



July 7, 2021

MacKenzie
Attn: Lee Leighton
15115 SE Water Avenue, Suite 100
Portland, OR 97, 2021

RE: Approval of Grading Permit GRAD 21-06 "Project Basie" for Tax Lots 052W110000400, 500, & 600; 052W140002400 & 2500 (lots 1-5 of the I-5 Logistics Center subdivision); 052W140000200 & 600

Dear Mr. Leighton:

Staff approves the grading permit (first received May 18, 2021 with additional materials submitted through July 7, 2021), subject to the conditions of approval outlined in this letter.

Summary of Review:

This site is subject to the development standards of the Woodburn Development Ordinance. The applicant is requesting to perform significant grading work in preparation for industrial warehouse development. Pursuant to WDO 4.01.02, the Director shall render all Type I land use decisions. The Director's decision is the final decision of the City on a Type I application and cannot be appealed by any party through the City land use appeals process. If you have any questions regarding this matter, contact me at chris.kerr@ci.woodburn.or.us or (503) 980-2445.

Planning Conditions of Approval:

1. Approval of this grading permit is for site grading and ground improvement as permitted under your Oregon Department of Environmental Quality 1200-C permit (DEQ File #127391). Separate City of Woodburn permits are required prior to construction of foundations, utilities, or buildings.
2. All site work shall be in substantial conformance with the approved grading plans and the approved Department of Environmental Quality (DEQ) 1200-C permit. The applicant shall provide to the City any modifications to the DEQ permit.

3. The applicant, not the City, is responsible for obtaining permits from Marion County Public Works, US Army Corps of Engineers (USACE), Oregon Department of Environmental Quality (DEQ), Oregon Department of State Lands (DSL), Oregon Department of Transportation (ODOT), and other agencies which might require approval or permit.
4. All work within public rights-of-way (ROWS) or easements within City jurisdiction shall require plan approval and permit issuance from the Public Works Department.
5. Grading excludes approval to remove any trees.

Public Works Conditions of Approval:

6. Comply with the submitted grading and erosion control plans, including measures to keep the ROW clean, to protect existing catch basins around the work area, and maintain dust control measures. All catch basins around the work area shall be clean of debris and soils at all times.
7. Continuously maintain adequate protection of all work from damage and protect the public and private property of others from injury or loss arising in connection with the work.
8. Leave ROW in clean condition, free from litter and debris, at the end of each workday, or more frequently if directed by the City Inspector.
9. Provide best management practices for erosion control methods on areas that may lie outside of the DEQ 1200-C Permitted area.
10. Comply with Marion County requirements for temporary/construction access to Butteville Road. Permanent driveway locations on Butteville Road still under review. All construction accesses shall be constructed per the proposed construction access detail.
11. Implement all traffic control operations/activities in accordance with MUTCD, ODOT and County requirements.
12. Sidewalk and street closures are not allowed under this permit.
13. Abandon the irrigation well in accordance with state and Marion County requirements, as applicable.
14. Comply with City of Woodburn Planning Department requirements through Woodburn Development Ordinance (WDO) 5.01.04 Grading Permit.
15. 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.

Final decision approved by:



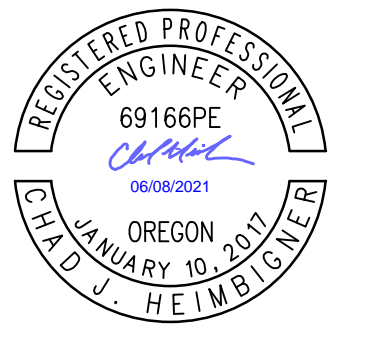
Chris Kerr, Community Development Director

July 7, 2021

enclosure: Approved Plans

cc: Tom Nieswander, TC Pursuit Services, Inc. (via email)
Dan Handel, AICP, Associate Planner
Eric Liljequist, P.E., Public Works Director
Dago Garcia, P.E., City Engineer
Melissa Gitt, Building Official

file: GRAD 21-06



EXPIRATION DATE: 06/30/2021

PROJECT BASIE PERMIT SET

Trammell Crow Company

PROJECT ADDRESS:
BUTTEVILLE ROAD
WOODBURN, OR

REV	DATE	DESCRIPTION

PROJ. NO.	210598
DRAWN	JSF
CHECKED	CJH
DATE	06/08/2021

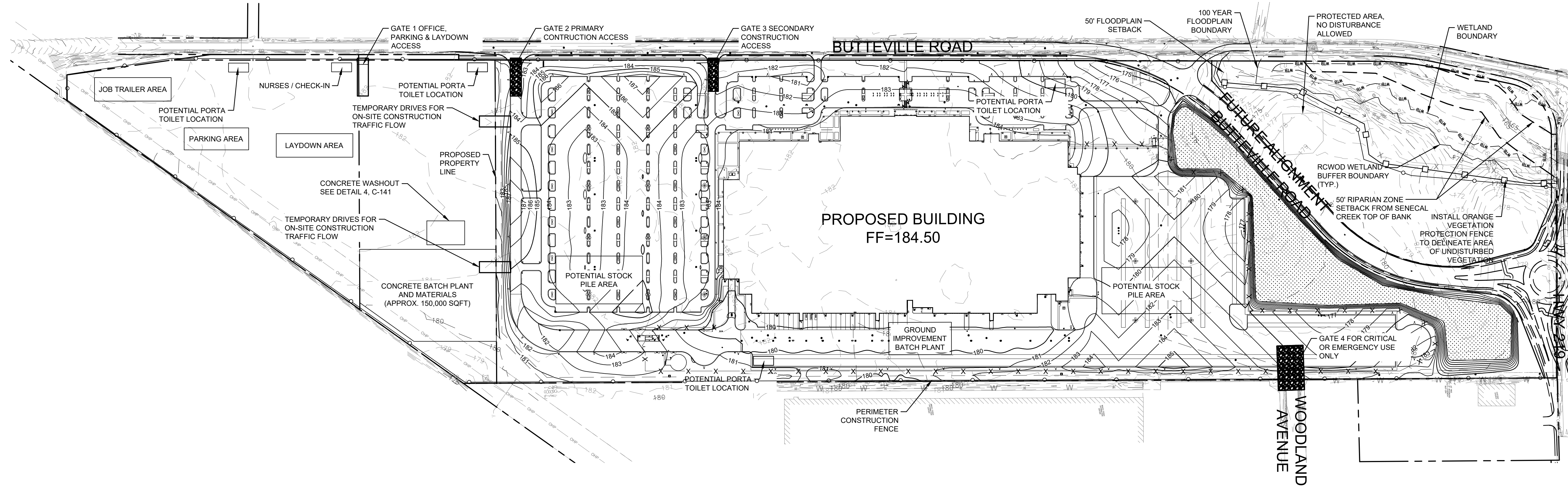
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SHEET TITLE:

EROSION AND SEDIMENT CONTROL SITE OVERVIEW PLAN

SHEET NO:

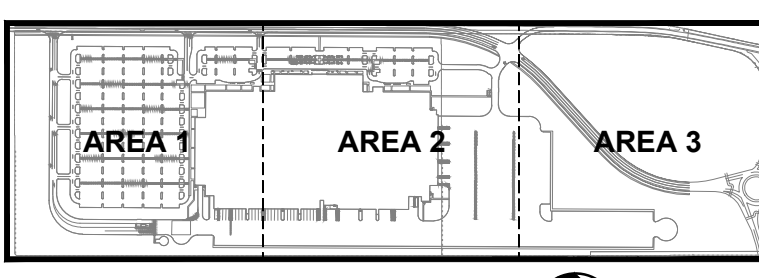
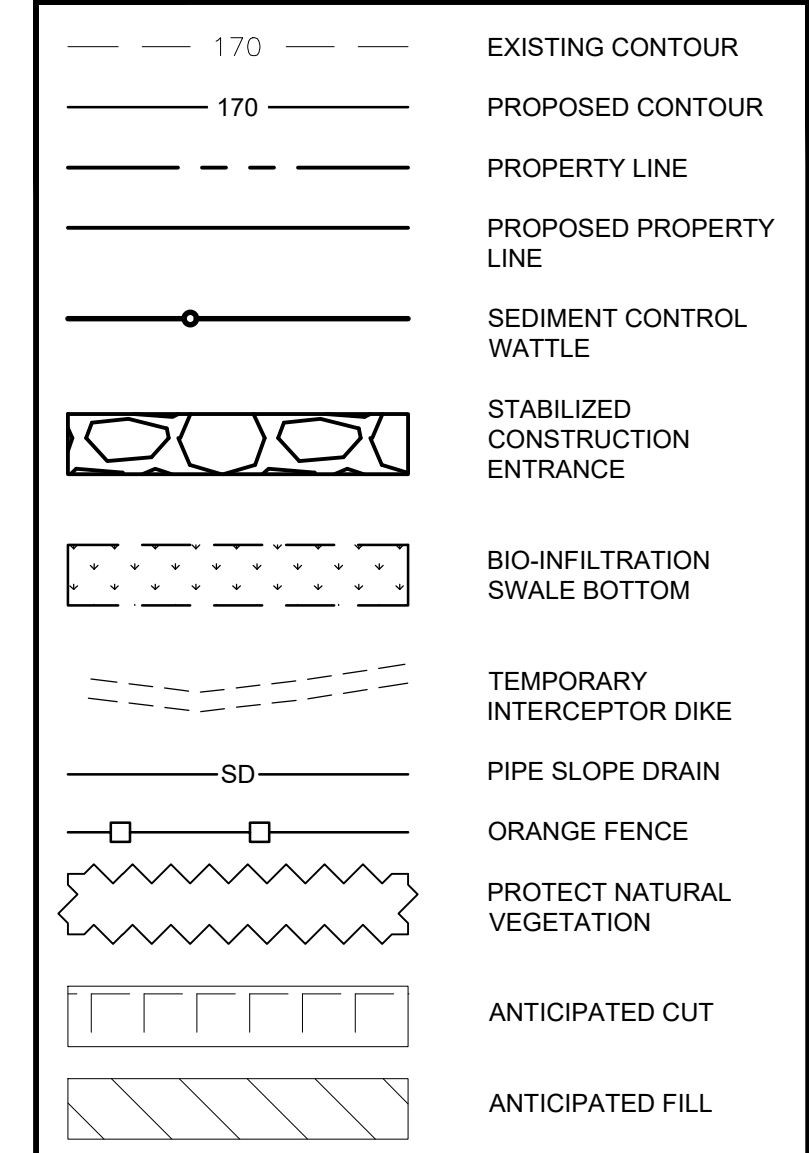
C-100



