N79° 55' 23"W
C4	500.00'	124.61'	N66° 39' 59"W
C5	500.00'	143.95'	N67° 46' 29"W
C6	500.00'	113.23'	N82° 30' 35"W
C7	200.00'	38.57'	N6° 31' 39"E
C8	200.00'	63.51'	N2° 57' 18"E
C9	200.00'	63.51'	N2° 57' 18"E
C10	370.00'	83.99'	N82° 29' 41"W
C11	11459.91'	906.73'	N18° 27' 39"E
C12	1432.50'	395.86'	N24° 06' 39"E



BUS SHELTER PAD DETAIL
SCALE: 1"=10'



1ST SUBMITTAL: 10/12/2021
2ND SUBMITTAL: 2/1/2022
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REVISIONS

NO.	DATE	DESCRIPTION

DOVE
LANDING PAD



SITE PLAN
(EAST)



12564 SW Main Street
Tigard, OR 97223
[T] 503-941-9484

PROJECT NO.: 142-001
TYPE: CONSTRUCTION
REVIEWED BY: PRE

105



1ST SUBMITTAL: 10/12/2021
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 3RD SUBMITTAL: 5/11/2022

REVISIONS

NO.	DATE	DESCRIPTION
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**DOVE
LANDING PUD**



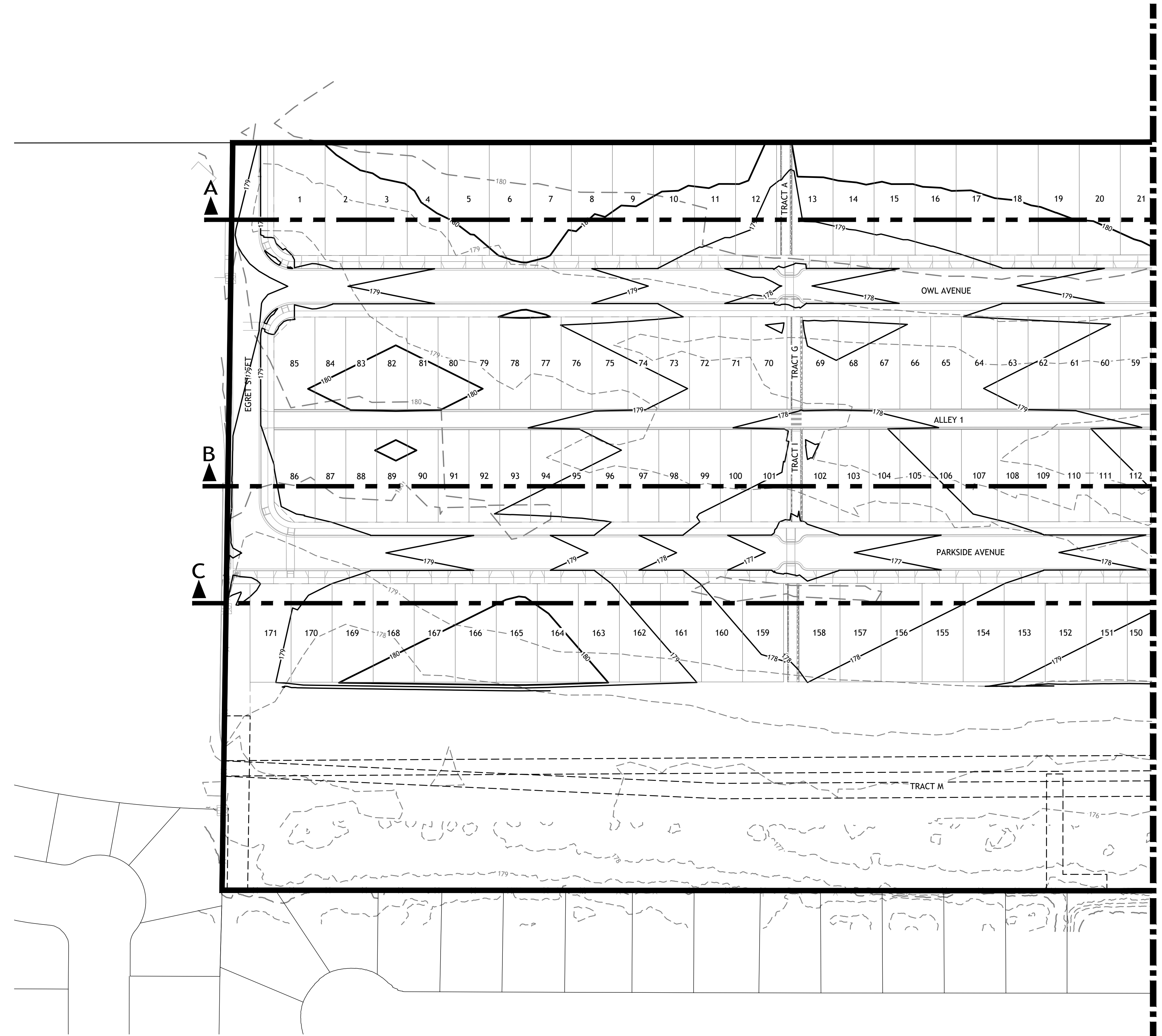
**GRADING
PLAN (WEST)**



12564 SW Main Street
 Tigard, OR 97223
 [T] 503-941-9484

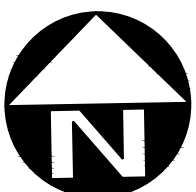
PROJECT NO.: 142-001
 TYPE: CONSTRUCTION
 REVIEWED BY: PRE

106



LEGEND

--- 324 ---	EX 1-FT CONTOUR
- - - 320 - - -	EX 10-FT CONTOUR
— 324 —	FG 1-FT CONTOUR
— 320 —	FG 10-FT CONTOUR



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1ST SUBMITTAL: 10/12/2021
 2ND SUBMITTAL: 2/1/2022
 3RD SUBMITTAL: 5/11/2022

REVISIONS

NO.	DATE	DESCRIPTION

**DOVE
LANDING PUD**



EXPIRES: 12-31-22

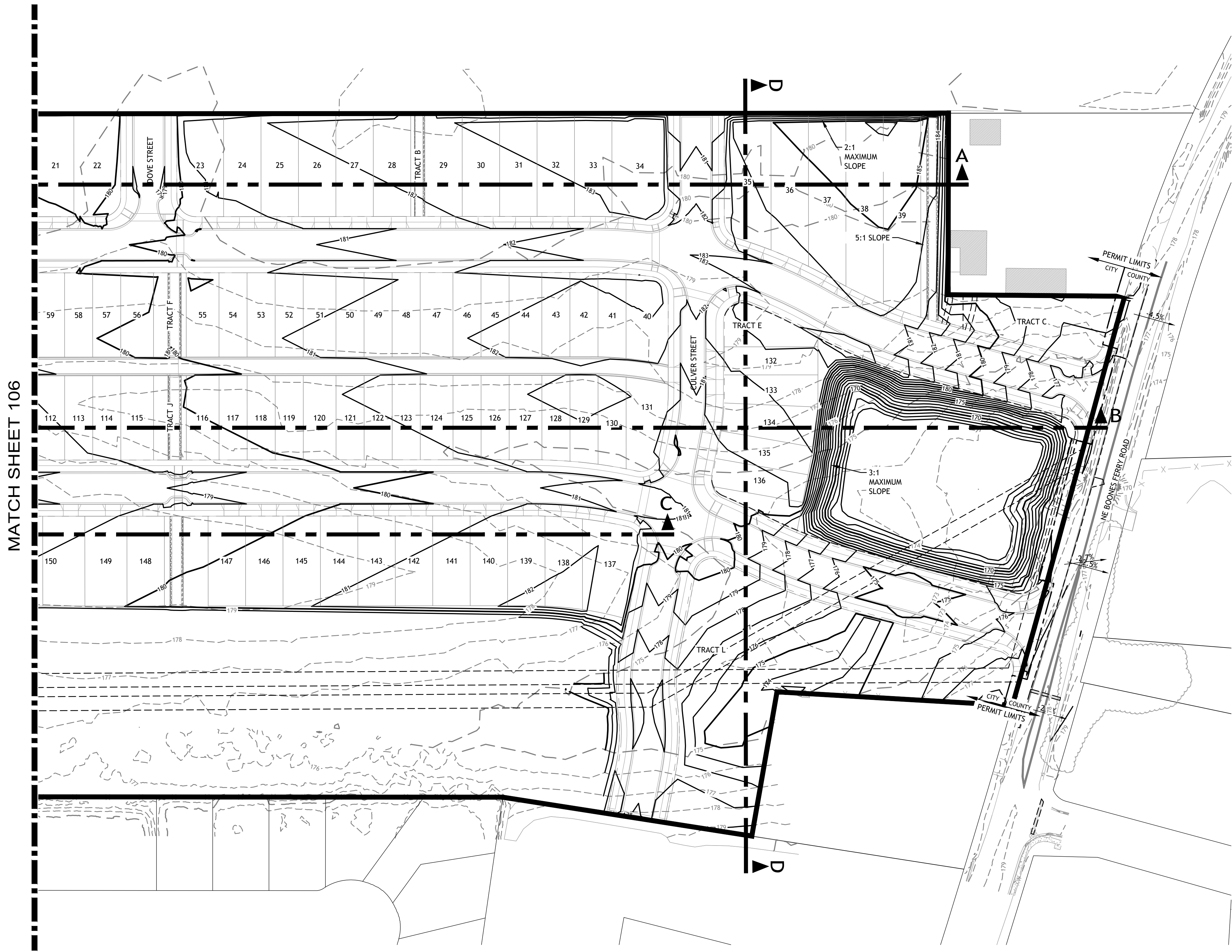
**GRADING
PLAN (EAST)**



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 [T] 503-941-9484

PROJECT NO.: 142-001
 TYPE: CONSTRUCTION
 REVIEWED BY: PRE

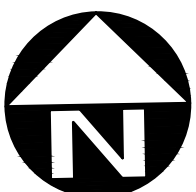
107



MATCH SHEET 106

LEGEND

---	324	EX 1-FT CONTOUR
- - -	320	EX 10-FT CONTOUR
—	324	FG 1-FT CONTOUR
—	320	FG 10-FT CONTOUR



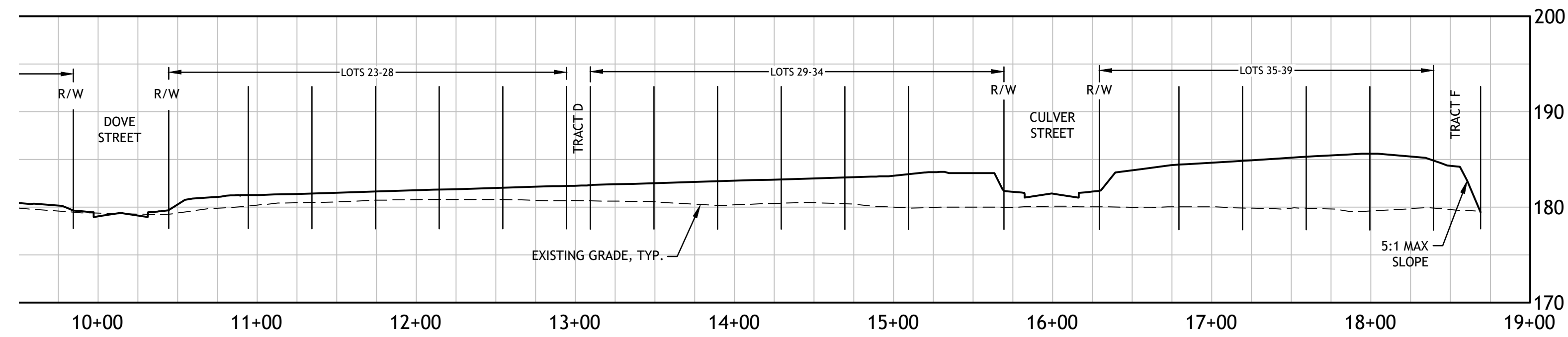
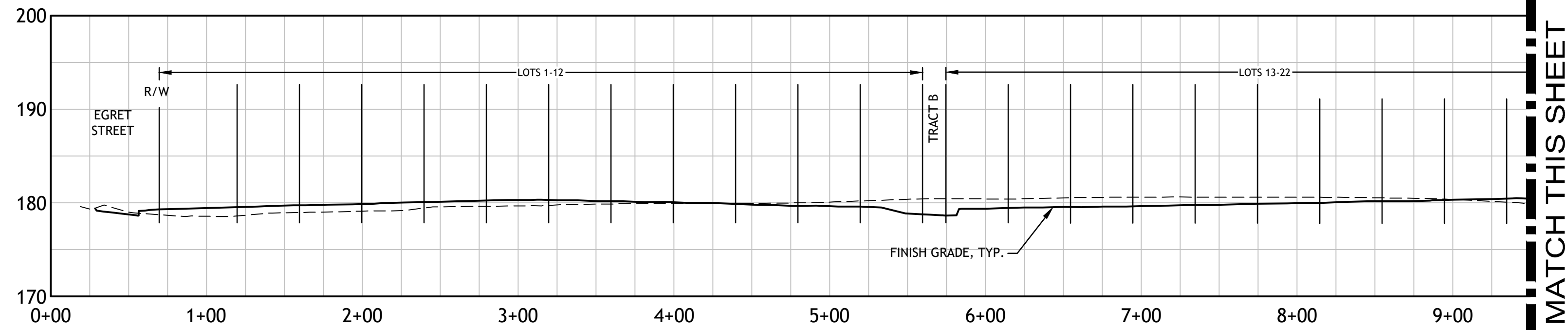
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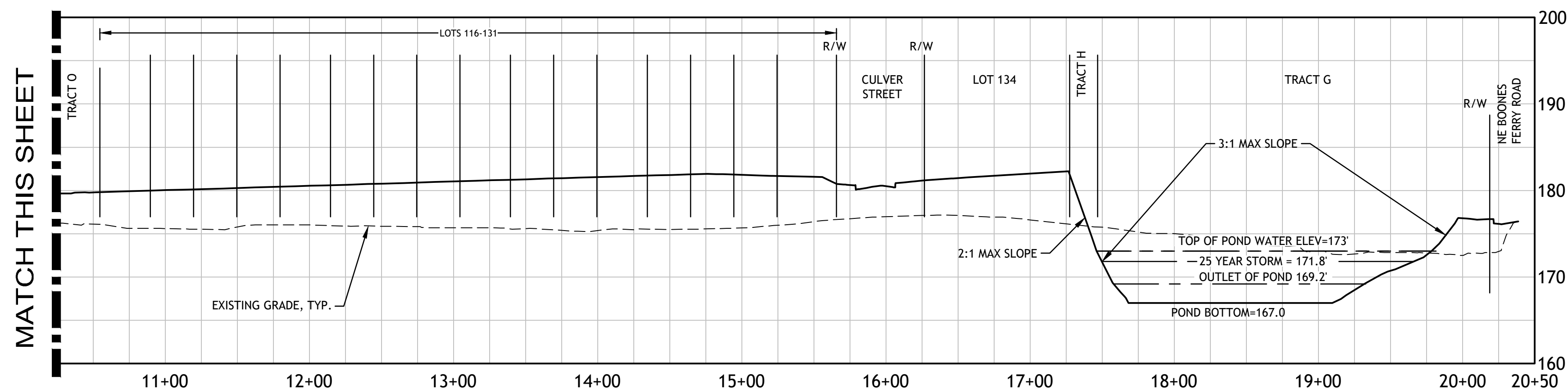
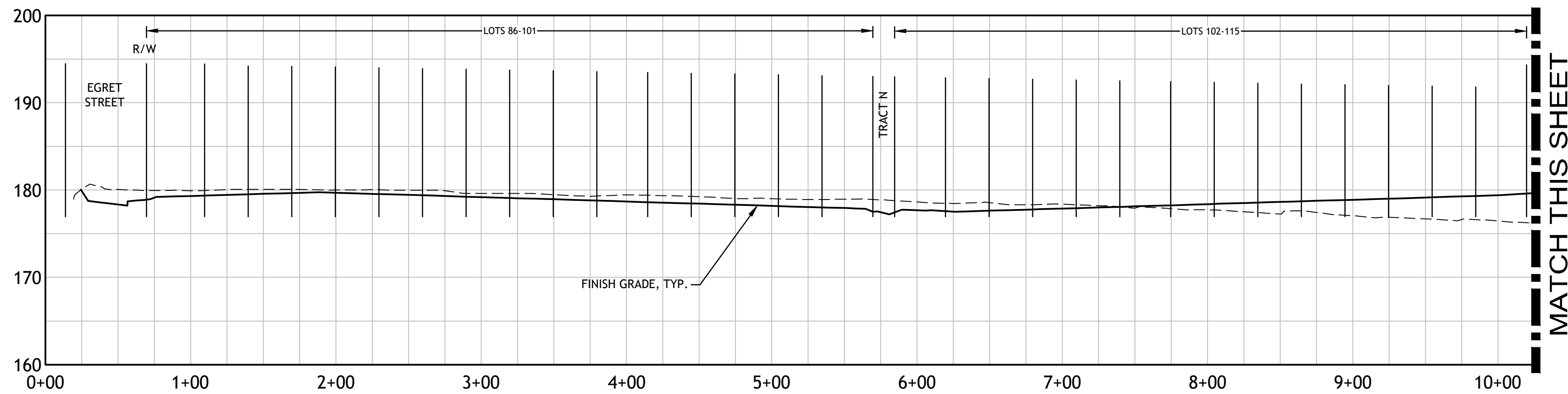
1ST SUBMITTAL: 10/12/2021
 2ND SUBMITTAL: 2/1/2022
 3RD SUBMITTAL: 5/11/2022

REVISIONS

NO.	DATE	DESCRIPTION



SECTION A-A
 HORIZONTAL SCALE: 1" = 60' VERTICAL SCALE: 1" = 10'



SECTION B-B
 HORIZONTAL SCALE: 1" = 60' VERTICAL SCALE: 1" = 10'

DOVE
 LANDING PUD



LOT GRADING
 SECTIONS



12564 SW Main Street
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PROJECT NO.: 142-001
 TYPE: CONSTRUCTION
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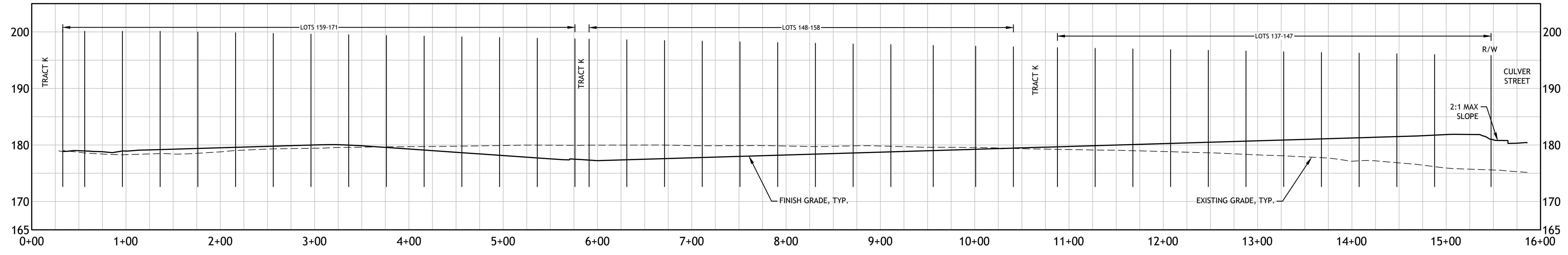
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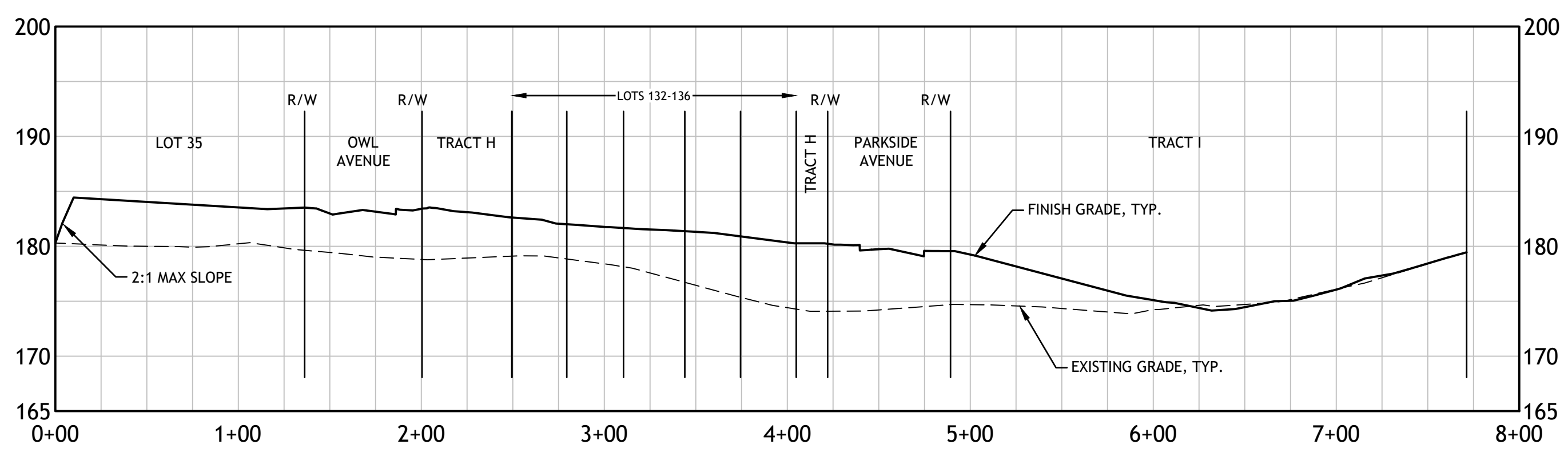
1ST SUBMITTAL: 10/12/2021
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 3RD SUBMITTAL: 5/11/2022

REVISIONS

NO.	DATE	DESCRIPTION



SECTION C-C
 HORIZONTAL SCALE: 1" = 60' VERTICAL SCALE: 1" = 10'



SECTION D-D
 HORIZONTAL SCALE: 1" = 60' VERTICAL SCALE: 1" = 10'

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**DOVE
 LANDING PUD**



**LOT GRADING
 SECTIONS**



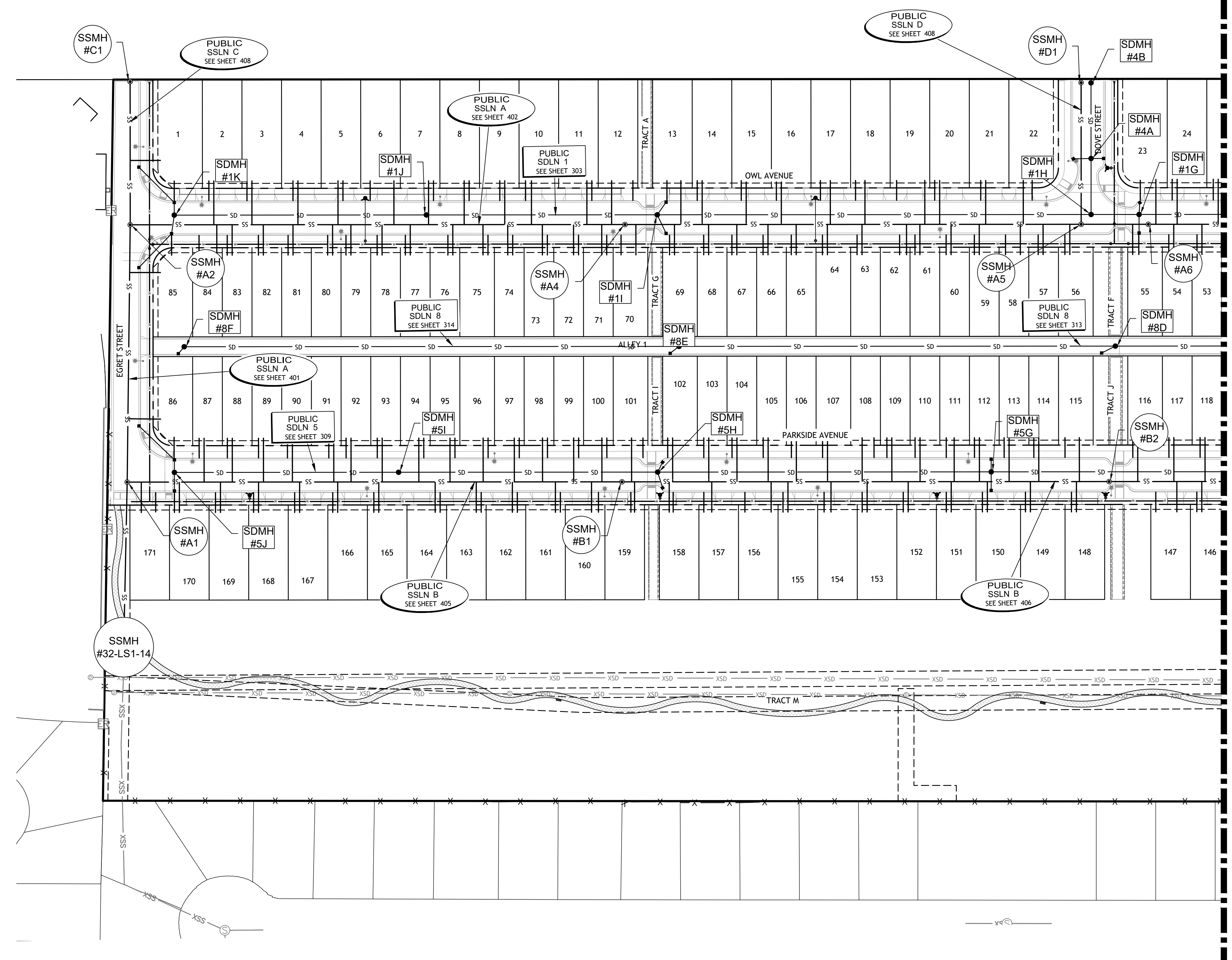
12564 SW Main Street
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PROJECT NO.: 142-001
 TYPE: CONSTRUCTION
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NO.	DATE	DESCRIPTION



MATCH SHEET 110

DOVE
LANDING PUD



COMPOSITE
UTILITY PLAN



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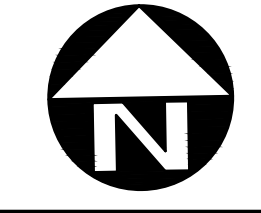
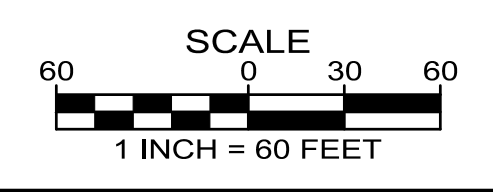
PROJECT NO.: 142-001
 TYPE: CONSTRUCTION
 REVIEWED BY: PRE

110

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LEGEND			
SS	EASEMENT LINES	XT	EX TELEPHONE LINE
XSS	PROPOSED SANITARY SEWER	⊙	PROPOSED SANITARY MANHOLE
SS	EX SANITARY SEWER	⊙	EX SANITARY MANHOLE
SD	PROPOSED STORM DRAIN	●	PROPOSED SANITARY CLEANOUT
XSD	EX STORM DRAIN	⊙	EX SANITARY CLEANOUT
W	PROPOSED WATER LINE	●	PROPOSED STORM MANHOLE
XW	EX WATER LINE	⊙	EX STORM MANHOLE
XG	EX GAS LINE	■	PROPOSED CATCH BASIN
XE	EX BURIED POWER LINE	□	EX CATCH BASIN
XOH	EX OVERHEAD POWER LINE	○	PROPOSED STORM CLEANOUT
XCOM	EX CABLE TV LINE	⊙	EX STORM CLEANOUT
⊙		⊙	PROPOSED FIRE HYDRANT
⊙		⊙	EX FIRE HYDRANT
⊙		⊙	PROPOSED WATER METER
⊙		⊙	EX WATER METER
⊙		⊙	PROPOSED WATER VALVE
⊙		⊙	EX WATER VALVE
⊙		⊙	PROPOSED BLOW-OFF
⊙		⊙	EX BLOW-OFF
⊙		⊙	PROPOSED AIR RELEASE VALVE
⊙		⊙	EX AIR RELEASE VALVE
⊙		⊙	PROPOSED THRUST BLOCK
⊙		⊙	EXISTING WETLAND
⊙		⊙	EXISTING WATERS
⊙		⊙	EXISTING DEGRADED BUFFER
⊙		⊙	EXISTING GOOD BUFFER
⊙		⊙	PROPOSED BUFFER
⊙		⊙	EXISTING SIGNIFICANT TREE GROVE

NOTES:
 1. SANITARY SEWER TO BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.
 2. WATER LINES TO BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.





