



March 28, 2024

Austin McFarland  
Lennar NW, LLC  
11807 NE 99<sup>th</sup> Street, Suite 1170  
Vancouver WA, 98682

**RE: Approval of Grading Permit GRAD 24-02 "Brighton Pointe Subdivision Phase 1" for 8708 Parr Road NE, Tax Lot 052W130001001 [on-site work only]**

Dear Mr. McFarland:

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 on-site grading work in preparation for construction of the first phase of the Brighton Pointe subdivision (SUB 22-04). 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 on-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.

*Public Works Conditions of Approval:*

5. The applicant shall comply with the submitted grading and erosion control plans, including measures to keep the ROW clean, 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.
6. 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.
7. The applicant shall comply with City of Woodburn Planning Department requirements through Woodburn Development Ordinance (WDO) 5.01.04 Grading Permit.
8. Prior to starting work, contact the site inspector listed on sheet EC1 (1200-C Cover Sheet) from AKS Engineering & Forestry, LLC. and provide a copy of the inspection of the erosion control to Public Works Department.
9. 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.
10. Sidewalk and street closures are not allowed under this permit.
11. 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.
12. The applicant shall comply with the submitted Traffic Control Plan and any modifications requested by the Public Works Director.

Please contact me with any questions at 503-980-2431 or <dan.handel@ci.woodburn.or.us>.

Final decision approved by designee:



Dan Handel, AICP  
Planner

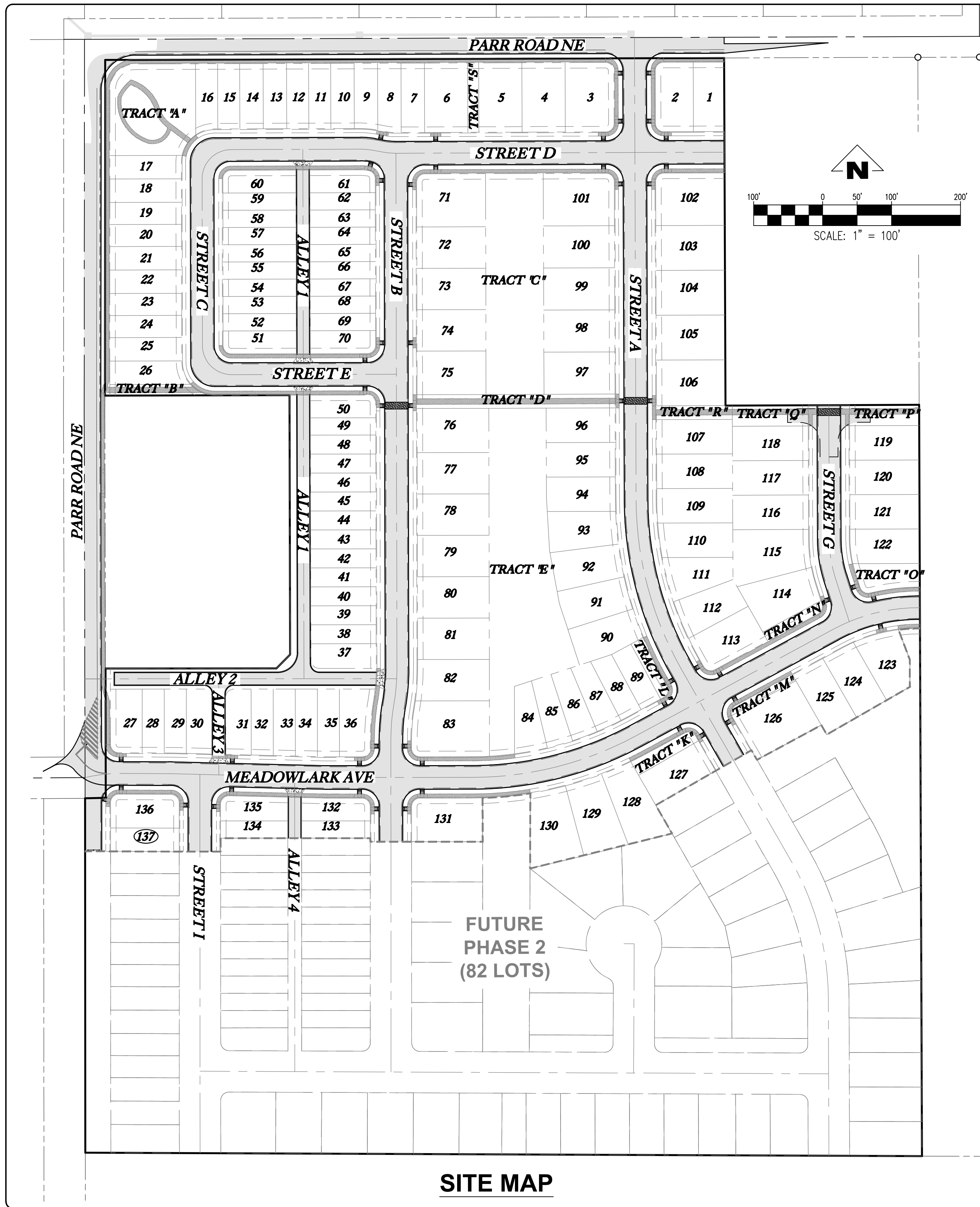
Attachment: Approved Grading, Erosion Control and Traffic Control Plans

cc: Chris Kerr, Community Development Director  
Cole Grube, Project Engineer  
Dago Garcia, City Engineer

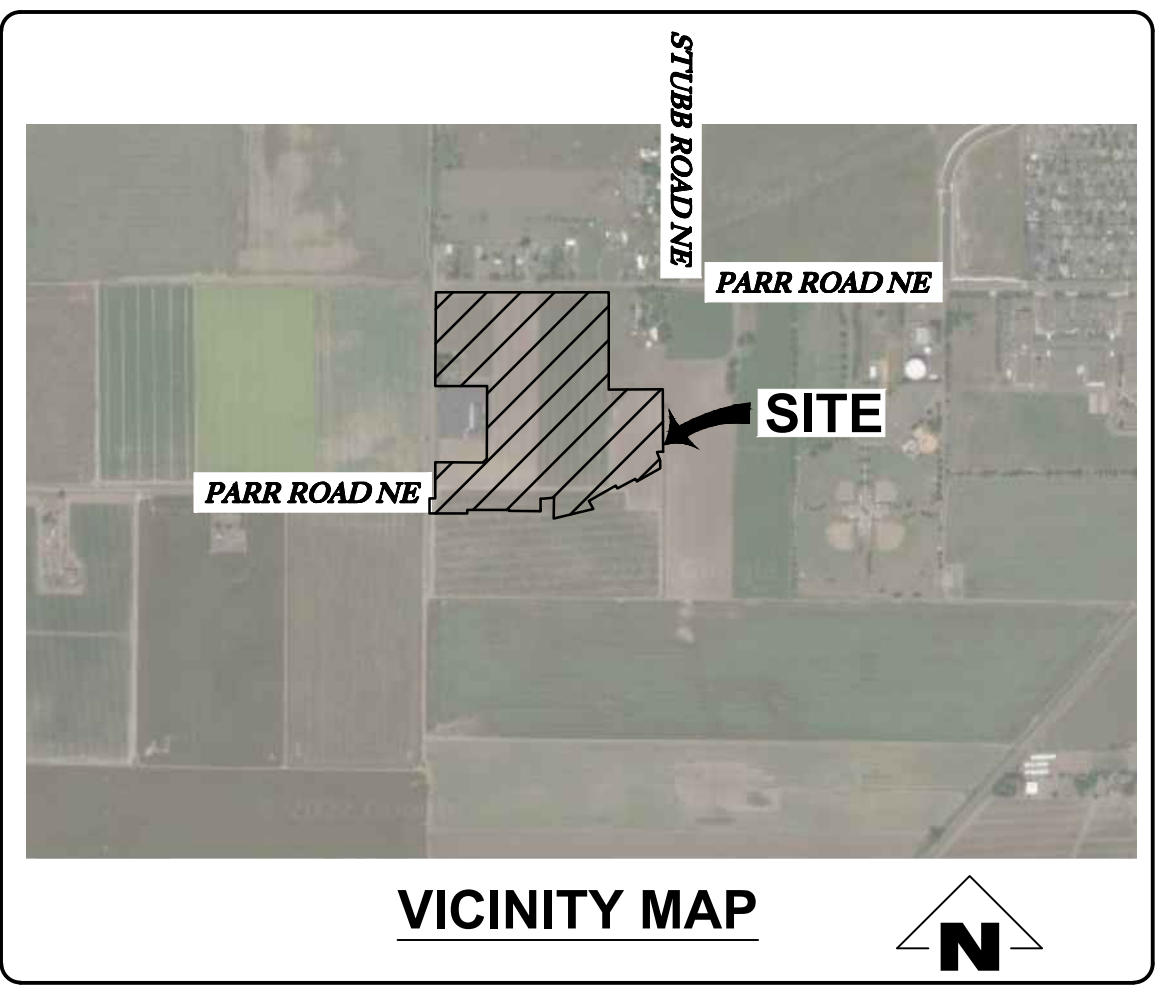


# BRIGHTON POINTE SUBDIVISION - PHASE 1

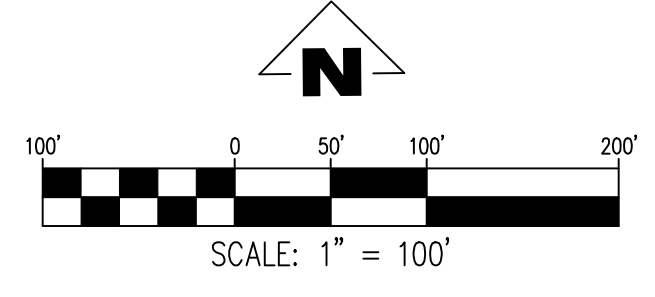
## 137 - LOT SUBDIVISION - TENTATIVE SUBDIVISION IMPROVEMENT PLANS TAXLOT 052W130001001 CITY OF WOODBURN, OREGON



**SITE MAP**



**VICINITY MAP**



**NOTICE TO EXCAVATORS:**  
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.  
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS  
**Dig Safely.**  
Call the Oregon One-Call Center  
**DIAL 811 or 1-800-332-2344**

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	503-226-4211 Ext.4313
M-F 7am-6pm	503-226-4211
AFTER HOURS	1-800-464-7777
PGE	1-800-491-0118
CENTURY LINK	1-800-921-8101
FRONTIER	503-982-5247
CITY OF WOODBURN ENGINEERING	503-982-5218
WOODBURN WATER DEPARTMENT	503-982-2345
WOODBURN NON-EMERGENCY	

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

**VERTICAL DATUM**  
THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON POST-PROCESSED GPS STATIC OBSERVATION OF INDEPENDENT CONTROL, PROCESSED THROUGH OPUS, DATUM IS NAVD 88, CONVERTED TO NGVD 29 THROUGH THE VERTCON PROCESS TOOL.