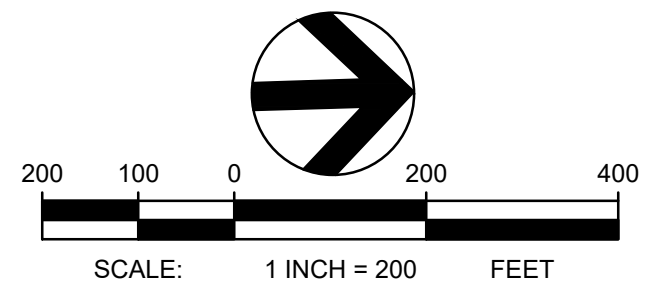
NOTES

- REFER TO SHEETS C-141 - C-143 FOR EROSION AND SEDIMENT CONTROL DETAILS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SUBJECT SITE, CITY OF WOODBURN REQUIREMENTS, AND THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR OREGON CITIES AND COUNTIES. REFER TO THE SWPPP FOR ADDITIONAL INFORMATION.
- DO NOT OVER-COMPACT SOILS IN PROPOSED STORM WATER INFILTRATION AREAS. DO NOT STOCKPILE SOILS OR MATERIALS OR STORE EQUIPMENT IN THESE AREAS. DO NOT ALLOW CONCRETE WASHOUT ACTIVITIES IN THESE AREAS. AVOID DRIVING AND PARKING IN THESE AREAS.
- TOP 4-INCHES OF SOIL WILL BE REMOVED AND STOCKPILED, WITH EXCESS EXPORTED OFFSITE.
- AREA OF CUT: 1,219,894 S.F.
AREA OF FILL: 2,334,075 S.F.
SEE SHEETS ROUGH GRADING EROSION AND SEDIMENT CONTROL PLANS C-111 - C-113 DEPICTION OF THOSE AREAS.
- AFTER 4-INCH TOPSOIL REMOVAL, THE TOTAL CUT, INCLUDING 55,000 CY OF DEEP FOUNDATION SPOIL, WILL BE 193,000 CY.
- GEOTECHNICAL ANALYSIS PREDICTS 14% SHRINKAGE OF COMPACTED FILL; AFTER COMPACTION, FILL VOLUME WILL BE 166,00CY.
- CONTRACTOR SHALL IMPLEMENT SITE-WIDE DUST CONTROL OVER DISTURBED AREAS THROUGHOUT CONSTRUCTION. DUST CONTROL PROCEDURES SHALL FOLLOW OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY BMP 2.8, DUST CONTROL.
- NEAREST OFFICIAL RAIN GAUGE, AURORA STATE AIRPORT WEATHER STATION, NETWORK ID WBAN:94281. LAT 45.2486°N, LONG 122.7686°W.

LEGEND



KEY PLAN



TBM INFORMATION
REFER TO TOPOGRAPHIC SURVEY FOR MORE INFORMATION, SHEETS C-030 - C-033.

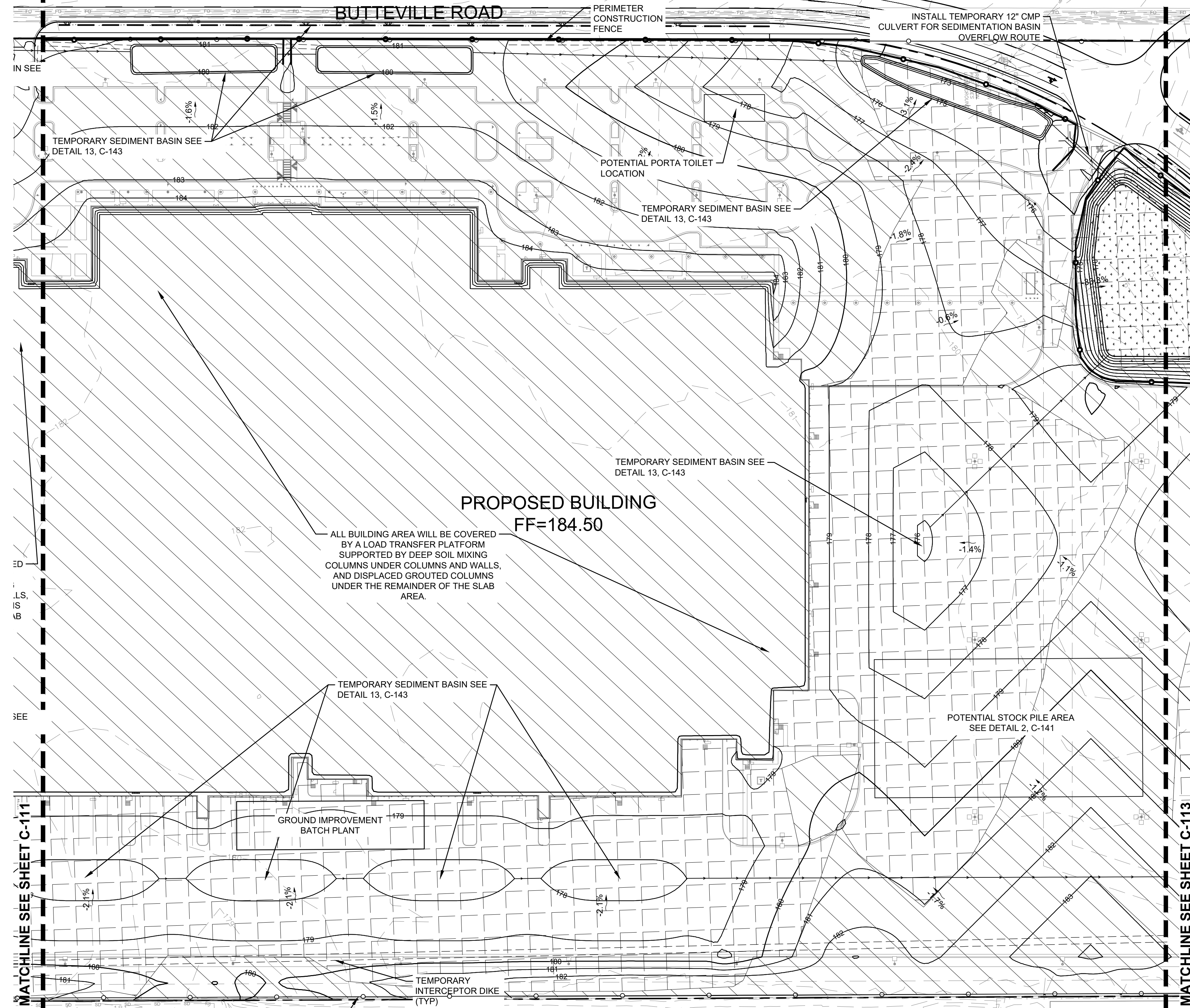
BENCH MARK NOTE
CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS AND BENCH MARKS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE.

THE EXISTING INFORMATION SHOWN ON THESE PLANS IS PER THE SURVEY COMPLETED BY:
KC DEVELOPMENT
P.O. BOX 388
CAMAS, WA 98607
(360) 834-2519
DATED: 06/22/2016.
THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND CONTACT THE ENGINEER IF DISCREPANCIES ARE NOTED.

UTILITY STATEMENT
LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.



S. LOCATED IN THE SE 1/4 OF SECTION 11 AND IN THE NE 1/4 OF SECTION 14, T.5S., R.2W., W.M., CITY OF WOODBURN, MARION COUNTY, OREGON



ALL BUILDING AREA WILL BE COVERED BY A LOAD TRANSFER PLATFORM SUPPORTED BY DEEP SOIL MIXING COLUMNS UNDER COLUMNS AND WALLS, AND DISPLACED GROUTED COLUMNS UNDER THE REMAINDER OF THE SLAB AREA.

GROUND IMPROVEMENT BATCH PLANT

PROPOSED BUILDING
FF=184.50

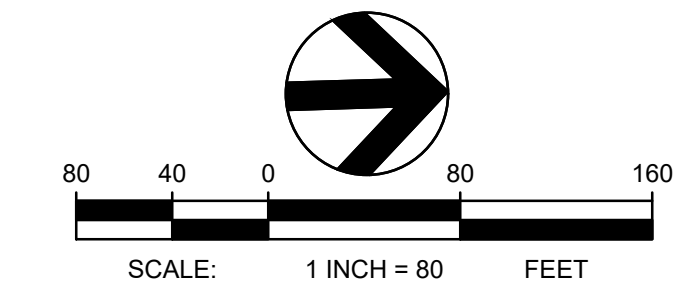
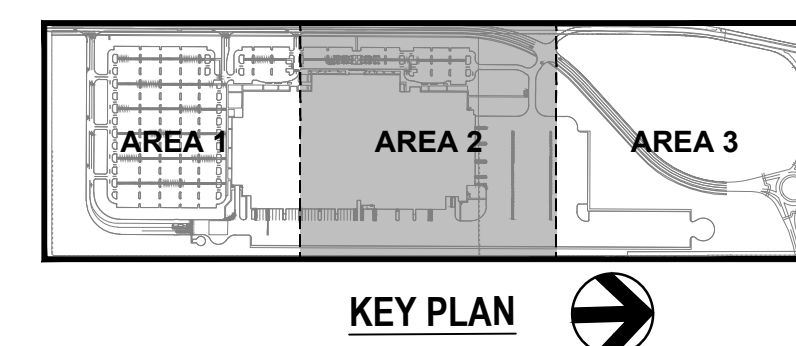
POTENTIAL STOCK PILE AREA
SEE DETAIL 2, C-141

- NOTES**
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 - PRESERVE AND PROTECT TREES AND TREE ROOT ZONES AT EDGES OF PRESERVED VEGETATION AREAS.