1ST SUBMITTAL: 10/12/2021
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 3RD SUBMITTAL: 5/11/2022

REVISIONS

NO.	DATE	DESCRIPTION

DOVE
LANDING PUD



COMPOSITE
UTILITY PLAN

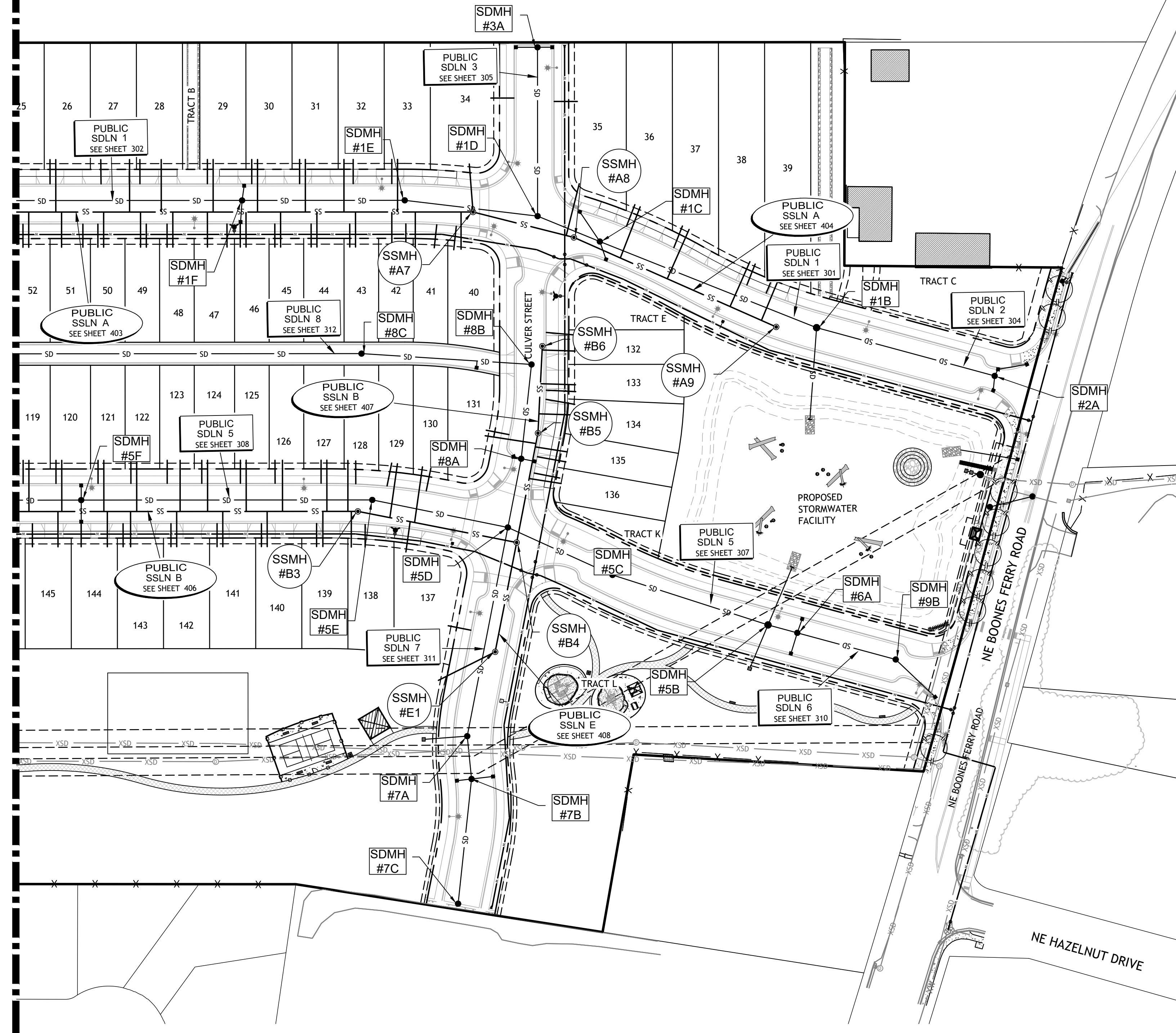


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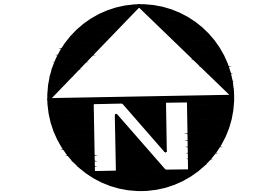
111

MATCH SHEET 109



LEGEND	
— SS —	EASEMENT LINES
— XSS —	PROPOSED SANITARY SEWER
— SD —	EX SANITARY SEWER
— XSD —	PROPOSED STORM DRAIN
— W —	EX STORM DRAIN
— XW —	PROPOSED WATER LINE
— XG —	EX WATER LINE
— XE —	PROPOSED GAS LINE
— XOH —	EX BURIED POWER LINE
— XCOM —	EX OVERHEAD POWER LINE
— XCOM —	EX CABLE TV LINE
— XT —	EX TELEPHONE LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
⊙	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
⊙	PROPOSED CATCH BASIN
⊙	EX CATCH BASIN
⊙	PROPOSED STORM CLEANOUT
⊙	EX STORM CLEANOUT
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
⊙	PROPOSED BLOW-OFF
⊙	EX BLOW-OFF
⊙	PROPOSED AIR RELEASE VALVE
⊙	EX AIR RELEASE VALVE
⊙	PROPOSED THRUST BLOCK
⊙	EXISTING WETLAND
⊙	EXISTING WATERS
⊙	EXISTING DEGRADED BUFFER
⊙	EXISTING GOOD BUFFER
⊙	PROPOSED BUFFER
⊙	EXISTING SIGNIFICANT TREE GROVE

NOTES:
 1. SANITARY SEWER TO BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.
 2. WATER LINES TO BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.



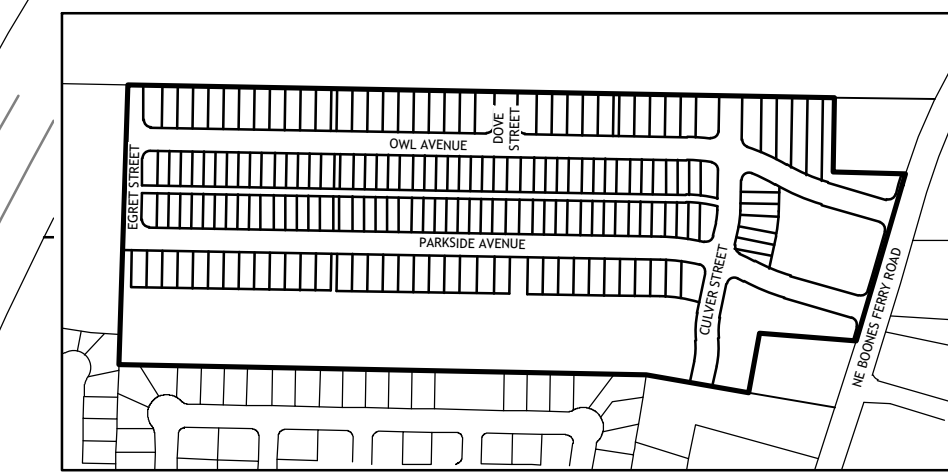
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 2ND SUBMITTAL: 2/1/2022
 3RD SUBMITTAL: 5/11/2022
 4TH SUBMITTAL: 7/06/2022

REVISIONS

NO.	DATE	DESCRIPTION



KEY MAP

LEGEND

- DECIDUOUS
- CONIFEROUS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED WITH ROOT PROTECTION ZONE CIRCLE. TREES CLASSIFIED AS SIGNIFICANT ARE SHOWN WITH RED ROOT PROTECTION ZONE CIRCLES. ROOT PROTECTION ZONE IS DEFINED AS A 1-FOOT RADIUS PER 1-INCH OF TREE DIAMETER. SEE TREE INVENTORY FOR ADDITIONAL INFORMATION
- TREE PROTECTION FENCING PER DTL 1, SHEET 112
- TREE NUMBER

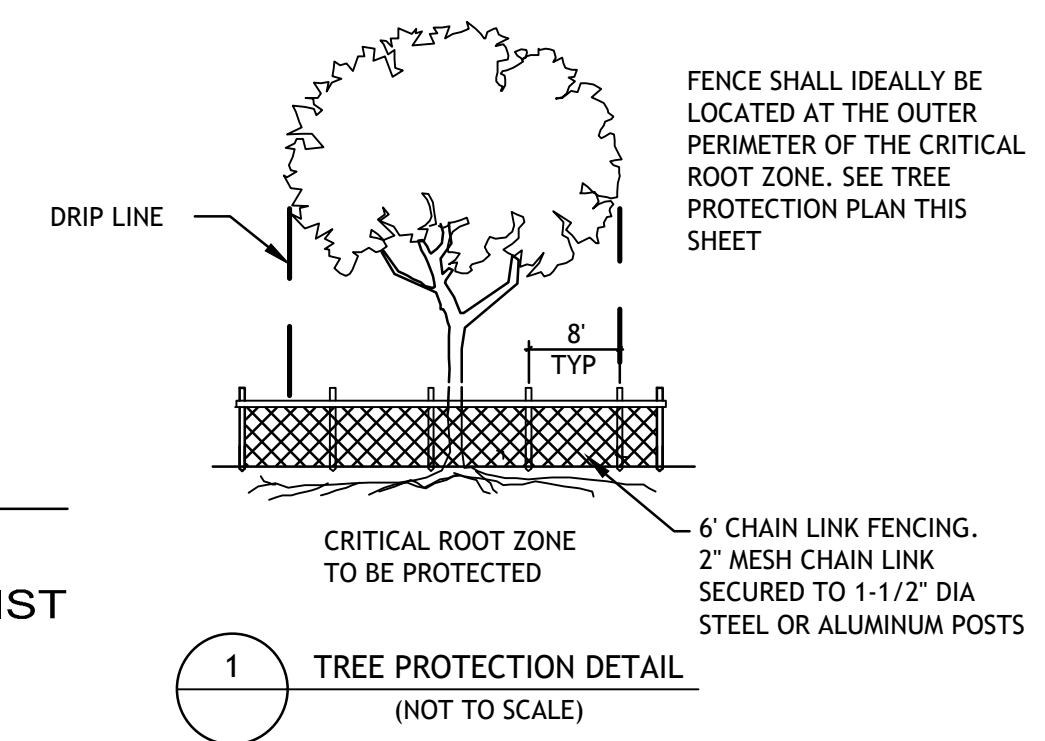


TREE PROTECTION SPECIFICATIONS:

- PRECONSTRUCTION CONFERENCE. THE PROJECT ARBORIST SHALL BE ON SITE TO DISCUSS METHODS OF TREE REMOVAL AND TREE PROTECTION PRIOR TO ANY CONSTRUCTION.
- ROOT PROTECTION ZONE. THE ROOT PROTECTION ZONE IS DEFINED BY A CIRCLE OF PROTECTION EQUAL TO ONE FOOT PER INCH OF TRUNK DIAMETER FOR ON-SITE TREES AND EQUAL TO THE DRIPLINE OF TREE CANOPIES FOR OFF-SITE TREES. WHERE FEASIBLE, TREE PROTECTION FENCING SHALL BE INSTALLED AT THE EDGE OF THE RPZ AS A MINIMUM. IF WORK MUST ENCRUCH INTO THE RPZ, PROTECTION FENCING MAY BE OPENED OR ADJUSTED IF THE PROJECT ARBORIST DETERMINES THAT THE TREES WILL NOT BE UNDULY DAMAGED. THE LOCATION OF THE RPZ IS SHOWN ON THE TREE PRESERVATION PLAN.
- PROTECTION FENCING. IN ACCORDANCE WITH THE TREE PRESERVATION PLAN, ALL TREES TO BE RETAINED SHALL BE PROTECTED BY 5-FOOT TALL 2-INCH MESH CHAIN LINK FENCING SECURED TO 1.5-INCH DIAMETER STEEL OR ALUMINUM POSTS PLACED NO FURTHER THAN 8- FEET ON CENTER.
- EROSION CONTROL. WHERE NEEDED, EROSION CONTROL MEASURES SHALL ONLY BE INSTALLED OUTSIDE OF THE RPZ OF PROTECTED TREES.
- ROOT PROTECTION ZONE MAINTENANCE AND PROHIBITIONS. TREE PROTECTION FENCING SHALL NOT BE MOVED, REMOVED OR ENTERED BY EQUIPMENT EXCEPT UNDER DIRECTION OF THE PROJECT ARBORIST. NO SOIL COMPACTION, MATERIALS OR SPOILS STORAGE SHALL BE ALLOWED WITHIN THE RPZ. WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST, NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE RPZ OF ANY PROTECTED TREE:
 - GRADE CHANGE OR CUT AND FILL;
 - NEW IMPERVIOUS SURFACES;
 - UTILITY OR DRAINAGE FIELD PLACEMENT; OR
 - VEHICLE MANEUVERING.
 THE RPZ MAY BE ENTERED FOR TASKS LIKE SURVEYING, MEASURING AND SAMPLING. FENCES MUST BE CLOSED UPON COMPLETION OF THESE TASKS. CONSTRUCTION THAT IS NECESSARY WITHIN THE RPZ SHALL BE PERFORMED UNDER ARBORIST SUPERVISION.
- DEBRIS PILE REMOVAL. EXISTING PILES OF EXCESS DIRT AND DEBRIS WITHIN THE RPZ SHALL BE CAREFULLY REMOVED BY HAND AND WITH HAND TOOLS OR WITH A SMALL RUBBER-TRACKED MACHINE OPERATING UNDER ARBORIST SUPERVISION. COORDINATE WITH THE PROJECT ARBORIST PRIOR TO OPENING TREE PROTECTION FENCING TO RESTORE NATIVE GRADE IN THESE AREAS. THE APPROXIMATE LOCATION OF THE DEBRIS PILES IS SHOWN ON THE TREE PRESERVATION PLAN.
- TREE REMOVAL. WITHIN THE RPZ OF TREES TO REMAIN, CLEARLY MARK TREES APPROVED FOR REMOVAL WITH PAINT OR FLAGGING. DIRECTIONALLY FELL OR SURGICALLY REMOVE TREES TO AVOID CONTACT OR OTHERWISE PREVENT DAMAGE TO THE TRUNKS AND BRANCHES OF TREES TO BE RETAINED. NO VEHICLES OR HEAVY EQUIPMENT SHALL BE PERMITTED WITHIN THE RPZ DURING TREE REMOVAL OPERATIONS. TREE REMOVAL SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE.
- STUMP REMOVAL. WITHIN THE RPZ OF TREES TO REMAIN, STUMPS OF TREES PLANNED FOR REMOVAL SHALL REMAIN IN THE GROUND WHERE FEASIBLE. OTHERWISE, STUMPS MAY BE REMOVED BY STUMP GRINDING UP TO SIX INCHES BELOW THE GROUND SURFACE OR EXTRACTED FROM THE GROUND UNDER PROJECT ARBORIST SUPERVISION.
- POST-CLEARING TREE ASSESSMENT. ONCE THE TREES APPROVED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS STAKED AND PREPARED FOR CONSTRUCTION, COORDINATE WITH THE PROJECT ARBORIST TO REASSESS THE REMAINING TREES IN TERMS OF EXPOSURE FROM ADJACENT TREE REMOVAL AND SUITABILITY FOR PRESERVATION. IF ADDITIONAL TREES ARE DETERMINED TO BE STRUCTURALLY UNSOUND OR HAZARDOUS, THE ARBORIST SHALL DOCUMENT RECOMMENDATIONS AND ADDITIONAL NON-SIGNIFICANT TREES MAY BE REMOVED IF AUTHORIZED BY CITY STAFF.
- PRUNING. PRUNING MAY BE NEEDED TO PROVIDE CLEARANCE TO AVOID CROWN DAMAGE DURING CONSTRUCTION OR TO REMOVE DEAD AND DEFECTIVE BRANCHES FOR SAFETY. THE PROJECT ARBORIST CAN HELP IDENTIFY IF AND WHERE PRUNING IS RECOMMENDED ONCE TREES RECOMMENDED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS STAKED AND PREPARED FOR CONSTRUCTION. PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE.
- EXCAVATION. EXCAVATION WITHIN THE RPZ SHALL BE AVOIDED IF ALTERNATIVES ARE AVAILABLE. IF EXCAVATION WITHIN THE RPZ IS UNAVOIDABLE, THE PROJECT ARBORIST SHALL EVALUATE THE PROPOSED EXCAVATION TO DETERMINE METHODS TO MINIMIZE IMPACTS TO TREES. ALL CONSTRUCTION WITHIN THE RPZ SHALL BE UNDER THE ON-SITE TECHNICAL SUPERVISION OF THE PROJECT ARBORIST.
- WOODCHIP PATH. CHAIN LINK TREE PROTECTION FENCING MAY BE OPENED WHERE THE WOOD CHIP PATH IS PROPOSED TO MEANDER THROUGH THE RPZ. COORDINATE WITH THE PROJECT ARBORIST TO FIELD-FIT AND STAKE THE FINAL ALIGNMENT. ONCE THE ALIGNMENT IS DETERMINED, WORK MAY PROCEED WITH A SMALL RUBBER-TRACKED MACHINE USING A FLAT BLADE BUCKET IF TEMPORARY ORANGE PLASTIC MESH FENCING IS FIRST INSTALLED ALONG BOTH SIDES OF THE PROPOSED PATH WITHIN THE RPZ ALLOWING UP TO TWO FEET OF ROOM TO WORK ON EITHER SIDE. IN ORDER TO CREATE A PHYSICAL BARRIER LIMITING THE MACHINES ACTIVITY TO THE PATH ALIGNMENT. IF NO TEMPORARY ORANGE PLASTIC MESH FENCING WILL BE INSTALLED, PATH CONSTRUCTION SHALL PROCEED BY HAND AND WITH HAND TOOLS AND WHEEL BARROWS ONLY. EITHER WAY, CAREFULLY REMOVE THE UPPERMOST ORGANIC MATTER ALONG THE PATH ALIGNMENT (NO EXCAVATION). THE EXCESS MATERIAL SHALL BE HAULED OUTSIDE OF THE RPZ. ONCE THE PATH IS CLEARED, PLACE A LAYER OF PERMEABLE GEOTEXTILE FABRIC ON THE GROUND SURFACE AND TOP THE FABRIC WITH 4-INCHES OF WOOD CHIPS, BUILDING UP FROM NATIVE GRADE.
- LANDSCAPING. FOLLOWING CONSTRUCTION AND PRIOR TO LANDSCAPING, THE PROTECTION FENCING MAY BE REMOVED. IVY SHOULD BE REMOVED FROM TREE TRUNKS BY HAND AND WITH HAND TOOLS ONLY. WHERE LANDSCAPING IS DESIRED, APPLY APPROXIMATELY 3-INCHES OF MULCH BENEATH THE DRIPLINE OF PROTECTED TREES, BUT NOT DIRECTLY AGAINST TREE TRUNKS. SHRUBS AND GROUND COVER PLANTS MAY BE PLANTED WITHIN TREE PROTECTION AREAS BY HAND AND FIELD-FITTED TO AVOID TREE ROOT IMPACTS. IF IRRIGATION IS USED, USE DRIP IRRIGATION ONLY BENEATH THE DRIPLINES OF PROTECTED TREES; INSTALL DRIP IRRIGATION LINES ON THE GROUND SURFACE AND COVER WITH MULCH (NO TRENCHING TO INSTALL IRRIGATION LINES BENEATH PROTECTED TREE DRIPLINES).

GENERAL NOTES:

- REFER TO ATTACHMENT A: EXISTING TREE INVENTORY DATA* PREPARED BY MORGAN HOLEN & ASSOCIATES FOR ROOT PROTECTION ZONE DIMENSIONS.
- SEE SHEET 102-103 FOR EXISTING CONDITIONS AND TAX MAP INFORMATION.
- SEE SHEET 106-107 FOR THE PROPOSED GRADING PLAN AND RETAINING WALL LOCATIONS.
- SEE SHEETS 110-111 FOR THE PROPOSED UTILITY PLAN.
- SEE SHEETS L1 -L8 FOR LANDSCAPE PLAN.



PROJECT ARBORIST:

MORGAN HOLEN & ASSOCIATES, LLC.
 MORGAN HOLEN, CONSULTING ARBORIST
 [P] 971-409-9354
 [E] MORGAN@MHOLEN.COM

DOVE
LANDING PUD



TREE
PRESERVATION
PLAN

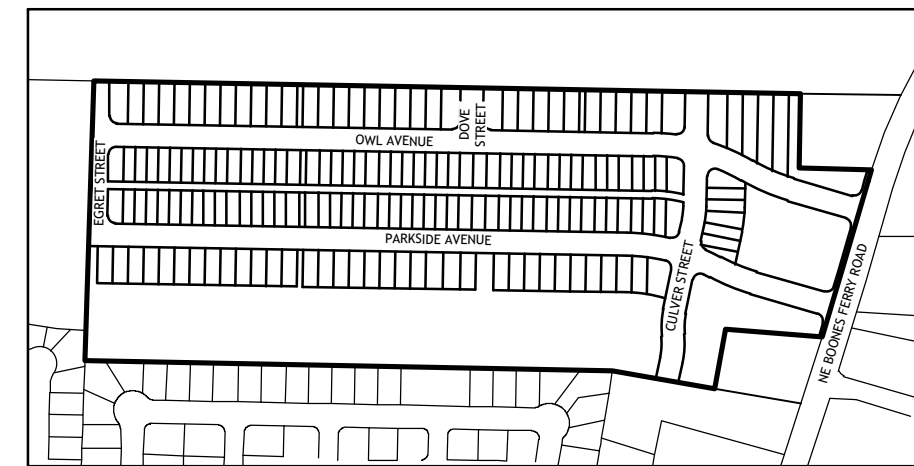
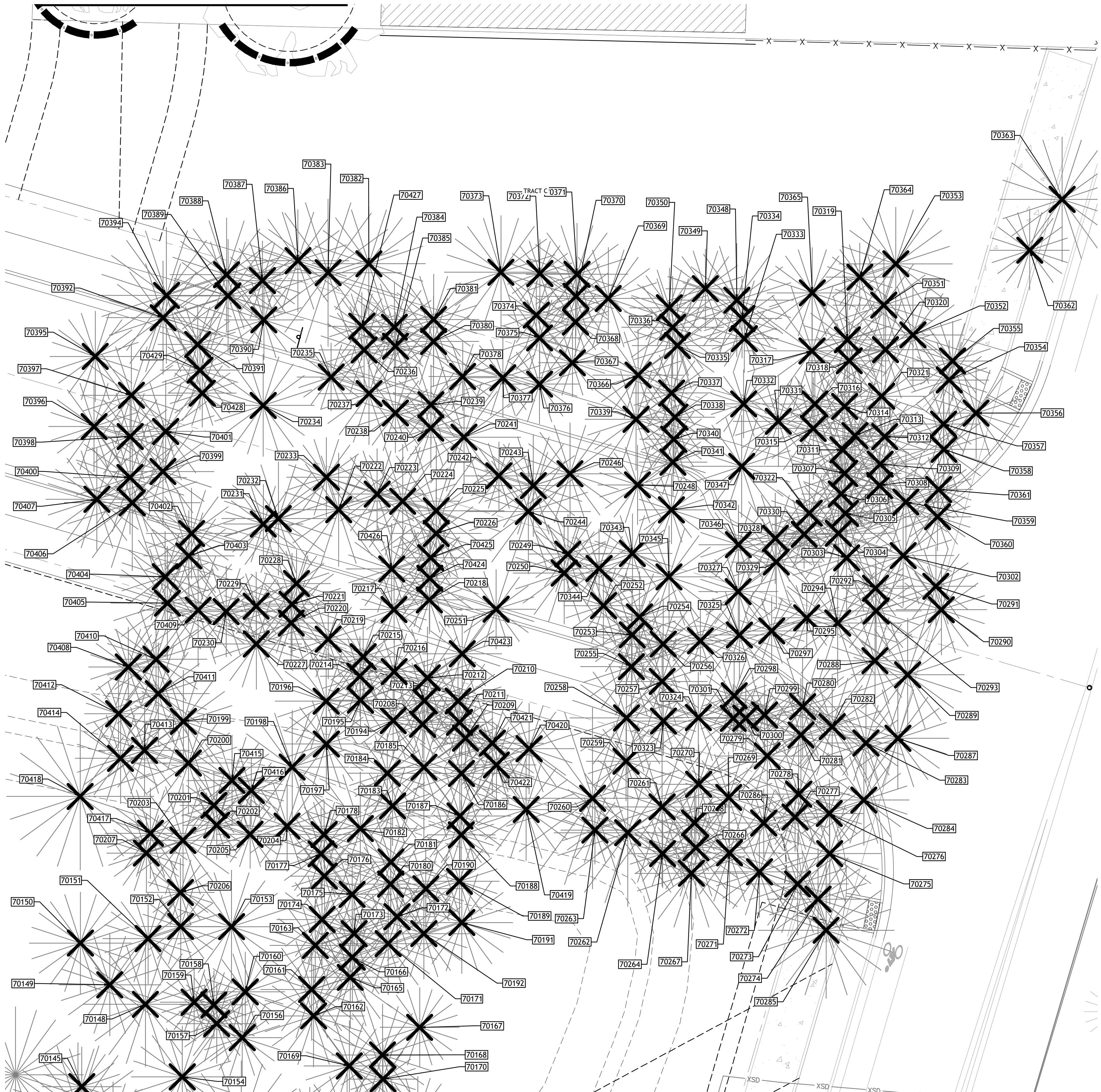


12564 SW Main Street
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112

SEE SHEET 112



KEY MAP

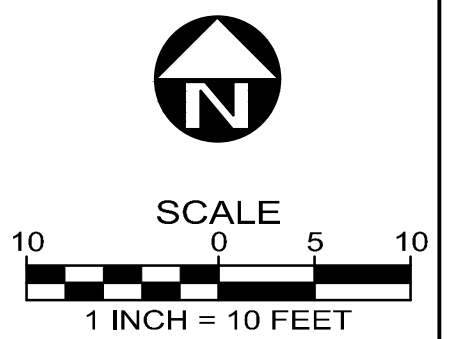
LEGEND

- DECIDUOUS
- CONIFEROUS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED WITH ROOT PROTECTION ZONE CIRCLE. TREES CLASSIFIED AS SIGNIFICANT ARE SHOWN WITH RED ROOT PROTECTION ZONE CIRCLES. ROOT PROTECTION ZONE IS DEFINED AS A 1-FOOT RADIUS PER 1-INCH OF TREE DIAMETER. SEE TREE INVENTORY FOR ADDITIONAL INFORMATION.
- TREE PROTECTION FENCING PER DTL 1, SHEET 112
- TREE NUMBER

KEYNOTE:

- COORDINATE WITH THE PROJECT ARBORIST PRIOR TO OPENING PROTECTION FENCING WHERE TREE REMOVAL IS PLANNED WITHIN TREE PROTECTION ZONES.