THESE PLANS ARE FULL SIZED ON 22" X 34" PAPER, IF PRINTED TO 11" X 17", SCALE ACCORDINGLY

**SITE DATA**

SITE AREA:	23.85 ACRES
CURRENT ZONING:	RSN AND RMN
TAXLOT:	052W130001001
NO OF LOTS:	137

**PROJECT CONTACTS**

<b>OWNER:</b> LENNAR NW, LLC 11807 NE 99TH STREET, SUITE 1170 VANCOUVER, WA 98682 CONTACT: AUSTIN MCFARLAND (360) 762-7642 (P)	<b>SURVEYOR:</b> EMERIO DESIGN, LLC 6445 SW FALLBROOK PLACE, SUITE 100 PORTLAND, OR 97204 CONTACT: ERIC LYNCH, PLS (503) 746-8812 (P)	<b>GEOTECHNICAL ENGINEER:</b> GEOPACIFIC 14835 SW 72ND AVENUE PORTLAND, OR 97224 CONTACT: JAMES D. IMBRIE (503) 598-8445 (P) (503) 941-9281 (F)	<b>CIVIL ENGINEER:</b> EMERIO DESIGN, LLC 1500 VALLEY RIVER DR, SUITE 100 EUGENE, OR 97401 CONTACT: ROY W. HANKINS, PE (503) 746-8812 (P) (503) 639-9592 (F)
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**DRAWING INDEX**

SHEET #	SHEET TITLE
01	COVER SHEET AND INDEX OF DRAWINGS
02	CONSTRUCTION NOTES AND LEGEND
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17	STREET A & STORM SD-12 STA 18+00 TO 21+00 PLAN & PROFILE
18	STREET D & STORM SD-01 SD-02 & SD-03 STA 8+50 TO 16+75 PLAN & PROFILE
19	STREET B & STORM SD-09 STA 9+50 TO 15+50 PLAN & PROFILE
20	STREET B & STORM SD-14 STA 15+50 TO 20+25 PLAN & PROFILE
21	STREET C & STORM SD-03 STA 16+75 TO 19+75 PLAN & PROFILE
22	STREET E & STORM SD-10 STA 19+75 TO 22+50 PLAN & PROFILE
23	MEADOWLARK AVE & STORM SD-12 AND SD-13 STA 9+50 TO 17+00 PLAN & PROFILE
24	MEADOWLARK AVE & STORM SD-12 STA 17+00 TO 22+75 PLAN & PROFILE
25	STREET G & STORM SD-12 AND STREET I & SD-13 STORM PLAN & PROFILE
26	ALLEY 1 & STORM SD-03 AND SD-10 STA 9+50 TO 18+00 PLAN & PROFILE
27	ALLEY 2 & STORM SD-15 STA 9+50 TO 14+75 PLAN & PROFILE
28	ALLEY 3 AND STORM SD-13 & ALLEY 4 PLAN & PROFILE
29	TRACT B PATH & SD-10 AND TRACT D PATH & SD-07 AND SD-08 PLAN & PROFILE
30	TRACT R Q AND P PATH STA 10+00 TO 14+50 PLAN & PROFILE
31	CURB RETURN DETAILS
32	CURB RETURN DETAILS
33	CURB RETURN DETAILS
34	CURB RETURN DETAILS
35	CURB RETURN DETAILS
36	CURB RETURN DETAILS
37	SANITARY SS-A STA 0+00 TO 8+50 & WATERLINE PLAN & PROFILE
38	SANITARY SS-B STA 0+00 TO 6+00 & WATERLINE PLAN & PROFILE
39	SANITARY SS-B STA 6+00 TO 11+25 & WATERLINE PLAN & PROFILE
40	SANITARY SS-C STA 0+00 TO 6+00 & WATERLINE PLAN & PROFILE
41	SANITARY SS-C STA 6+00 TO 11+25 & WATERLINE PLAN & PROFILE
42	SANITARY SS-D AND SS-E & WATERLINE PLAN & PROFILE
43	SANITARY SS-E STA 6+50 TO 9+50 & WATERLINE PLAN & PROFILE
44	STREET E WATERLINE STA 19+50 TO 22+50 PLAN & PROFILE
45	SANITARY SS-F STA 0+00 TO 5+00 & WATERLINE PLAN & PROFILE
46	SANITARY SS-L AND SS-M & WATERLINE PLAN & PROFILE
47	SANITARY SS-J STA 0+00 TO 4+50 & WATERLINE PLAN & PROFILE
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55	CONSTRUCTION DETAILS
56	CONSTRUCTION DETAILS
57	CONSTRUCTION DETAILS

**ENGINEER'S NOTE TO CONTRACTOR**  
THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.  
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

BRIGHTON POINTE SUBDIVISION  
TAX MAP 052W13-TL 1001  
MARION COUNTY  
WOODBURN, OREGON

COVER SHEET AND INDEX  
OF DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION
0	10/2023	INITIAL SUBMITTAL
1	12/2023	SECOND SUBMITTAL

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN  
1500 VALLEY RIVER DRIVE, SUITE 100  
EUGENE, OREGON 97401  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

REGISTERED PROFESSIONAL ENGINEER  
84283  
OREGON  
ROY W. HANKINS  
EXPIRES: 6/30/2025

FILE-P: 0196-009 Brighton Pointe Subdivision\img\cov\0196-009\_01covr Layout: 01 COVER SHEET AND INDEX OF DRAWINGS, Plot Date: 12/21/2023 3:27 PM, by: Zak Hawkins



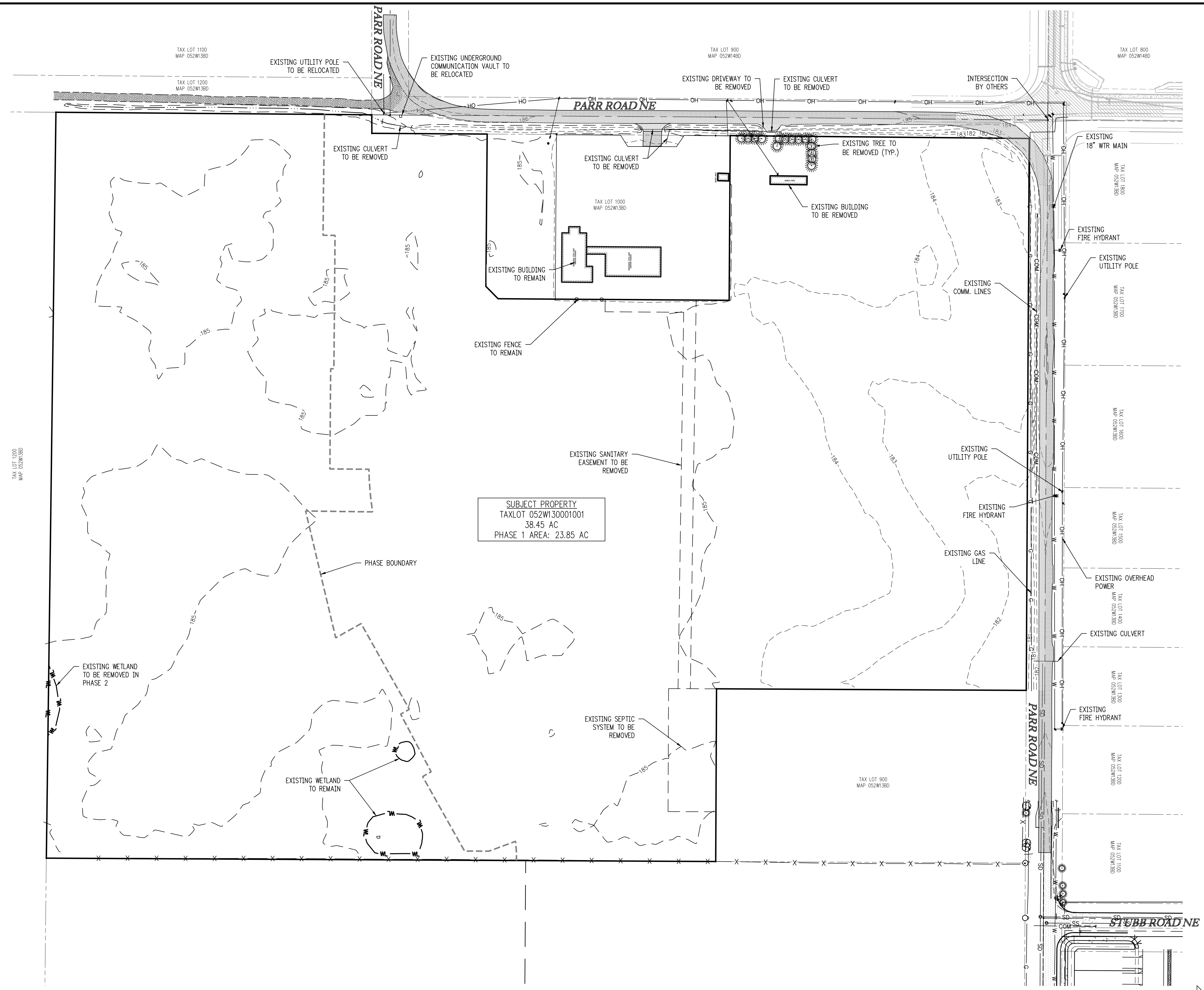
EXISTING CONDITIONS &  
 DEMOLITION PLAN

REVISIONS	
NO.	DATE
0	10/2023
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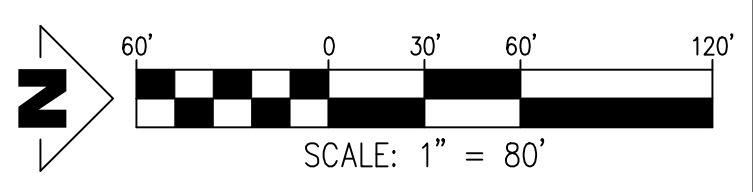
REGISTERED PROFESSIONAL ENGINEER  
 84283  
 JULY 13, 2010  
 ROY W. HANKINS  
 EXPIRES: 6/30/2025

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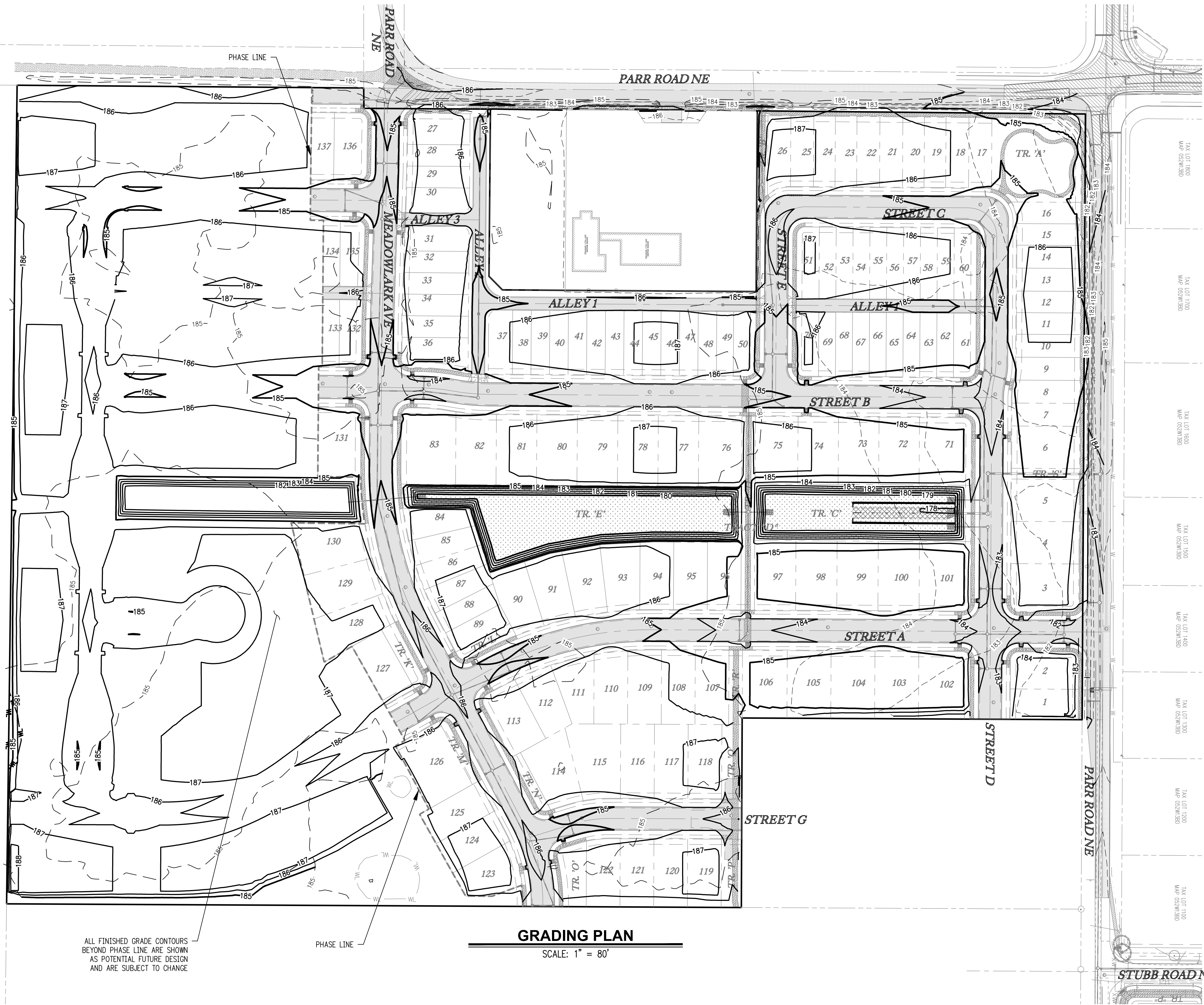


SUBJECT PROPERTY  
 TAXLOT 052W130001001  
 38.45 AC  
 PHASE 1 AREA: 23.85 AC

**EXISTING CONDITIONS PLAN**  
 SCALE: 1" = 80'







ALL FINISHED GRADE CONTOURS BEYOND PHASE LINE ARE SHOWN AS POTENTIAL FUTURE DESIGN AND ARE SUBJECT TO CHANGE

**GRADING PLAN**  
SCALE: 1" = 80'

**GENERAL NOTES:**

- A. SEE 1200-C PLAN SET FOR EROSION CONTROL PLAN.
- B. SITE GRADING SHALL NOT RESULT IN THE IMPOUNDMENT OF STORM WATER ON ADJACENT PROPERTIES.
- C. 6" STRIPPINGS SHALL BE PLACED ON TOP OF STRUCTURAL FILL FOR ALL LOTS EXCEPT ALLEY LOADED. COMPLY WITH CITY OF WOODBURN BUILDING DIVISION REQUIREMENTS.