ALL AREA SHOWN AS CUT OR FILL ON THIS PLAN SHEET WILL HAVE CEMENT-AMENDED SOIL.

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPERTY LINE
	PROPOSED PROPERTY LINE
	SEDIMENT CONTROL WATTLE. SEE DETAIL 9, C-142
	SEDIMENTATION POND OVERFLOW ROUTE
	STABILIZED CONSTRUCTION ENTRANCE SEE DETAIL 7, C-141
	BIO-INFILTRATION SWALE BOTTOM
	TEMPORARY INTERCEPTOR DIKE SEE DETAIL 11 AND 13, C-143
	PIPE SLOPE DRAIN. SEE DETAIL 3, C-141
	ORANGE FENCE. SEE DETAIL 7, C-141
	PROTECT NATURAL VEGETATION
	ANTICIPATED CUT
	ANTICIPATED FILL
	CONSTRUCTION FENCE



TBM INFORMATION
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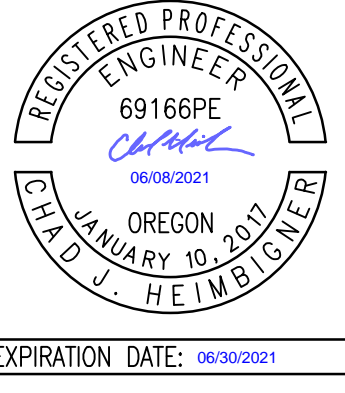
THE EXISTING INFORMATION SHOWN ON THESE PLANS IS PER THE SURVEY COMPLETED BY:
KC DEVELOPMENT
P.O. BOX 366
CAMAS, WA 98607
(360)-834-2519
DATED: 06/22/2016.
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COFFMAN ENGINEERS
10 N. Post Street, Suite 500
Spokane, WA 99201
ph 509.328.2994
www.coffman.com

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PROJECT BASIE
PERMIT SET

Trammell Crow Company

PROJECT ADDRESS:
BUTTEVILLE ROAD
WOODBURN, OR

REV	DATE	DESCRIPTION

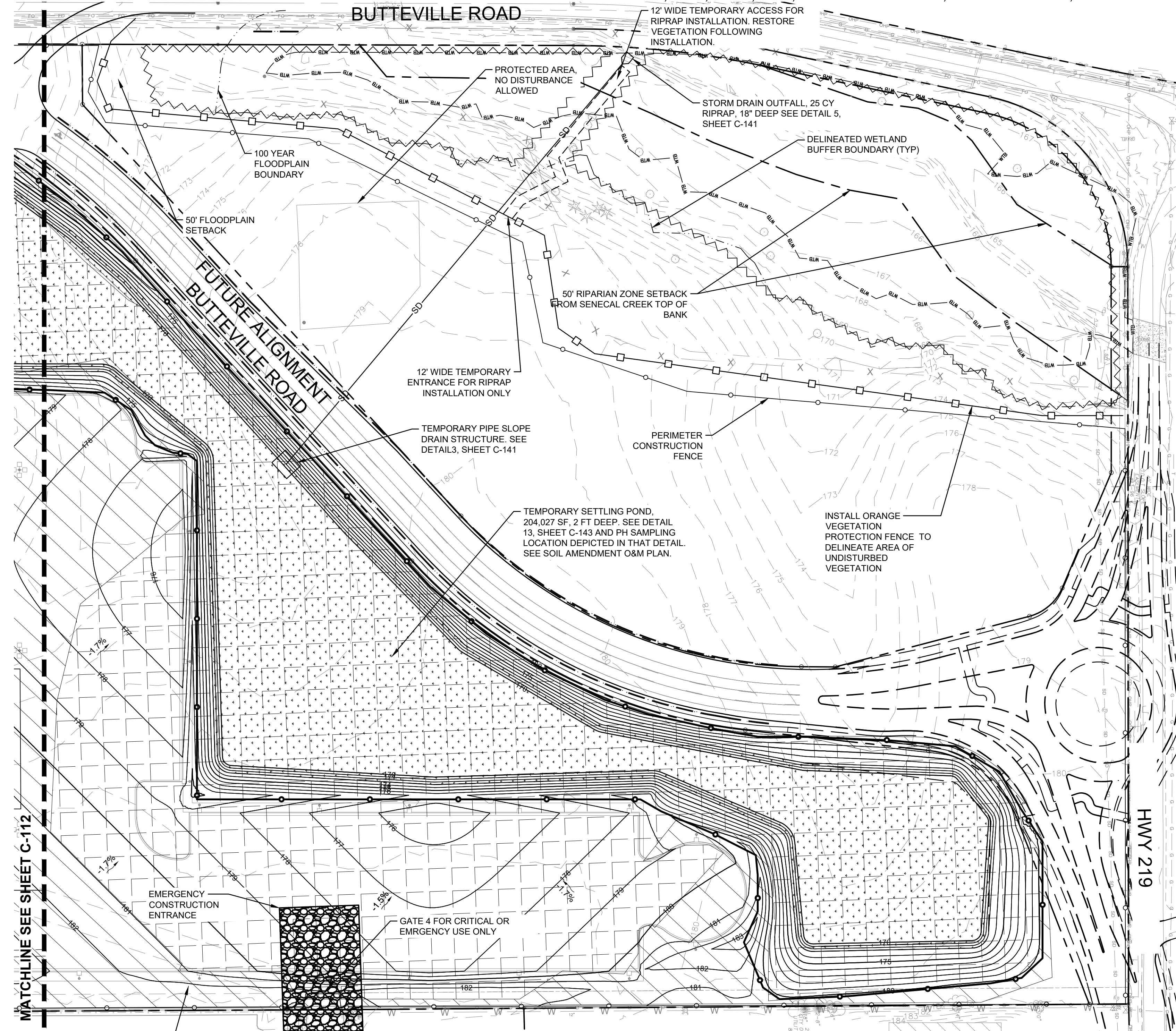
PROJ. NO.	210598
DRAWN	JSF
CHECKED	CJH
DATE	06/08/2021

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SHEET TITLE:
**ROUGH GRADE
EROSION &
SEDIMENT
CONTROL PLAN -
AREA 2**

SHEET NO:
C-112

BUTTEVILLE ROAD



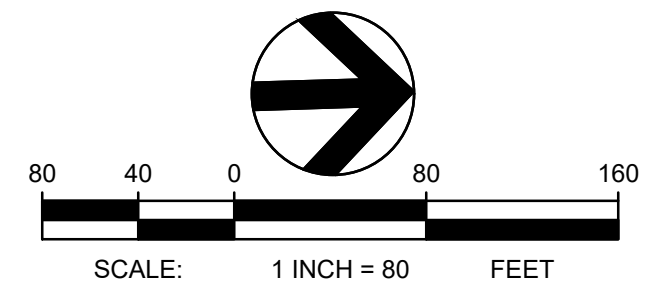
ALL AREA EAST AND SOUTH OF THE SEDIMENTATION BASIN EMBANKMENT SHOWN ON THIS PLAN SHEET WILL HAVE CEMENT-AMENDED SOIL.

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LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPERTY LINE
	PROPOSED PROPERTY LINE
	SEDIMENT CONTROL WATTLE. SEE DETAIL 9, C-142
	SEDIMENTATION POND OVERFLOW ROUTE
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	BIO-INFILTRATION SWALE BOTTOM
	TEMPORARY INTERCEPTOR DIKE SEE DETAIL 11 AND 13, C-143
	PIPE SLOPE DRAIN. SEE DETAIL 3, C-141
	ORANGE FENCE. SEE DETAIL 7, C-141
	PROTECT NATURAL VEGETATION
	ANTICIPATED CUT
	ANTICIPATED FILL
	CONSTRUCTION FENCE

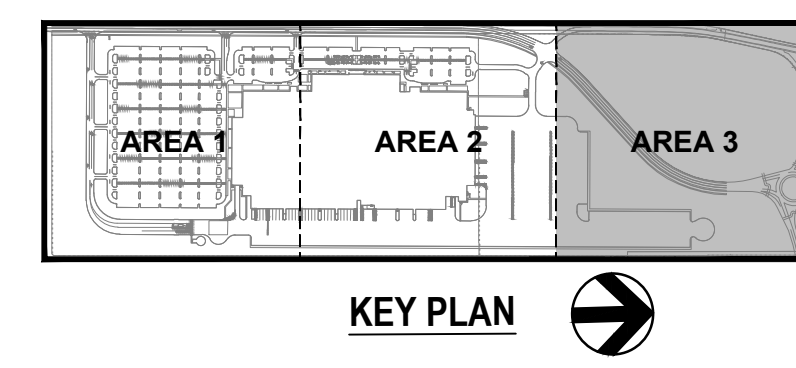


TBM INFORMATION
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BENCH MARK NOTE
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KC DEVELOPMENT
P.O. BOX 398
CAMAS, WA 98607
(360) 834-2519
DATED: 06/22/2018.
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PROJECT BASIE PERMIT SET