MATCHLINE SEE SHEET 114



1ST SUBMITTAL: 10/12/2021
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NO.	DATE	DESCRIPTION

DOVE LANDING PUD



TREE PRESERVATION PLAN

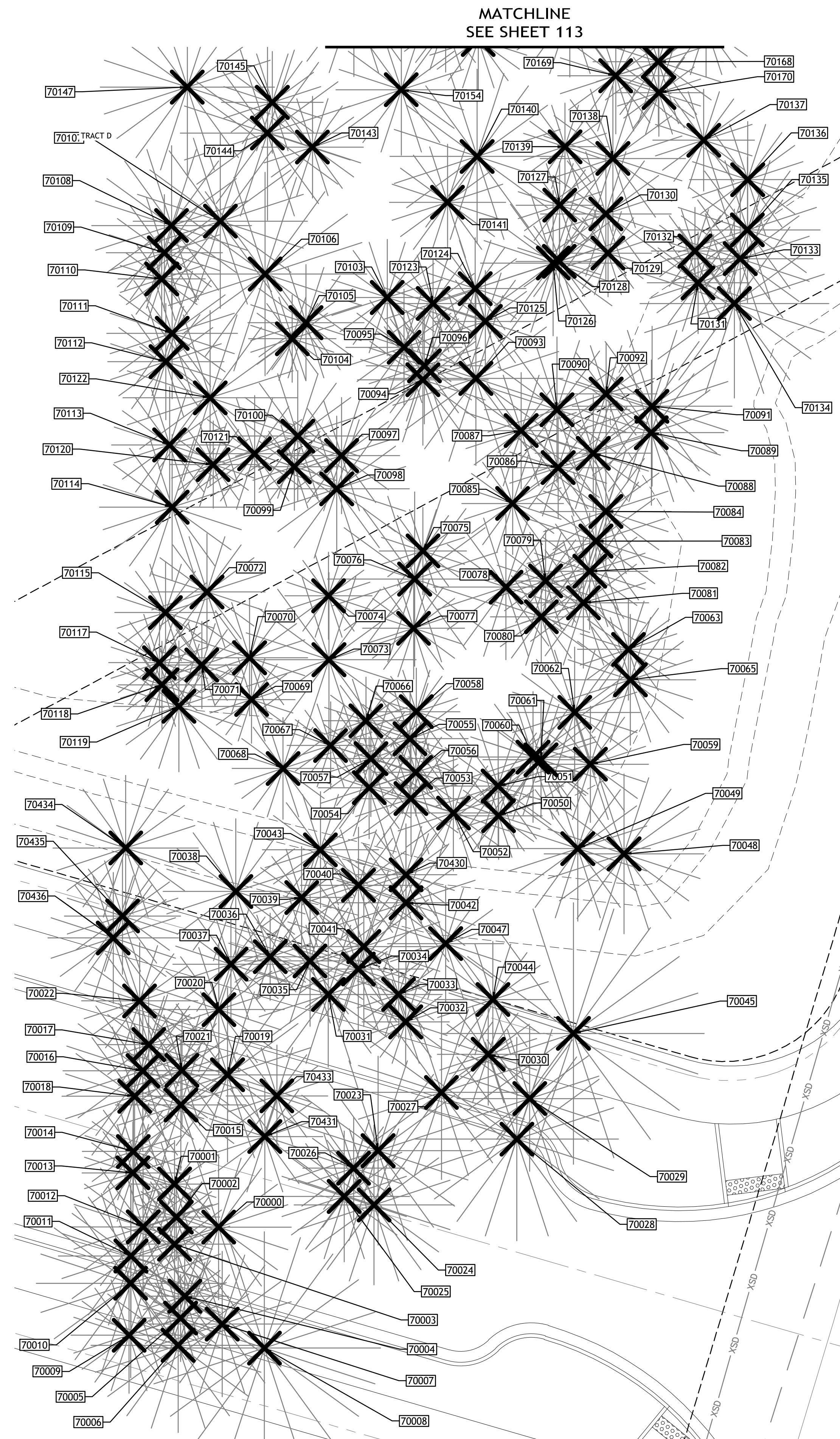


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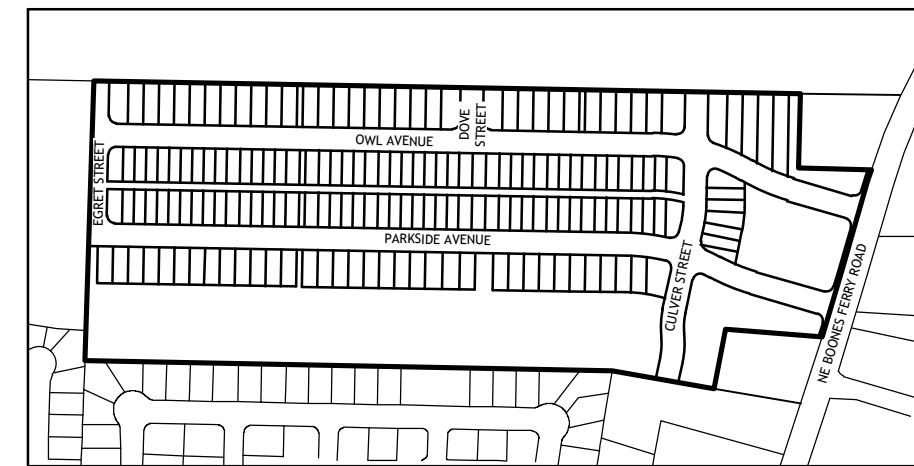
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LEGEND

-  DECIDUOUS
-  CONIFEROUS
-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO BE RETAINED WITH ROOT PROTECTION ZONE CIRCLE. TREES CLASSIFIED AS SIGNIFICANT ARE SHOWN WITH RED ROOT PROTECTION ZONE CIRCLES. ROOT PROTECTION ZONE IS DEFINED AS A 1-FOOT RADIUS PER 1-INCH OF TREE DIAMETER. SEE TREE INVENTORY FOR ADDITIONAL INFORMATION
-  TREE PROTECTION FENCING PER DTL 1, SHEET 112
-  TREE NUMBER



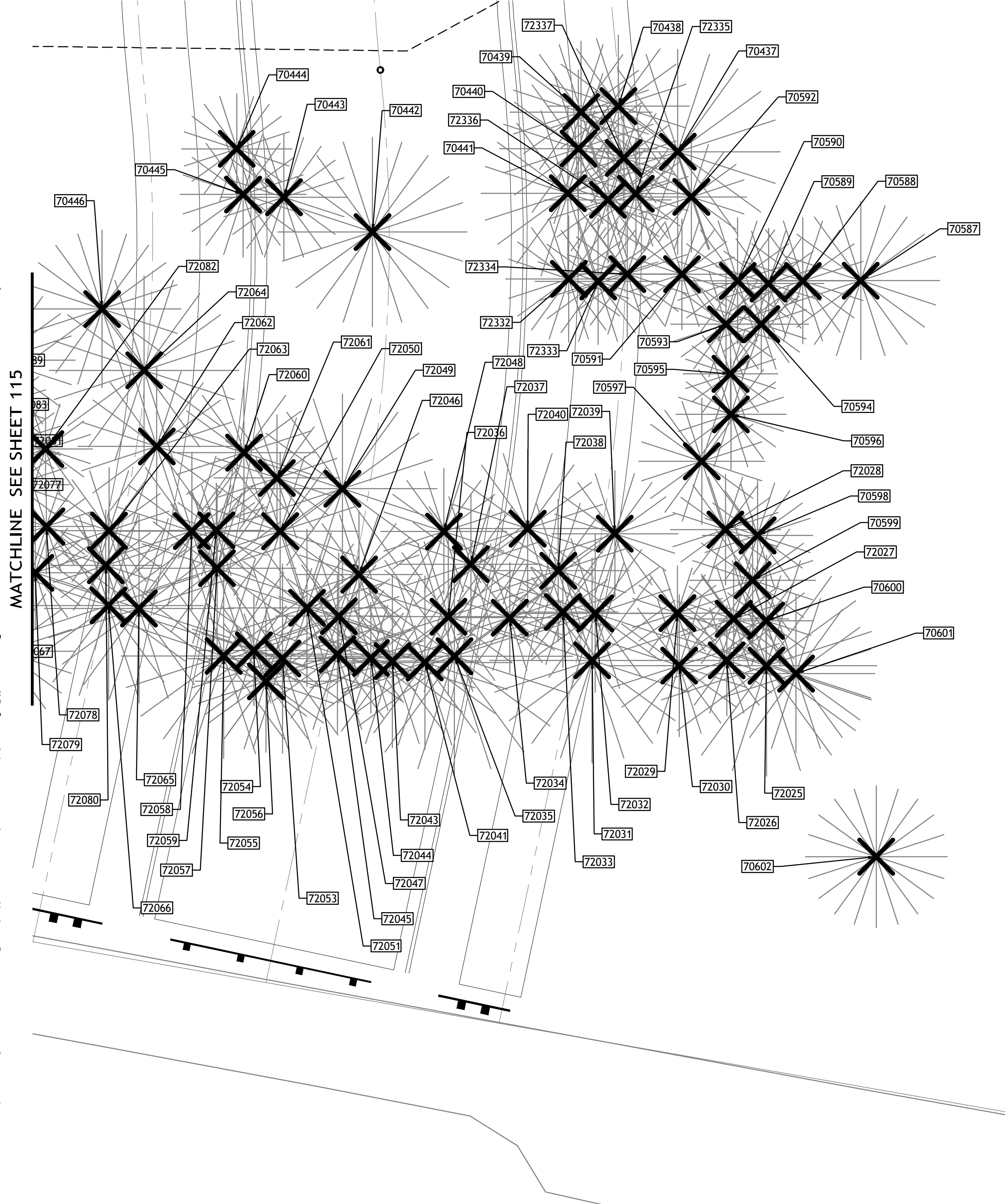
KEY MAP



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 2ND SUBMITTAL: 2/1/2022
 3RD SUBMITTAL: 5/11/2022
 4TH SUBMITTAL: 7/06/2022

REVISIONS

NO.	DATE	DESCRIPTION



KEYNOTE:

1 COORDINATE WITH THE PROJECT ARBORIST PRIOR TO OPENING PROTECTION FENCING WHERE TREE REMOVAL IS PLANNED WITHIN TREE PROTECTION ZONES.

DOVE LANDING PUD

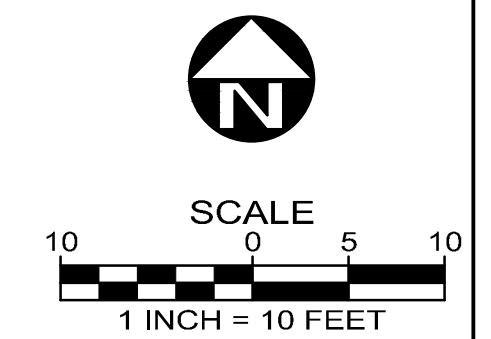


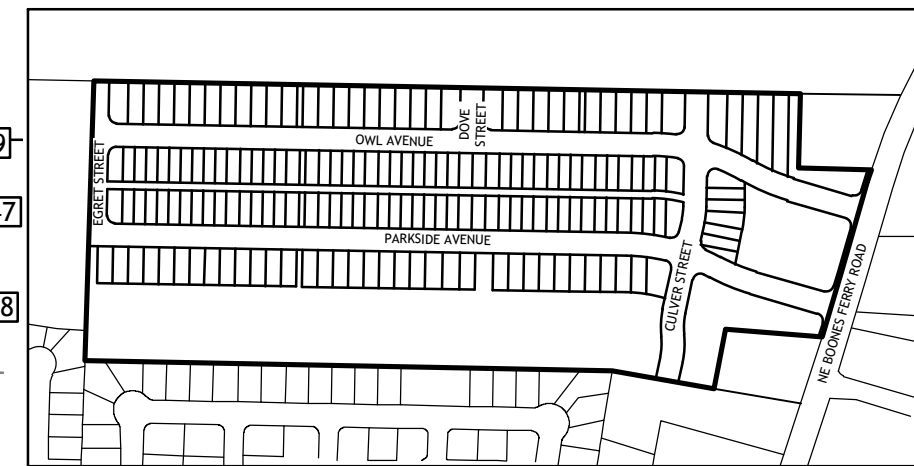
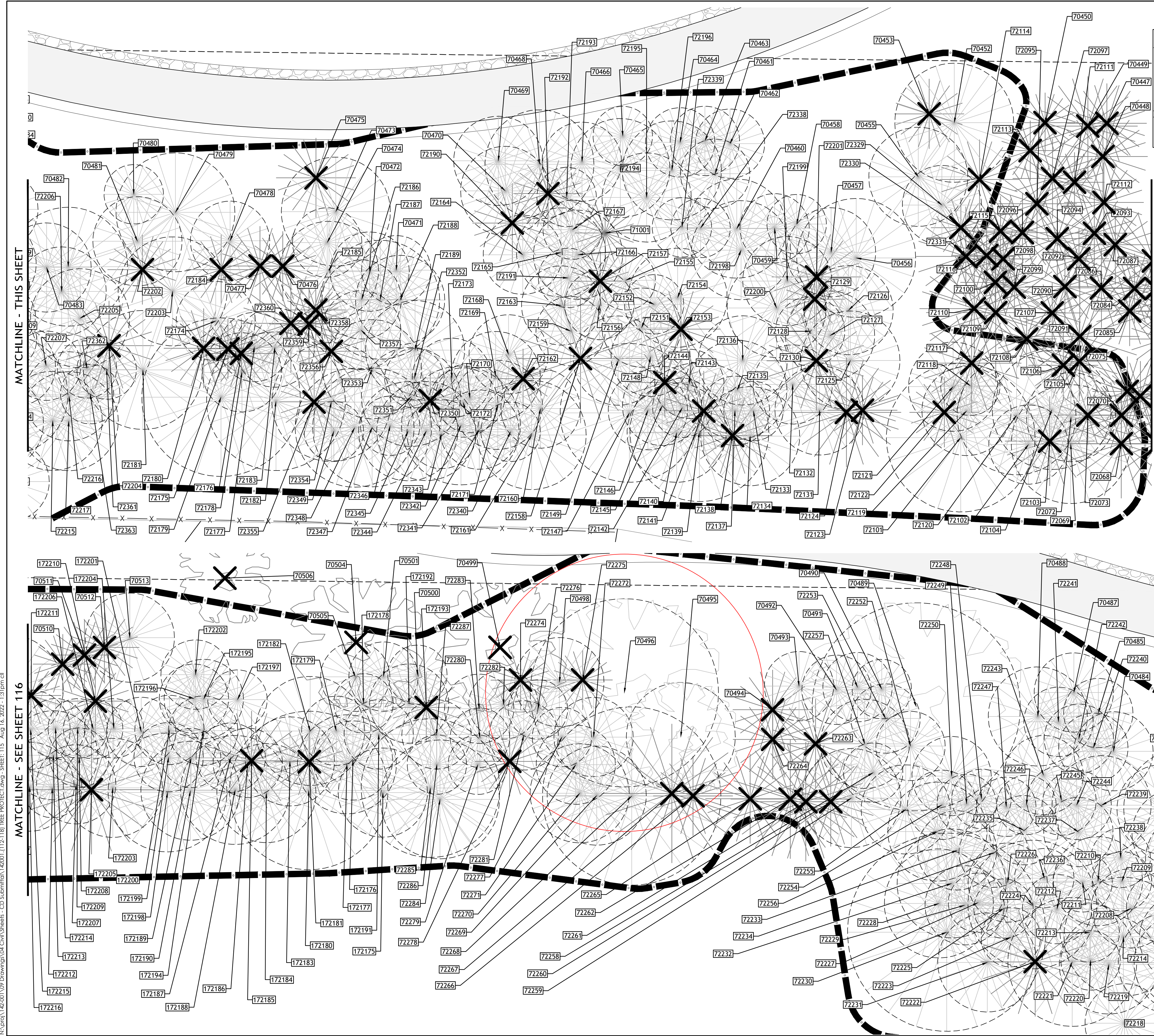
TREE PRESERVATION PLAN



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KEY MAP

LEGEND

- DECIDUOUS
- CONIFEROUS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED WITH ROOT PROTECTION ZONE CIRCLE. TREES CLASSIFIED AS SIGNIFICANT ARE SHOWN WITH RED ROOT PROTECTION ZONE CIRCLES. ROOT PROTECTION ZONE IS DEFINED AS A 1-FOOT RADIUS PER 1-INCH OF TREE DIAMETER. SEE TREE INVENTORY FOR ADDITIONAL INFORMATION
- TREE PROTECTION FENCING PER DTL 1, SHEET 112
- TREE NUMBER

KEYNOTE:

- COORDINATE WITH THE PROJECT ARBORIST PRIOR TO OPENING PROTECTION FENCING WHERE TREE REMOVAL IS PLANNED WITHIN TREE PROTECTION ZONES.



1ST SUBMITTAL: 10/12/2021
 2ND SUBMITTAL: 2/1/2022
 3RD SUBMITTAL: 5/11/2022
 4TH SUBMITTAL: 7/06/2022

REVISIONS

NO.	DATE	DESCRIPTION
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DOVE LANDING PUD

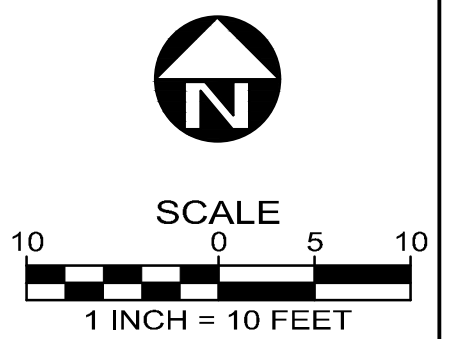


TREE PRESERVATION PLAN



12564 SW Main Street
 Tigard, OR 97223
 [T] 503-941-9484

PROJECT NO.: 142-001
 TYPE: CONSTRUCTION
 REVIEWED BY: PRE



115

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MATCHLINE - THIS SHEET

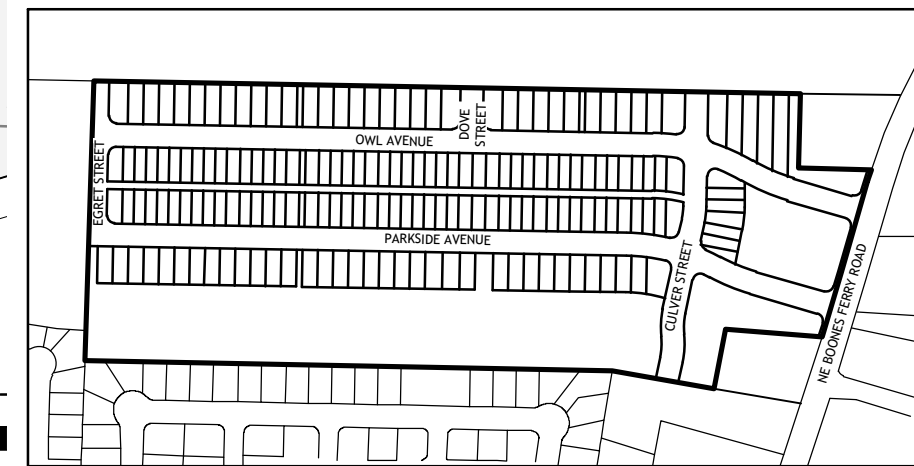
MATCHLINE - SEE SHEET 114

MATCHLINE - SEE SHEET 116

MATCHLINE - THIS SHEET



TREES 70523 AND 70522 TO BE MARKED FOR RETENTION IN FIELD; CONTRACTOR TO CUT TREE TO MAX. HEIGHT OF 15 FEET, GIRDLE TRUNKS, AND RETAIN AS A TREE SMAG. COORDINATE WITH PROJECT ARBORIST PRIOR TO COMMENCING WORK.



KEY MAP

LEGEND

- DECIDUOUS
- CONIFEROUS
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REVISIONS		
NO.	DATE	DESCRIPTION

DOVE
LANDING PUD

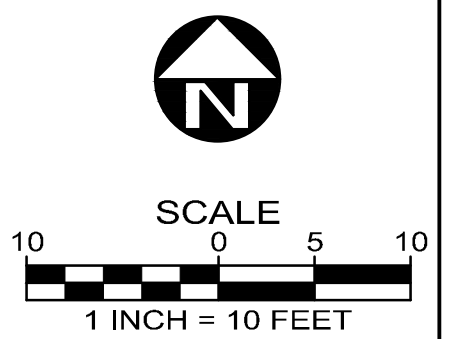


TREE
PRESERVATION
PLAN



12564 SW Main Street
Tigard, OR 97223
[T] 503-941-9484

PROJECT NO.:	142-001
TYPE:	CONSTRUCTION
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1ST SUBMITTAL: 10/12/2021
 2ND SUBMITTAL: 2/1/2022
 3RD SUBMITTAL: 5/11/2022
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REVISIONS

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DOVE
LANDING PUD



TREE
PRESERVATION
PLAN

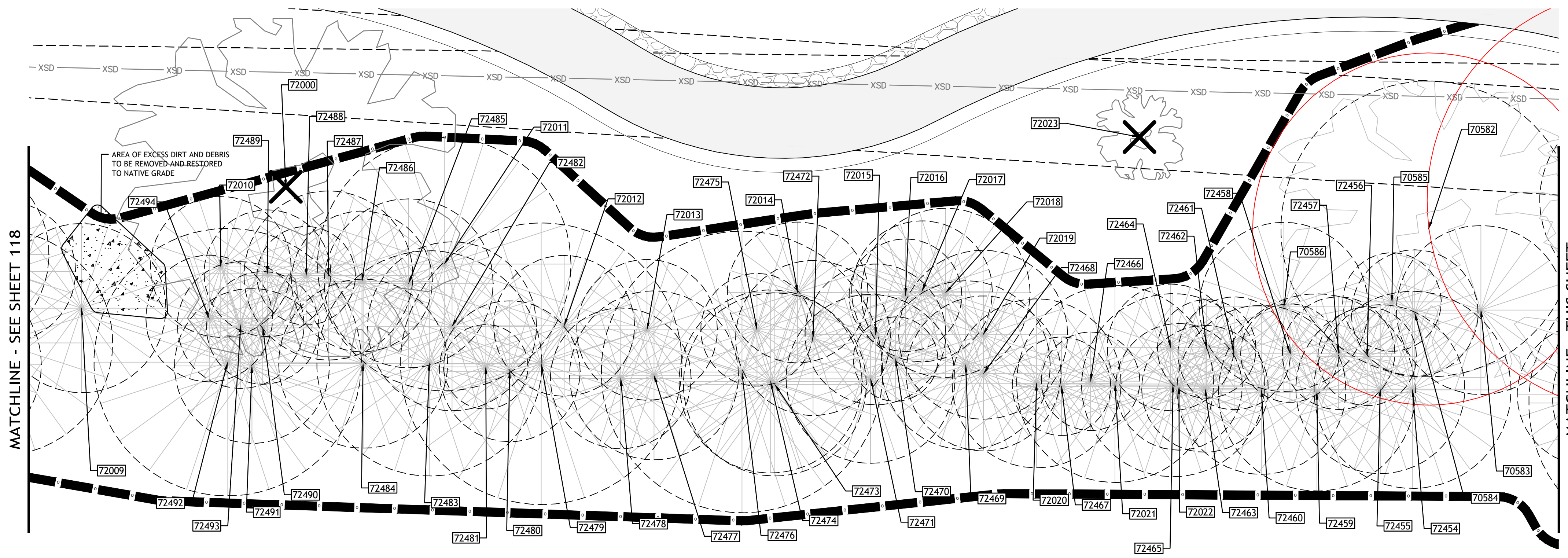
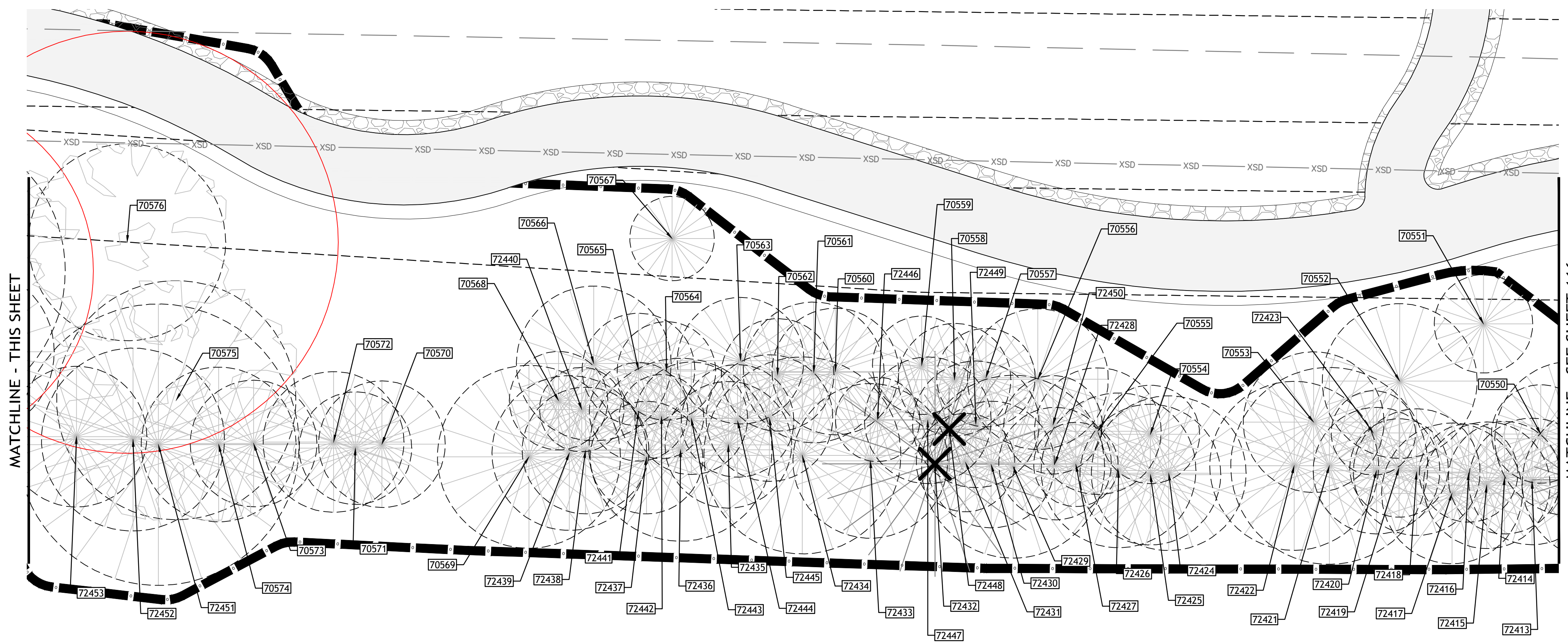


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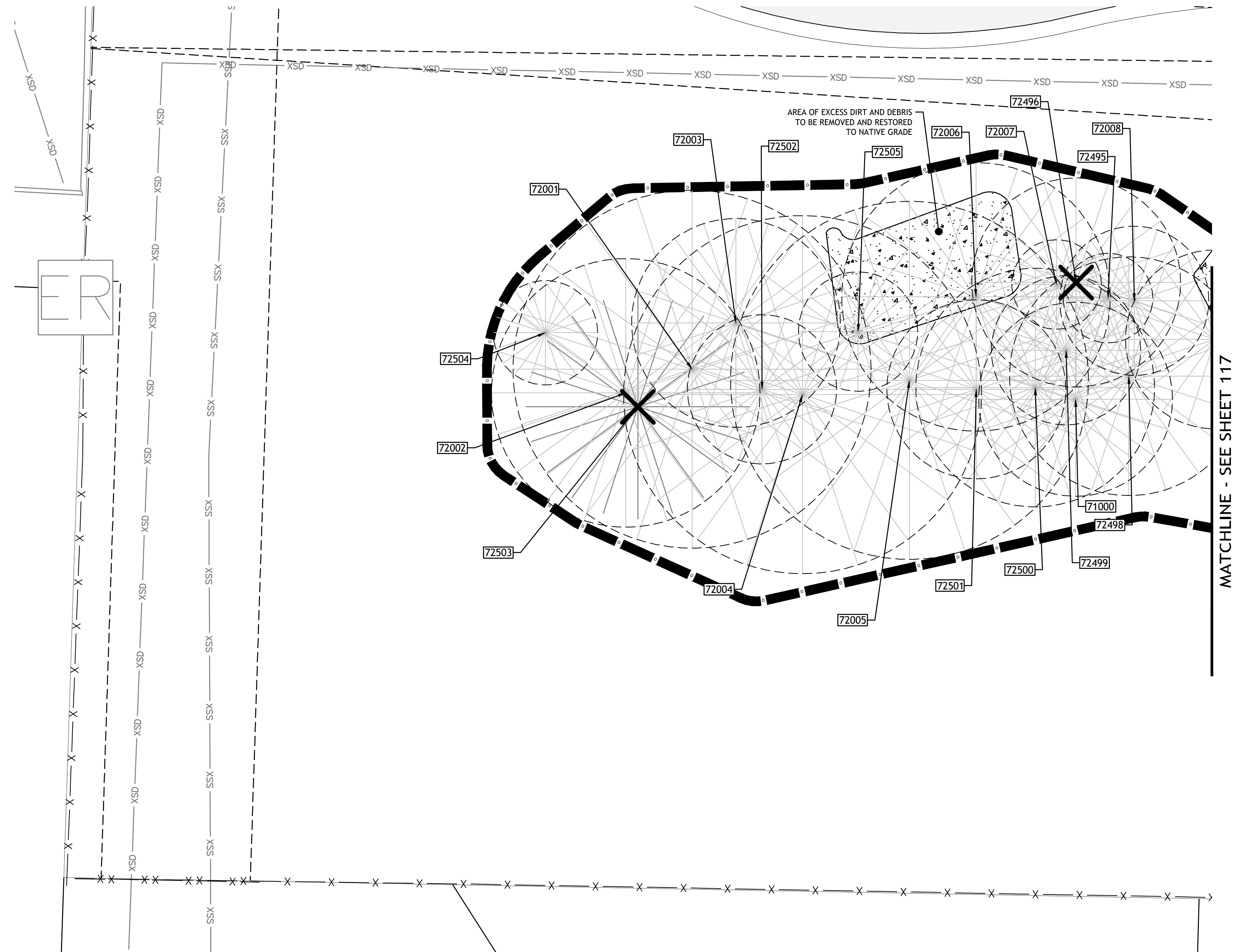