EARTHWORK SUMMARY	
	VOLUME IN CY
CUT	14,704
FILL	65,523
NET	50,819

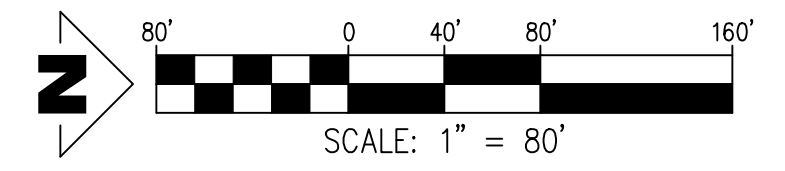
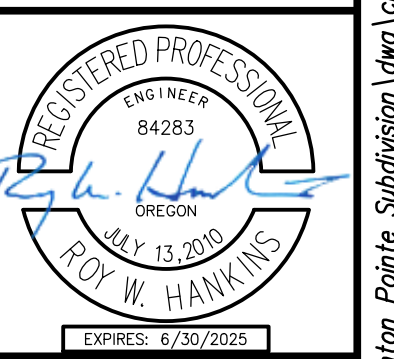
NOTE: STRIPPING AND TRENCH SPOILS ARE NOT INCLUDED IN THIS CALCULATION. CONTRACTOR SHALL INDEPENDENTLY VERIFY VOLUMES. THIS CALCULATION ALSO INCLUDES EARTHWORK DATA FOR FUTURE PHASE 2.

**BRIGHTON POINTE SUBDIVISION**  
**TAX MAP 052W13-TL 1001**  
**MARION COUNTY**  
**WOODBURN, OREGON**

**GRADING PLAN**

REVISIONS		
NO.	DATE	DESCRIPTION
0	10/2023	INITIAL SUBMITTAL
1	12/2023	SECOND SUBMITTAL

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FILE: P:\0196-009 Brighton Pointe Subdivision\dwg\civ\0196-009-07grad.Layout: 07 GRADING PLAN, Plot Date: 1/29/2024 11:22 AM, Dn: Zak Hawkins

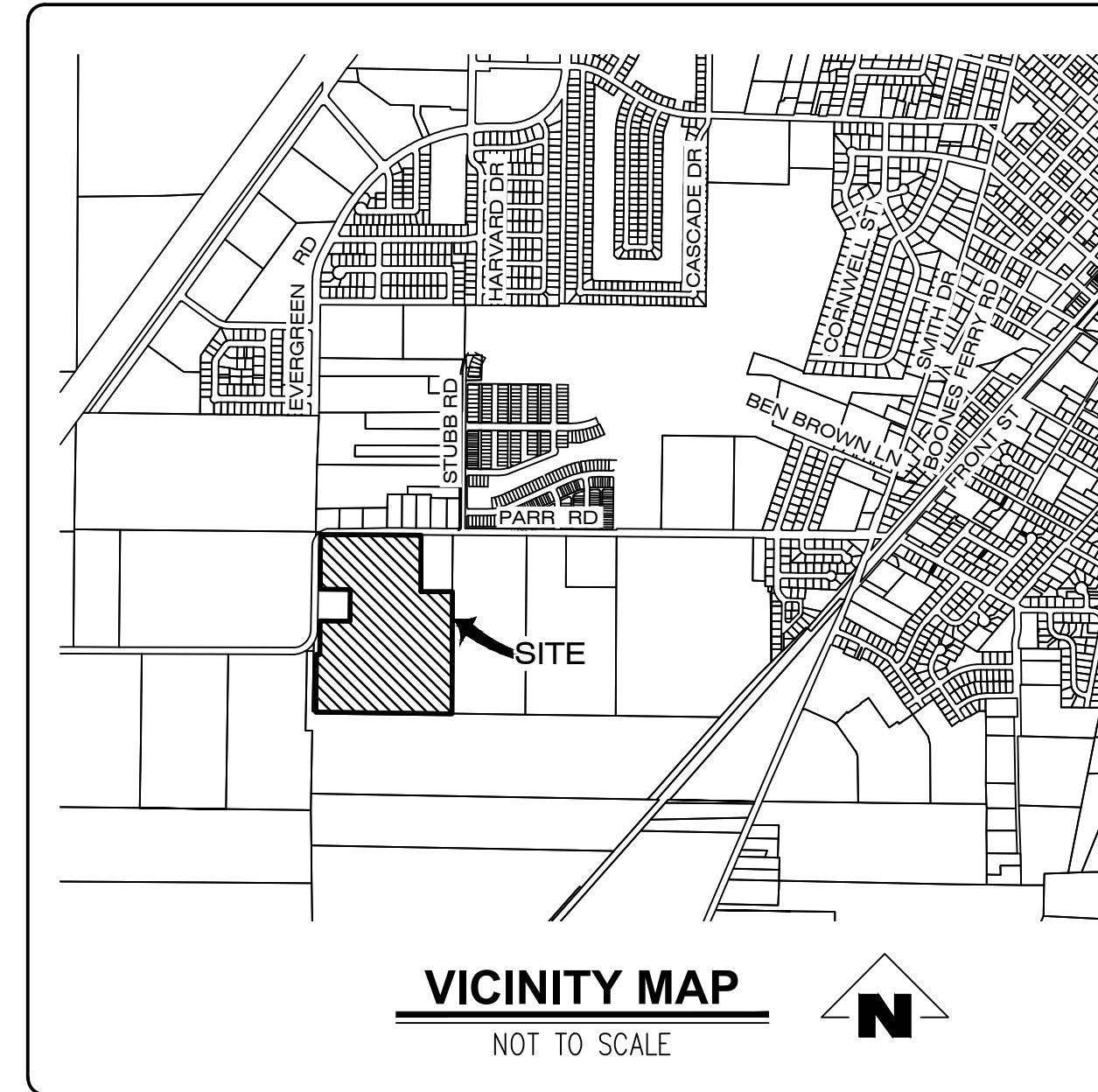
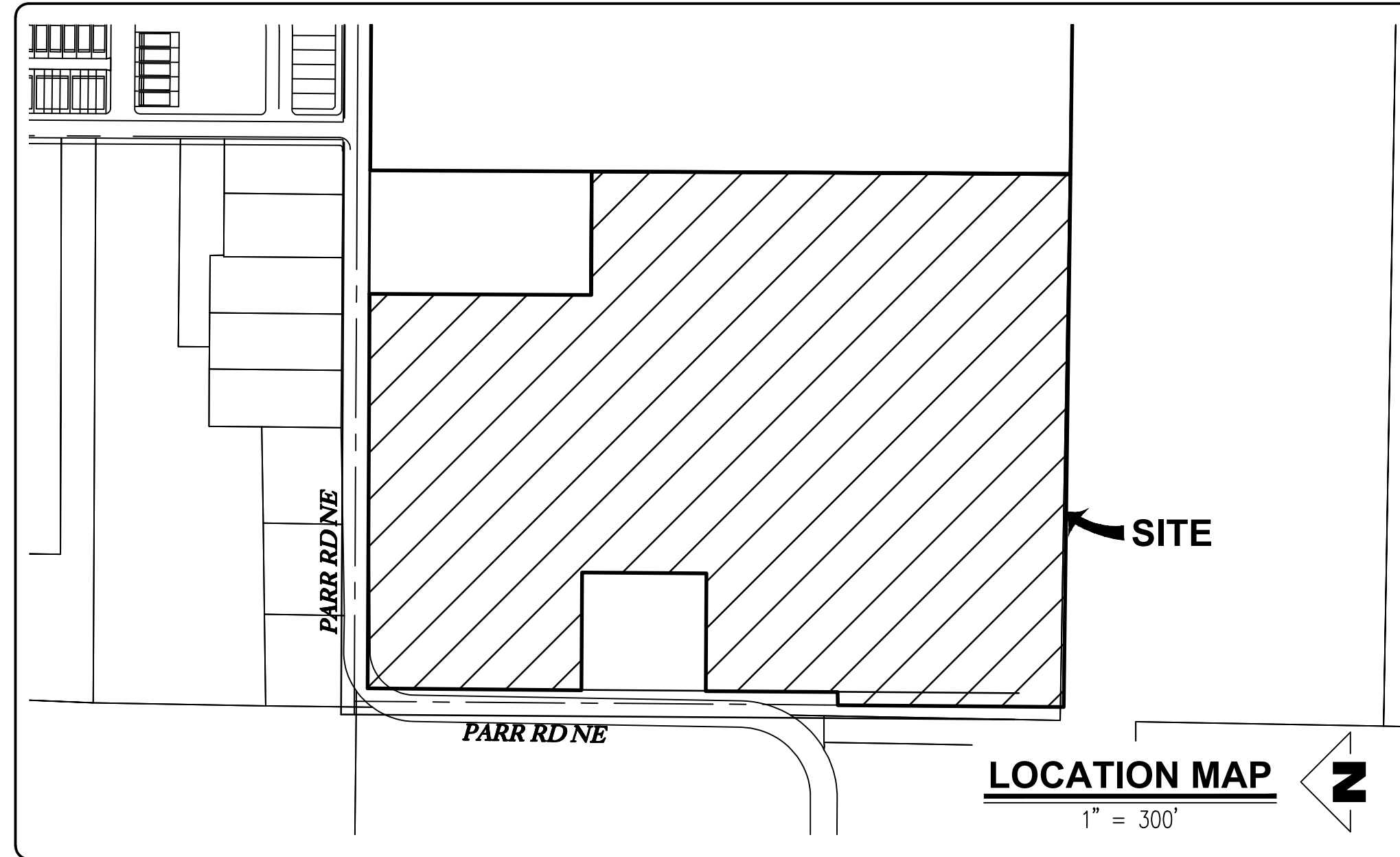


**EROSION AND SEDIMENT CONTROL NOTES:**

1. 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)
2. VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION 6.5)
3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION 6.50)
4. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)
5. 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)
6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
7. 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)
8. SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)
9. CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORMWATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3)
10. 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)
11. 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)
12. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FOOT OF WATERS OF THE STATE. (SECTION 2.2.4)
13. 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)
14. CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SECTION 2.1.1 AND 2.2.16)
15. 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)
16. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)
17. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATION MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS. (SECTIONS 2.2.20 AND 2.2.21)
18. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SECTION 2.3.7)
19. 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)
20. 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)
21. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)
22. 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)
23. ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)
24. PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)
25. 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)
26. PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED BY OREGON PROFESSIONAL ENGINEER. (SECTION 2.2.17.A)
27. IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPOUNDMENT MUST BE INSTALLED. (SEE SECTIONS 2.2.17 AND 2.2.18)
28. PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)
29. 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)
30. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SECTION 2.2.9)
31. 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)
32. 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)
33. 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)
34. 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)
35. 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)
36. OTHER SEDIMENT BARRIERS (SUCH AS BIOMATS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)
37. 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)
38. 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 RECURRENCE 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)
39. 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)
40. 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)
41. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVER 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)
42. 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)

# BRIGHTON POINTE SUBDIVISION 1200-C

## 219-LOT SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 13, T.5S., R.2W., W.M. WOODBURN, OREGON



**OWNER:**

LENNAR NW, LLC  
11807 NE 99TH STREET, SUITE 1170  
VANCOUVER, WA 98682  
CONTACT: DAVID FORCE  
(951) 712-6445 (P)

**ENGINEER**

EMERIO DESIGN, LLC  
1500 VALLEY RIVER DR. SUITE 100  
EUGENE, OR 97401  
CONTACT: ROY W. HANKINS, P.E.  
(503) 746-8812 (P)  
(503) 639-9592 (F)

**SURVEYOR**

EMERIO DESIGN, LLC  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OR 97008  
CONTACT: ERIC LYNCH, PLS  
(503) 746-8812 (P)

**GEOTECH**

GEOPACIFIC ENGINEERING, INC  
14835 SW 72ND AVE  
PORTLAND, OR 97224  
CONTACT: JAMES D. IMBRIE, GE, CEG  
(503) 598-8445 (P)

**PERMITEE'S SITE INSPECTOR**

COMPANY/AGENCY: AKS ENGINEERING & FORESTRY, LLC  
PHONE: (503) 951-1629  
E-MAIL: BAKERK@AKS-ENG.COM  
NAME: KEVIN BAKER  
CESOL#: ECO-3-6132112 EXP. 6/13/2024

**CONTRACTOR LIST:**

TO BE UPDATED BY BUILDER TO DOCUMENT EACH CONTRACTOR THAT ENGAGES IN CONSTRUCTION ACTIVITIES. UPDATE LIST AS APPROPRIATE UNTIL PERMIT COVERAGE IS COMPLETE.