Trammell Crow Company

PROJECT ADDRESS:
BUTTEVILLE ROAD
WOODBURN, OR

REV	DATE	DESCRIPTION

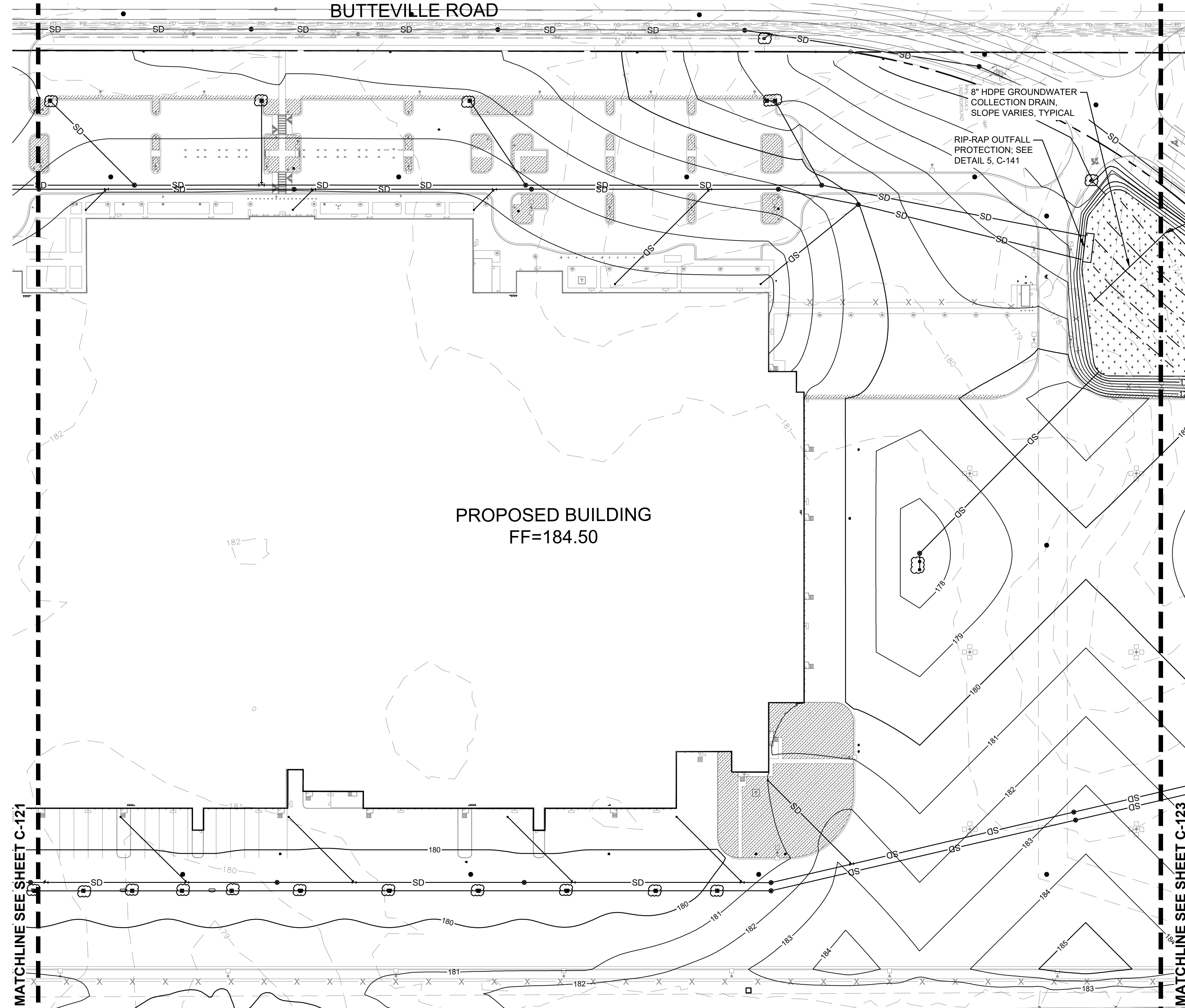
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DRAWN	JSF
CHECKED	CJH
DATE	06/08/2021

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SHEET TITLE:
ROUGH GRADE EROSION & SEDIMENT CONTROL PLAN - AREA 3

SHEET NO:
C-113

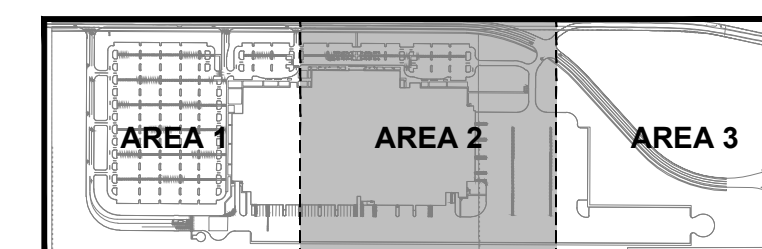
S. LOCATED IN THE SE 1/4 OF SECTION 11 AND IN THE NE 1/4 OF SECTION 14, T.5S., R.2W., W.M., CITY OF WOODBURN, OREGON COUNTY, MARION
BUTTEVILLE ROAD



PROPOSED BUILDING
 FF=184.50

LEGEND

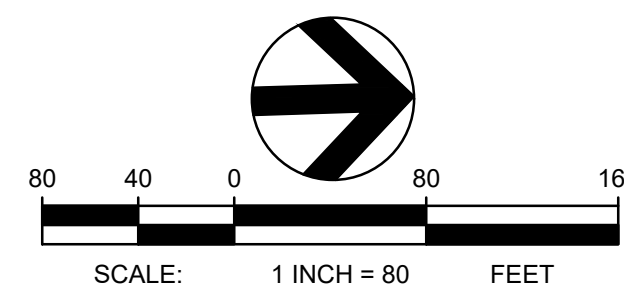
--- 170 ---	EXISTING CONTOUR
--- 170 ---	PROPOSED CONTOUR
---	PROPERTY LINE
X	PERMANENT FENCING
SD	STORM DRAIN PIPE
---	4-IN DIAMETER PERFORATED UNDERDRAIN PIPE
■	CATCH BASIN
→	DIRECTION OF FLOW
▨	BIO-RETENTION SWALE BOTTOM
▨	PLANTING AREAS
☉	INLET PROTECTION SEE NOTE 4



KEY PLAN

NOTES

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- INSTALL INLET PROTECTION PER DETAIL 1, SHEET C-141.
- SWALE SEED MIX TO BE PT 455 SEEDED AT 5 OZ PER 1,000 SF AS SUPPLIED BY PRO TIME (800) 345-3295.



TBM INFORMATION
 REFER TO TOPOGRAPHIC SURVEY FOR MORE INFORMATION, SHEETS C-030 - C-033.

BENCH MARK NOTE
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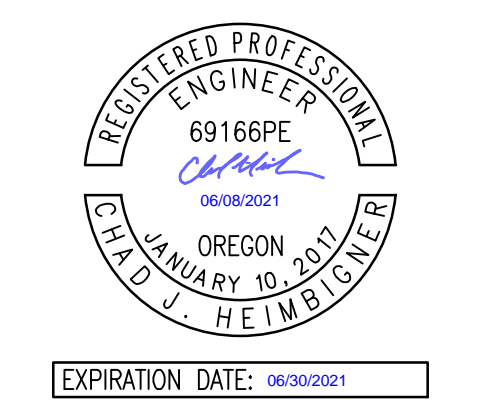
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 P.O. BOX 368
 CAMAS, WA 98607
 (360) 834-2519
 DATED: 06/22/2016.
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UTILITY STATEMENT
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PROJECT ADDRESS:
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 WOODBURN, OR

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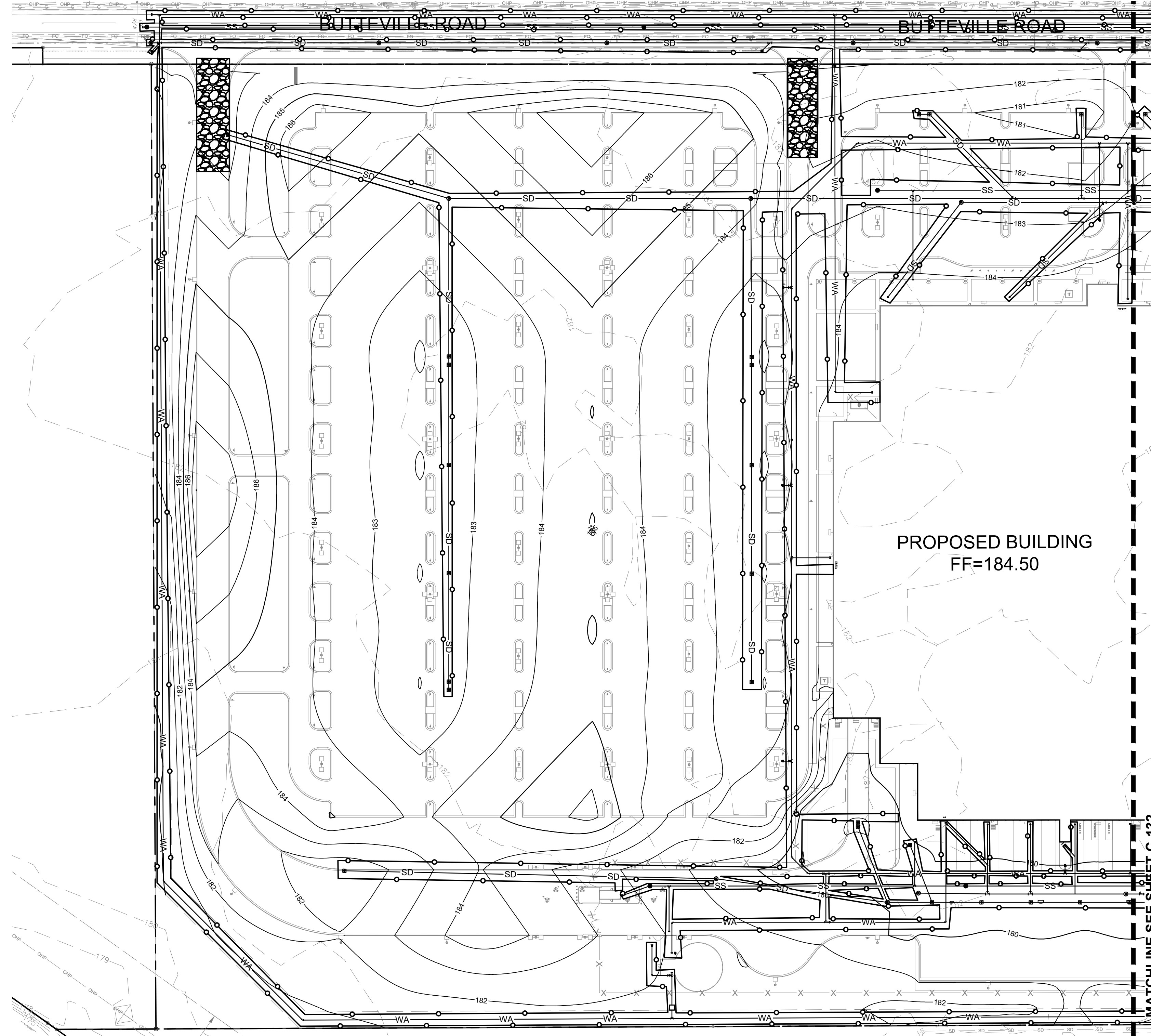
PROJ. NO.	210598
DRAWN	JSF
CHECKED	CJH
DATE	06/08/2021