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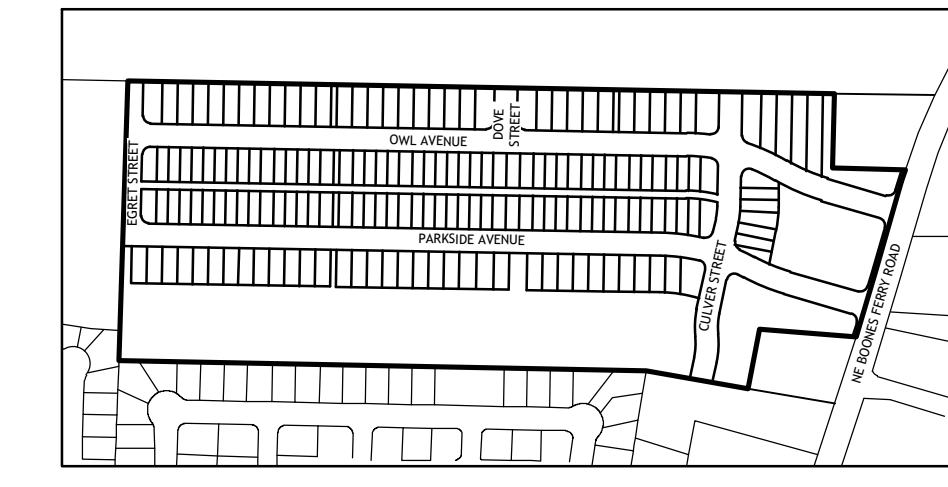


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MATCHLINE - SEE SHEET 117



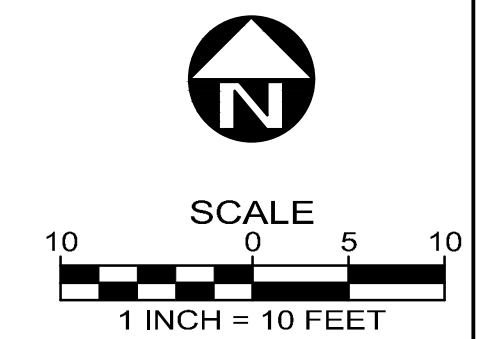
KEY MAP

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DOVE LANDING PUD



TREE PRESERVATION PLAN



12564 SW Main Street
 Tigard, OR 97223
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PROJECT NO.: 142-001
 TYPE: CONSTRUCTION
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SPILL PREVENTION AND CONTROL PROCEDURES

SPILL PREVENTION AND CONTROL
 DESCRIPTION AND PURPOSE: PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO DRAINAGE SYSTEMS OR WATERCOURSES FROM LEAKS AND SPILLS BY REDUCING THE CHANCE FOR SPILLS, STOPPING THE SOURCE OF SPILLS, CONTAINING AND CLEANING UP SPILLS, PROPERLY DISPOSING OF SPILL MATERIALS, AND TRAINING EMPLOYEES. THIS BEST MANAGEMENT PRACTICE COVERS ONLY SPILL PREVENTION AND CONTROL.
 SUITABLE APPLICATIONS
 THIS BMP IS SUITABLE FOR ALL CONSTRUCTION PROJECTS. SPILL CONTROL PROCEDURES ARE IMPLEMENTED ANYTIME CHEMICALS OR HAZARDOUS SUBSTANCES ARE STORED ON THE CONSTRUCTION SITE, INCLUDING THE FOLLOWING MATERIALS:
 • SOIL STABILIZERS/BINDERS
 • DUST PALLIATIVES
 • HERBICIDES
 • GROWTH INHIBITORS
 • FERTILIZERS
 • DEICING/ANTI-ICING CHEMICALS
 • FUELS
 • LUBRICANTS
 • OTHER PETROLEUM DISTILLATES

IMPLEMENTATION
 • TO THE EXTENT THAT THE WORK CAN BE ACCOMPLISHED SAFELY, SPILLS OF OIL, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED UNDER 40 CFR PARTS 110.117, AND 302, AND SANITARY AND SEPTIC WASTES SHOULD BE CONTAINED AND CLEANED UP IMMEDIATELY.
 • STORE HAZARDOUS MATERIALS AND WASTES IN COVERED CONTAINERS AND PROTECT FROM VANDALISM.
 • PLACE A STOCKPILE OF SPILL CLEANUP MATERIALS WHERE IT WILL BE READILY ACCESSIBLE.
 • TRAIN EMPLOYEES IN SPILL PREVENTION AND CLEANUP
 • DESIGNATE RESPONSIBLE INDIVIDUALS TO OVERSEE AND ENFORCE CONTROL MEASURES.
 • SPILLS SHOULD BE COVERED AND PROTECTED FROM STORMWATER RUNON DURING RAINFALL TO THE EXTENT THAT IT DOESN'T COMPROMISE CLEAN UP ACTIVITIES.
 • DO NOT BURY OR WASH SPILLS WITH WATER.
 • STORE AND DISPOSE OF USED CLEAN UP MATERIALS, CONTAMINATED MATERIALS, AND RECOVERED SPILL MATERIAL THAT IS NO LONGER SUITABLE FOR THE INTENDED PURPOSE IN CONFORMANCE WITH THE PROVISIONS IN APPLICABLE BMPs.
 • DO NOT ALLOW WATER USED FOR CLEANING AND DECONTAMINATION TO ENTER STORM DRAINS OR WATERCOURSES. COLLECT AND DISPOSE OF CONTAMINATED WATER IN ACCORDANCE WITH WM-10, LIQUID WASTE MANAGEMENT.
 • CONTAIN WATER OVERFLOW OR MINOR WATER SPILLAGE AND DO NOT ALLOW IT TO DISCHARGE INTO DRAINAGE FACILITIES OR WATERCOURSES.
 • PLACE PROPER STORAGE, CLEANUP, AND SPILL REPORTING INSTRUCTIONS FOR HAZARDOUS MATERIALS STORED OR USED ON THE PROJECT SITE IN AN OPEN, CONSPICUOUS, AND ACCESSIBLE LOCATION.
 • KEEP WASTE STORAGE AREAS CLEAN, WELL ORGANIZED, AND EQUIPPED WITH AMPLE CLEAN SUPPLIES AS APPROPRIATE FOR THE MATERIALS BEING STORED. PERIMETER CONTROLS, CONTAINMENT STRUCTURES, COVERS, AND LINERS SHOULD BE REPAIRED OR REPLACED AS NEEDED TO MAINTAIN PROPER FUNCTION.

CLEANUP
 • CLEAN UP LEAKS AND SPILLS IMMEDIATELY.
 • USE A RAG FOR SMALL SPILLS ON PAVED SURFACES, A DAMP MOP FOR GENERAL CLEANUP, AND ABSORBENT MATERIAL FOR LARGER SPILLS. IF THE SPILLED MATERIAL IS HAZARDOUS, THEN THE USED CLEANUP MATERIALS ARE ALSO HAZARDOUS AND MUST BE SENT TO EITHER A CERTIFIED LAUNDRY (RAGS) OR DISPOSED OF AS HAZARDOUS WASTE.
 • NEVER HOSE DOWN OR BURY DRY MATERIAL SPILLS. CLEAN UP AS MUCH OF THE MATERIAL AS POSSIBLE AND DISPOSE OF PROPERLY.

MINOR SPILLS
 • MINOR SPILLS TYPICALLY INVOLVE SMALL QUANTITIES OF OIL, GASOLINE, PAINT, ETC. WHICH CAN BE CONTROLLED AT THE DISCOVERY OF THE SPILL.
 • CONTAIN THE SPREAD OF THE SPILL.
 • USE ABSORBENT MATERIALS ON SMALL SPILLS RATHER THAN HOSING DOWN OR BURYING THE SPILL.
 • NOTIFY THE PROJECT FOREMAN IMMEDIATELY
 • RECOVER SPILLED MATERIALS.
 • CLEAN THE CONTAMINATED AREA AND PROPERLY DISPOSE OF CONTAMINATED MATERIALS.
 • IF THE SPILL OCCURS ON PAVED OR IMPERMEABLE SURFACES, CLEAN UP USING "DRY" METHODS (ABSORBENT MATERIALS, CAT LINER AND/OR RAGS). CONTAIN THE SPILL BY ENCIRCLING WITH ABSORBENT MATERIALS AND DO NOT LET THE SPILL SPREAD WIDELY.
 • IF THE SPILL OCCURS IN DIRT AREAS, IMMEDIATELY CONTAIN THE SPILL BY CONSTRUCTING AN EARTHEN DIKE. DIG UP AND PROPERLY DISPOSE OF CONTAMINATED SOIL.
 • IF THE SPILL OCCURS DURING RAIN, COVER SPILL WITH TARPS OR OTHER MATERIAL TO PREVENT CONTAMINATING RUNOFF.

SEMI-SIGNIFICANT SPILLS
 • SEMI-SIGNIFICANT SPILLS STILL CAN BE CONTROLLED BY THE FIRST RESPONDER ALONG WITH THE AID OF OTHER PERSONNEL SUCH AS LABORERS AND THE FOREMAN, ETC. THIS RESPONSE MAY REQUIRE THE CESSATION OF ALL OTHER ACTIVITIES. SPILLS SHOULD BE CLEANED UP IMMEDIATELY:

SIGNIFICANT/HAZARDOUS SPILLS
 • FOR SIGNIFICANT OR HAZARDOUS SPILLS THAT CANNOT BE CONTROLLED BY PERSONNEL IN THE IMMEDIATE VICINITY, THE FOLLOWING STEPS SHOULD BE TAKEN:
 • NOTIFY THE LOCAL EMERGENCY RESPONSE BY DIALING 911. IN ADDITION TO 911, THE CONTRACTOR WILL NOTIFY THE PROPER CITY OR COUNTY OFFICIALS. ALL EMERGENCY PHONE NUMBERS WILL BE POSTED AT THE CONSTRUCTION SITE.
 • CONTACT YOUR SUPERVISOR AND THE DIVISIONAL ENVIRONMENTAL MANAGER. FOR SPILLS OF FEDERAL REPORTABLE QUANTITIES, (EXAMPLES ARE LISTED BELOW) IN CONFORMANCE WITH THE REQUIREMENTS IN 40 CFR PARTS 110.119, AND 302, THE DIVISION ENVIRONMENTAL MANAGER (DEM) WILL NOTIFY THE NATIONAL RESPONSE CENTER AT (800) 424-8802. THE DEM WILL NOTIFY THE REGIONAL WATER QUALITY CONTROL BOARD AND ANY OTHER APPLICABLE AGENCIES
 • THE SERVICES OF A SPILLS CONTRACTOR OR A HAZ-MAT TEAM SHOULD BE OBTAINED IMMEDIATELY. CONSTRUCTION PERSONNEL SHOULD NOT ATTEMPT TO CLEAN UP UNTIL THE APPROPRIATE AND QUALIFIED STAFFS HAVE ARRIVED AT THE JOB SITE.
 • NOTIFICATION SHOULD FIRST BE MADE BY TELEPHONE AND FOLLOWED UP WITH A WRITTEN REPORT.
 • OTHER AGENCIES WHICH MAY NEED TO BE CONSULTED INCLUDE, BUT ARE NOT LIMITED TO, THE PUBLIC WORKS DEPARTMENT, DIE COAST GUARD, THE HIGHWAY PATROL, THE CITY/COUNTY POLICE DEPARTMENT, DEPARTMENT OF TOXIC SUBSTANCES, CALIFORNIA DIVISION OF OIL AND GAS, CAL/OSHA, ETC.
 • FEDERAL REGULATIONS REQUIRE THAT ANY SIGNIFICANT OIL SPILL INTO A WATER BODY OR ONTO AN ADJOINING SHORELINE BE REPORTED TO THE NATIONAL RESPONSE CENTER (NRC) AT 800-424-8802 (24 HOURS).

SAMPLING
 • IF THERE IS EVIDENCE THAT THE SPILLED MATERIAL WAS DISCHARGED OFFSITE, FOLLOW THE APPROPRIATE SAMPLING PROTOCOL (STORMWATER, NON-STORMWATER OR NON-VISIBLE DISCHARGES) LOCATED IN THE CSMP.

USE THE FOLLOWING MEASURES RELATED TO SPECIFIC ACTIVITIES:

VEHICLE AND EQUIPMENT MAINTENANCE
 • IF MAINTENANCE MUST BE PERFORMED ONSITE, USE A DESIGNATED AREA AND SECONDARY CONTAINMENT. LOCATED AWAY FROM DRAINAGE COURSES, TO PREVENT THE RUN ON OF STORMWATER AND THE RUNOFF OF SPILLS.
 • REGULARLY INSPECT ONSITE VEHICLES AND EQUIPMENT FOR LEAKS AND REPAIR IMMEDIATELY
 • CHECK INCOMING VEHICLES AND EQUIPMENT (INCLUDING DELIVERY TRUCKS, AND EMPLOYEE AND SUBCONTRACTOR VEHICLES) FOR LEAKING OIL AND FLUIDS. DO NOT ALLOW LEAKING VEHICLES OR EQUIPMENT ONSITE.
 • ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS OR LEAKS WHEN REMOVING OR CHANGING FLUIDS.
 • PLACE DRIP PANS OR ABSORBENT MATERIALS UNDER PAVING EQUIPMENT WHEN NOT IN USE.
 • USE ABSORBENT MATERIALS ON SMALL SPILLS RATHER THAN HOSING DOWN OR BURYING THE SPILL.
 • REMOVE THE ABSORBENT MATERIALS PROMPTLY AND DISPOSE OF PROPERLY.
 • PROMPTLY TRANSFER USED FLUIDS TO THE PROPER WASTE OR RECYCLING DRUMS. DON'T LEAVE FULL DRIP PANS OR OTHER OPEN CONTAINERS LYING AROUND.
 • OIL FILTERS DISPOSED OF IN TRASHCANS OR DUMPSTERS CAN LEAK OIL AND POLLUTE STORMWATER. PLACE THE OIL FILTER IN A FUNNEL OVER A WASTE OIL-RECYCLING DRUM TO DRAIN EXCESS OIL BEFORE DISPOSAL. OIL FILTERS CAN ALSO BE RECYCLED. ASK THE OIL SUPPLIER OR RECYCLER ABOUT RECYCLING OIL FILTERS.
 • STORE CRACKED BATTERIES IN A NON-LEAKING SECONDARY CONTAINER. DO THIS WITH ALL CRACKED BATTERIES EVEN IF YOU THINK ALL THE ACID HAS DRAINED OUT. IF YOU DROP A BATTERY, TREAT IT AS IF IT IS CRACKED. PUT IT INTO THE CONTAINMENT AREA UNTIL YOU ARE SURE IT IS NOT LEAKING.

VEHICLE AND EQUIPMENT FUELING
 • IF FUELING MUST BE PERFORMED ONSITE, DESIGNATE AREAS LOCATED AWAY FROM DRAINAGE COURSES TO PREVENT THE RUN ON OF STORMWATER AND THE RUNOFF OF SPILLS.
 • DISCOURAGE "TOPPING OFF OF FUEL TANKS."
 • ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN. WHEN FUELING TO CATCH SPILLS/ LEAKS.

POLLUTANT TYPE LIST

ACTIVITY TYPE	POLLUTANT	VISUALLY OBSERVABLE
SOIL DISTURBANCE:		
Clear & Grub	Sediment and organics	Cloudy to opaque
Remove and Re-compact	Sediment	Cloudy to opaque
Fine Grading	Sediment	Cloudy to opaque
Trenching	Sediment	Cloudy to opaque
Stockpiling	Sediment	Cloudy to opaque
ASPHALT:		
Street Construction	Hydrocarbons	Oily sheen
Street Improvements	Hydrocarbons	Oily sheen
Street Demolition	Hydrocarbons	Oily sheen
CONCRETE LADEN LIQUID:		
Curb & Gutter	pH	Cloudy to Milky
Sidewalks/Walkways	pH	Cloudy to Milky
Foundations	pH	Cloudy to Milky
Driveways	pH	Cloudy to Milky
Medians	pH	Cloudy to Milky
Stuccoing	pH	Cloudy to Milky
Grouting	pH	Cloudy to Milky
Washouts/Clean up	pH	Cloudy to Milky
GENERAL:		
Framing	Sawdust	Yes
Painting	Paint (when wet)	Yes
Dry Walling	Gypsum/joint Compound	Yes
Tiling	Ceramic dust	Yes
Cabinet Building/Installing	Sawdust	Yes
Plumbing	PVC Glue (when wet)/Plastic	Yes
Wiring/Electrical Utilities	Copper/Plastic/Metals	Yes
Heating/Air Conditioning	Sheet metal/fiberglass wool	Yes
Landscaping	Containers/Mulch/soil	Yes
Sanitary Waste	Bacteria	Yes
EQUIPMENT TYPE		
Backhoe loader(s)		
Water truck(s)		
Scraper(s)		
Loader(s)		
Bull dozer(s)		
Motor-Grader		
Fork & Rough-terrain lifts (Pettibone)		
Generator(s)		
Concrete boom pumps		
Concrete pumps		
Asphalt planer / grinder		
Asphalt paving machine		
Excavator(s)		
Dump trucks (10-wheel)		
Belly/Bottom dumps (tractor/trailer)		
Tractor: skip loader		
Skid steer loaders (Bobcat)		
Concrete delivery trucks		
Compaction equipment		
Street striping equipment		
Building material delivery trucks		
Personal cars and light trucks		
Waste hauling trucks		
Trencher(s)		
Stucco/Plaster spray pumps		
Spray paint equipment (airless)		
Other		

POLLUTANT TYPES ON SITE TO BE MARKED OFF BY CONTRACTOR AND EROSION CONTROL INSPECTOR BASED ON WHAT IS PRESENT ON SITE

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF THE FOLLOWING MIXTURE, UNLESS OTHERWISE AUTHORIZED:
 A. DWARF GRASS MIX (MIN. 100 LB./AC.)
 B. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 C. CREEPING RED FESCUE (20% BY WEIGHT)
- LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL STRAW MULCHING.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- 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 PROJECT. TIRE WASH IS REQUIRED.
- 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.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- 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 SETTLEMENT 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.
- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- 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.

GENERAL NOTES

- THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "WET WEATHER" CONSTRUCTION MEASURES THAT NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.
- ALL STRUCTURAL FILL SHALL EXTEND A MINIMUM OF 3-FEET BEYOND THE FILL AREA.

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.
- ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
- LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
- THE STORM WATER SWALES SHALL BE CONSTRUCTED AND LANDSCAPED OR HAVE SEEDING ESTABLISHED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
- INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.
- SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR THIRTY (30) DAYS OR MORE, THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD. (SCH A.8.A.)
- SHOULD CONSTRUCTION ACTIVITIES CEASE FOR FIFTEEN (15) DAYS OR MORE ON ANY SIGNIFICANT PORTION OF A CONSTRUCTION SITE, TEMPORARY STABILIZATION IS REQUIRED FOR THAT PORTION OF THE SITE WITH STRAW, COMPOST, OR OTHER TACKIFIED COVERING THAT WILL PREVENT SOIL OR WIND EROSION UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SCH A.8.B.)

DATE: 8/31/2021

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REVISIONS:

EROSION AND SEDIMENT CONTROL

EROSION & SEDIMENT CONTROL NOTES



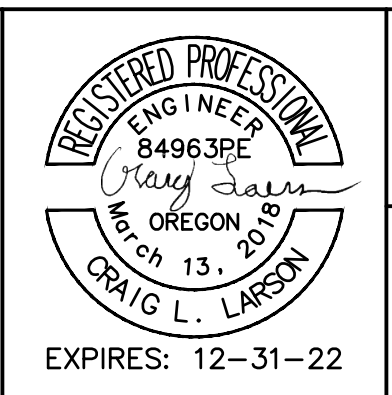
DESIGNED BY:	CLL	DRAWING NO.:	142-001
DRAWN BY:	CLL	SCALE:	
CHECKED BY:	CLL		
PREPARED FOR:	LGI HOMES - OREGON, LLC 12951 BEL-RED ROAD, STE 150 BELLEVUE, WA 98005 PH: 425-330-2453		

DOVE LANDING

CITY OF WOODBURN

OREGON

TAX MAP: 31W15AB-543, 7200, 7290, 7300, 7400, 7500, 7600, 8120, 8130
TAX MAP: 31W15AA-16400



JOB NUMBER	142-001
SHEET	EC1.1

EROSION AND SEDIMENT CONTROL PLAN NARRATIVE:

1. **PERMIT REGISTRATION INFORMATION**

DATE: 10/11/2021
PROJECT NAME: DOVE LANDING
ESCP PREPARED BY: CRAIG LARSON, P.E.
COMPANY NAME: PACIFIC COMMUNITY DESIGN
EMAIL ADDRESS: CRAIG@PACIFIC-COMMUNITY.COM

2. **OREGON PROFESSIONAL CERTIFICATION INFORMATION**

IS YOUR EROSION AND SEDIMENT CONTROL PLAN (ESCP) FOR AN ACTIVITY THAT COVERS 20 ACRES OR MORE OF DISTURBED LAND (SECTION 4.1)?

YES NO

DOES YOUR EROSION AND SEDIMENT CONTROL PLAN REQUIRE ENGINEERED FACILITIES SUCH AS SETTLING BASINS AND/OR DIVERSION STRUCTURES (SECTIONS 2.2.17 AND 2.2.18)?

YES NO

IF YOU ANSWERED "YES" TO QUESTION #1, THE ESCP MUST BE PREPARED AND STAMPED BY AN OREGON REGISTERED PROFESSIONAL ENGINEER, OREGON REGISTERED LANDSCAPE ARCHITECT, OREGON CERTIFIED ENGINEERING GEOLOGIST, OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (SOIL AND WATER CONSERVATION SOCIETY). IF YOU ANSWERED "YES" TO QUESTION #2, THE ESCP MUST BE PREPARED AND STAMPED BY AN OREGON REGISTERED PROFESSIONAL ENGINEER.

3. **INSPECTOR QUALIFICATION INFORMATION**

PROVIDE THE FOLLOWING INFORMATION ON THE VISUAL MONITORING INSPECTOR. THIS IS A PERSON THAT WORKS FOR THE APPLICANT AND NOT A GOVERNMENT EMPLOYEE. UPON DESIGNATING THE INSPECTOR(S), SUBMIT TO DEQ OR AGENT THEIR NAME(S), AND CONTACT INFORMATION. ALL DESIGNATED VISUAL MONITORING INSPECTORS MUST BE QUALIFIED THROUGH CERTIFICATION IN EROSION AND SEDIMENT CONTROL. (NPDES 1200-C PERMIT SECTION 6.1).

DEQ APPROVED CERTIFICATION (SECTION 6.1.1-5):

- A: CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC)
- B: CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ)
- C: CERTIFIED INSPECTOR OF SEDIMENT AND EROSION CONTROL (CISEC)
- D: WASHINGTON DEPARTMENT OF ECOLOGY'S CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESLC) CERTIFICATION
- E: ROGUE VALLEY SEWER SERVICES EROSION AND SEDIMENT CONTROL CERTIFICATION

CERTIFIED VISUAL MONITORING INSPECTOR

NAME: BRIAN SCHAAD
ADDRESS: 12564 SW MAIN ST. TIGARD, OR 97223
TELEPHONE: 503-941-9484
EMAIL: BRIAN@PACIFIC-COMMUNITY.COM
CERTIFICATION PROGRAM AND NUMBER: CESCL #81894
EXPIRATION DATE: 9/11/2022

4. **ENVIRONMENTAL MANAGEMENT PLAN**

WILL CONTAMINATED SOILS, CONTAMINATED GROUNDWATER, OR HAZARDOUS MATERIALS BE OR HAVE THE POTENTIAL TO BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES?

YES NO

IS AN ACTIVE TREATMENT SYSTEM (E.G. ELECTRO-COAGULATION, FLOCCULANTS, FILTRATION, POLYMERS, HYDROCHLORIC OR SULFURIC ACID) FOR SEDIMENT, pH NEUTRALIZATION, OR OTHER POLLUTANT REMOVAL PLANNED OR TO BE IMPLEMENTED AT THE PROJECT SITE?

YES NO

5. **NARRATIVE SITE DESCRIPTION**

A. DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY AND THE FINAL USE OF THE SITE, THAT IS, WHAT WILL THE SITE BE USED FOR AT THE COMPLETION OF THE CONSTRUCTION. (SECTION 4.4.E):

DOVE LANDING INCLUDES PUBLIC INFRASTRUCTURE FOR 171 SINGLE FAMILY RESIDENTIAL LOTS. CONSTRUCTION TO INCLUDE STREET PAVING, STORM DRAIN, SANITARY, AND WATER UTILITIES.

B. DESCRIBE THE ORIGIN AND NATURE OF FILL MATERIAL TO BE USED AND SOILS PRIOR TO DISTURBANCE. (SECTION 4.4.E.IX):

ALL FILL MATERIAL SHALL BE NATIVE SOIL OR SHALL BE IMPORTED FROM AN OFF-SITE SOURCE AS APPROVED BY THE GEOTECHNICAL ENGINEER.

6. **NATURAL BUFFER ZONE REQUIREMENTS FOR TMDL AND 303(D) LISTED WATERBODIES (SECTION 2.2.4.C) (SKIP IF NOT APPLICABLE).**

IF THERE IS POTENTIAL FOR THE DIRECT DISCHARGE OF STORMWATER TO A PORTION OF A WATERBODY THAT IS LISTED FOR TURBIDITY OR SEDIMENTATION OR THAT HAS AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL) FOR SEDIMENTATION OR TURBIDITY FROM THE CONSTRUCTION SITE, THEN THE BUFFER WIDTH LISTED BELOW MUST BE IMPLEMENTED. WHEN THE DISCHARGE ENTERS AN IMPAIRED WATERSHED UNIT, THE LISTING WILL ONLY BE APPLIED IF THERE IS A HYDROLOGIC CONNECTION BETWEEN THE RECEIVING WATER AND ASSESSMENT WATER BODY CAUSING THE IMPAIRMENT. THE REGISTRANT MUST MAINTAIN ESTABLISHED VEGETATED BUFFERS THAT ARE SIZED AT 50 FEET (HORIZONTALLY) PLUS AN ADDITIONAL 25 FEET (HORIZONTALLY) PER FIVE DEGREES OF SLOPE, OR PROPOSE CONTROL MEASURES OF EQUAL EFFECTIVENESS TO DEQ OR AGENT FOR APPROVAL, AND PROVIDE RATIONALE FOR CHOOSING THE SELECTED BMPS.

THE REGISTRANT WILL IMPLEMENT THE FOLLOWING BMP(S) TO CONTROL AND TREAT SEDIMENT AND TURBIDITY:
I. ESTABLISHED VEGETATED BUFFERS SIZED AT 50 FEET PERPENDICULAR TO THE SLOPE PLUS AN ADDITIONAL 25 FEET PERPENDICULAR TO THE SLOPE PER 5 DEGREES OF SLOPE FULL WIDTH OF THE DISTURBED AREA.
II. OTHER SUBSTANTIALLY EQUIVALENT SEDIMENT OR TURBIDITY ONLY IF APPROVED BY DEQ OR AGENT.

BMP	RATIONALE
NOT APPLICABLE	

7. **NATURAL BUFFER ZONE (SEE SECTION 2.2.4 AND APPENDIX B)**

A. IF WATERS OF THE STATE IS WITHIN THE PROJECT SITE OR WITHIN 50 FEET OF THE PROJECT BOUNDARY, AND A NATURAL BUFFER EXISTS WITHIN 50 FEET OF THE WATER OF THE STATE, THE ESCP MUST DELINEATE AND PROTECT THIS AREA WITH ORANGE FENCING OR FLAGGING (OR EQUIVALENT MEANS-SECTION 2.2.1.B) AND MAINTAIN EXISTING BUFFER UNTIL COMPLETION OF PROJECT. ALL DISCHARGE MUST BE FILTERED PRIOR TO ENTERING THE NATURAL BUFFER TO AVOID SEDIMENT BUILD UP. IF SCOUR IS AN ISSUE, AN ENERGY DISSIPATOR MAY NEED TO BE INSTALLED.

NATURAL BUFFER MEANS, FOR THE PURPOSES OF THIS PERMIT, AN AREA OF UNDISTURBED NATURAL VEGETATION, EXPOSED ROCK, AND BARREN GROUND THAT EXISTED PRIOR TO COMMENCEMENT OF EARTH-DISTURBING ACTIVITIES.

B. IF PROJECT WILL REDUCE NATURAL BUFFER ZONE UNDER 50 FEET OF WATERS OF THE STATE, THE ESCP MUST INCLUDE ONE OR MORE OF THE FOLLOWING BMPS TO CONTROL AND TREAT SEDIMENT AND TURBIDITY PER THE REQUIREMENTS OF APPENDIX B. LIST THE BMP(S) TO BE IMPLEMENTED IN THE NATURAL BUFFER ZONE BELOW:

C. THE NATURAL BUFFER ZONE REQUIREMENTS DO NOT APPLY IF (SEE APPENDIX B.1.2):
I. NO NATURAL BUFFER EXISTS DUE TO PREEXISTING DEVELOPMENT DISTURBANCES THAT OCCURRED PRIOR TO THE INITIATION OF PLANNING FOR THE CURRENT PROJECT; OR
II. THERE IS NO DISCHARGE OF STORMWATER TO THE WATER OF THE STATE THROUGH THE AREA BETWEEN THE DISTURBED PORTIONS OF THE SITE AND THE SURFACE WATER LOCATED WITHIN THE PROJECT SITE OR WITHIN 50 FEET OF THE SITE. THIS INCLUDES SITUATIONS WHERE THE PERMIT REGISTRANT HAS IMPLEMENTED CONTROL MEASURES, SUCH AS A BERM OR OTHER BARRIER, THAT WILL PREVENT SUCH DISCHARGES; OR
III. CONSTRUCTION IS FOR A WATER-DEPENDENT STRUCTURE OR WATER ACCESS AREAS (FOR EXAMPLE, PIER, BOAT RAMP, OR TRAIL).