**BMP MATRIX FOR CONSTRUCTION PHASES**

	CLEARING	MASS GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	VERTICAL CONSTRUCTION	FINAL STABILIZATION
<b>EROSION PREVENTION</b>						
PRESERVE NATURAL VEGETATION	X	X	X	X		X
GROUND COVER						X
HYDRAULIC APPLICATIONS (HYDRO-SEEDING)						X
PLASTIC SHEETING	X	X			X	
MATTING						X
DUST CONTROL	X	X	X	X		X
TEMPORARY PERMANENT SEEDING		X	X		X	X
BUFFER ZONE	** X	X	X	X		X
<b>SEDIMENT CONTROL</b>						
SEDIMENT FENCE (PERIMETER)	** X	X	X	X	X	X
SEDIMENT FENCE (INTERIOR)	** X	X	X	X	X	X
INLET PROTECTION	** X	X	X	X	X	X
STRAW MATS	** X	X	X	X	X	
FILTER BERM			X			
DEWATERING			X			
SEDIMENT TRAP		X	X	X	X	X
NATURAL BUFFER ENCROACHMENT	X	X	X	X		X
<b>RUNOFF CONTROL</b>						
CONSTRUCTION ENTRANCE	** X	X	X	X	X	
PIPE SLOPE DRAIN						
OUTLET PROTECTION	** X	X	X	X	X	
SURFACE ROUGHENING		X				X
CHECK DAMS						X
<b>POLLUTION PREVENTION</b>						
PROPER SIGNAGE	X	X	X	X	X	X
HAZ WASTE MGMT	X	X	X	X	X	X
SPILL KIT ON-SITE	X	X	X	X	X	X
CONCRETE WASHOUT AREA	X	X	X	X	X	X

\* SIGNIFIES BMP'S REQUIRED FOR WORK WITHIN 50' OF WATER OF THE STATE  
\*\*SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY

**INSPECTION FREQUENCY:**

	SITE CONDITION	MINIMUM FREQUENCY
1	ACTIVE PERIOD	ON INITIAL DATE THAT LAND DISTURBANCE ACTIVITIES COMMENCE. WITHIN 24 HOURS OF ANY STORM EVENT, INCLUDING RUNOFF FROM SNOW MELT, THAT RESULTS IN DISCHARGE FROM THE SITE. AT LEAST ONCE EVERY 14 DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING
2	INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS.	THE INSPECTOR MAY REDUCE THE FREQUENCY OF INSPECTIONS IN ANY AREA OF THE SITE WHERE THE STABILIZATION STEPS IN SECTION 2.2.20 HAVE BEEN COMPLETED TO TWICE PER MONTH FOR THE FIRST MONTH, NO LESS THAN 14 CALENDAR DAYS APART, THEN ONCE A MONTH
3	PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER.	IF SAFE, ACCESSIBLE AND PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT DISCHARGE POINT OR DOWNSTREAM LOCATION OF THE RECEIVING WATERBODY.
4	PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE SUSPENDED AND RUNOFF IS UNLIKELY DUE TO FROZEN CONDITIONS	VISUAL MONITORING INSPECTIONS MAY BE TEMPORARILY SUSPENDED. IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.
5	PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE CONDUCTED AND RUNOFF IS UNLIKELY DURING FROZEN CONDITIONS	VISUAL MONITORING INSPECTIONS MAY BE TEMPORARILY SUSPENDED. IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

**NARRATIVE DESCRIPTIONS**

EXISTING SITE CONDITIONS  
- OPEN FIELD ON ONE TAX LOT

DEVELOPED SITE CONDITIONS  
- 219 PROPOSED LOTS

NATURE OF CONSTRUCTION ACTIVITY AND TIME TABLE FOR MAJOR ACTIVITIES  
- CLEARING AND GRUBBING (APR-MAY 2024)  
- MASS GRADING (EXCAVATION & FILL) (MAY-AUG 2024)  
- STREET AND UTILITY CONSTRUCTION (AUG 2023-JULY 2025)  
- FINAL STABILIZATION (JULY-DEC 2025)  
- HOME CONSTRUCTION (DEC 2025-NOV 2027)

TOTAL SITE AREA = 38.45 ACRES  
TOTAL DISTURBED AREA ON-SITE = 37.92 ACRES  
TOTAL LEFT UNDISTURBED = 0.53 ACRES

ON-SITE SOILS HAVE A SLIGHT EROSION POTENTIAL. ALL FILL MATERIAL SHALL BE GENERATED ON-SITE FROM GRADING EXCAVATION AND UTILITY TRENCH SPOILS.

SITE SOIL CLASSIFICATION  
WOODBURN SILT LOAM, 0 TO 3 PERCENT SLOPES  
AMITY SILT LOAM, 0 TO 3 PERCENT SLOPES  
CONCORD SILT LOAM, 0 TO 3 PERCENT SLOPES

RECEIVING WATER BODY  
- WATER QUALITY FACILITY -> CITY OF WOODBURN DISCHARGE SYSTEM -> UN-NAMED TRIBUTARY TO MILL CREEK

NEAREST OFFICIAL RAIN GAUGE  
- WOODBURN CITY HALL - KORWOOD2, 0.5 MILES NE SALEM, OR.  
- URL: <https://www.wunderground.com/dashboard/pws/korwood2>

**PROJECT LOCATION**

8708 PARR RD NE GERVAIS, OR, 97026

LAT: 45.080517 LONG: -122.525674

**PROPERTY DESCRIPTION**

052W130001001  
LOCATED IN THE S.W., 1/4 OF SECTION 13, T. 5S., R. 2W., W.M., MARION COUNTY, OREGON

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON STATE PLANE COORDINATES, OREGON NORTH ZONE (3601), NAD83. THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON BENCHMARK NO. 00120, ELEVATION = 418.260', NGVD 29. UNITS ARE INTERNATIONAL FEET.

**DRAWING INDEX**

- EC1 - 1200-C COVER SHEET
- EC2 - EXISTING CONDITIONS, CLEARING, GRADING, EXCAVATION & EROSION & SEDIMENT CONTROL PLAN
- EC3 - STREET GRADING, UTILITY CONSTRUCTION & EROSION & SEDIMENT CONTROL PLAN
- EC4 - HOME CONSTRUCTION EROSION & SEDIMENT CONTROL MEASURES
- EC5 - FINAL LANDSCAPING & STABILIZATION EROSION & SEDIMENT CONTROL MEASURES
- EC6 - EROSION AND SEDIMENT CONTROL DETAILS
- EC7 - EROSION AND SEDIMENT CONTROL DETAILS

**NOTICE TO EXCAVATORS:**  
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.  
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987.)

**POTENTIAL UNDERGROUND FACILITY OWNERS**

**Dig Safely.**  
Call the Oregon One-Call Center  
**DIAL 811 or 1-800-332-2344**

**EMERGENCY TELEPHONE NUMBERS**

NW NATURAL GAS	503-226-4211 Ext.4313
M-F 7am-6pm	503-226-4211
AFTER HOURS	503-464-7777
PGE	503-982-5247
CENTURY LINK	1-800-491-0118
FRONTIER	1-800-921-8101
CITY OF WOODBURN ENGINEERING	503-982-5247
WOODBURN WATER DEPARTMENT	503-982-5218
WOODBURN NON-EMERGENCY	503-982-2345

BRIGHTON POINTE SUBDIVISION  
TAX MAP 052W13-TL 1001  
MARION COUNTY  
WOODBURN, OREGON

1200-C COVER SHEET

NO.	DATE	DESCRIPTION

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN

1500 VALLEY RIVER DRIVE, SUITE 100  
EUGENE, OREGON 97401  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

REGISTERED PROFESSIONAL ENGINEER  
84283  
ROY W. HANKINS  
EXPIRES: 6/30/2025

SHEET  
**EC1**  
OF  
**EC7**

THESE PLANS ARE FULL SIZE ON 34x22 (ANSI-D) PAPER, IF PLOTTED ON 11x17 (ANSI-B) SCALE ACCORDINGLY.

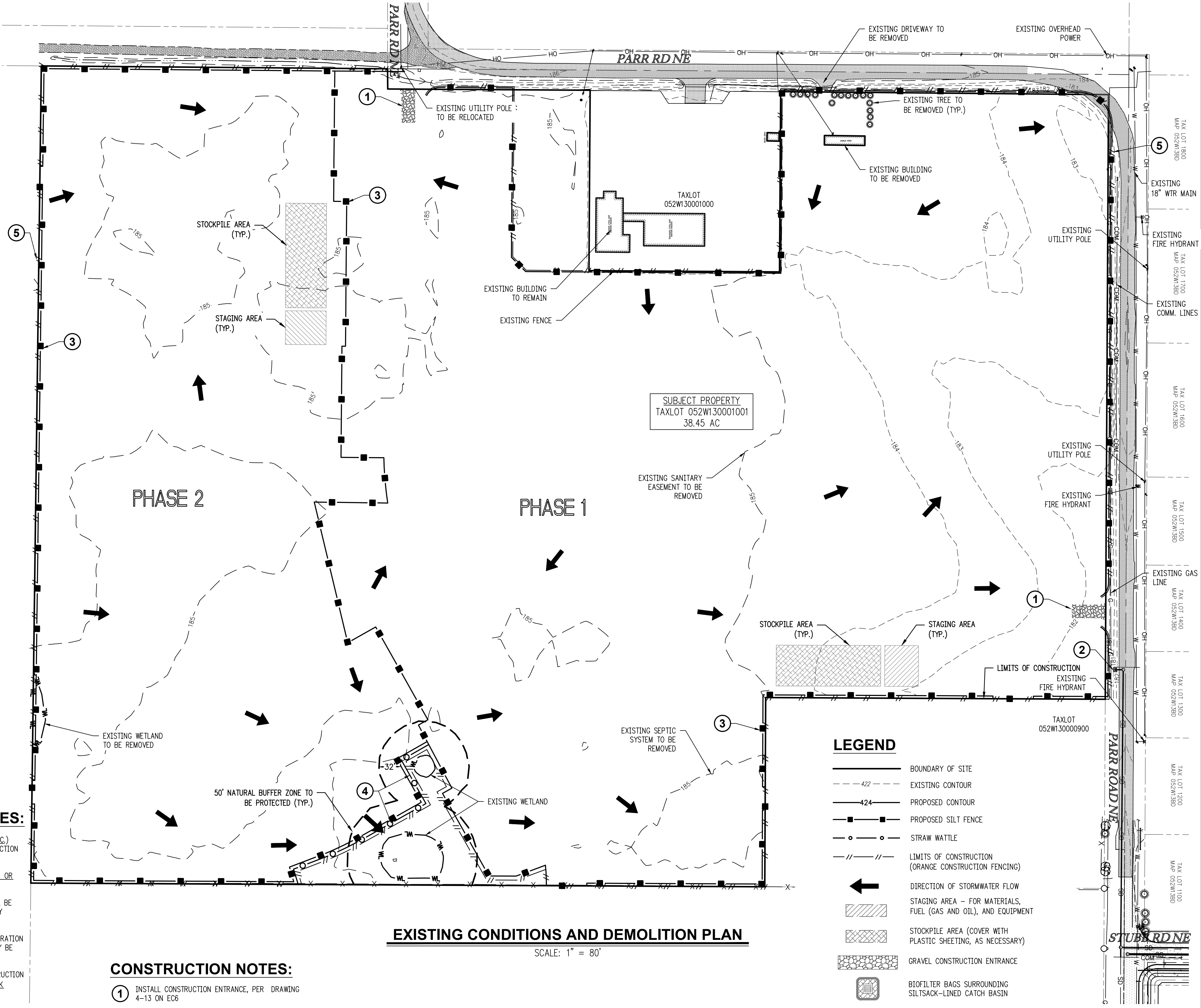
FILE-P: 0196-009 Brighton Pointe Subdivision (wmg) (1200-C) 0196-009.ec01 Layout: EC1 1200-C COVER SHEET, Plot Date: 10/14/2023 4:56 PM, by: Cameron Johnson