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SHEET TITLE:
FINISH GRADE EROSION & SEDIMENT CONTROL PLAN - AREA 2

SHEET NO:
C-122

S. LOCATED IN THE SE 1/4 OF SECTION 11 AND IN THE NE 1/4 OF SECTION 14, T.5S., R.2W., W.M., CITY OF WOODBURN, MARION COUNTY, OREGON



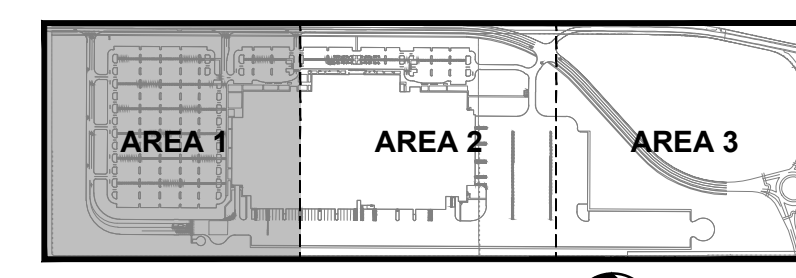
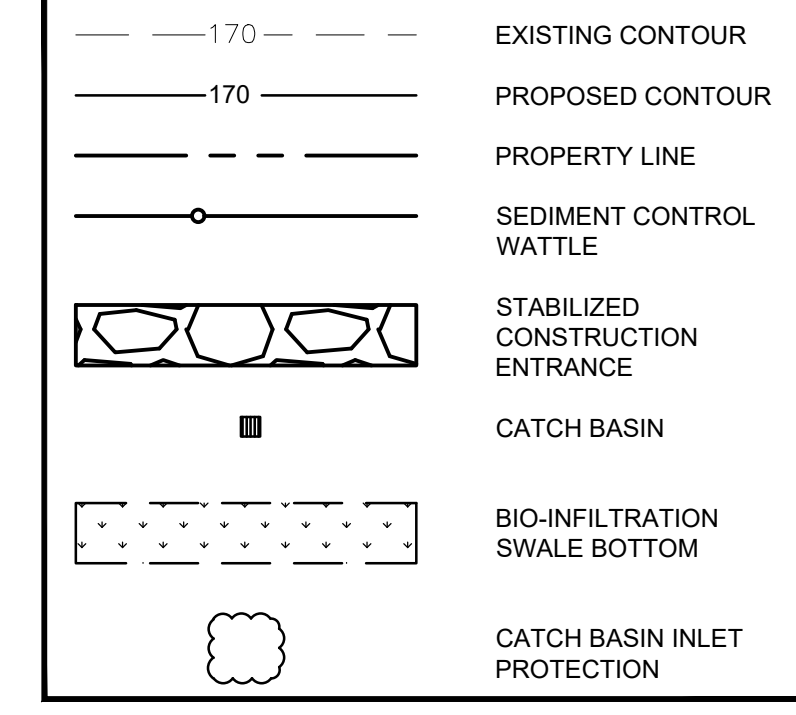
PROPOSED BUILDING
FF=184.50

MATCHLINE SEE SHEET C-132

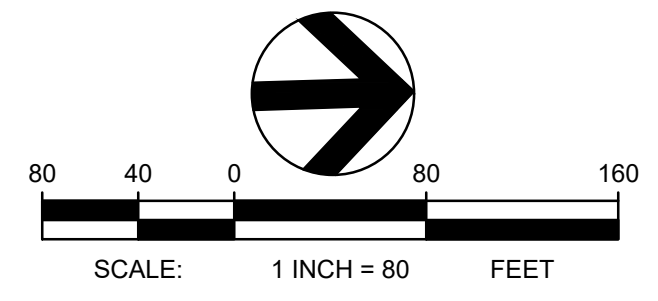
NOTES

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3. SEDIMENT CONTROL WATTLES SHOWN MAY BE ALTERED TO FACILITATE COMMON OR SEPARATED UTILITY TRENCHING. INTENT OF WATTLE PLACEMENT IS TO PREVENT SEDIMENT FLUSHING INTO TRENCHES AND OUT TO THE TEMPORARY SETTLING POND.
4. UNCONTAMINATED, NON-TURGID GROUNDWATER FROM TRENCH DEWATERING MAY BE DISCHARGED BY DISPERSING IT AT LOW VELOCITY UPGRADIENT OF THE FINAL (NORTH) SEDIMENTATION BASIN.

LEGEND



KEY PLAN



TBM INFORMATION
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BENCH MARK NOTE

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Know what's below.
Call before you dig.

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PROJECT BASIE PERMIT SET

Trammell Crow Company

PROJECT ADDRESS:
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REV	DATE	DESCRIPTION

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SHEET TITLE:

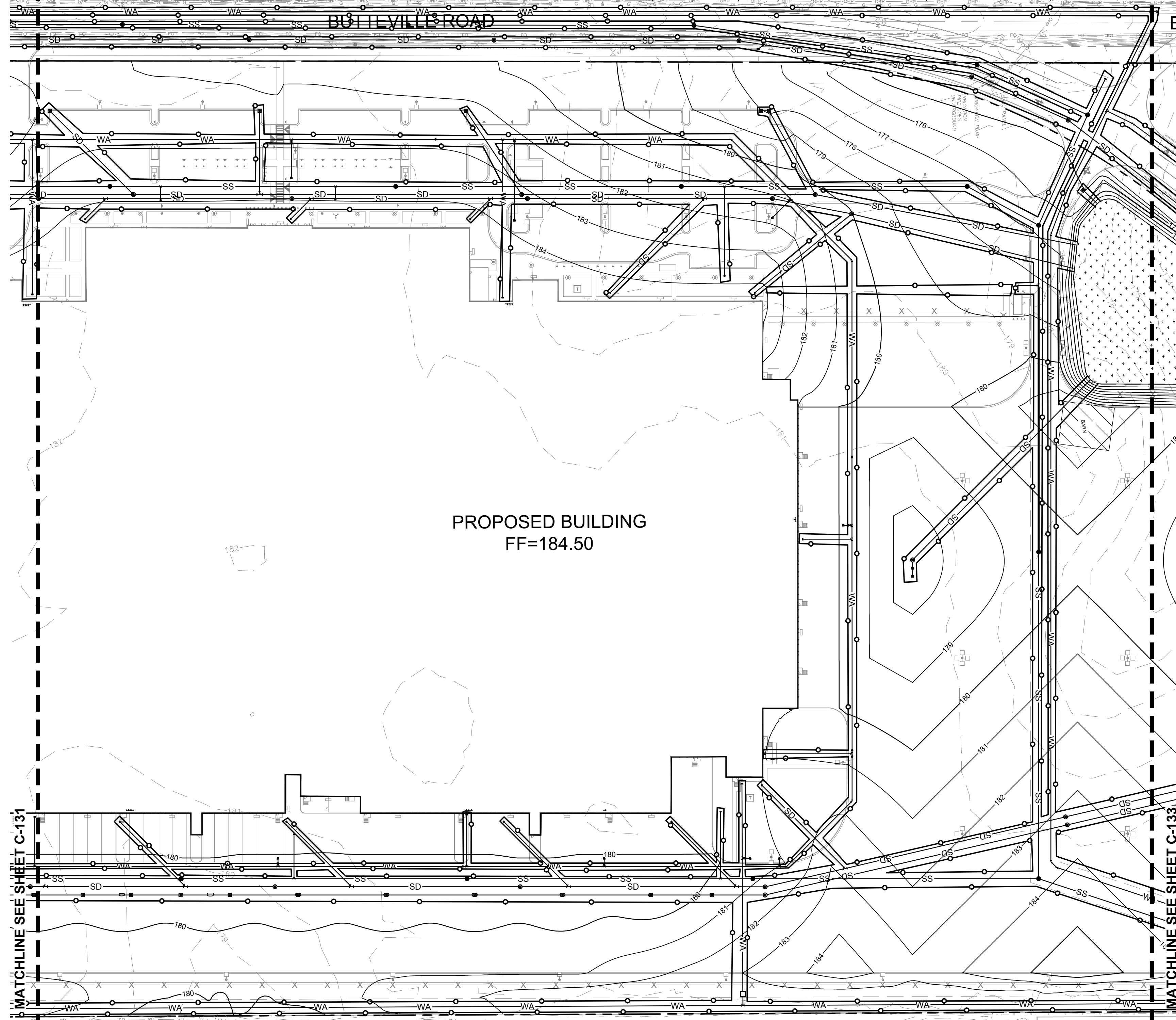
UTILITY EROSION & SEDIMENT CONTROL PLAN - AREA 1

SHEET NO:

C-131

S. LOCATED IN THE SE 1/4 OF SECTION 11 AND IN THE NE 1/4 OF SECTION 14, T.5S., R.2W., W.M., CITY OF WOODBURN, MARION COUNTY, OREGON

BUTTEVILLE ROAD



PROPOSED BUILDING
FF=184.50

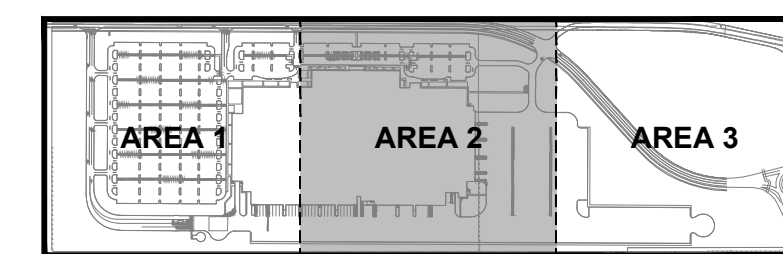
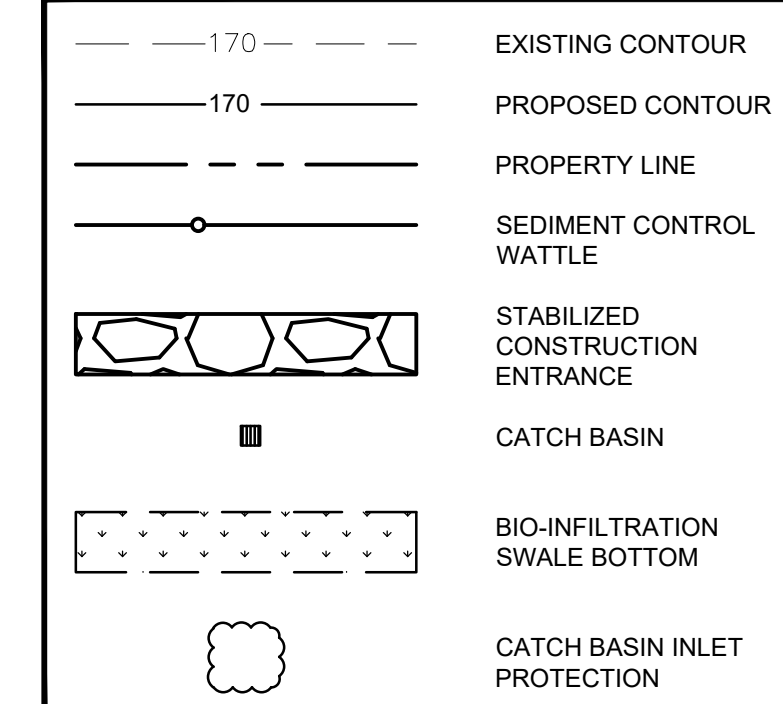
MATCHLINE SEE SHEET C-131

MATCHLINE SEE SHEET C-133

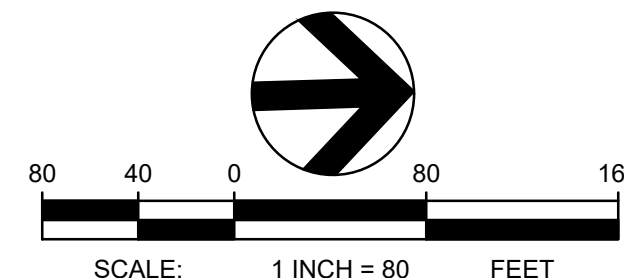
NOTES

- REFER TO SHEETS C-141 - C-143 FOR EROSION AND SEDIMENT CONTROL DETAILS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SUBJECT SITE, CITY OF WOODBURN REQUIREMENTS, AND THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR OREGON CITIES AND COUNTIES. REFER TO THE SWPPP FOR ADDITIONAL INFORMATION.
- SEDIMENT CONTROL WATTLES SHOWN MAY BE ALTERED TO FACILITATE COMMON OR SEPARATED UTILITY TRENCHING. INTENT OF WATTLE PLACEMENT IS TO PREVENT SEDIMENT FLUSHING INTO TRENCHES AND OUT TO THE TEMPORARY SETTLING POND.
- UNCONTAMINATED, NON-TURGID GROUNDWATER FROM TRENCH DEWATERING MAY BE DISCHARGED BY DISPERSING IT AT LOW VELOCITY UPGRADIENT OF THE FINAL (NORTH) SEDIMENTATION BASIN.

LEGEND



KEY PLAN



TBM INFORMATION
REFER TO TOPOGRAPHIC SURVEY FOR MORE INFORMATION, SHEETS C-030 - C-033.

BENCH MARK NOTE
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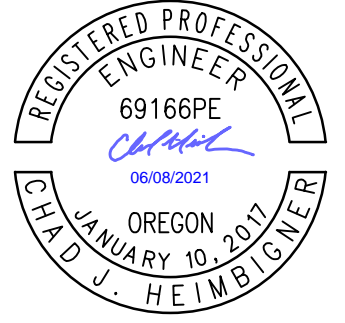
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KC DEVELOPMENT
P.O. BOX 388
CAMAS, WA 98607
(360)-834-2519
DATED: 06/22/2016.
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EXPIRATION DATE: 06/30/2021