BMP	RATIONALE

8. ARE ENGINEERED SOILS TO BE USED ON SITE? (SEE SECTION 2.2.18)

YES NO

EROSION AND SEDIMENT CONTROL PLAN STANDARD NOTES:

- INCLUDE A LIST OF ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF STORMWATER CONTROL MEASURES (E.G., ESCP DEVELOPER, BMP INSTALLER (SEE SECTION 4.10), AS WELL AS THEIR INDIVIDUAL RESPONSIBILITIES. (SECTION 4.4.C.II)
- VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION 6.5)
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION 6.5.Q)
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)
- THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11)
- THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
- 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. (SECTION 4.9)
- SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)
- CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORMWATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3)
- 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 AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SECTION 2.2.1)
- 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. (SECTION 2.2.5)
- MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SECTION 2.2.4)
- INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
- CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SECTIONS 2.1.1 AND 2.2.16)
- 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. (SECTIONS 2.2.6 AND 2.2.13)
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATIONS MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS. (SECTIONS 2.2.20 AND 2.2.21)
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SECTION 2.3.7)
- KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY FOR THOSE CONTAINERS THAT ARE ACTIVELY USED THROUGHOUT THE DAY. FOR WASTE CONTAINERS THAT DO NOT HAVE LIDS, PROVIDE EITHER (1) COVER (E.G., A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO PREVENT EXPOSURE OF WASTES TO PRECIPITATION, OR (2) A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT). (SECTION 2.3.7)
- 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. (SECTION 2.2.7)
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)
- CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.9)
- ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)
- PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)

EROSION AND SEDIMENT CONTROL PLAN STANDARD NOTES:

- 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, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SECTIONS 2.2.15 AND 2.3)
- PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGN PER SECTION 2.2.17 AND STAMPED BY AN OREGON PROFESSIONAL ENGINEER. (SEE SECTION 2.2.17.A)
- IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPOUNDMENT MUST BE INSTALLED. (SEE SECTIONS 2.2.17 AND 2.2.18)
- PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)
- 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. (SECTION 2.3)
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SECTION 2.2.9)
- 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. (SECTION 2.3.5)
- 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 ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 1.2.9)
- 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. (SECTION 2.2)
- 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. (SECTION 2.2.8)
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SECTION 2.1.5.B)
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)
- 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. (SECTION 2.1.5.D)
- 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 RECURRENT OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIMEFRAME. (SECTION 2.2.19.A)
- 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. (SECTION 2.2.19)
- DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 6.5.F.)
- 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. (SECTION 2.2.20)
- 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 NEEDED FOR LONG TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE. (SECTION 2.2.21)

LOCAL AGENCY-SPECIFIC EROSION CONTROL NOTES:

- IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1; AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP I.E. (FILTER BAG)
- ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD, OCTOBER 01 - MAY 31.

PRE-CONSTRUCTION, CLEARING AND DEMOLITION NOTES:

- 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.
- SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
- 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.
- 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.
- 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.

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
B. DWARF GRASS MIX (MIN. 100 LB./AC.)
 - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - CREeping RED FESCUE (20% BY WEIGHT)
- STANDARD HEIGHT GRASS MIX (MIN. 100 LB./AC.)
 - ANNUAL RYEGRASS (40% BY WEIGHT)
 - TURF-TYPE FESCUE (60% BY WEIGHT)
- 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 VELOCITY.
- LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.

- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- 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.
- 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.
- 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 PROJECT.
- 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.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- 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.
- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- 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.

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.
- ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
- LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS AND IMMEDIATELY AFTER GRADING IS COMPLETE.
- THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
- INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

AUTHORIZED NON-STORMWATER DISCHARGES THAT WILL OR MAY OCCUR:

THE FOLLOWING NON-STORMWATER DISCHARGES FROM CONSTRUCTION ARE AUTHORIZED IF THE TERMS AND CONDITIONS OF THIS PERMIT ARE MET, ALL NECESSARY CONTROLS ARE IMPLEMENTED TO MINIMIZE SEDIMENT TRANSPORT, THE DISCHARGE IS NOT A SIGNIFICANT SOURCE OF POLLUTANTS AND NOT CONTAMINATED, AND THE DISCHARGE IS NOT PROHIBITED BY LOCAL ORDINANCE:

- WATER AND ASSOCIATED DISCHARGES FROM EMERGENCY FIREFIGHTING ACTIVITIES;
- FIRE HYDRANT FLUSHING;
- PROPERLY MANAGED LANDSCAPE IRRIGATION;
- WATER USED TO WASH EQUIPMENT AND VEHICLES (EXCLUDING THE ENGINE, UNDERCARRIAGE, AND WHEELS/TIRES) PROVIDED THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, OR DETERGENTS USED;
- WATER USED TO CONTROL DUST;
- POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS;
- EXTERNAL BUILDING WASHDOWN, PROVIDED SOAPS, SOLVENTS, AND DETERGENTS ARE NOT USED, AND EXTERNAL SURFACES DO NOT CONTAIN HAZARDOUS SUBSTANCES;
- PAVEMENT WASH WATERS, PROVIDED SPILLS OR LEAKS OF TOXIC OR HAZARDOUS HAVE NOT OCCURRED (UNLESS ALL SPILL MATERIAL HAS BEEN REMOVED) AND WHERE SOAPS, SOLVENTS, AND DETERGENTS ARE NOT USED. DIRECTING PAVEMENT WASH WATERS INTO ANY SURFACE WATER, STORM DRAIN INLET, OR STORMWATER CONVEYANCE IS PROHIBITED, UNLESS THE CONVEYANCE IS CONNECTED TO A SEDIMENT BASIN, SEDIMENT TRAP, OR SIMILARLY EFFECTIVE CONTROL FOR THE POLLUTANTS PRESENT;
- UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
- UNCONTAMINATED, NON-TURBID DISCHARGES OF GROUNDWATER OR SPRING WATER;
- FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS OR CONTAMINATED GROUNDWATER; AND
- CONSTRUCTION DEWATERING ACTIVITIES (INCLUDING GROUNDWATER DEWATERING AND WELL DRILLING DISCHARGE ASSOCIATED WITH THE REGISTERED CONSTRUCTION ACTIVITY), PROVIDE THAT:
 - THE WATER IS LAND APPLIED IN A WAY THAT RESULTS IN COMPLETE INFILTRATION WITH NO POTENTIAL TO DISCHARGE TO A SURFACE WATER OF THE STATE, OR THE USE OF A SANITARY OR COMBINED SEWER DISCHARGE IS AUTHORIZED WITH LOCAL SEWER DISTRICT APPROVAL; OR
 - BEST MANAGEMENT PRACTICES AND A TREATMENT SYSTEM APPROVED BY DEQ OR AGENT (SEE SECTION 1.2.9) ARE USED TO ENSURE COMPLIANCE WITH DISCHARGE AND WATER QUALITY REQUIREMENTS IN SECTION 2.4.

DATE: 8/31/2021

REVISIONS:

EROSION AND SEDIMENT CONTROL
EROSION & SEDIMENT CONTROL NOTES



PACIFIC COMMUNITY DESIGN
[T] 503-941-9484 [F] 503-941-9485

DESIGNED BY:	CLL	DRAWING NO.:	142-001
DRAWN BY:	CLL	SCALE:	
CHECKED BY:	CLL		

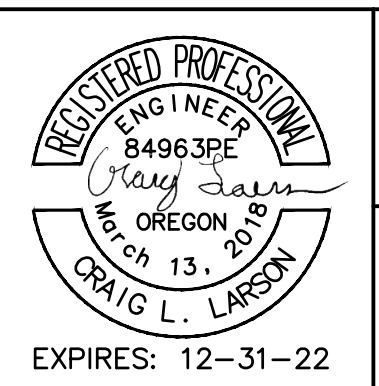
PREPARED FOR: LGI HOMES - OREGON, LLC
12951 BEL-RED ROAD, STE 150
BELLEVUE, WA 98005
PH: 425-330-2453

DOVE LANDING - DEQ FILE # _____
DOVE LANDNG - EPA # _____

DOVE LANDING

CITY OF WOODBURN
TAX MAP: 31W15A8-543, 7200, 7290, 7300, 7400, 7500, 7600, 8120, 8130
TAX MAP: 31W15AA-16400

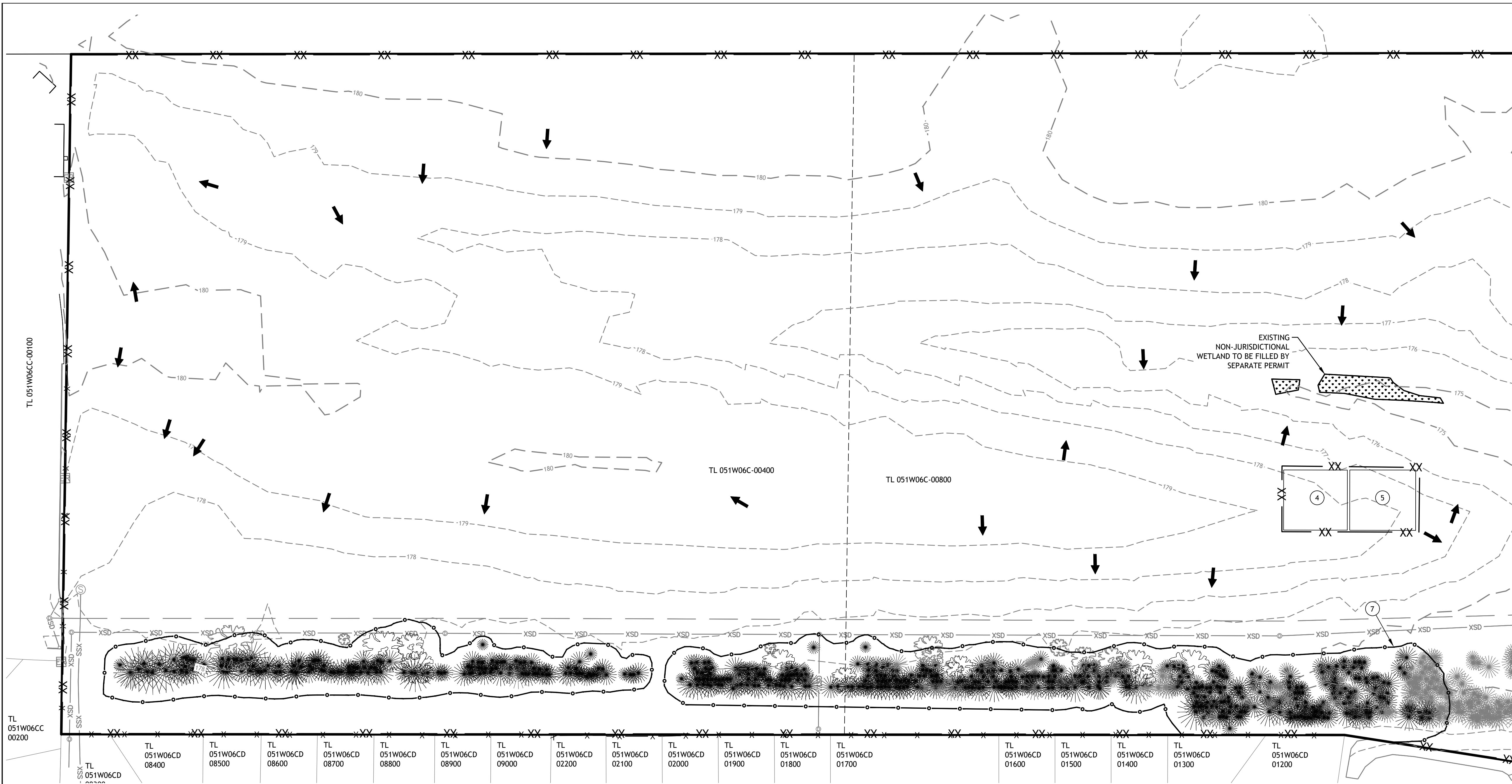
OREGON



JOB NUMBER
142-001

SHEET
EC1.2

N:\p00\142-001\09 Drawings\04 Civil\Sheets - 1200C\142001_EC2\XCON-1200C.dwg - SHEET: EC2.1 May 12, 2022 - 12:56pm.cll



MATCH SHEET EC2.2

LEGEND

- EASEMENT LINES
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EX 1-FOOT CONTOURS
- EX 5-FOOT CONTOURS
- EX SANITARY SEWER
- EX STORM DRAIN
- EX WATER LINE
- EX GAS LINE
- EX BURIED POWER LINE
- EX OVERHEAD POWER LINE
- EX CABLE TV LINE
- EX TELEPHONE LINE
- ⊙ EX SANITARY MANHOLE
- ⊙ EX SANITARY CLEANOUT
- ⊙ EX STORM MANHOLE
- EX AREA DRAIN
- ⊠ EX CURB INLET
- EX STORM CLEANOUT
- ⊙ EX FIRE HYDRANT
- ⊙ EX WATER METER
- ⊙ EX WATER VALVE
- ⊙ EX BLOW-OFF
- ⊙ EX AIR RELEASE VALVE
- ⊙ EX GAS VALVE
- ⊙ EX CABLE RISER
- ⊙ EX TELEPHONE RISER
- ☆ EX LIGHT POLE
- TREE PROTECTION FENCING
- ⊗ EXISTING FENCE
- ⊗ EXISTING ELECTRIC VAULT
- ⊗ EXISTING RETAINING WALL
- ⊙ EX TREES TO REMAIN
- ➔ DRAINAGE SLOPE DIRECTION
- ⊗ CONSTRUCTION ENTRANCE

EC & GRADING NOTES

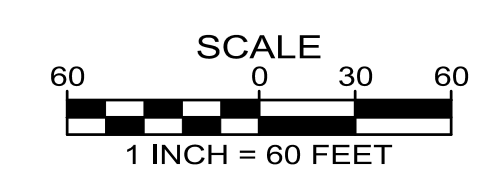
1. INSTALL PERIMETER SEDIMENT CONTROL. CONTRACTOR TO USE SEDIMENT FENCE PER DETAIL S-2245, SEE SHEET EC6.1.
2. EXISTING CATCH BASIN. PROVIDE INLET PROTECTION PER DETAIL S-2126, SEE SHEET EC6.1.
3. INSTALL CONCRETE TRUCK WASHOUT PER DETAIL 1, SEE SHEET EC6.2. BE CAUTIOUS TO NOT OVERFILL.
4. PROPOSED STAGING/STORAGE AREA. ALL STAGING AND STORAGE AREAS MUST BE ROCKED WITH CLEAN ROCK SUFFICIENT TO PREVENT EROSION.
5. PROPOSED SOIL STOCKPILE LOCATION. INSTALL SEDIMENT FENCE COMPLETELY AROUND STOCKPILE PER DETAIL S-2245, SEE SHEET EC6.1.
6. PROPOSED CONSTRUCTION ENTRANCE PER DETAIL S-2240, SEE SHEET EC6.1.
7. INSTALL TREE PROTECTION FENCING PER DETAIL RD-1230, SEE SHEET EC6.1.

RAIN GAUGE INFORMATION
 ELEV 194 FT, 45.15 'N, 122.87 'W
 DANCHEZ1 - KORWOODB13

LEGEND

--- EXISTING SIDEWALK	--- EASEMENT LINES	--- XSS --- EX SANITARY SEWER	⊙ EX SANITARY MANHOLE	⊙ EX BLOW-OFF
--- EXISTING PAVEMENT	--- EXISTING RIGHT-OF-WAY	--- XSD --- EX STORM DRAIN	⊙ EX SANITARY CLEANOUT	⊙ EX AIR RELEASE VALVE
--- EXISTING GRAVEL	--- EXISTING CENTERLINE	--- XW --- EX WATER LINE	⊙ EX STORM MANHOLE	⊙ EX GAS VALVE
--- EXISTING BUILDING	--- EXISTING PROPERTY LINE	--- XG --- EX GAS LINE	□ EX AREA DRAIN	⊙ EX CABLE RISER
--- EXISTING NON-JURISDICTIONAL WETLAND TO BE FILLED BY SEPARATE PERMIT	--- EXISTING BOUNDARY LINE	--- XE --- EX BURIED POWER LINE	⊠ EX CURB INLET	⊙ EX TELEPHONE RISER
--- EXISTING WETLANDS	--- EX 2-FOOT CONTOURS	--- XOH --- EX OVERHEAD POWER LINE	⊙ EX STORM CLEANOUT	☆ EX LIGHT POLE
	--- EX 10-FOOT CONTOURS	--- XCOM --- EX CABLE TV LINE	⊙ EX FIRE HYDRANT	⊙ EX TREES
	--- EXISTING WETLAND BUFFER	--- XT --- EX TELEPHONE LINE	⊙ EX WATER METER	⊙ EX TREES TO BE REMOVED
	--- EXISTING WATERS	--- X --- EXISTING FENCE	⊙ EX WATER VALVE	

NOTES:
 1. ALL EXISTING FILBERT TREES TO BE REMOVED.
 2. FOR TREE PRESERVATION PLAN SEE SHEET 13.1-13.7.



REVISIONS:

EROSION AND SEDIMENT CONTROL
EXISTING CONDITIONS AND DEMOLITION PLAN



DESIGNED BY: CLL DRAWING NO.: 142-001
 DRAWN BY: CLL SCALE:
 CHECKED BY: CLL

PREPARED FOR: LGI HOMES - OREGON, LLC
 12951 BEL-RED ROAD, STE 150
 BELLEVUE, WA 98005
 PH: 425-330-2453

DOVE LANDING - DEQ FILE #
 DOVE LANDING - EPA #

DOVE LANDING

CITY OF WOODBURN
 TAX MAP: 31W15AB-543, 7200, 7290, 7300, 7400, 7500, 7600, 8120, 8130
 TAX MAP: 31W15AA-16400

OREGON

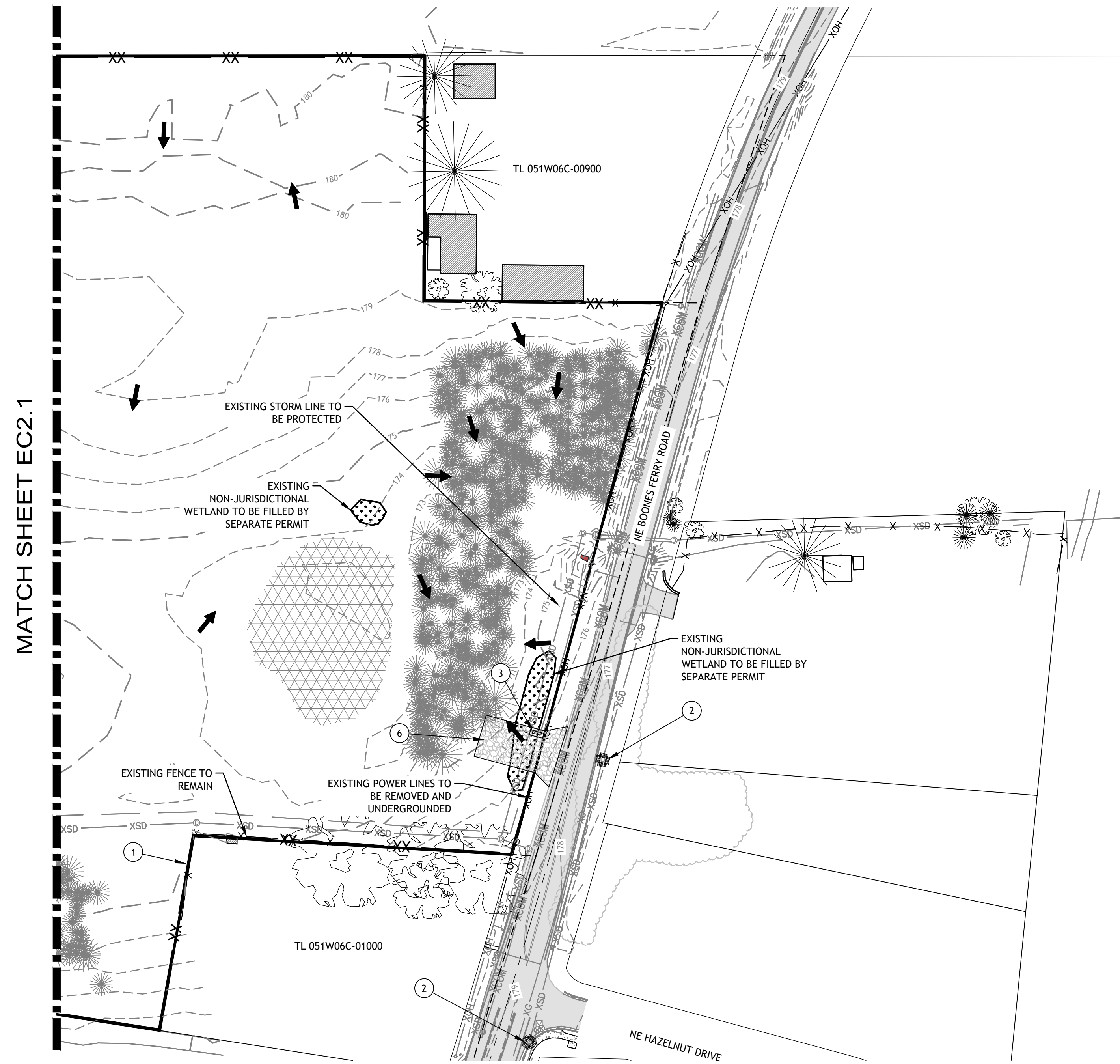
DATE: 8/31/2021

REGISTERED PROFESSIONAL ENGINEER
 84963PE
 Craig L. Larson
 OREGON
 Exp. 13, 2025
 CRAIG L. LARSON
 EXPIRES: 12-31-22

JOB NUMBER
142-001

SHEET
EC2.1

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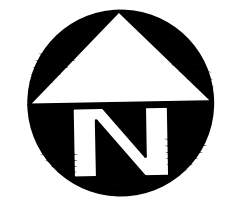
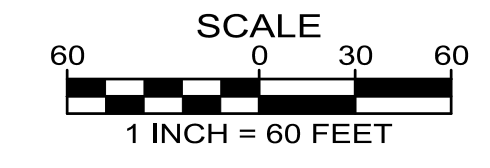


LEGEND	
---	EASEMENT LINES
---	EXISTING RIGHT-OF-WAY
---	EXISTING CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING BOUNDARY LINE
---	EXISTING SIDEWALK
---	EX 1-FOOT CONTOURS
---	EX 5-FOOT CONTOURS
---	EX SANITARY SEWER
---	EX STORM DRAIN
---	EX WATER LINE
---	EX GAS LINE
---	EX BURIED POWER LINE
---	EX OVERHEAD POWER LINE
---	EX CABLE TV LINE
---	EX TELEPHONE LINE
⊙	EX SANITARY MANHOLE
⊙	EX SANITARY CLEANOUT
⊙	EX STORM MANHOLE
□	EX AREA DRAIN
⊠	EX CURB INLET
○	EX STORM CLEANOUT
⊕	EX FIRE HYDRANT
⊕	EX WATER METER
⊕	EX WATER VALVE
⊕	EX BLOW-OFF
⊕	EX AIR RELEASE VALVE
⊕	EX GAS VALVE
⊕	EX CABLE RISER
⊕	EX TELEPHONE RISER
☆	EX LIGHT POLE
—○—	TREE PROTECTION FENCING
—X—	EXISTING FENCE
PGE	EXISTING ELECTRIC VAULT
---	EXISTING RETAINING WALL
⊕	EX TREES TO REMAIN
---	DRAINAGE SLOPE DIRECTION
---	CONSTRUCTION ENTRANCE

EC & GRADING NOTES	
1	INSTALL PERIMETER SEDIMENT CONTROL. CONTRACTOR TO USE SEDIMENT FENCE PER DETAIL S-2245, SEE SHEET EC6.1.
2	EXISTING CATCH BASIN. PROVIDE INLET PROTECTION PER DETAIL S-2126, SEE SHEET EC6.1.
3	INSTALL CONCRETE TRUCK WASHOUT PER DETAIL 1, SEE SHEET EC6.2. BE CAUTIOUS TO NOT OVERFILL.
4	PROPOSED STAGING/STORAGE AREA. ALL STAGING AND STORAGE AREAS MUST BE ROCKED WITH CLEAN ROCK SUFFICIENT TO PREVENT EROSION.
5	PROPOSED SOIL STOCKPILE LOCATION. INSTALL SEDIMENT FENCE COMPLETELY AROUND STOCKPILE PER DETAIL S-2245, SEE SHEET EC6.1.
6	PROPOSED CONSTRUCTION ENTRANCE PER DETAIL S-2240, SEE SHEET EC6.1.
7	INSTALL TREE PROTECTION FENCING PER DETAIL RD-1230, SEE SHEET EC6.1.

LEGEND			
---	EXISTING SIDEWALK	---	EASEMENT LINES
---	EXISTING PAVEMENT	---	EXISTING RIGHT-OF-WAY
---	EXISTING GRAVEL	---	EXISTING CENTERLINE
---	EXISTING BUILDING	---	EXISTING PROPERTY LINE
---	EXISTING NON-JURISDICTIONAL WETLAND TO BE FILLED BY SEPARATE PERMIT	---	EXISTING BOUNDARY LINE
---	EXISTING WETLAND BUFFER	---	EX 2-FOOT CONTOURS
---	EXISTING WATERS	---	EX 5-FOOT CONTOURS
---		---	EX 10-FOOT CONTOURS
---		---	EX SANITARY SEWER
---		---	EX STORM DRAIN
---		---	EX WATER LINE
---		---	EX GAS LINE
---		---	EX BURIED POWER LINE
---		---	EX OVERHEAD POWER LINE
---		---	EX CABLE TV LINE
---		---	EX TELEPHONE LINE
---		---	EXISTING FENCE
⊙	EX SANITARY MANHOLE	⊕	EX BLOW-OFF
⊙	EX SANITARY CLEANOUT	⊕	EX AIR RELEASE VALVE
⊙	EX STORM MANHOLE	⊕	EX GAS VALVE
□	EX AREA DRAIN	⊕	EX CABLE RISER
⊠	EX CURB INLET	⊕	EX TELEPHONE RISER
○	EX STORM CLEANOUT	☆	EX LIGHT POLE
⊕	EX FIRE HYDRANT	⊕	EX TREES
⊕	EX WATER METER	⊕	EX TREES TO BE REMOVED
⊕	EX WATER VALVE		

NOTES:
 1. ALL EXISTING FILBERT TREES TO BE REMOVED.
 2. FOR TREE PRESERVATION PLAN SEE SHEET 13.1-13.7.