NO.	DATE	DESCRIPTION

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN  
1500 VALLEY RIVER DRIVE, SUITE 100  
EUGENE, OREGON 97401  
TEL: (603) 746-8812  
FAX: (603) 639-8592  
www.emeriodesign.com

REGISTERED PROFESSIONAL ENGINEER  
84283  
JULY 13, 2010  
ROY W. HANKINS  
EXPIRES: 6/30/2025



**PRE-CONSTRUCTION, CLEARING, & 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.
- PREVENT WIND EROSION AND CONTROL DUST. PREVENT WIND-BLOWN SOIL AND DUST FROM AREAS WITH EXPOSED SOIL THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES TO CONTROL THE GENERATION OF POLLUTANTS THAT COULD BE DISCHARGED IN STORMWATER FROM THE SITE.
- LOCATE STOCKPILES AWAY FROM CONSTRUCTION ACTIVITIES THAT CONTAIN SEDIMENT OR SOIL. LOCATE THE PILES OUTSIDE OF ANY NATURAL BUFFERS ESTABLISHED UNDER SECTION 2.2.1 AND AWAY FROM ANY STORMWATER CONVEYANCES, DRAIN INLETS, AND AREAS WHERE STORMWATER FLOW IS CONCENTRATED.
- PREVENT SEDIMENT TRACK-OUT. REMOVE THE SEDIMENT BY THE END OF THE SAME BUSINESS DAY THAT THE TRACK-OUT OCCURS OR BY THE END OF THE NEXT BUSINESS DAY IF TRACK-OUT OCCURS ON A NON-BUSINESS DAY. TRACK-OUT MUST BE REMOVED BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL; AND HOSING OR SWEEPING TRACKED-OUT SEDIMENT INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR WATER OF THE STATE IS PROHIBITED.

**CONSTRUCTION NOTES:**

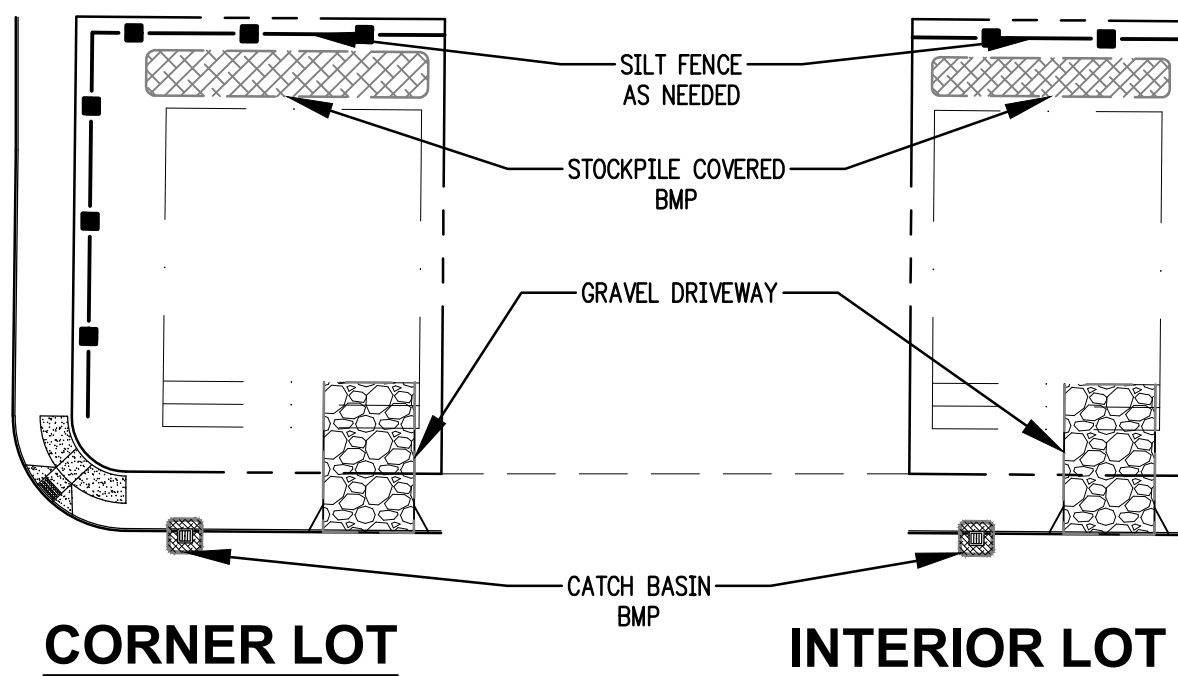
- INSTALL CONSTRUCTION ENTRANCE, PER DRAWING 4-13 ON EC6
- INSTALL INLET PROTECTION TYPE 4, PER DRAWING 4-18 ON EC6
- INSTALL SEDIMENT FENCE, PER DRAWING 4-23 ON EC6  
DISTURBANCE OF THE 50' NATURAL BUFFER REQUIRES THE INSTALLATION OF SILT FENCE AND STRAW WATTLE 5-FT BEHIND THE SILT FENCE FOR PHASE 2 CONSTRUCTION. INSTALL WATTLE PER DRAWING 4-27 ON EC7
- INSTALL ORANGE CONSTRUCTION FENCE





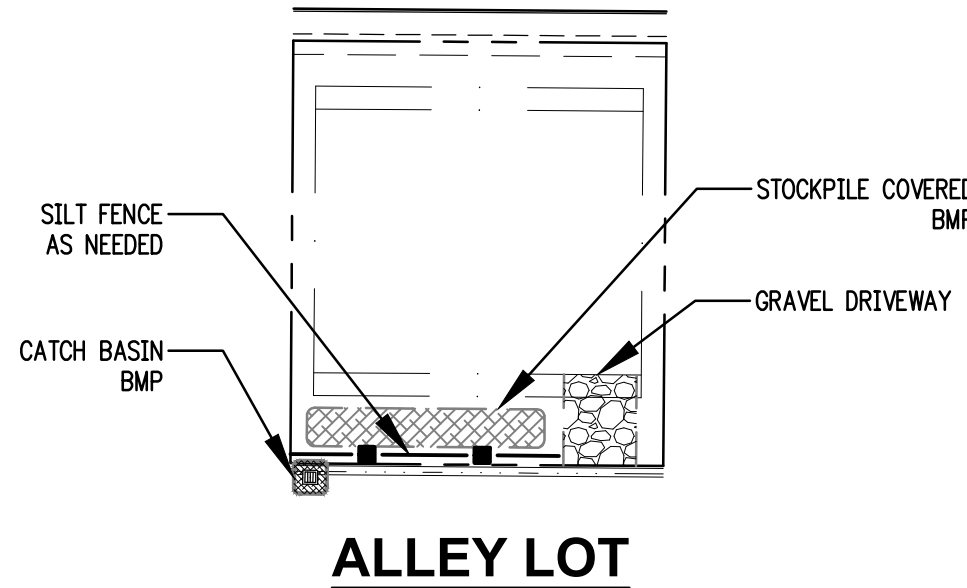


**TYPICAL HOME CONSTRUCTION LOTS SHOWING BMP MEASURES**



**CORNER LOT**

**INTERIOR LOT**



**ALLEY LOT**

**TYPICAL VERTICAL CONSTRUCTION LOTS**

**ANTICIPATED AUTHORIZED NON-STORMWATER DISCHARGES:**

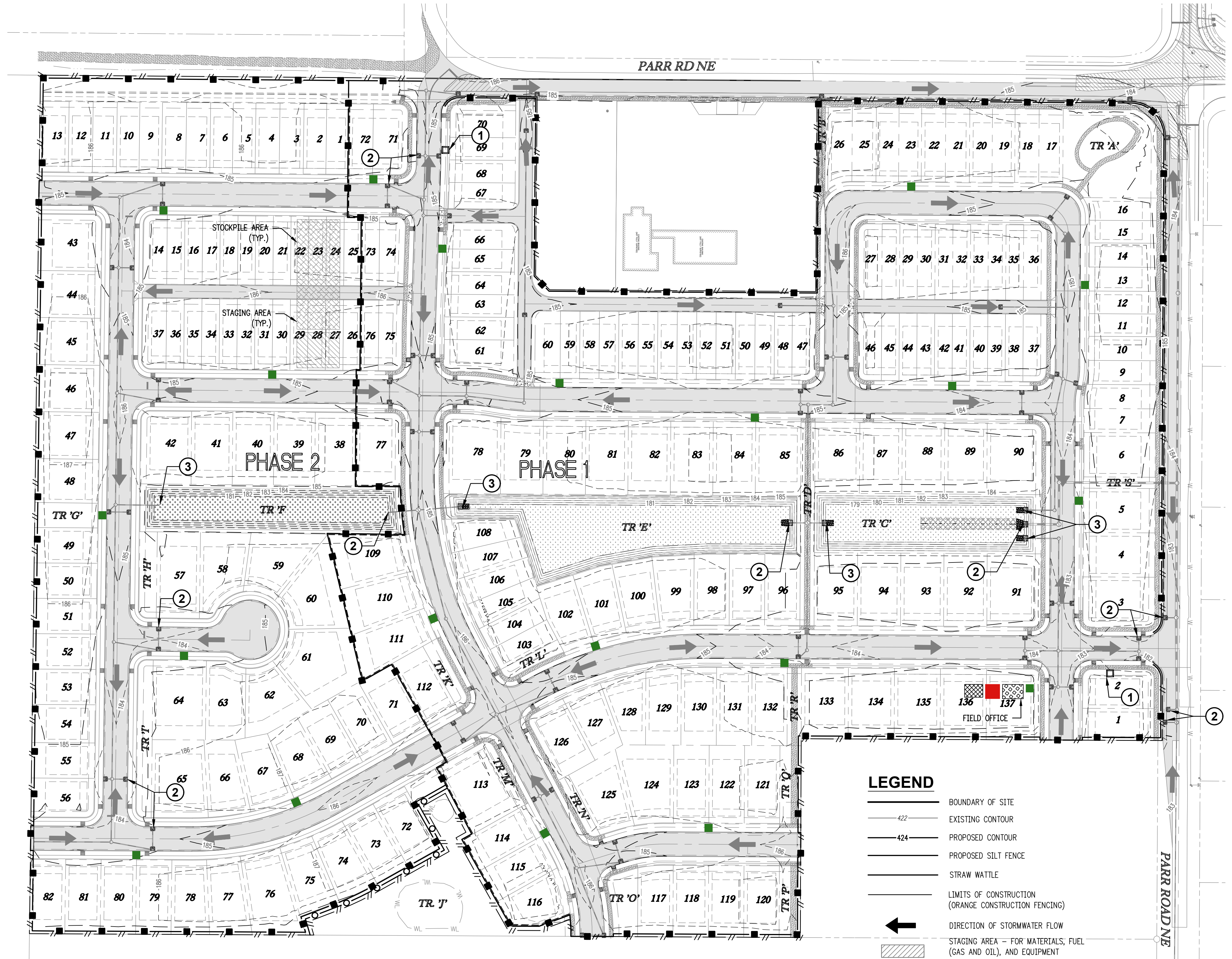
- FIRE HYDRANT (TYP.) FOR EMERGENCY FIREFIGHTING
- LANDSCAPE IRRIGATION
- EXTERNAL BUILDING WASHDOWN
- PAVEMENT WASHDOWN (CATCH BASIN'S HAVE SEDIMENT TRAPS)
- FOUNDATION & FOOTING DRAINS