**PROJECT BASIE
PERMIT SET**

Trammell Crow Company

PROJECT ADDRESS:
BUTTEVILLE ROAD
WOODBURN, OR

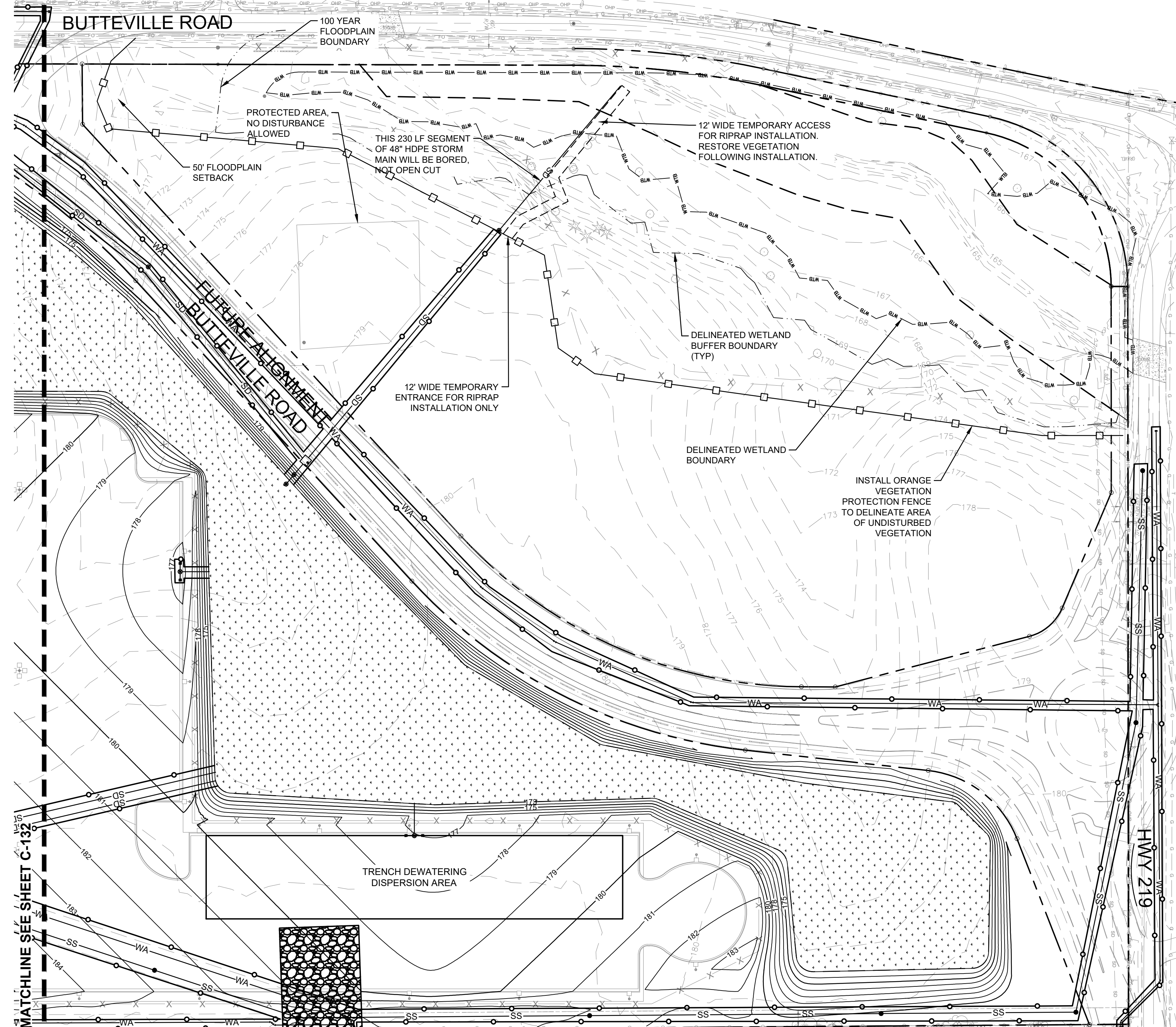
REV	DATE	DESCRIPTION

PROJ. NO.	210598
DRAWN	JSF
CHECKED	CJH
DATE	06/08/2021

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SHEET TITLE:
**UTILITY EROSION
& SEDIMENT
CONROL PLAN -
AREA 2**

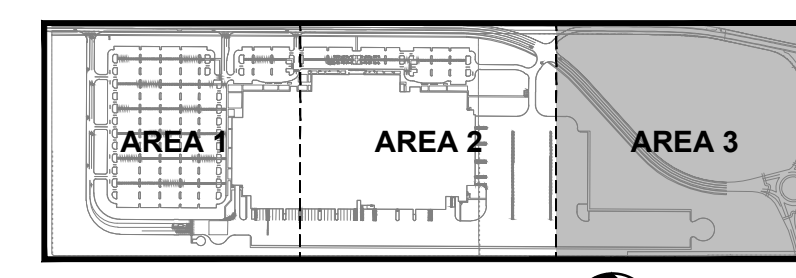
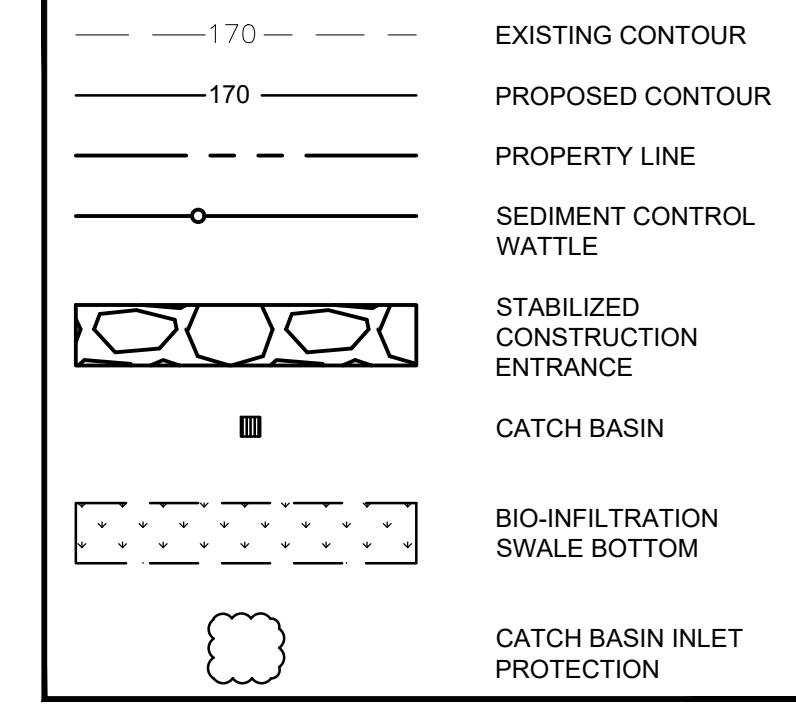
SHEET NO:
C-132



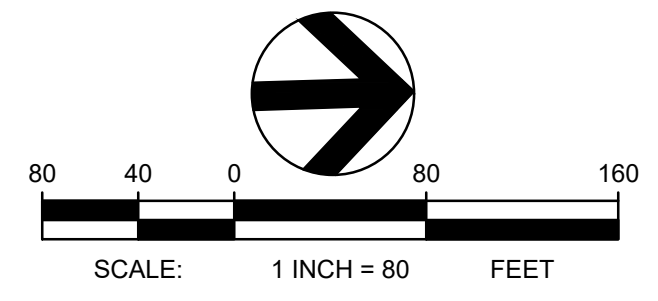
NOTES

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2. EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SUBJECT SITE, CITY OF WOODBURN REQUIREMENTS, AND THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR OREGON CITIES AND COUNTIES. REFER TO THE SWPPP FOR ADDITIONAL INFORMATION.
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4. UNCONTAMINATED, NON-TURGID GROUNDWATER FROM TRENCH DEWATERING MAY BE DISCHARGED BY DISPERSING IT AT LOW VELOCITY UPGRADIENT OF THE FINAL (NORTH) SEDIMENTATION BASIN.

LEGEND



KEY PLAN



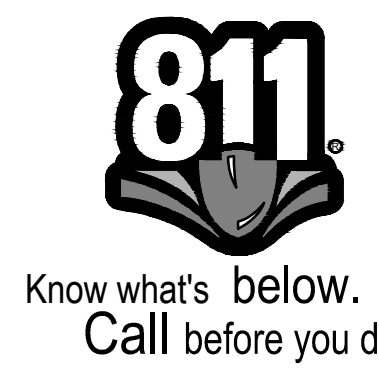
TBM INFORMATION
REFER TO TOPOGRAPHIC SURVEY FOR MORE INFORMATION, SHEETS C-030 - C-033.

BENCH MARK NOTE

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EXPIRATION DATE: 01/10/2017

PROJECT BASIE PERMIT SET

Trammell Crow Company

PROJECT ADDRESS:
BUTTEVILLE ROAD
WOODBURN, OR

REV	DATE	DESCRIPTION

PROJ. NO.	210598
DRAWN	JSF
CHECKED	CJH
DATE	06/08/2018

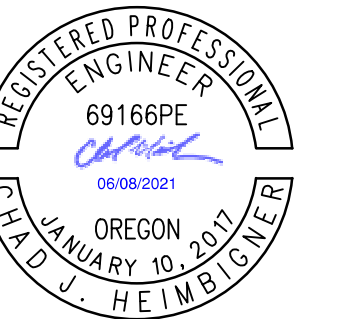
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SHEET TITLE:

UTILITY EROSION & SEDIMENT CONTROL PLAN - AREA 3

SHEET NO:

C-133



EXPIRATION DATE: 08/30/2021

PROJECT BASIE PERMIT SET

Trammell Crow Company

PROJECT ADDRESS:
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WOODBURN, OR

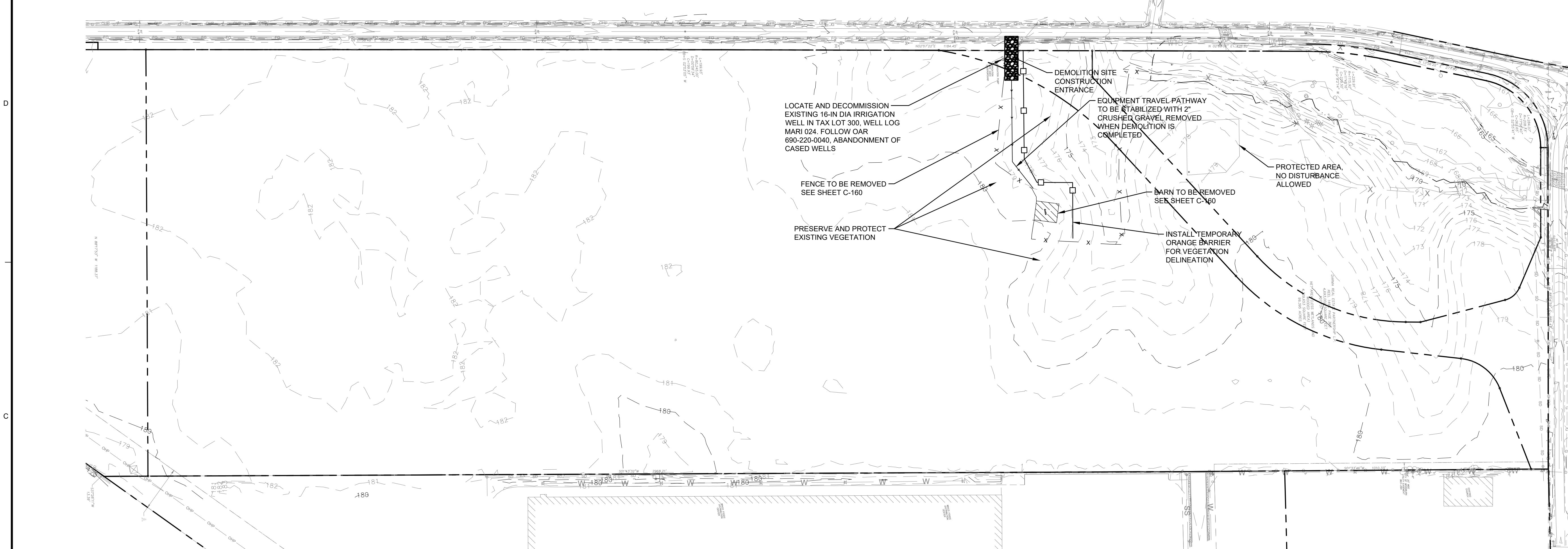
REV	DATE	DESCRIPTION

PROJ. NO.	210598
DRAWN	JSF
CHECKED	CJH
DATE	06/08/2021

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SHEET TITLE:

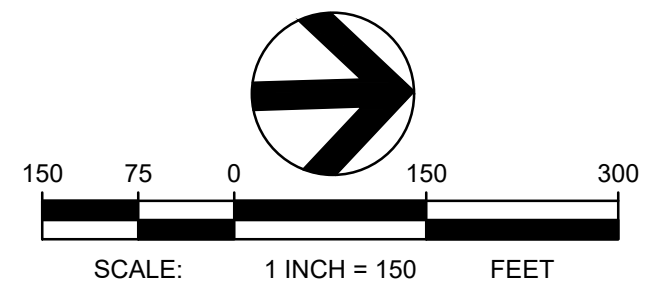
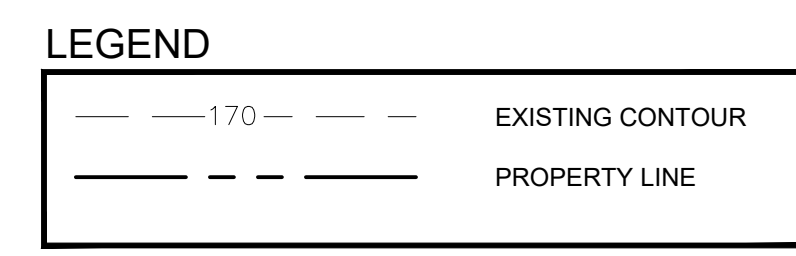
SITE OVERALL DEMOLITION PLAN