DATE: 8/31/2021

REVISIONS:

EROSION AND SEDIMENT CONTROL

EXISTING CONDITIONS AND DEMOLITION PLAN



DESIGNED BY:	CLL	DRAWING NO.:	142-001
DRAWN BY:	CLL	SCALE:	
CHECKED BY:	CLL		
PREPARED FOR:	LGI HOMES - OREGON, LLC 12951 BEL-RED ROAD, STE 150 BELLEVUE, WA 98005 PH: 425-330-2453		

DOVE LANDING

CITY OF WOODBURN

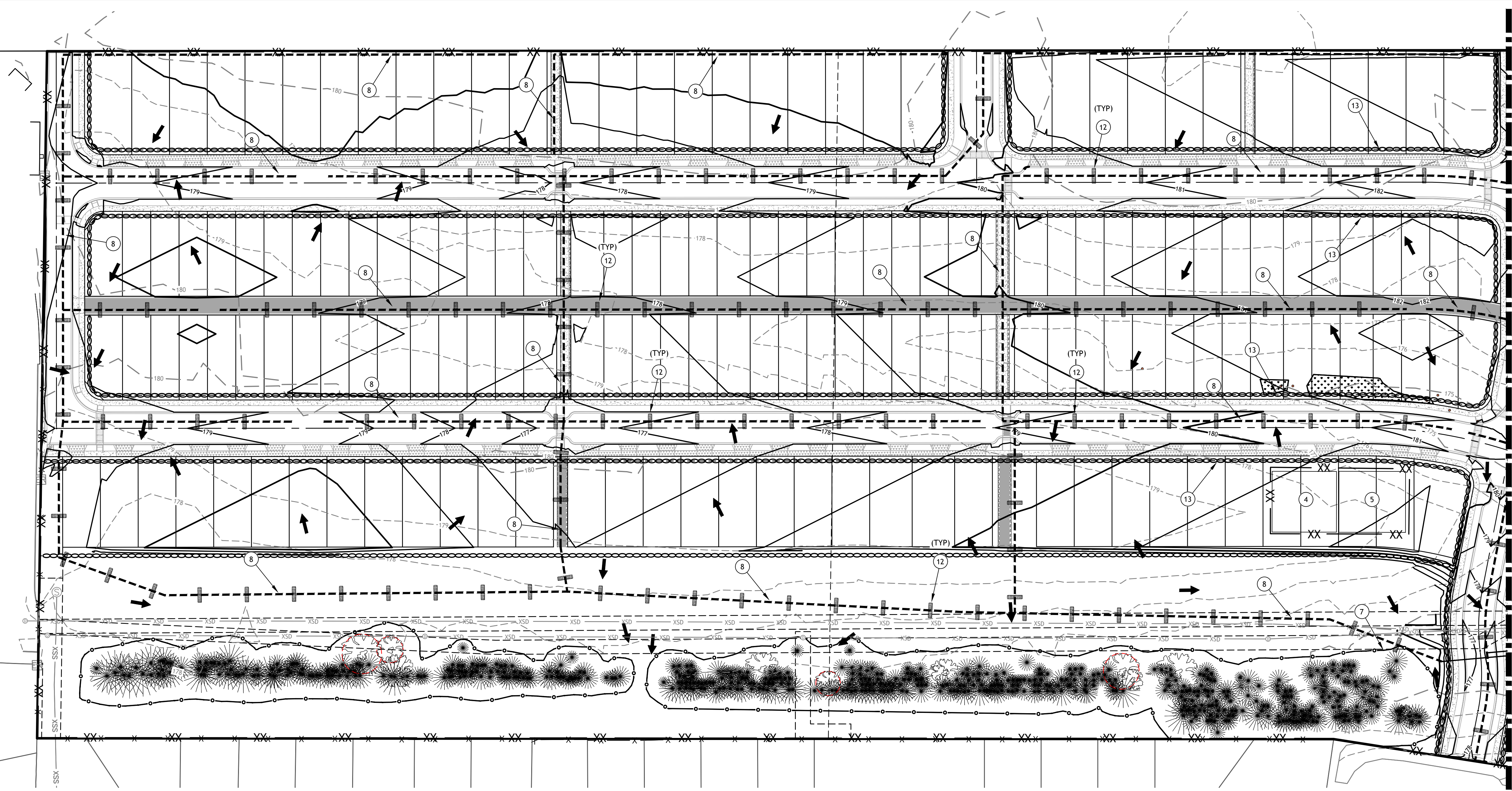
OREGON

TAX MAP: 31W15AB-543, 7200, 7290, 7300, 7400, 7500, 7600, 8120, 8130
 TAX MAP: 31W15AA-16400



JOB NUMBER	142-001
SHEET	EC2.2

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MATCH SHEET EC3.2

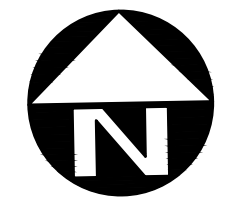
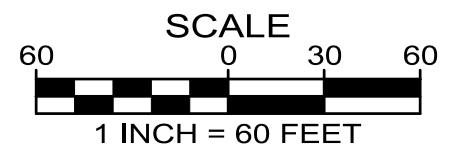
LEGEND

- 324--- EX 2-FT CONTOUR
- 320--- EX 10-FT CONTOUR
- 324— FG 2-FT CONTOUR
- 320— FG 10-FT CONTOUR
- — — CONSTRUCTION LIMITS
- — — GRADING LIMITS
- XX EXTERIOR SEDIMENT FENCE
- — — INTERIOR WATTLE
- — — ORANGE CONSTRUCTION FENCE
- CATCH BASIN
- INLET PROTECTION
- FLOW DIRECTION
- CONSTRUCTION ENTRANCE
- TREE PROTECTION FENCING
- EXISTING FENCE

- EC & GRADING NOTES**
- 1 INSTALL PERIMETER SEDIMENT CONTROL. CONTRACTOR TO USE SEDIMENT FENCE PER DETAIL S-2245, SEE SHEET EC6.1.
 - 2 EXISTING CATCH BASIN. PROVIDE INLET PROTECTION PER DETAIL S-2126, SEE SHEET EC6.1.
 - 3 INSTALL CONCRETE TRUCK WASHOUT PER DETAIL 1, SEE SHEET EC6.2. BE CAUTIOUS TO NOT OVERFILL.
 - 4 PROPOSED STAGING/STORAGE AREA. ALL STAGING AND STORAGE AREAS MUST BE ROCKED WITH CLEAN ROCK SUFFICIENT TO PREVENT EROSION.
 - 5 PROPOSED SOIL STOCKPILE LOCATION. INSTALL SEDIMENT FENCE COMPLETELY AROUND STOCKPILE PER DETAIL S-2245, SEE SHEET EC6.1.
 - 6 PROPOSED CONSTRUCTION ENTRANCE PER DETAIL S-2240, SEE SHEET EC6.1.
 - 7 INSTALL TREE PROTECTION FENCING PER DETAIL RD-1230, SEE SHEET EC6.1.
 - 8 TEMPORARY CONVEYANCE DITCH, 2' DEEP. DITCH LOCATION TO BE OUTSIDE OF ROCK SECTION ON EITHER SIDE. EXACT LOCATION TO BE DETERMINED BY CONTRACTOR AND EROSION CONTROL EXPERT BASED ON CONDITIONS OF GRADING AND CONSTRUCTION ACTIVITY. SEE DETAIL 2, SHEET EC6.2.
 - 9 TEMPORARY CONVEYANCE PIPING, MIN 4" FLEXIBLE DRAIN PIPE
 - 10 INSTALL DIRT BAG OUTFALL SEDIMENT PROTECTION, SEE DETAIL 5 SHEET EC6.2
 - 12 INSTALL ROCK OR BIOBAG CHECK DAMS. SPACE AT MINIMUM 100' INTERVALS. SPACING CAN BE DECREASED/INCREASED AS VOLUME AND SPEED OF RUNOFF DICTATES. REFERENCE DETAIL S-2255, SHEET EC6.1 & DETAIL 6, SHEET EC6.2
 - 13 INSTALL SEDIMENT CONTROL WATTLES, SEE DETAIL , SHEET EC6.1
 - 14 CONSTRUCT PIPE SLOPE DRAIN PER DETAIL 4, SHEET EC6.2. CONNECT SEDIMENT BAG TO OUTLET PIPE.
 - 15 EXISTING AREA DRAIN. PROVIDE INLET PROTECTION PER DETAIL S-2127, SEE SHEET EC6.1.

STAGE DESCRIPTION:
 THIS STAGE OF DEVELOPMENT CONSISTS OF PERMANENT AND TEMPORARY MEASURES NECESSARY TO COLLECT, CONVEY, AND TREAT STORMWATER RUNOFF DURING CONSTRUCTION ACTIVITY PRIOR TO PAVING AND FINAL STABILIZATION.

RAIN GAUGE INFORMATION
 ELEV 194 FT, 45.15' N, 122.87' W
 DANCHEZ1 - KORWOODB13



DATE: 8/31/2021

REVISIONS:

**EROSION AND SEDIMENT CONTROL
 RUNOFF CONTROL PLAN**



DESIGNED BY: CLL	DRAWING NO.: 142-001
DRAWN BY: CLL	SCALE:
CHECKED BY: CLL	
PREPARED FOR: LGI HOMES - OREGON, LLC 12951 BEL-RED ROAD, STE 150 BELLEVUE, WA 98005 PH: 425-330-2453	

DOVE LANDING

CITY OF WOODBURN

TAX MAP: 31W15AB-543, 7200, 7290, 7300, 7400, 7500, 7600, 8120, 8130
 TAX MAP: 31W15AA-16400

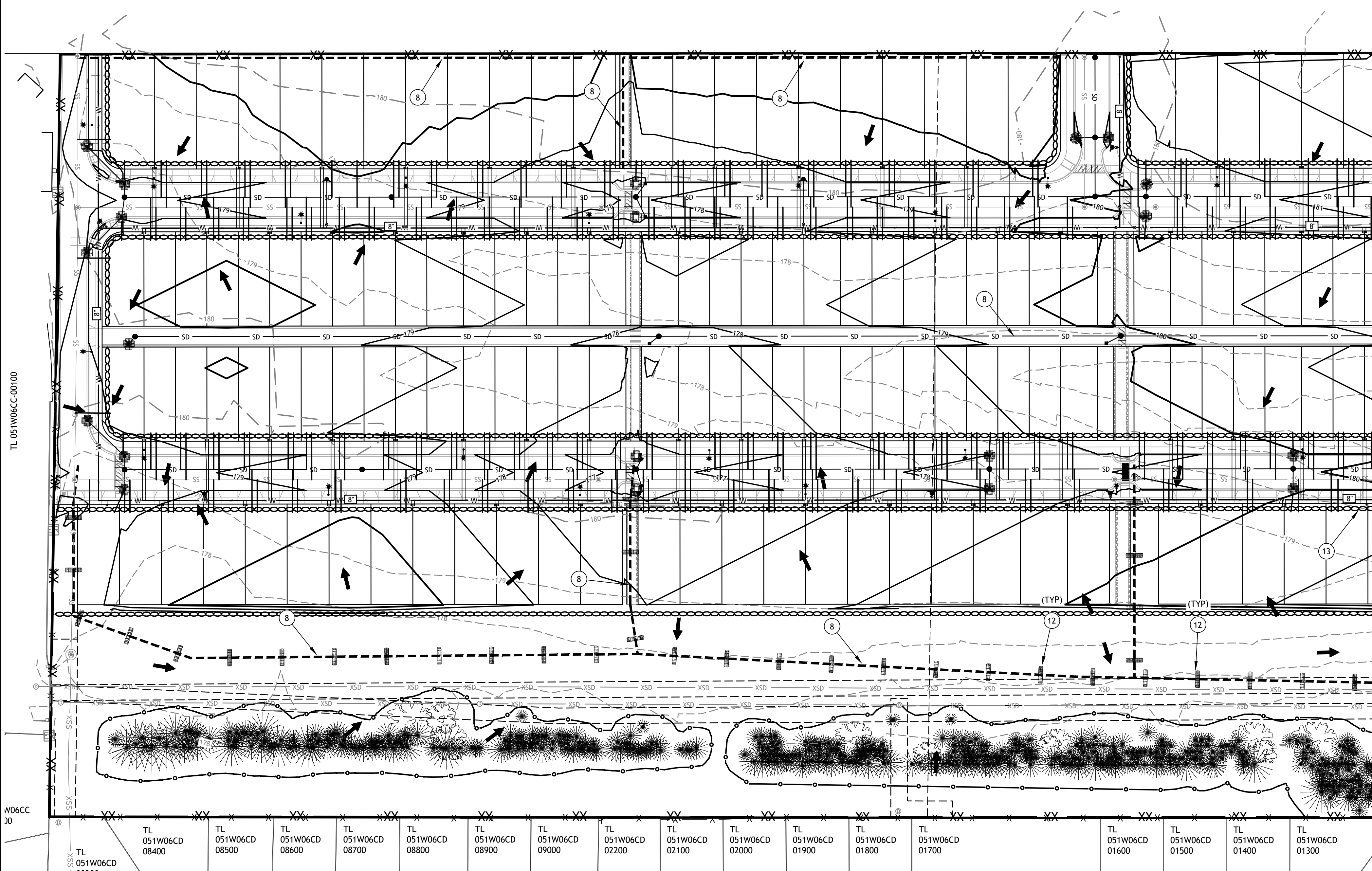
OREGON



JOB NUMBER
142-001

SHEET
EC3.1

N:\p00\142-001\09 Drawings\04 Civil\Sheets - 1200C.dwg - SHEET: EC4.1 May 12, 2022 - 12:57pm cll



MATCH SHEET EC4.2

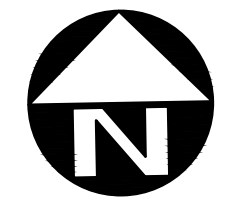
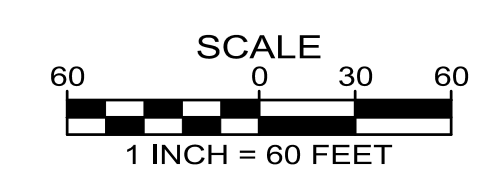
LEGEND

- 324--- EX 2-FT CONTOUR
- 320--- EX 10-FT CONTOUR
- 324— FG 2-FT CONTOUR
- 320— FG 10-FT CONTOUR
- — — CONSTRUCTION LIMITS
- — — GRADING LIMITS
- XX EXTERIOR SEDIMENT FENCE
- — — INTERIOR WATTLE
- — — ORANGE CONSTRUCTION FENCE
- ⊠ CATCH BASIN INLET PROTECTION
- ← FLOW DIRECTION
- ⊠ CONSTRUCTION ENTRANCE
- ○ — TREE PROTECTION FENCING
- □ — EXISTING FENCE

- EC & GRADING NOTES**
- 1 INSTALL PERIMETER SEDIMENT CONTROL. CONTRACTOR TO USE SEDIMENT FENCE PER DETAIL S-2245, SEE SHEET EC6.1.
 - 2 EXISTING CATCH BASIN. PROVIDE INLET PROTECTION PER DETAIL S-2126, SEE SHEET EC6.1.
 - 3 INSTALL CONCRETE TRUCK WASHOUT PER DETAIL 1, SEE SHEET EC6.2. BE CAUTIOUS TO NOT OVERFILL.
 - 4 PROPOSED STAGING/STORAGE AREA. ALL STAGING AND STORAGE AREAS MUST BE ROCKED WITH CLEAN ROCK SUFFICIENT TO PREVENT EROSION.
 - 5 PROPOSED SOIL STOCKPILE LOCATION. INSTALL SEDIMENT FENCE COMPLETELY AROUND STOCKPILE PER DETAIL S-2245, SEE SHEET EC6.1.
 - 6 PROPOSED CONSTRUCTION ENTRANCE PER DETAIL S-2240, SEE SHEET EC6.1.
 - 7 INSTALL TREE PROTECTION FENCING PER DETAIL RD-1230, SEE SHEET EC6.1.
 - 8 TEMPORARY CONVEYANCE DITCH, 2' DEEP SEE DETAIL 2, SHEET EC6.2
 - 9 TEMPORARY CONVEYANCE PIPING, MIN 4" FLEXIBLE DRAIN PIPE
 - 10 INSTALL DIRT BAG OUTFALL SEDIMENT PROTECTION, SEE DETAIL 5 SHEET EC6.2
 - 11 EXISTING CATCHBASIN. PROVIDE INLET PROTECTION PER DETAIL, SEE SHEET EC6.1.
 - 12 INSTALL ROCK OR BIOBAG CHECK DAMS. SPACE AT MINIMUM 100' INTERVALS. SPACING CAN BE DECREASED/INCREASED AS VOLUME AND SPEED OF RUNOFF DICTATES. REFERENCE DETAIL S-2255, SHEET EC6.1 & DETAIL 6, SHEET EC6.2
 - 13 INSTALL SEDIMENT CONTROL WATTLES, SEE DETAIL 3, SHEET EC6.1
 - 14 CONSTRUCT PIPE SLOPE DRAIN PER DETAIL 4, SHEET EC6.2. CONNECT SEDIMENT BAG TO OUTLET PIPE.
 - 15 PROPOSED CATCH BASIN. PROVIDE INLET PROTECTION PER DETAIL S-2126 AND/OR S-2127, SEE SHEET EC6.1.
 - 16 PROPOSED DITCH INLET. PROVIDE INLET PROTECTION PER DETAIL S-2126 AND/OR S-2127, SEE SHEET EC6.1.

STAGE DESCRIPTION:
 THIS STAGE OF DEVELOPMENT CONSISTS OF PERMANENT AND TEMPORARY MEASURES NECESSARY TO COLLECT, CONVEY, AND TREAT STORMWATER RUNOFF DURING CONSTRUCTION ACTIVITY PRIOR TO PAVING AND FINAL STABILIZATION.

RAIN GAUGE INFORMATION
 ELEV 194 FT, 45.15 °N, 122.87 °W
 DANCHEZ1 - KORWOODB13



DATE: 8/31/2021

REVISIONS:

**EROSION AND SEDIMENT CONTROL
 SITE IMPROVEMENT PLAN**



DESIGNED BY: CLL DRAWING NO.: 142-001
 DRAWN BY: CLL SCALE:
 CHECKED BY: CLL

PREPARED FOR: LGI HOMES - OREGON, LLC
 12951 BEL-RED ROAD, STE 150
 BELLEVUE, WA 98005
 PH: 425-330-2453

DOVE LANDING - DEQ FILE # _____
 DOVE LANDING - EPA # _____

DOVE LANDING

CITY OF WOODBURN
 TAX MAP: 31W15AB-543, 7200, 7290, 7300, 7400, 7500, 7600, 8120, 8130
 TAX MAP: 31W15AA-16400

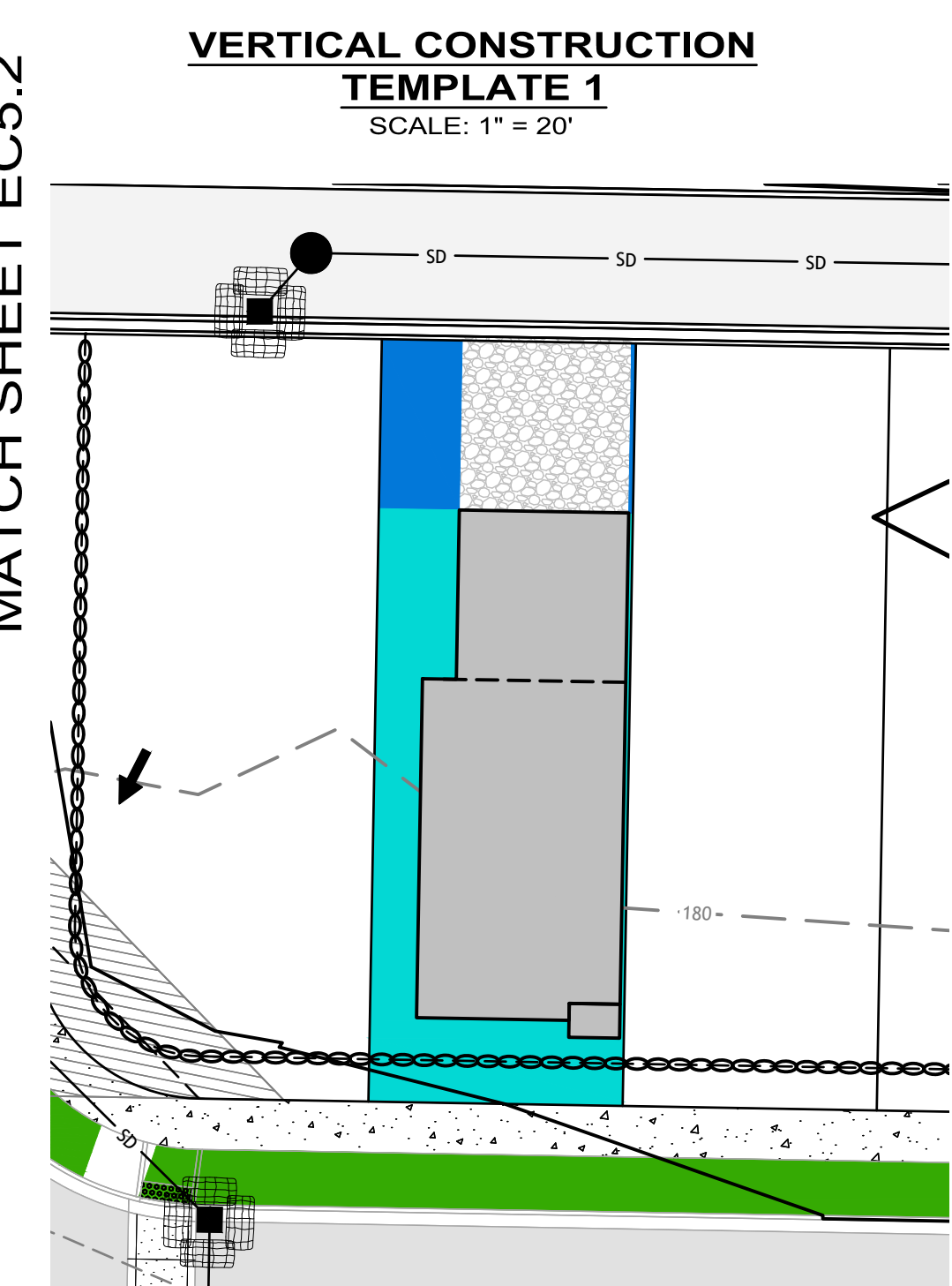
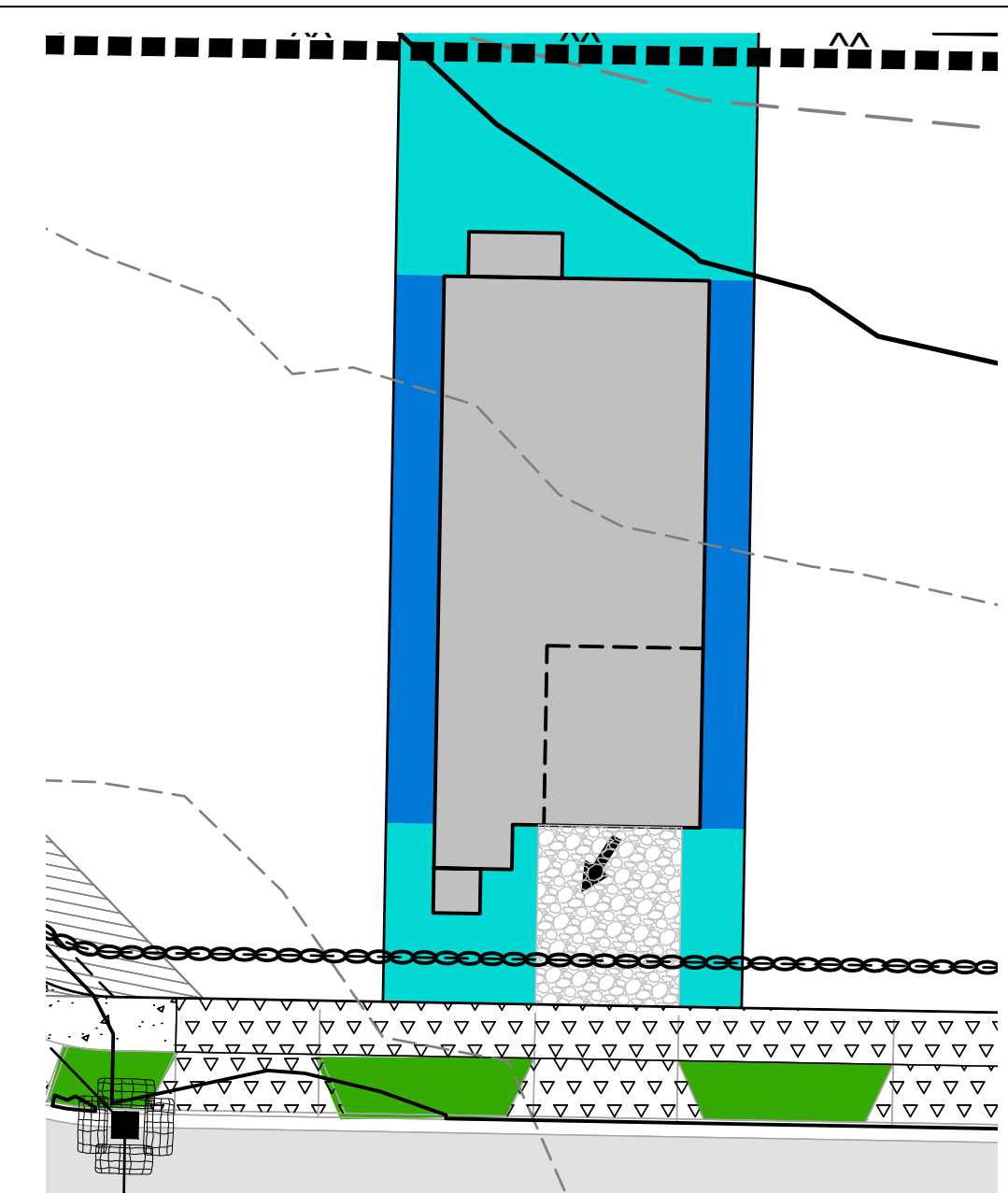
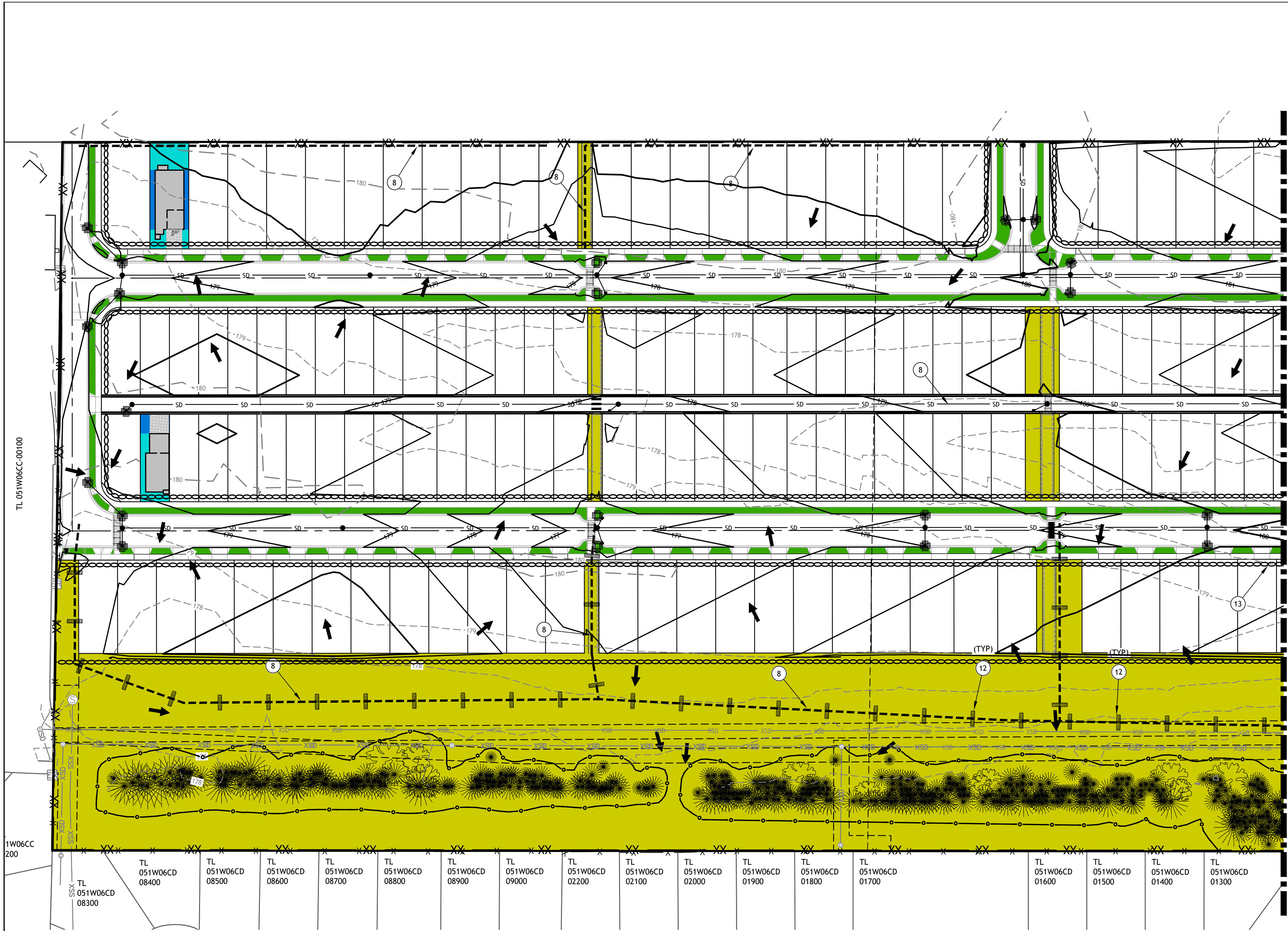
OREGON



JOB NUMBER
142-001

SHEET
EC4.1

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LEGEND

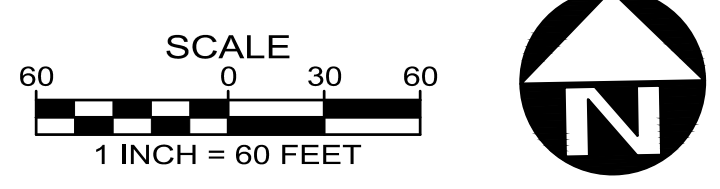
- - -324 - - - EX 2-FT CONTOUR
- - -320 - - - EX 10-FT CONTOUR
- 324— FG 2-FT CONTOUR
- 320— FG 10-FT CONTOUR
- - - GRADING LIMITS
- EXISTING FENCE
- XX SEDIMENT FENCE
- TREE PROTECTION FENCING
- CATCH BASIN
- INLET PROTECTION
- ← FLOW DIRECTION
- ▨ CONSTRUCTION ENTRANCE
- OPEN SPACE TRACTS
- PLANTERS
- MULCH
- FINAL SEEDING/SOD
- STRAW

- EC & GRADING NOTES**
- 1 INSTALL PERIMETER SEDIMENT CONTROL. CONTRACTOR TO USE SEDIMENT FENCE PER DETAIL S-2245, SEE SHEET EC6.1.
 - 2 EXISTING CATCH BASIN. PROVIDE INLET PROTECTION PER DETAIL S-2126, SEE SHEET EC6.1.
 - 3 INSTALL CONCRETE TRUCK WASHOUT PER DETAIL 1, SEE SHEET EC6.2. BE CAUTIOUS TO NOT OVERFILL.
 - 4 PROPOSED STAGING/STORAGE AREA. ALL STAGING AND STORAGE AREAS MUST BE ROCKED WITH CLEAN ROCK SUFFICIENT TO PREVENT EROSION.
 - 5 PROPOSED SOIL STOCKPILE LOCATION. INSTALL SEDIMENT FENCE COMPLETELY AROUND STOCKPILE PER DETAIL S-2245, SEE SHEET EC6.1.
 - 6 PROPOSED CONSTRUCTION ENTRANCE PER DETAIL S-2240, SEE SHEET EC6.1.
 - 7 INSTALL TREE PROTECTION FENCING PER DETAIL RD-1230, SEE SHEET EC6.1.
 - 8 TEMPORARY CONVEYANCE DITCH, 2' DEEP SEE DETAIL 2, SHEET EC6.2
 - 9 TEMPORARY CONVEYANCE PIPING, MIN 4" FLEXIBLE DRAIN PIPE
 - 10 INSTALL DIRT BAG OUTFALL SEDIMENT PROTECTION, SEE DETAIL 5 SHEET EC6.2
 - 12 INSTALL ROCK OR BIOBAG CHECK DAMS. SPACE AT MINIMUM 100' INTERVALS. SPACING CAN BE DECREASED/INCREASED AS VOLUME AND SPEED OF RUNOFF DICTATES. REFERENCE DETAIL S-2255, SHEET EC6.1 & DETAIL 6, SHEET EC6.2
 - 13 INSTALL SEDIMENT CONTROL WATTLES, SEE DETAIL , SHEET EC6.1
 - 14 CONSTRUCT PIPE SLOPE DRAIN PER DETAIL 4, SHEET EC6.2. CONNECT SEDIMENT BAG TO OUTLET PIPE.
 - 15 PROPOSED CATCH BASIN. PROVIDE INLET PROTECTION PER DETAIL S-2126 AND/OR S-2127, SEE SHEET EC6.1.
 - 16 PROPOSED DITCH INLET. PROVIDE INLET PROTECTION PER DETAIL S-2126 AND/OR S-2127, SEE SHEET EC6.1.