**MAINTAIN SPECIFIC EROSION AND SEDIMENT CONTROL AS FOLLOWS:**

- INSPECT AND MAINTAIN EROSION CONTROL MEASURES (E.G. RESEED, APPLY ADDITIONAL MULCH, ADDRESS BLANKET MALFORMATION AND SOIL SLOUGHING UNDERNEATH).
- REMOVE TRAPPED SEDIMENT FROM SPILLED OR LEAKED MATERIALS FROM CONSTRUCTION ACTIVITIES, SUCH AS BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, FUELS, LUBRICANTS, AND OTHER MATERIALS PRESENT.
- PROVIDE WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, TRAINING ON SPILL PREVENTION, AND PROPER DISPOSAL PROCEDURES, SPILL KITS AVAILABLE ON SITE, REGULARLY MAINTAINED VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES.
- LOCATE ACTIVITIES AWAY FROM WATERS OF THE STATE AND STORMWATER INLETS OR CONVEYANCES SO THAT STORMWATER COMING INTO CONTACT WITH THESE ACTIVITIES CANNOT REACH WATERS OF THE STATE;
- ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO HANDLE SPILLS, LEAKS, AND DISPOSAL OF LIQUIDS, AND PROVIDE SECONDARY CONTAINMENT (E.G. SPILL BERMS, DECKS, SPILL CONTAINMENT PALLETES);
- HAVE A SPILL KIT AVAILABLE ON SITE AND ENSURE PERSONNEL ARE AVAILABLE TO RESPOND EXPEDITIOUSLY IN THE EVENT OF A LEAK OR SPILL;
- CLEAN UP SPILLS OR CONTAMINATED SURFACES IMMEDIATELY USING DRY CLEAN UP MEASURES (DO NOT CLEAN CONTAMINATED SURFACES BY HOSEING THE AREA DOWN), AND ELIMINATE THE SOURCE OF THE SPILL TO PREVENT A DISCHARGE OR A CONTINUATION OF AN ONGOING DISCHARGE; AND
- STORE MATERIALS IN A COVERED AREA (E.G., PLASTIC SHEETING, TEMPORARY ROOFS), OR IN SECONDARY CONTAINMENT TO PREVENT THE EXPOSURE OF THESE CONTAINERS TO PRECIPITATION OR STORMWATER RUNOFF, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS FROM THESE AREAS.
- USE DRIP PANS AND ABSORBENTS UNDER OR AROUND VEHICLES; AND DISPOSE OF OR RECYCLE OIL AND OILY WASTES IN ACCORDANCE WITH OTHER FEDERAL, STATE, TRIBAL, OR LOCAL REQUIREMENTS.
- STORE WASTE IN SEALED CONTAINERS, WHICH ARE CONSTRUCTED OF SUITABLE MATERIALS TO PREVENT LEAKAGE AND CORROSION, AND WHICH ARE CLEARLY LABELED WITH THEIR CONTENTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, TRIBAL, OR LOCAL REQUIREMENTS.
- PROVIDE WASTE CONTAINERS (E.G., DUMPSTER, TRASH RECEPTACLE) THAT PROVIDE GROUND SEPARATION AND ARE OF SUFFICIENT SIZE AND NUMBER TO CONTAIN CONSTRUCTION AND DOMESTIC WASTES;
- DISCHARGES OF TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE ARE PROHIBITED, CONSISTENT WITH SECTION 1.5. WHERE A LEAK, SPILL, OR OTHER RELEASE CONTAINING A HAZARDOUS SUBSTANCE OR OIL OCCURS DURING A 24-HOUR PERIOD, THE REGISTRANT MUST NOTIFY THE OREGON EMERGENCY RESPONSE SYSTEM AT (800) 452-0311 AS SOON AS THE REGISTRANT HAS KNOWLEDGE OF THE RELEASE. CONTACT INFORMATION MUST BE IN LOCATIONS THAT ARE READILY ACCESSIBLE AND AVAILABLE TO ALL EMPLOYEES.

**POLLUTION GENERATING DISCHARGES:**

- THE PERMIT HOLDERS SHALL IMPLEMENT POLLUTION PREVENTION CONTROLS PER THE 1200-C REQUIREMENTS TO PREVENT THE DISCHARGE OF POLLUTANTS TO STORMWATER AND TO PREVENT THE DISCHARGE OF POLLUTANTS FROM SPILLED OR LEAKED MATERIALS FROM CONSTRUCTION ACTIVITIES, SUCH AS BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, FUELS, LUBRICANTS, AND OTHER MATERIALS PRESENT.
- PROVIDE WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, TRAINING ON SPILL PREVENTION, AND PROPER DISPOSAL PROCEDURES, SPILL KITS AVAILABLE ON SITE, REGULARLY MAINTAINED VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES.
- LOCATE ACTIVITIES AWAY FROM WATERS OF THE STATE AND STORMWATER INLETS OR CONVEYANCES SO THAT STORMWATER COMING INTO CONTACT WITH THESE ACTIVITIES CANNOT REACH WATERS OF THE STATE;
- ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO HANDLE SPILLS, LEAKS, AND DISPOSAL OF LIQUIDS, AND PROVIDE SECONDARY CONTAINMENT (E.G. SPILL BERMS, DECKS, SPILL CONTAINMENT PALLETES);
- HAVE A SPILL KIT AVAILABLE ON SITE AND ENSURE PERSONNEL ARE AVAILABLE TO RESPOND EXPEDITIOUSLY IN THE EVENT OF A LEAK OR SPILL;
- CLEAN UP SPILLS OR CONTAMINATED SURFACES IMMEDIATELY USING DRY CLEAN UP MEASURES (DO NOT CLEAN CONTAMINATED SURFACES BY HOSEING THE AREA DOWN), AND ELIMINATE THE SOURCE OF THE SPILL TO PREVENT A DISCHARGE OR A CONTINUATION OF AN ONGOING DISCHARGE; AND
- STORE MATERIALS IN A COVERED AREA (E.G., PLASTIC SHEETING, TEMPORARY ROOFS), OR IN SECONDARY CONTAINMENT TO PREVENT THE EXPOSURE OF THESE CONTAINERS TO PRECIPITATION OR STORMWATER RUNOFF, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS FROM THESE AREAS.
- USE DRIP PANS AND ABSORBENTS UNDER OR AROUND VEHICLES; AND DISPOSE OF OR RECYCLE OIL AND OILY WASTES IN ACCORDANCE WITH OTHER FEDERAL, STATE, TRIBAL, OR LOCAL REQUIREMENTS.
- STORE WASTE IN SEALED CONTAINERS, WHICH ARE CONSTRUCTED OF SUITABLE MATERIALS TO PREVENT LEAKAGE AND CORROSION, AND WHICH ARE CLEARLY LABELED WITH THEIR CONTENTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, TRIBAL, OR LOCAL REQUIREMENTS.
- PROVIDE WASTE CONTAINERS (E.G., DUMPSTER, TRASH RECEPTACLE) THAT PROVIDE GROUND SEPARATION AND ARE OF SUFFICIENT SIZE AND NUMBER TO CONTAIN CONSTRUCTION AND DOMESTIC WASTES;
- DISCHARGES OF TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE ARE PROHIBITED, CONSISTENT WITH SECTION 1.5. WHERE A LEAK, SPILL, OR OTHER RELEASE CONTAINING A HAZARDOUS SUBSTANCE OR OIL OCCURS DURING A 24-HOUR PERIOD, THE REGISTRANT MUST NOTIFY THE OREGON EMERGENCY RESPONSE SYSTEM AT (800) 452-0311 AS SOON AS THE REGISTRANT HAS KNOWLEDGE OF THE RELEASE. CONTACT INFORMATION MUST BE IN LOCATIONS THAT ARE READILY ACCESSIBLE AND AVAILABLE TO ALL EMPLOYEES.



**VERTICAL CONSTRUCTION PLAN**

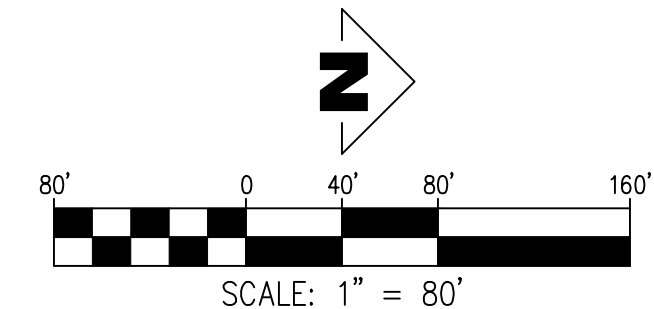
SCALE: 1" = 80'

**CONSTRUCTION NOTES:**

- 1 INSTALL BELOW GRADE CONCRETE WASHOUT PER EC7
- 2 INSTALL BIO-FILTER BAG INLET PROTECTION TYPE 4, PER C.O.W DWG 4-18 ON EC6
- 3 INSTALL OUTLET PROTECTION, PER DWG 4-7 ON EC7.

**LEGEND**

- BOUNDARY OF SITE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- STRAW WATTLE
- LIMITS OF CONSTRUCTION (ORANGE CONSTRUCTION FENCING)
- DIRECTION OF STORMWATER FLOW
- STAGING AREA - FOR MATERIALS, FUEL (GAS AND OIL), AND EQUIPMENT
- STOCKPILE AREA (COVER WITH PLASTIC SHEETING, AS NECESSARY)
- GRAVEL CONSTRUCTION ENTRANCE
- BIOFILTER BAGS SURROUNDING SILTSACK-LINED CATCH BASIN
- BIO-FILTER BAG
- CONCRETE WASHOUT
- FIELD OFFICE
- CONNEX
- SANITARY STATION
- WASTE CONTAINER, WITH LID



**BRIGHTON POINTE SUBDIVISION  
TAX MAP 052W13-TL 1001  
MARION COUNTY  
WOODBURN, OREGON**

**VERTICAL CONSTRUCTION  
EROSION & SEDIMENT  
CONTROL MEASURES**

NO.	DATE	DESCRIPTION

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN  
1500 VALLEY RIVER DRIVE, SUITE 100  
EUGENE, OREGON 97401  
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REGISTERED PROFESSIONAL ENGINEER  
84283  
JULY 13, 2010  
ROY W. HAWKINS  
EXPIRES: 6/30/2025

SHEET  
**EC4**  
OF  
**EC7**

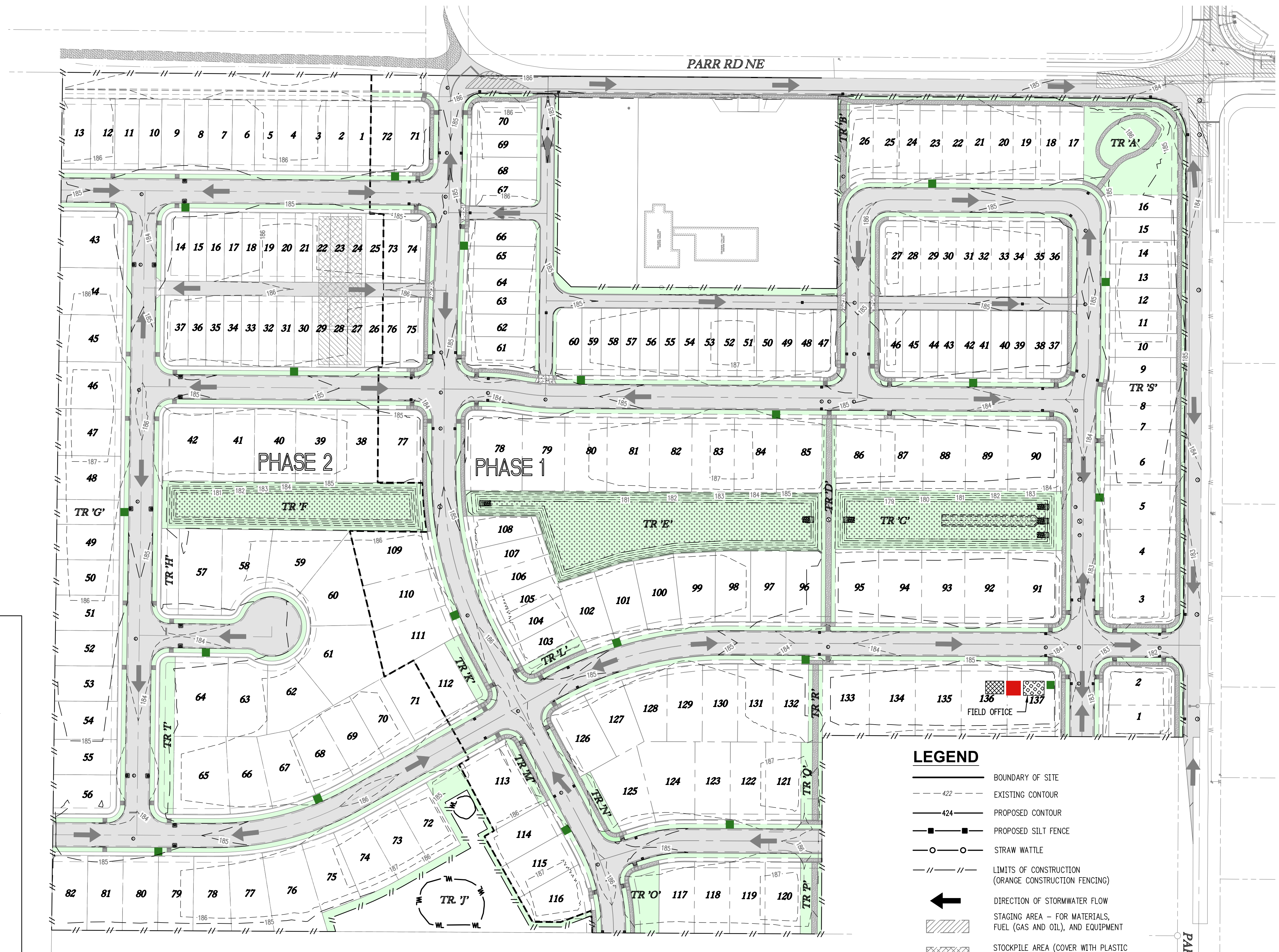
FILE-P: 0196-009 Brighton Pointe Subdivision (w/lot) 1200-C 0196-009.ec04, Layout: EC4 VERTICAL CONSTRUCTION EROSION & SEDIMENT CONTROL MEASURES, Plot Date: 10/4/2023 5:01 PM, by: Cameron Johnson