SHEET NO:
C-150



NOTES

TILE REMOVAL. FOLLOWING ESTABLISHMENT OF PERIMETER CONTROLS AS SHOWN ON SHEETS C-100, C-111, C-112 AND C-113, AND FOLLOWING TOPSOIL REMOVAL, CONTRACTOR SHALL REMOVE FIELD DRAIN TILES. TILES CONSIST OF APPROXIMATELY 3-INCH DIAMETER CLAY PIPE INSTALLED APPROXIMATELY 4 FEET BGS AT APPROXIMATELY 50-FOOT CENTERS, ALIGNED PARALLEL TO ONE ANOTHER IN A GIVEN REGION OF THE FIELD. AERIAL PHOTOS INDICATE TILES IN NORTHERN REGION OF PROJECT SITE ARE ALIGNED SOUTH TO NORTH; TILES IN CENTRAL REGION OF SITE ARE ALIGNED SOUTHEAST TO NORTHWEST, AND TILES IN SOUTHERN REGION OF SITE ARE ALIGNED NORTHEAST TO SOUTHWEST. DRAIN TILES ARE NOT EXPECTED NEAR THE BARN SHOWN ON THIS PLAN. TILE REMOVAL SHALL NOT OCCUR WITHIN RCWOD WETLAND BUFFER BOUNDARY. CONTRACTOR TO VERIFY TILE LOCATIONS. STOCKPILED TILES WILL BE PLACED IN ONE OF THE STOCKPILE AREAS DESIGNATED ON SHEETS C-111 AND C-112.



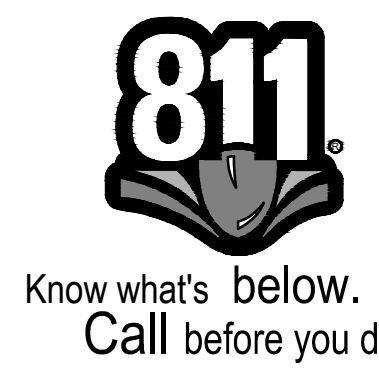
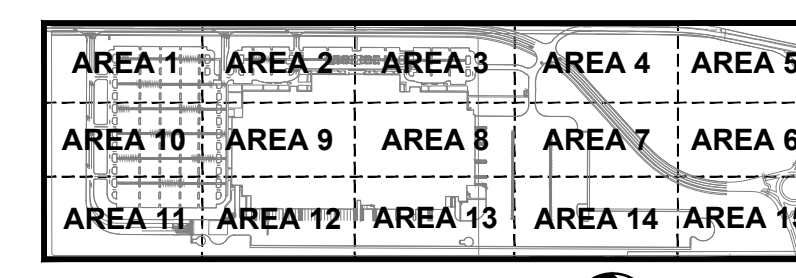
TBM INFORMATION

REFER TO TOPOGRAPHIC SURVEY FOR MORE INFORMATION, SHEETS C-030 - C-033.

BENCH MARK NOTE

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S. LOCATED IN THE SE 1/4 OF SECTION 11 AND IN THE NE 1/4 OF SECTION 14, T.5S., R.2W., W.M., CITY OF WOODBURN, MARION COUNTY, OREGON

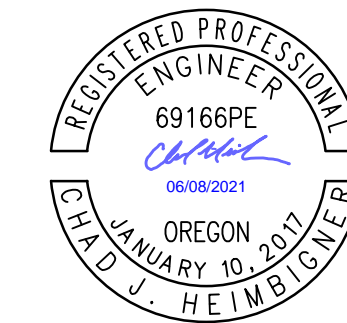


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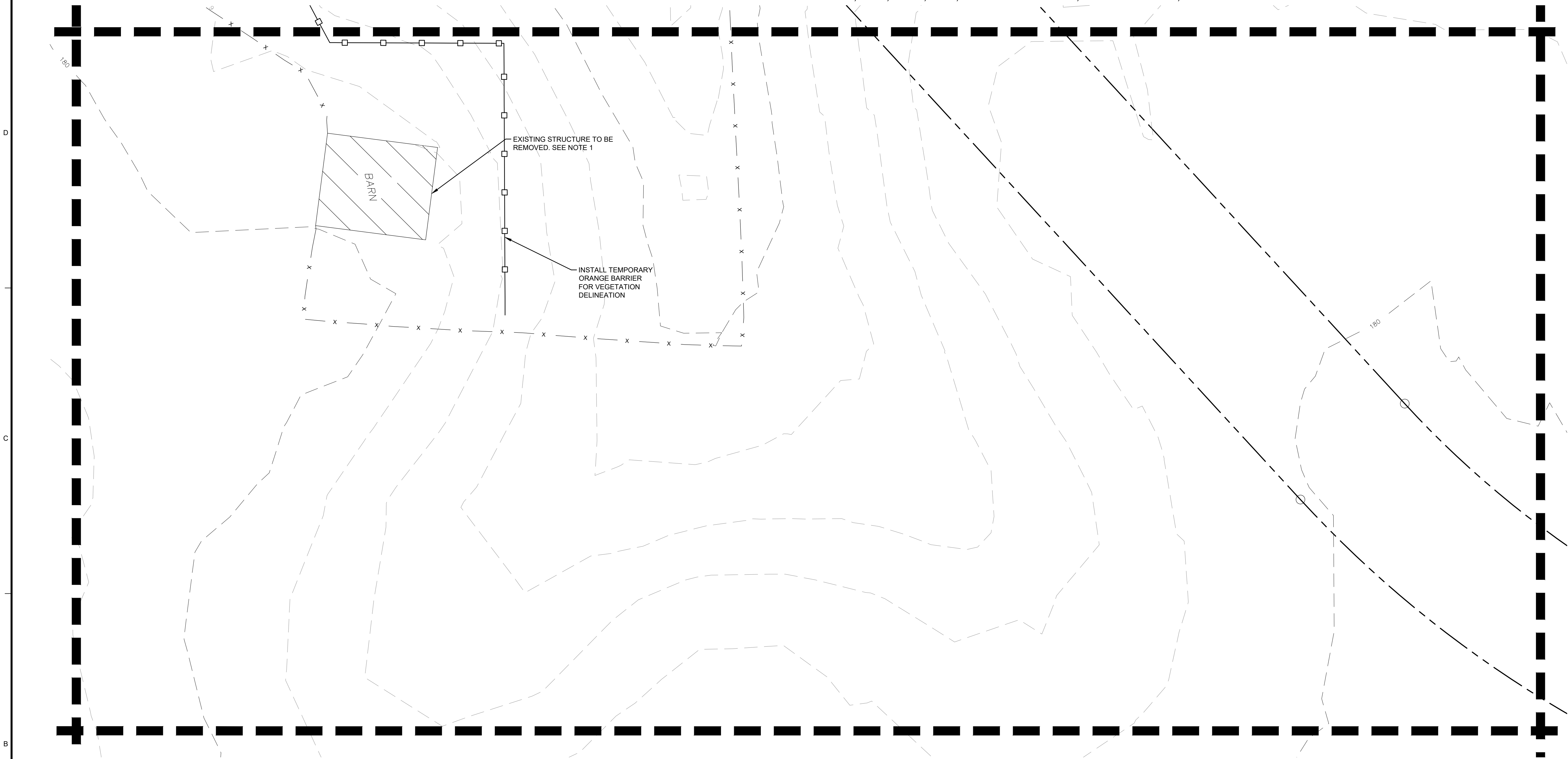
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SHEET TITLE:
**SITE DEMOLITION
DETAILED PLAN**

SHEET NO:
C-160



EXISTING STRUCTURE TO BE
REMOVED. SEE NOTE 1

INSTALL TEMPORARY
ORANGE BARRIER
FOR VEGETATION
DELINEATION

BARN

NOTES

- BARN STRUCTURE INCLUDES SINGLE GABLE FRAME POST-AND-BEAM BUILDING WITH UNIMPROVED INTERIOR AND LEAN-TO ON EAST SIDE. REMOVE ENTIRE FACILITY FROM SITE. NO OWNER SALVAGE.
- USE DUST CONTROL TECHNIQUES TO MINIMIZE AIRBORNE SEDIMENT DURING DEMOLITION.
- IF EXCAVATION IS NECESSARY TO REMOVE BUILDING ELEMENTS, PRIOR TO EXCAVATION INSTALL PERIMETER TRENCH DRAIN DOWNGRADIANT (NORTH) OF EXCAVATION AREA. BACKFILL EXCAVATION AND TRENCH DRAIN WITH CLEAN NATIVE FILL ONCE DEMOLISHED STRUCTURE HAS BEEN COMPLETELY REMOVED. STABILIZE FILL AREA WITH MEADOW GRASS SEED MIX PT 652, 1LB/6500 SF. IRRIGATE TEMPORARILY AS NEEDED TO ESTABLISH COVER.

LEGEND

	170	EXISTING CONTOUR
		PROPERTY LINE

TBM INFORMATION

REFER TO TOPOGRAPHIC SURVEY FOR MORE INFORMATION, SHEETS C-030 - C-033.

BENCH MARK NOTE

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KEY PLAN

AREA 1	AREA 2	AREA 3	AREA 4	AREA 5
AREA 10	AREA 9	AREA 8	AREA 7	AREA 6
AREA 11	AREA 12	AREA 13	AREA 14	AREA 15



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