MATCH SHEET EC5.2

RAIN GAUGE INFORMATION
 ELEV 194 FT, 45.15 °N, 122.87 °W
 DANCHEZ1 - KORWOODB13

STAGE DESCRIPTION:
 THIS STAGE OF DEVELOPMENT CONSISTS OF PERMANENT AND TEMPORARY MEASURES NECESSARY TO COLLECT, CONVEY, AND TREAT STORMWATER RUNOFF DURING CONSTRUCTION ACTIVITY PRIOR TO PAVING AND FINAL STABILIZATION.



TL 051W06CC 00100	TL 051W06CD 08300	TL 051W06CD 08400	TL 051W06CD 08500	TL 051W06CD 08600	TL 051W06CD 08700	TL 051W06CD 08800	TL 051W06CD 08900	TL 051W06CD 09000	TL 051W06CD 02200	TL 051W06CD 02100	TL 051W06CD 02000	TL 051W06CD 01900	TL 051W06CD 01800	TL 051W06CD 01700	TL 051W06CD 01600	TL 051W06CD 01500	TL 051W06CD 01400	TL 051W06CD 01300
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REVISIONS:

EROSION AND SEDIMENT CONTROL
VERTICAL CONSTRUCTION AND SITE STABILIZATION

PACIFIC COMMUNITY DESIGN
 [T] 503-941-9484 [F] 503-941-9485

DESIGNED BY: CLL	DRAWING NO.: 142-001
DRAWN BY: CLL	SCALE:
CHECKED BY: CLL	
PREPARED FOR: LGI HOMES - OREGON, LLC 12951 BEL-RED ROAD, STE 150 BELLEVUE, WA 98005 PH: 425-330-2453	

DOVE LANDING - DEQ FILE # _____
 DOVE LANDING - EPA # _____

DOVE LANDING

CITY OF WOODBURN
 OREGON

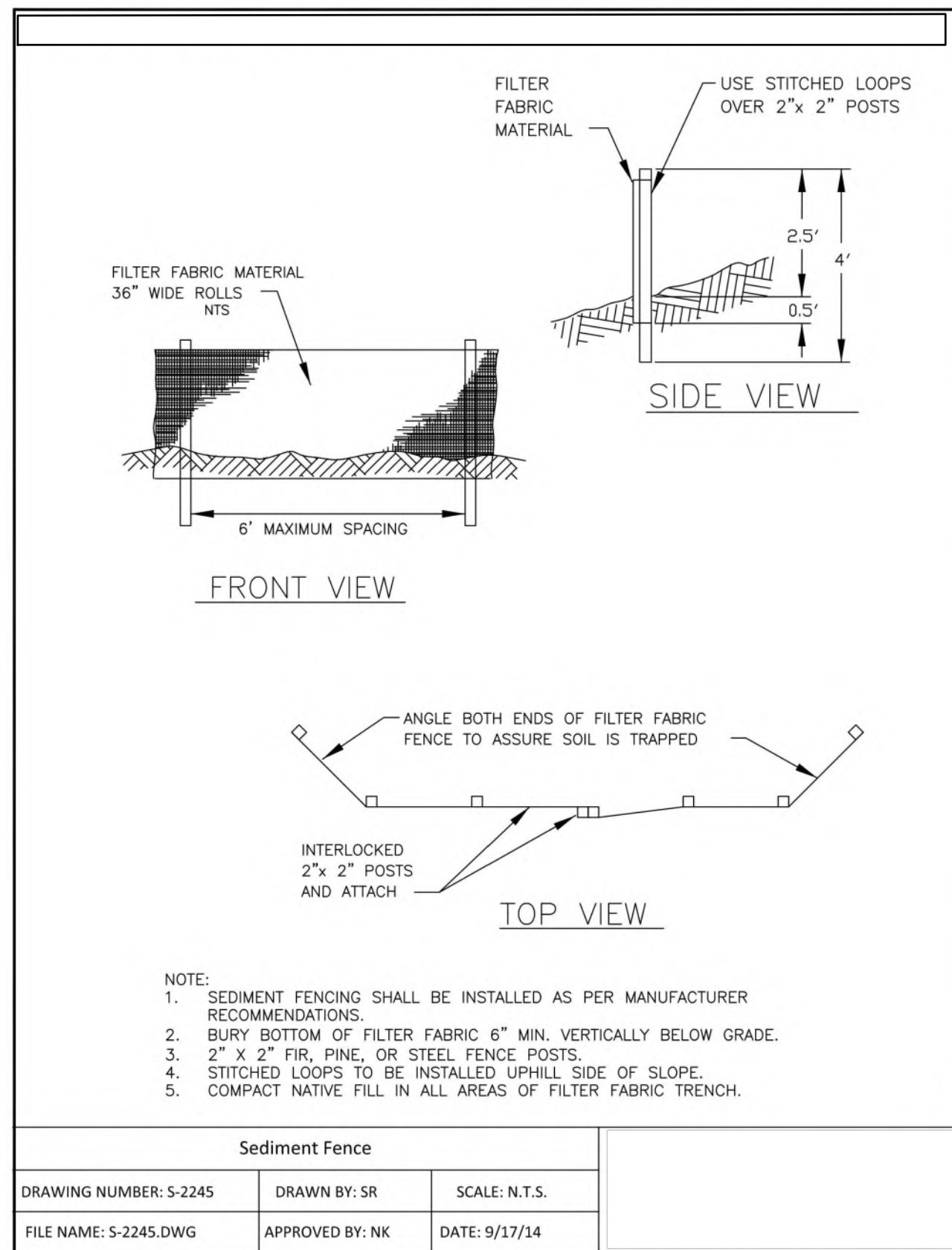
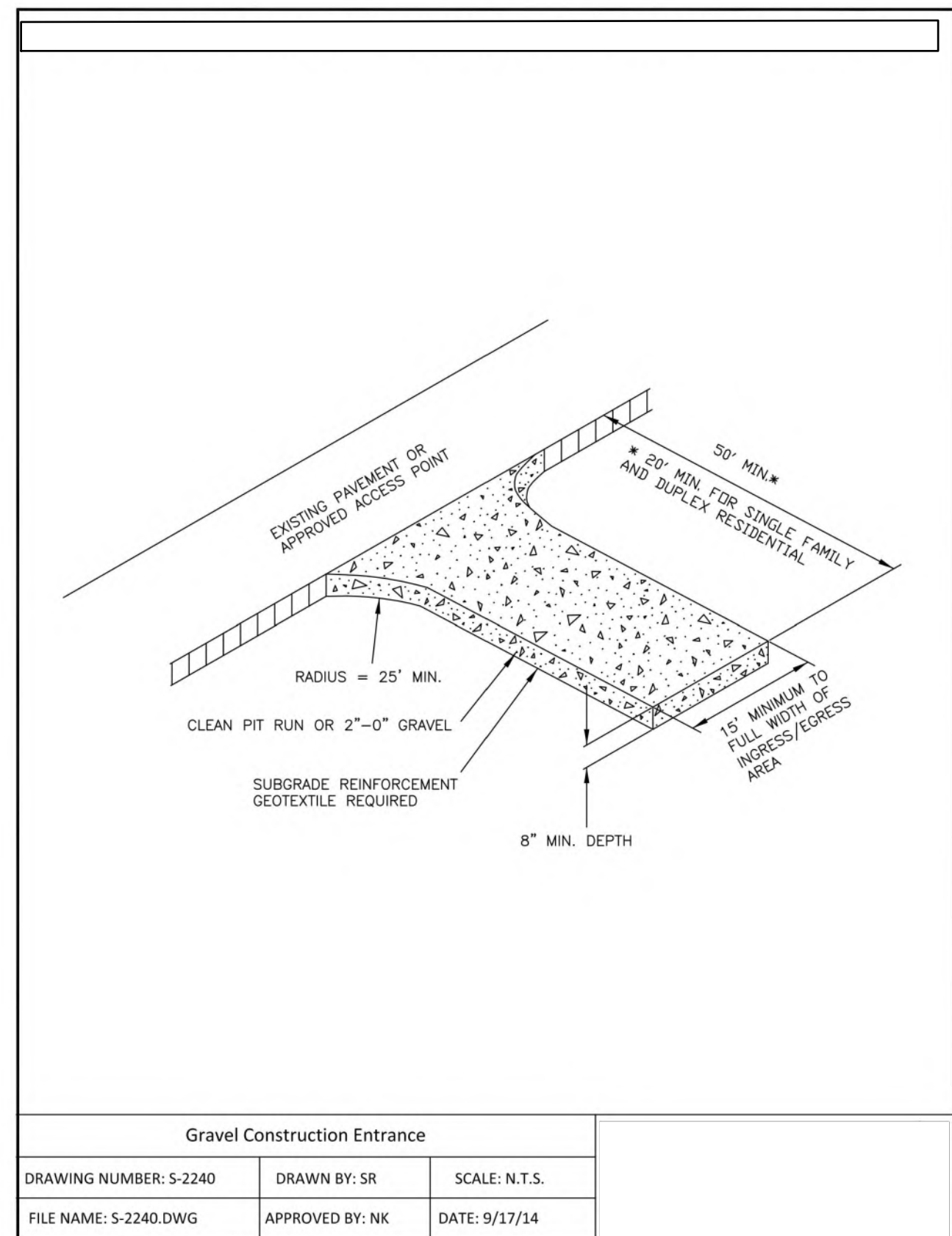
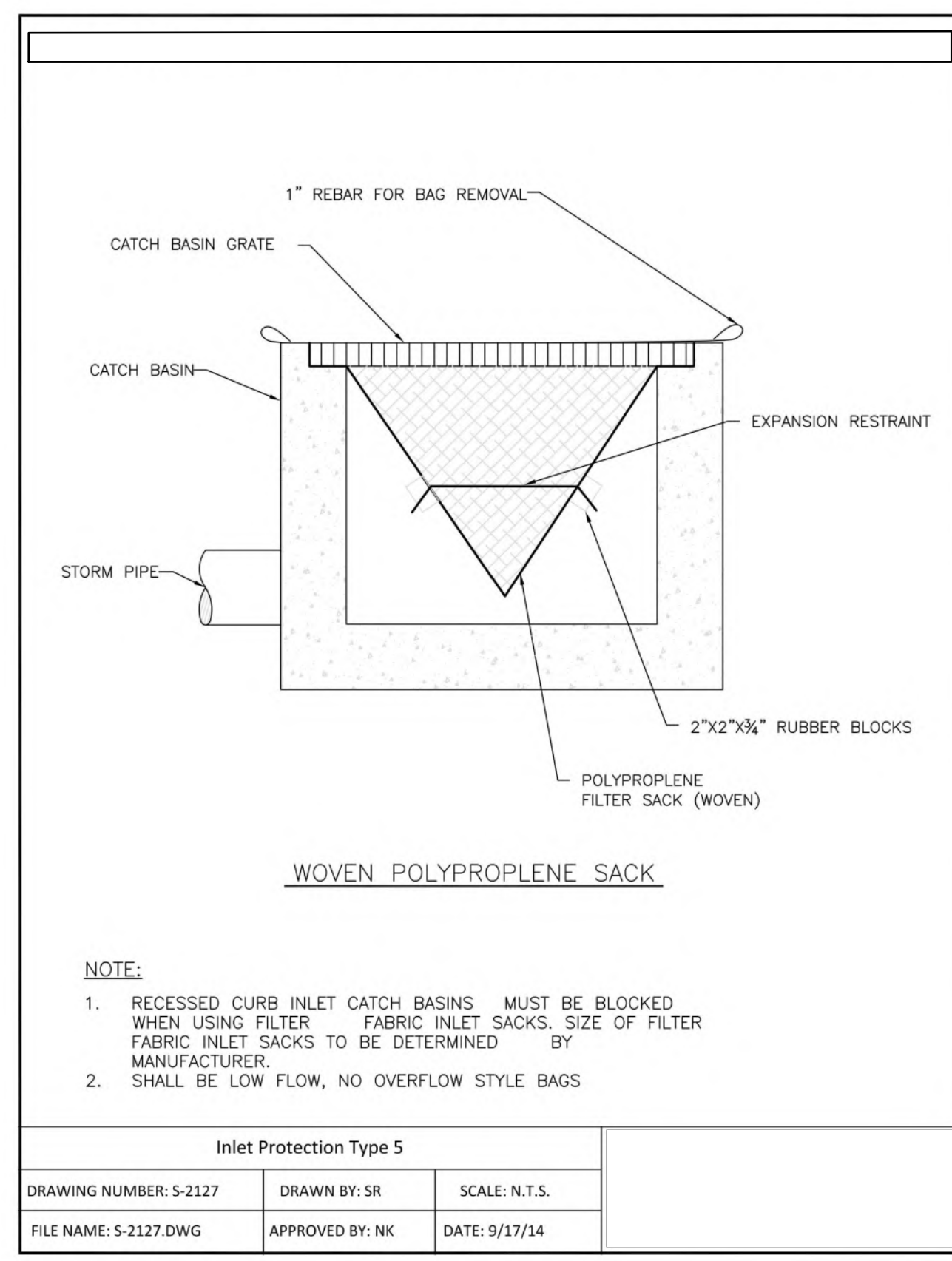
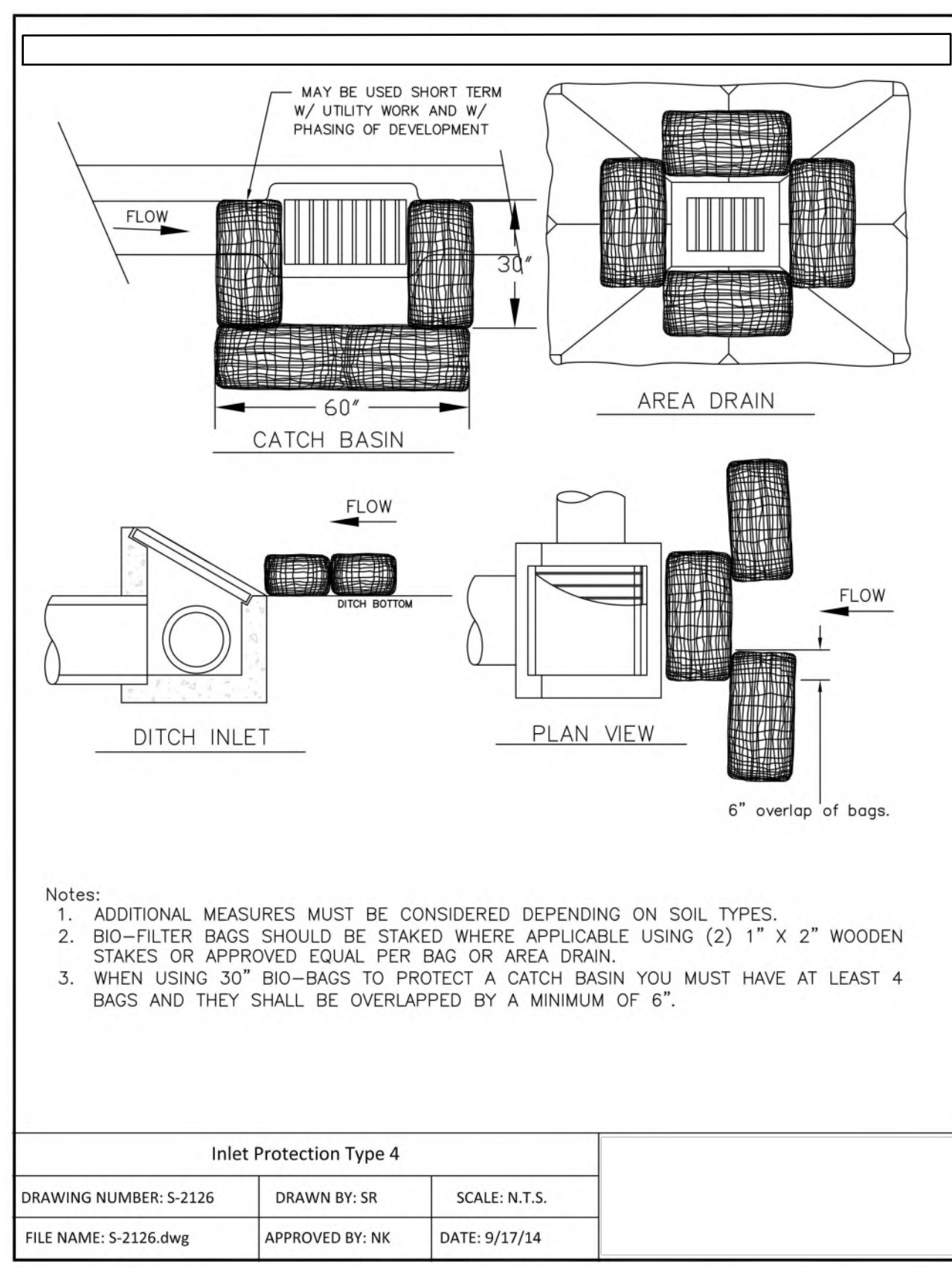
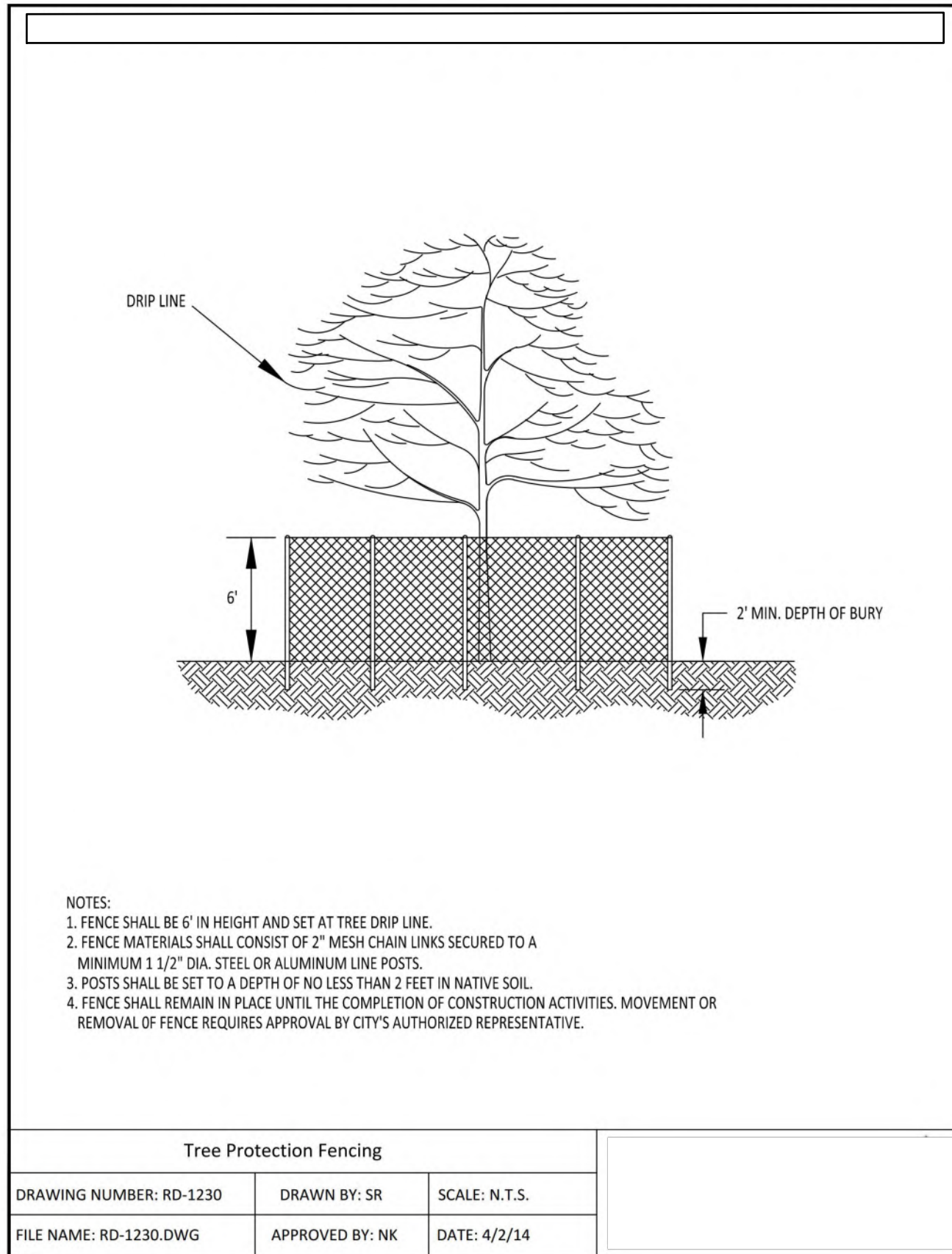
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 TAX MAP: 31W15AA-16400

DATE: 8/31/2021

JOB NUMBER
142-001

SHEET
EC5.1

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REVISIONS:

**EROSION AND SEDIMENT CONTROL
 ESC DETAILS**

PACIFIC COMMUNITY DESIGN
 [T] 503-941-9484 [F] 503-941-9485

DESIGNED BY: CLL	DRAWING NO.: 142-001
DRAWN BY: CLL	SCALE:
CHECKED BY: CLL	
PREPARED FOR: LGI HOMES - OREGON, LLC 12951 BEL-RED ROAD, STE 150 BELLEVUE, WA 98005 PH: 425-330-2453	