REVISIONS	
NO.	DESCRIPTION

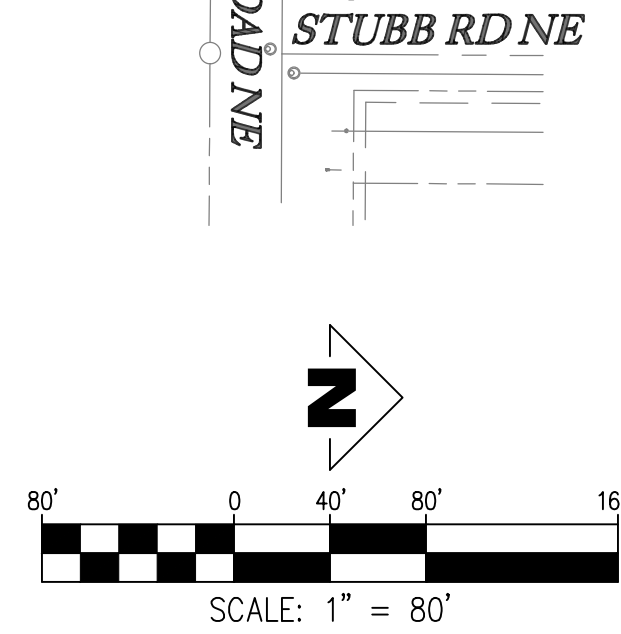
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**FINAL LANDSCAPING AND STABILIZATION PLAN**  
 SCALE: 1" = 80'

- LEGEND**
- BOUNDARY OF SITE
  - - - EXISTING CONTOUR
  - - - PROPOSED CONTOUR
  - ■ — PROPOSED SILT FENCE
  - ○ STRAW WATTLE
  - // — LIMITS OF CONSTRUCTION (ORANGE CONSTRUCTION FENCING)
  - ← DIRECTION OF STORMWATER FLOW
  - ▨ STAGING AREA - FOR MATERIALS, FUEL (GAS AND OIL), AND EQUIPMENT
  - ▩ STOCKPILE AREA (COVER WITH PLASTIC SHEETING, AS NECESSARY)
  - ▨ GRAVEL CONSTRUCTION ENTRANCE
  - ▩ BIOFILTER BAGS SURROUNDING SILTSACK-LINED CATCH BASIN
  - ▩ BIO-FILTER BAG
  - ▩ CONCRETE WASHOUT
  - ▩ FIELD OFFICE
  - CONNEX
  - SANITARY STATION
  - ▩ WASTE CONTAINER, WITH LID
  - AREA TO BE STABILIZED



**TYPICAL HOME CONSTRUCTION LOTS SHOWING BMP MEASURES**

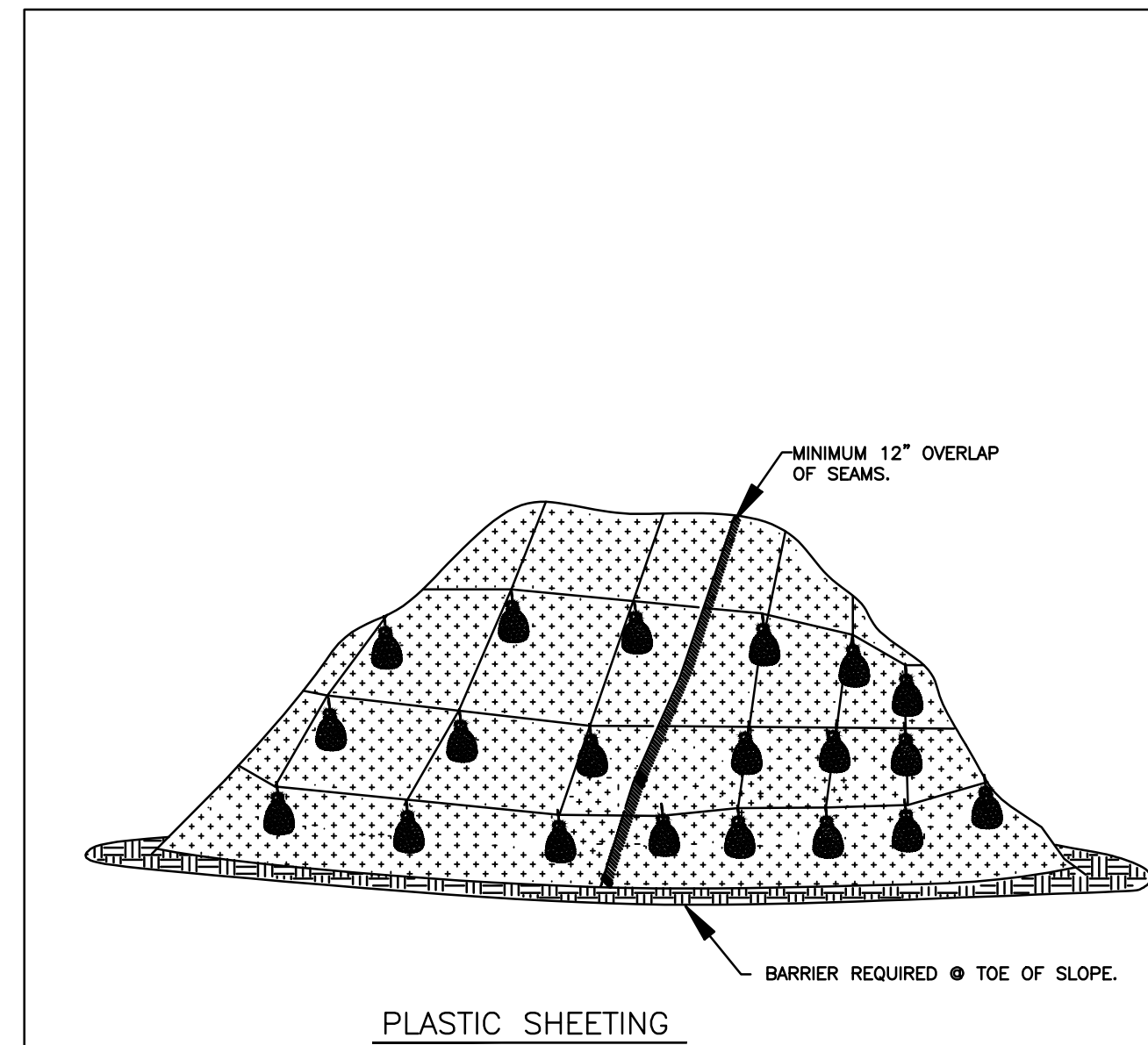
**CORNER LOT**

**INTERIOR LOT**

■ BUILDING AREA  
 ■ GRASS AND LANDSCAPED AREA

**ALLEY LOT**



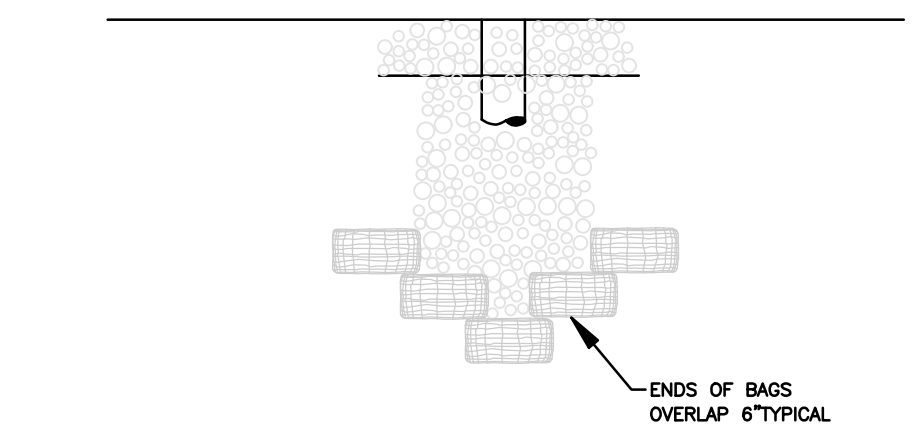


PLASTIC SHEETING

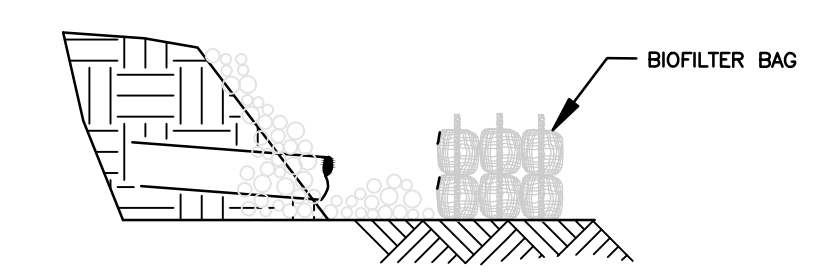
- NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
  2. BARRIER REQUIRED @ TOE OF STOCK PILE.
  3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

PLASTIC SHEETING

DETAIL DRAWING 4-3 REVISED 01-09



PLAN VIEW  
NTS

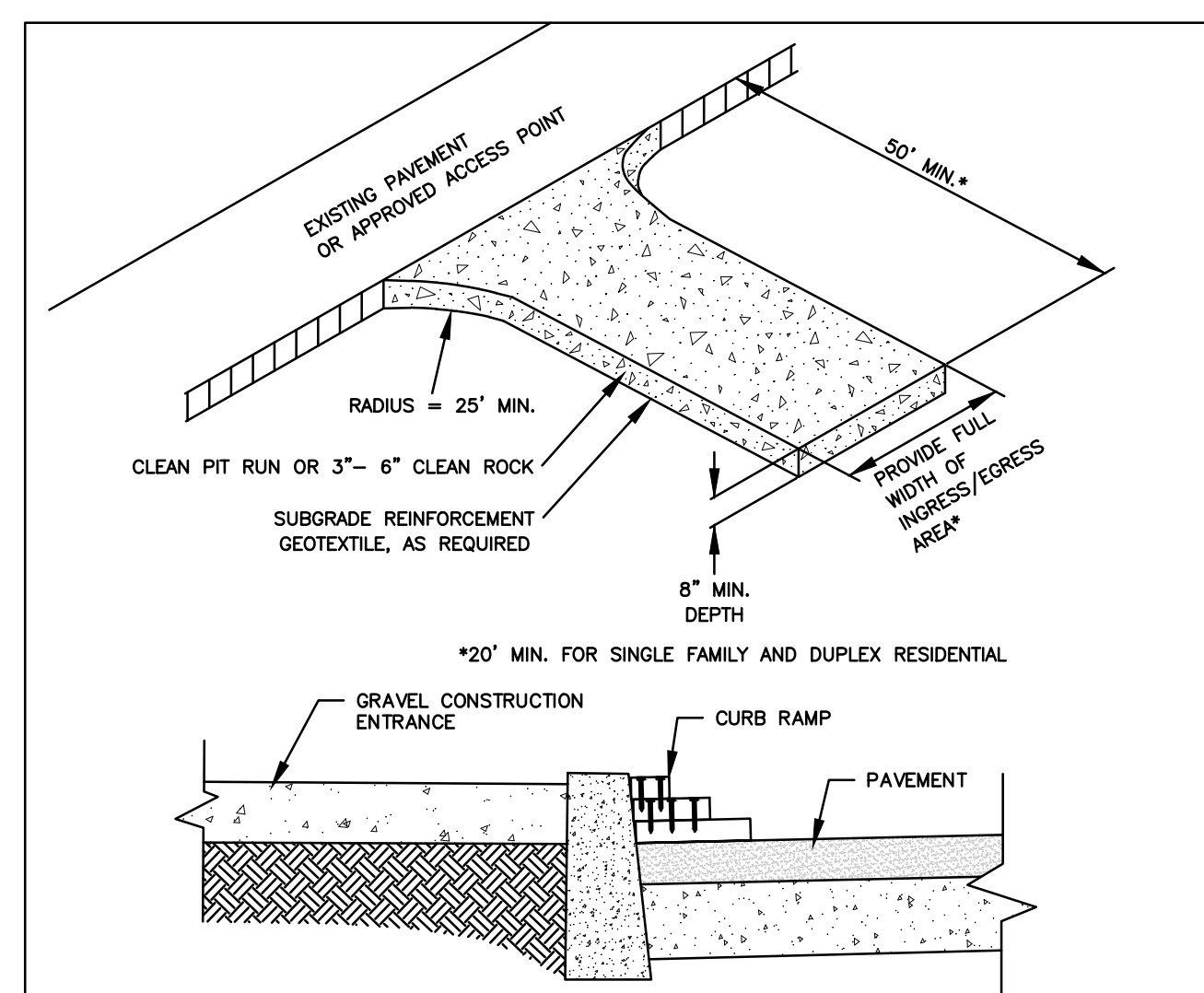


PROFILE

- NOTE:
1. BIO BAGS ONLY REQUIRED WHEN DISCHARGING SEDIMENT LADEN WATER.
  2. STAKING OF BAGS REQUIRED WITH EITHER METHOD USING (2) 1"x 2" WOOD STAKES OR APPROVED EQUAL PER BAG.