DOVE LANDING - DEQ FILE # _____
 DOVE LANDING - EPA # _____

DOVE LANDING

CITY OF WOODBURN
 TAX MAP: 31W15AB-543, 7200, 7290, 7300, 7400, 7500, 7600, 8120, 8130
 TAX MAP: 31W15AA-16400

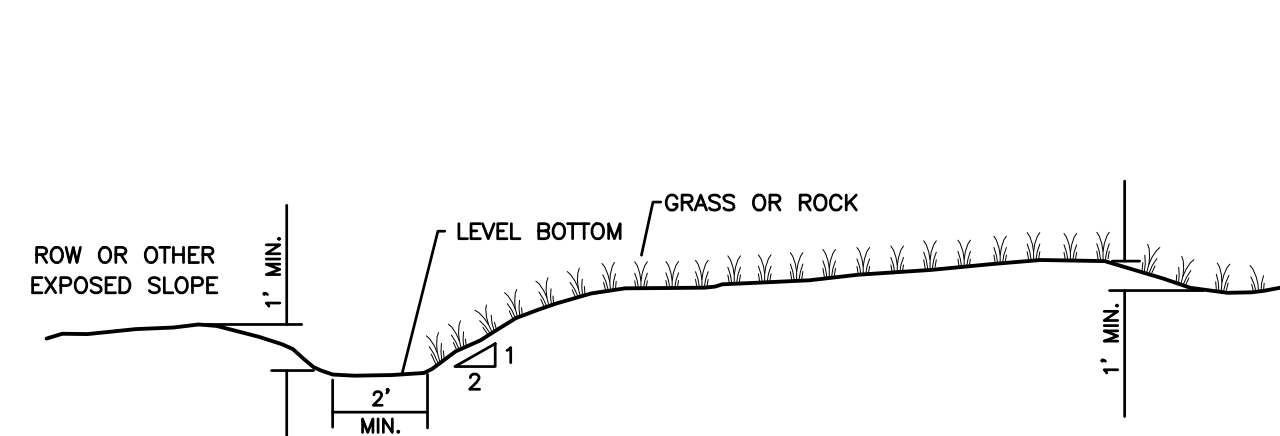
OREGON

REGISTERED PROFESSIONAL ENGINEER
 84963PE
 CRAIG L. LAPSON
 OREGON
 EXPIRES: 12-31-22

JOB NUMBER
142-001

SHEET
EC6.1

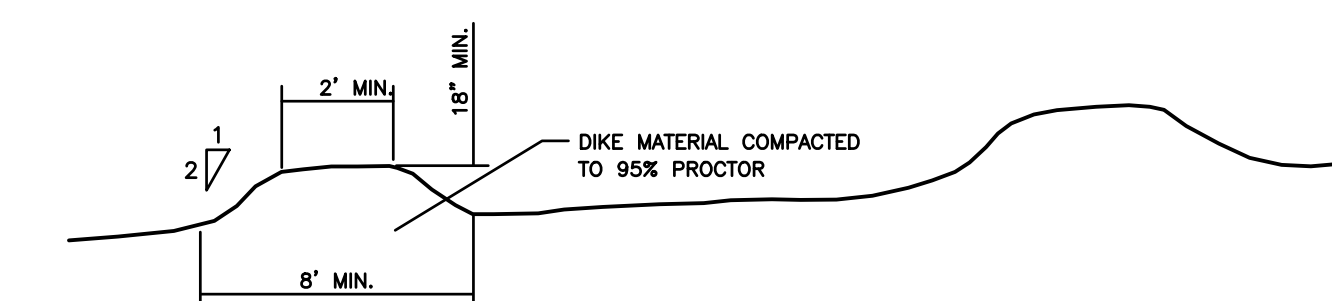
DATE: 8/31/2021



DIVERSION SWALE

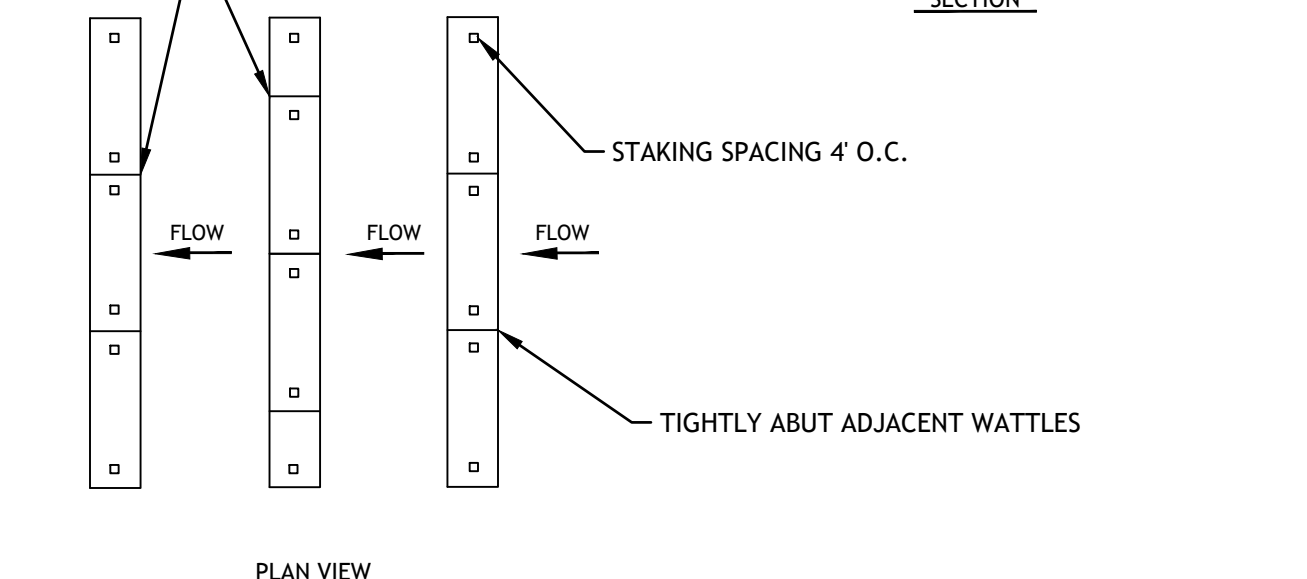
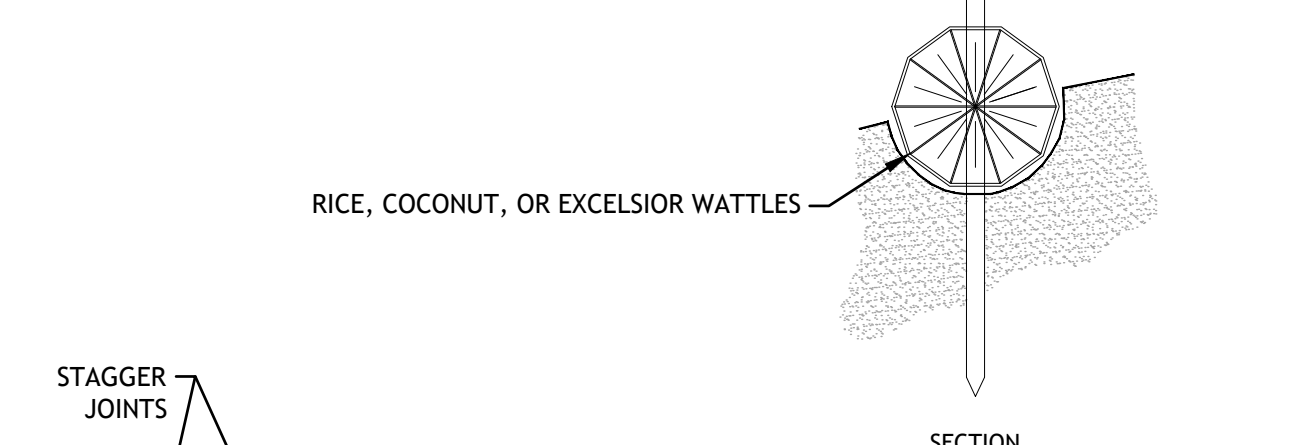
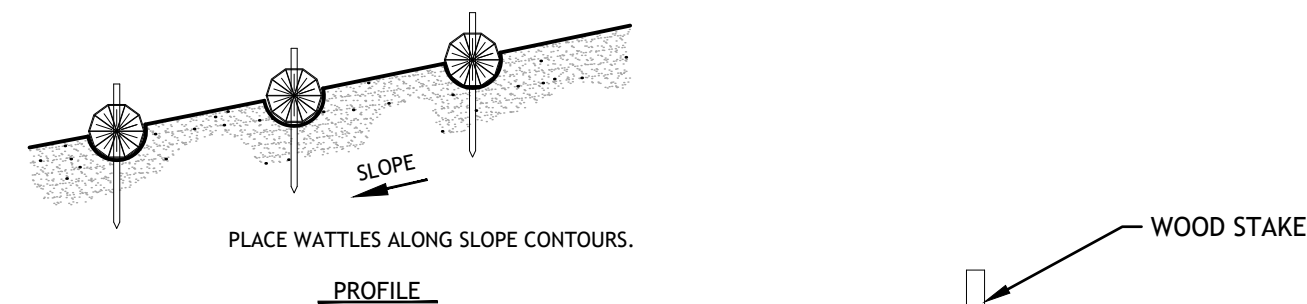
BOTTOM WIDTH: 2 FEET MINIMUM; THE BOTTOM WIDTH SHALL BE LEVEL
 DEPTH: 1 FOOT MINIMUM
 SIDE SLOPE: 2H:1V OR FLATTER
 GRADE: MAXIMUM 5 PERCENT, WITH POSITIVE DRAINAGE TO A SUITABLE OUTLET (SUCH AS SEDIMENTATION POND)

DIVERSION SWALE



Slope	Spacing
<5%	300 feet
5-10%	200 feet
10-40%	100 feet

NOTE:
 IMMEDIATELY UPON CONSTRUCTION, ESTABLISHED VEGETATION OR EROSION CONTROL BLANKETS ARE REQUIRED.

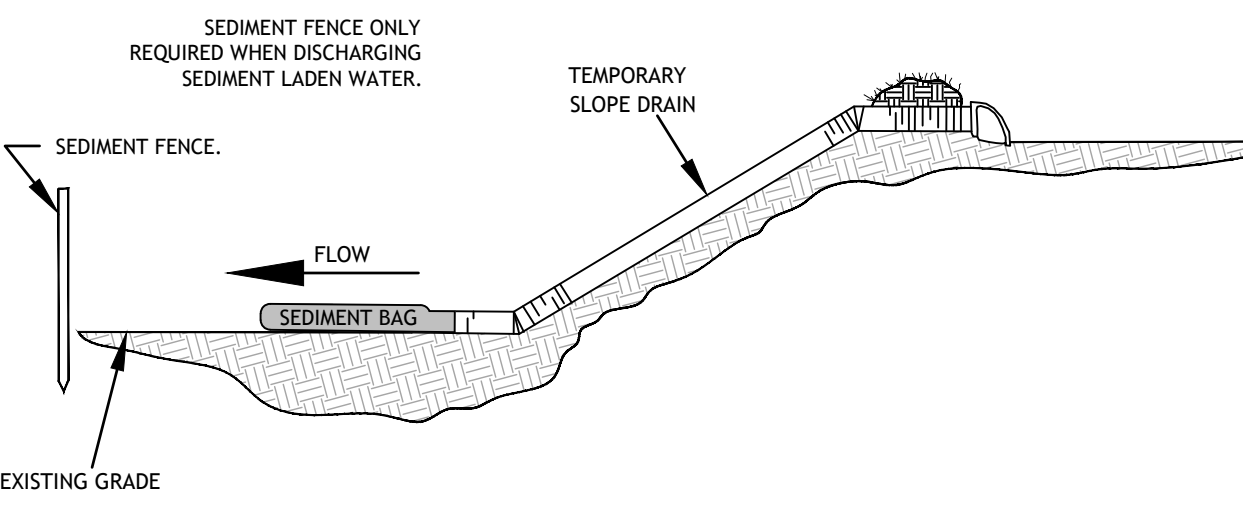
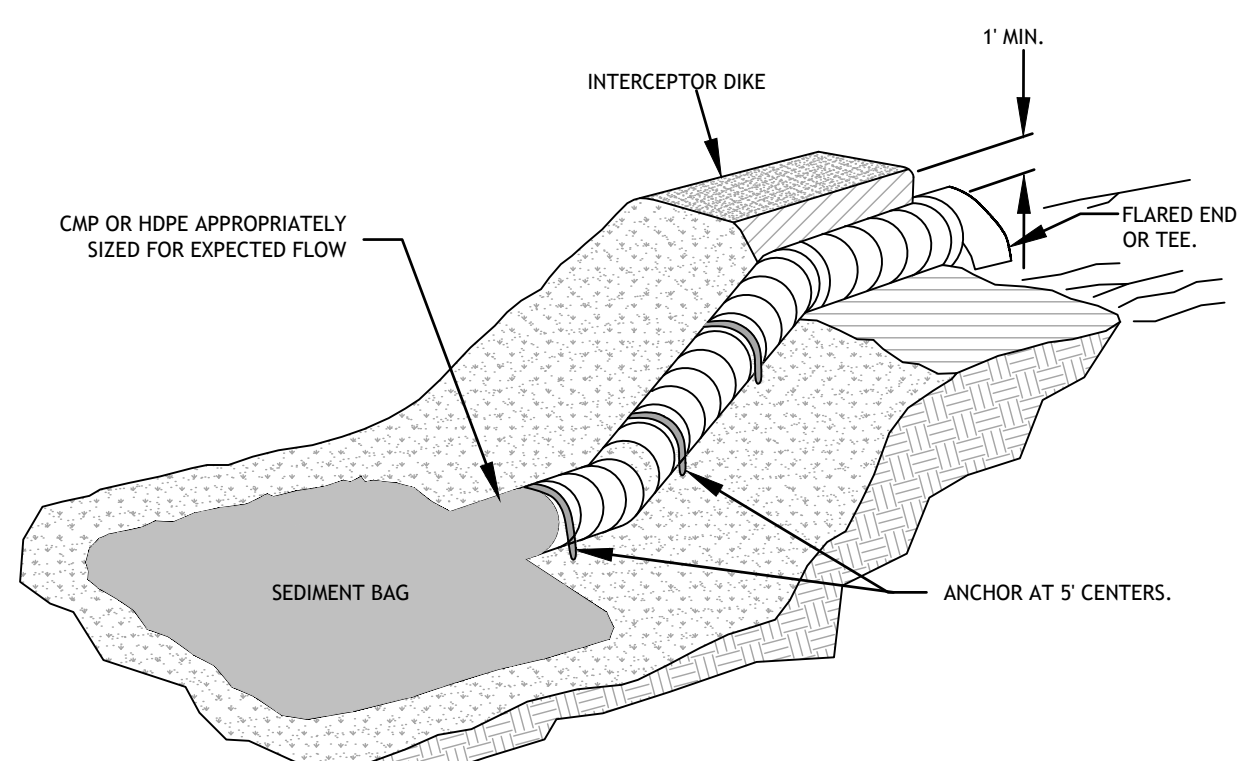


NOTES:
 1. STAKING SPECIFICATIONS:
 A. 1"X2" WOODEN STAKES
 B. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSION SOILS.
 2. SPACING PER TABLE.

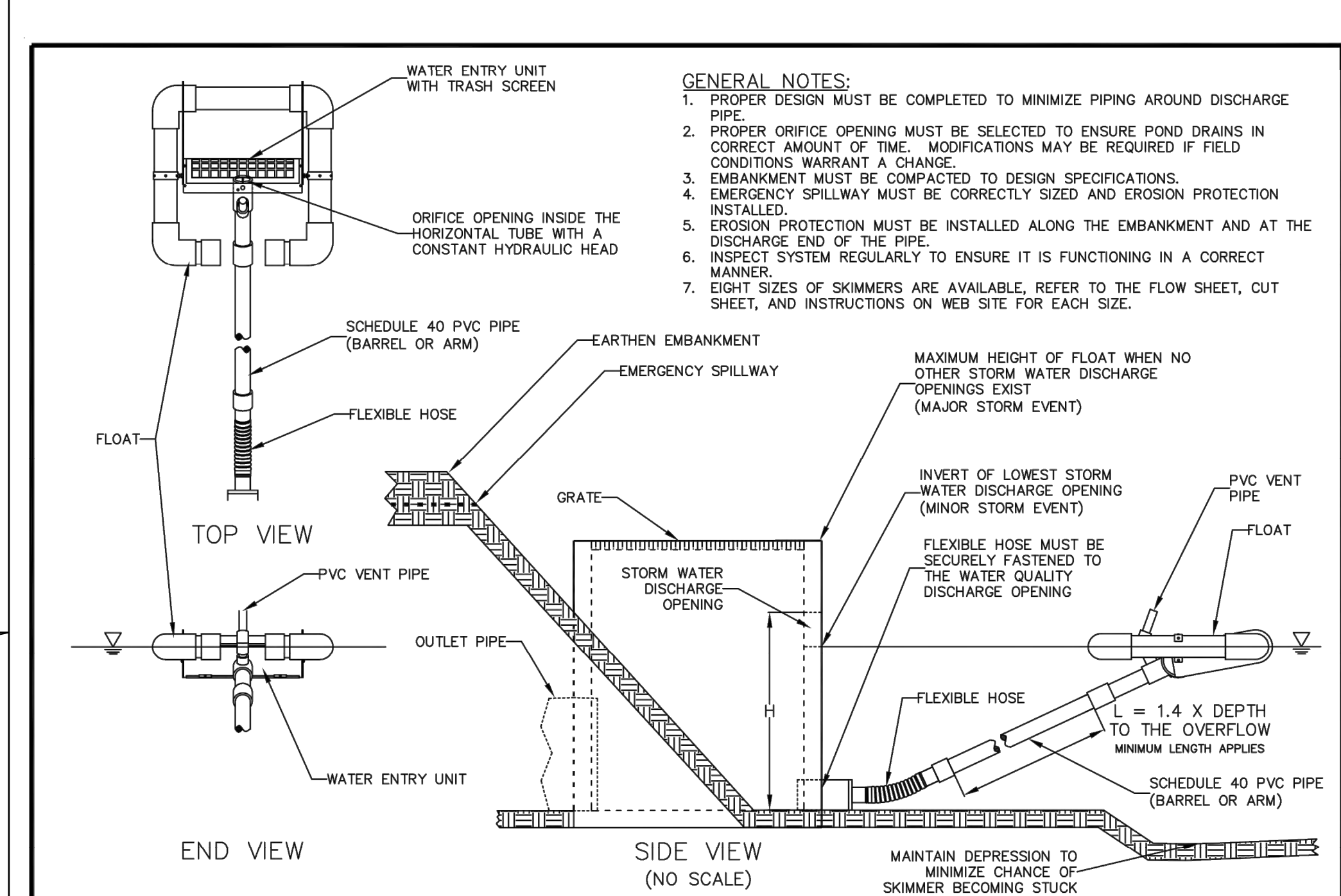
BARRIER SPACING FOR GENERAL APPLICATION		
INSTALL PARALLEL ALONG CONTOURS AS FOLLOWS		
% SLOPE	SLOPE	MAXIMUM SPACING ON SLOPE
10% OR FLATTER	10:1 OR FLATTER	300 FT
>10% OR <15%	>10:1 OR <7.5:1	150 FT
>15% OR <20%	>7.5:1 OR <5:1	100 FT
>20% OR <30%	>5:1 OR <3.5:1	50 FT
>30% OR <50%	>3.5:1 OR <2:1	25 FT

2 TEMPORARY DIVERSION DIKE / DITCH
 NOT TO SCALE

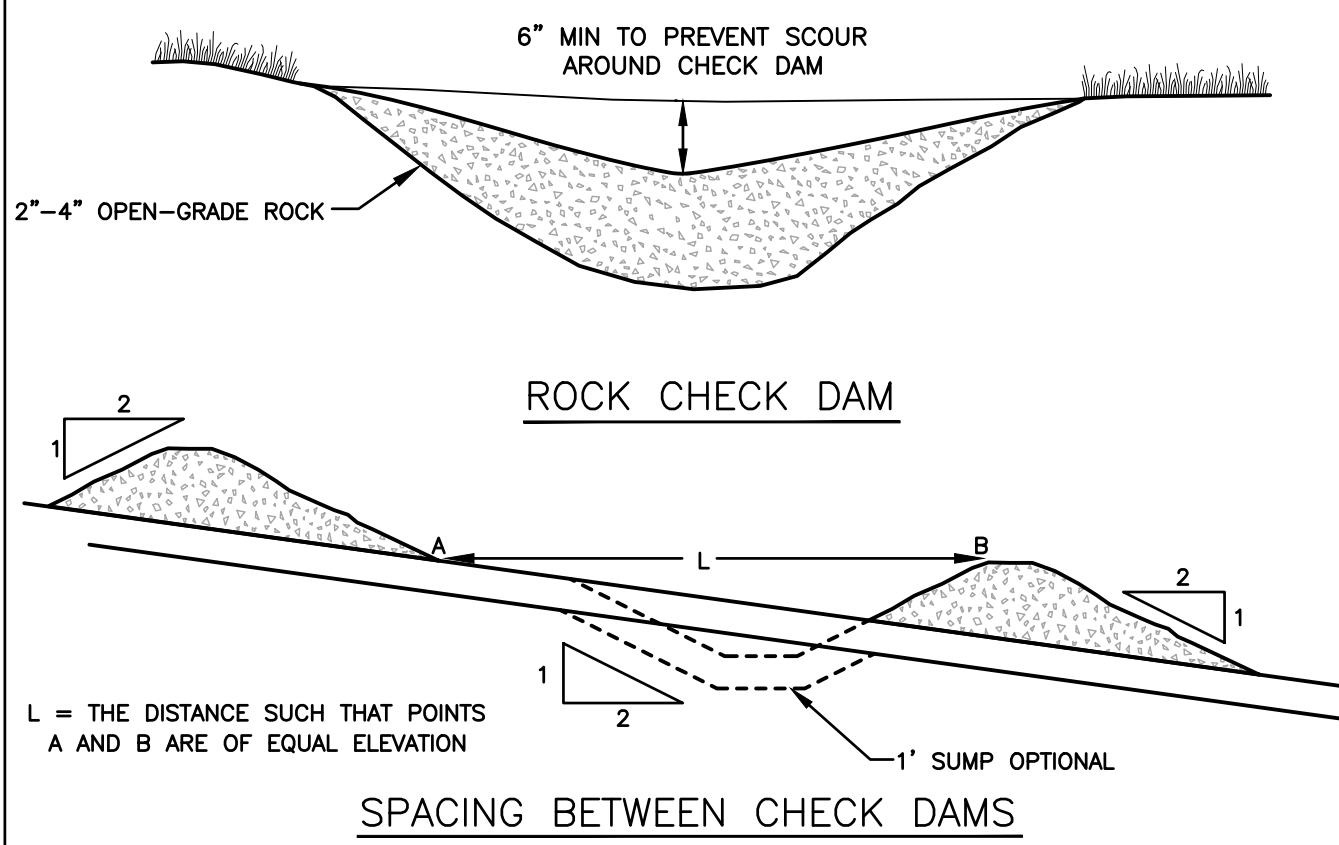
3 WATTLES
 NOT TO SCALE



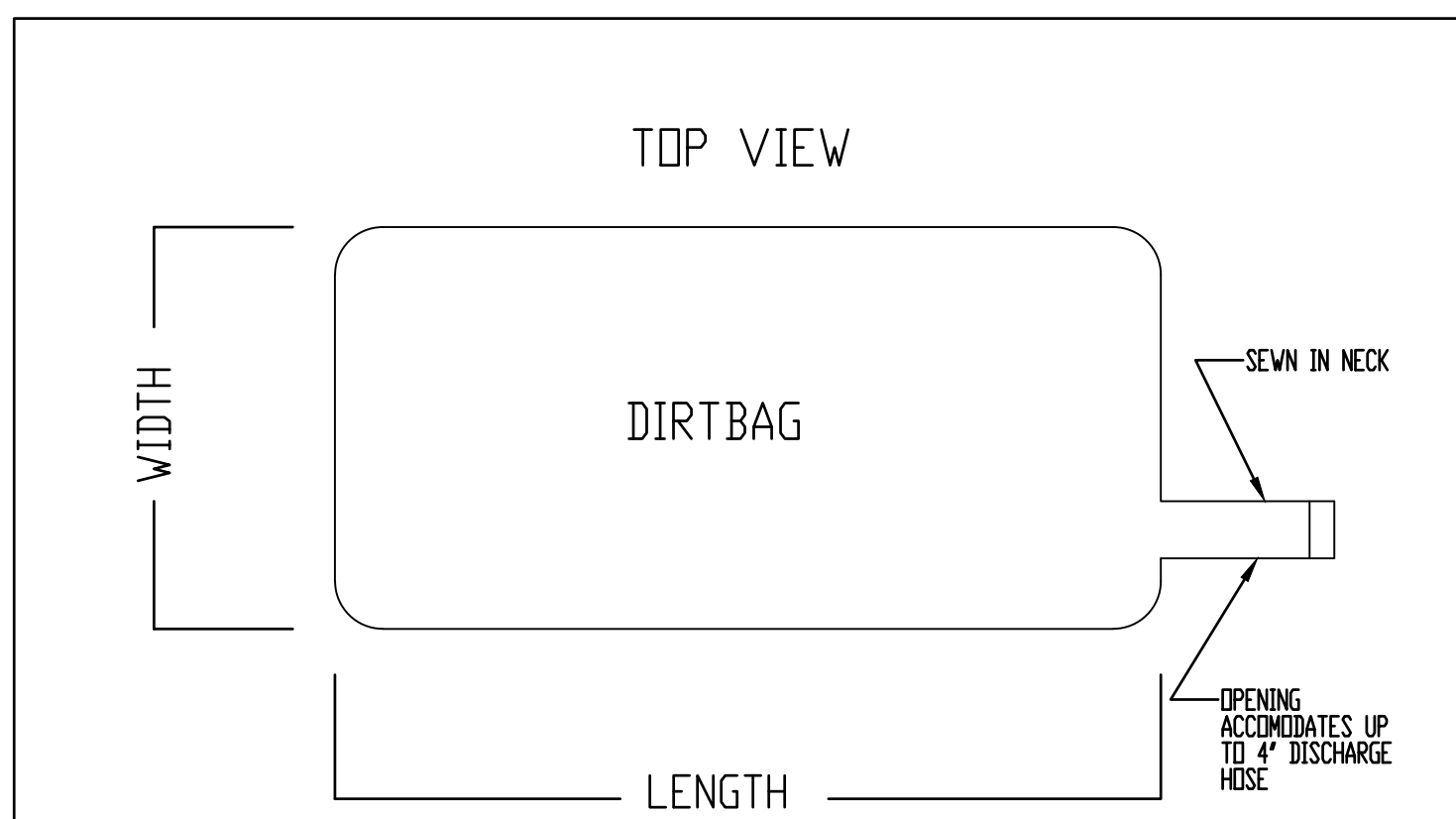
4 PIPE SLOPE DRAIN
 NOT TO SCALE



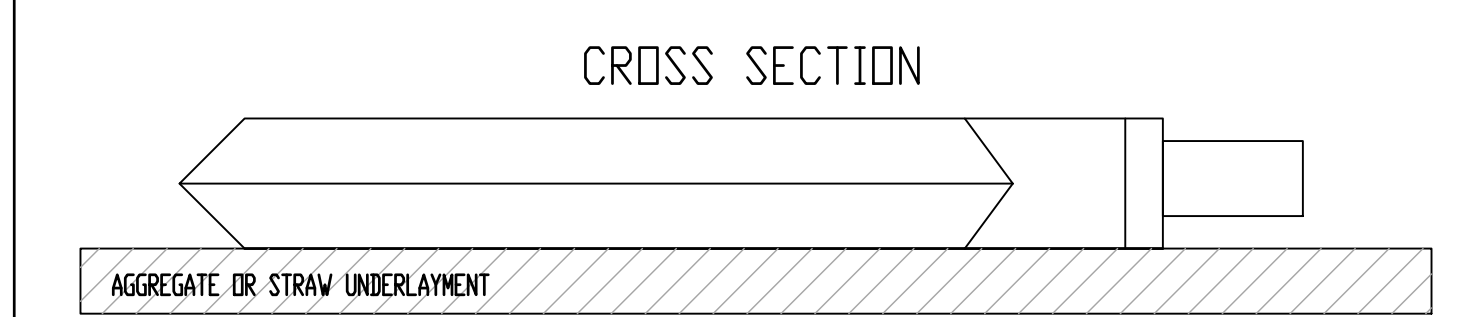
7 SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE
 NOT TO SCALE



6 ROCK CHECK DAM
 NOT TO SCALE



NOTES:
 1) DIRTBAG TO BE PLACED ON AGGREGATE OR STRAW
 2) SEAMS MUST BE HIGH STRENGTH DOUBLE STITCHED "J" SEAMS
 3) SEAM MUST BE TESTED UNDER ASTM D-4884. ACF TEST RESULTS AVAILABLE UPON REQUEST

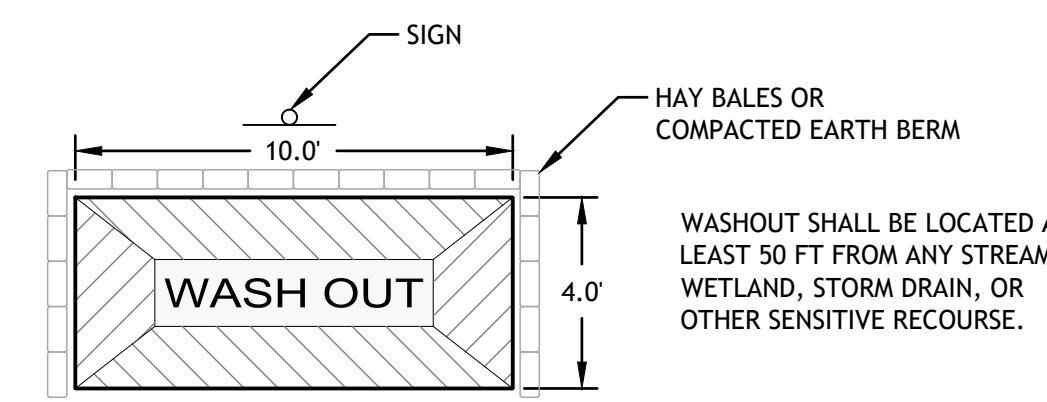


DB55 FABRIC PROPERTIES		
PROPERTY	TEST METHOD	MARV
TENSILE STRENGTH	ASTM D-4632	205 LBS
ELONGATION	ASTM D-4632	50%
CBR PUNCTURE	ASTM D-6241	525 LBS
UV RESISTANCE	ASTM D-4355	70%
ADS	ASTM D-4751	80 US SIEVE
PERMITTIVITY	ASTM D-4491	1.4 SEC-1
FLOW RATE	ASTM D-4491	90 GPM/SF

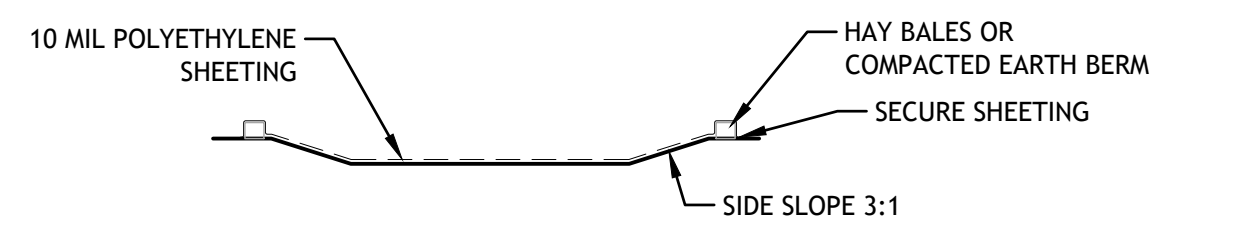


ACF DB55 DIRTBAG
 FOR ADDITIONAL INFORMATION PLEASE CONTACT ACF ENVIRONMENTAL
 PH 804-462-3636 / WWW.ACFENVIRONMENTAL.COM

5 WATTLES
 NOT TO SCALE



1 CONCRETE WASHOUT
 NOT TO SCALE



N:\p00\142-001\09 Drawings\04 Civil\Sheets - 1200C.dwg - SHEET: EC6.2 May 12, 2022 - 12:58pm.cll

REVISIONS:

EROSION AND SEDIMENT CONTROL ESC DETAILS (2)



DESIGNED BY: CLL DRAWING NO.: 142-001
 DRAWN BY: CLL SCALE:
 CHECKED BY: CLL

PREPARED FOR: LGI HOMES - OREGON, LLC
 12951 BEL-RED ROAD, STE 150
 BELLEVUE, WA 98005
 PH: 425-330-2453

DOVE LANDING - DEQ FILE # _____
 DOVE LANDING - EPA # _____

DOVE LANDING

CITY OF WOODBURN
 TAX MAP: 31W15AB-543, 7200, 7290, 7300, 7400, 7500, 7600, 8120, 8130
 TAX MAP: 31W15AA-16400

OREGON







JOB NUMBER
142-001

SHEET
EC6.2

DATE: 8/31/2021

TRAFFIC CONTROL LEGEND

-  28" TUBULAR MARKER, 20' MAX SPACING
-  48x48 Roll-Up Sign w/Stand
-  Flagger
-  Work Zone



- Traffic Control Notes
1. Single lane closure controlled by (2) flaggers on opposite ends of project along Boones Ferry Rd. Lane Closure will be delineated using approved tubular markers.
 2. Adjust TCP to field conditions as necessary
 3. Work Hours: M-F 7am - 5pm
 4. Speed Limit on Boones Ferry ranges from 35 - 45mph through project area.