OUTLET PROTECTION - RIP RAP

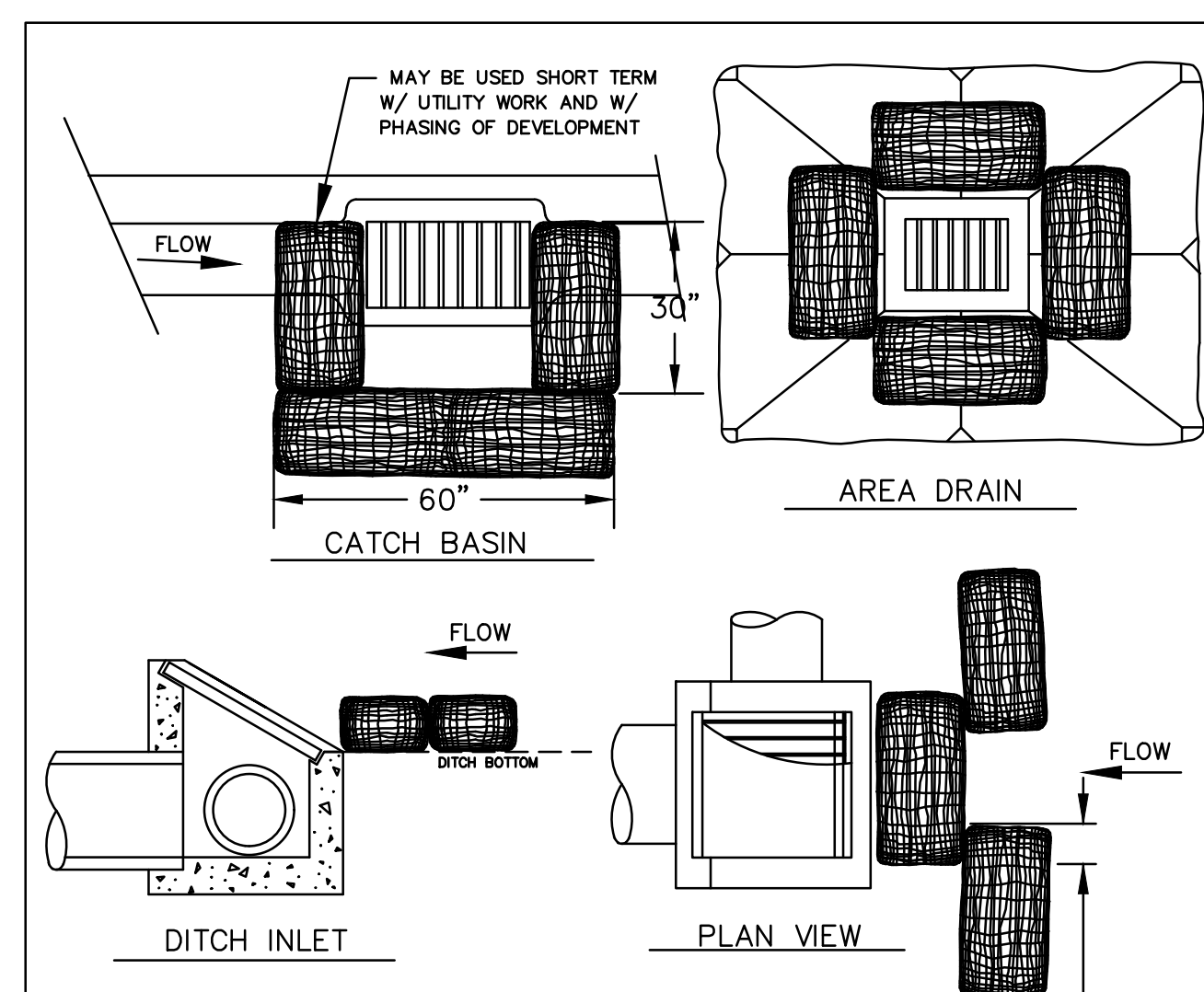
DETAIL DRAWING 4-7 REVISED 01-09



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
  4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
  5. DIMENSIONS
    - SINGLE FAMILY: 20' LONG BY 20' WIDE 8" DEEP OF 3/4" MINUS CLEAN ROCK.
    - COMMERCIAL: 50' LONG BY 20' WIDE 3-6" CLEAN ROCK. GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

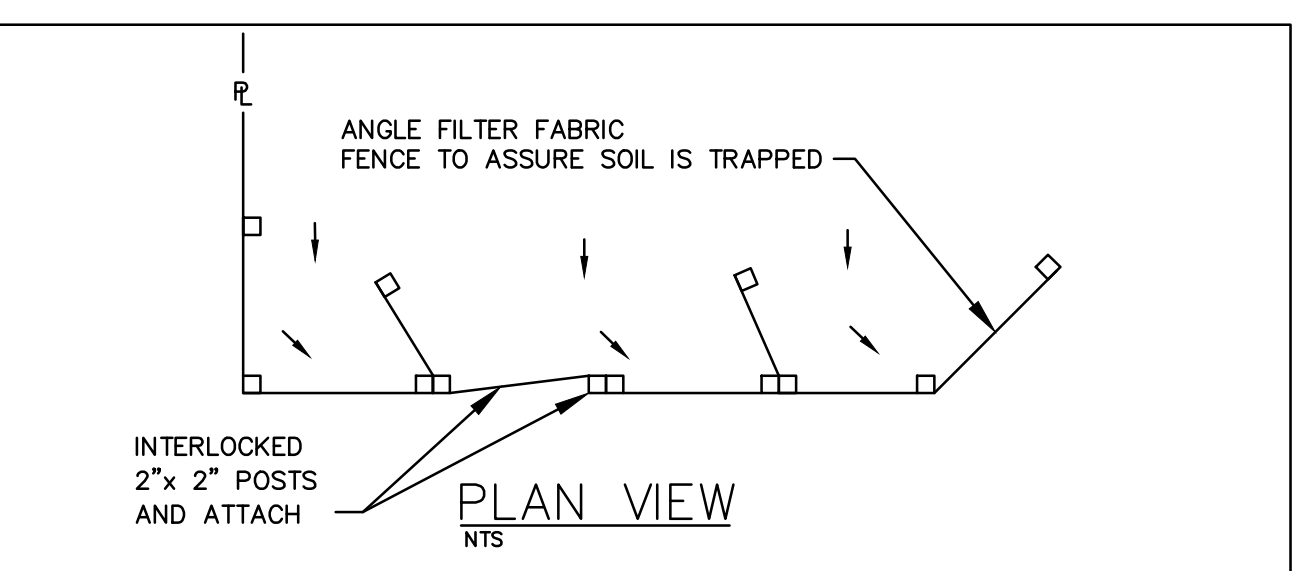
DETAIL DRAWING 4-13 REVISED 01-09



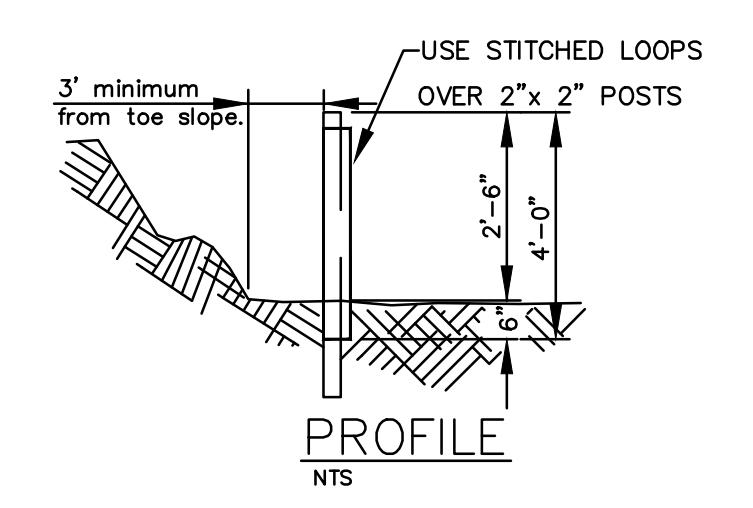
- NOTES:
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
  2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
  3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU MUST HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

INLET PROTECTION TYPE 4

DETAIL DRAWING 4-18 REVISED 01-09

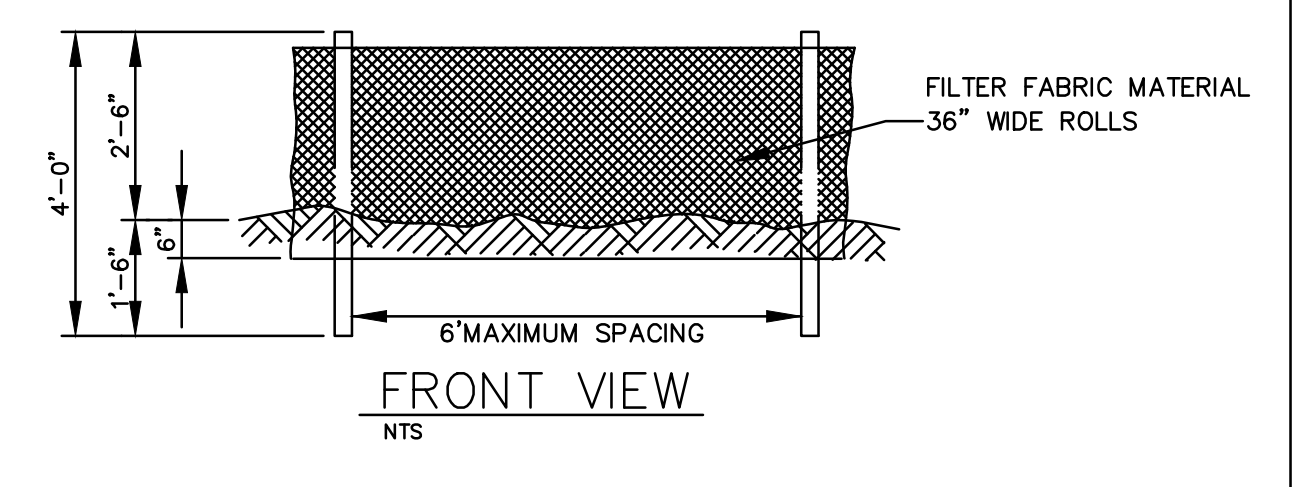


PLAN VIEW  
NTS



PROFILE  
NTS

- NOTES:
1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
  2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
  3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
  4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
  5. PANELS MUST BE PLACED ACCORDING TO SPACING ON DETAIL NO.940



FRONT VIEW  
NTS

SEDIMENT FENCE

DETAIL DRAWING 4-23 REVISED 01-09

BRIGHTON POINTE SUBDIVISION  
TAX MAP 052W13-TL 1001  
MARION COUNTY  
WOODBURN, OREGON

EROSION & SEDIMENT  
CONTROL DETAILS

NO.	DATE	DESCRIPTION

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SHEET  
**EC6**  
OF  
**EC7**

FILE:P:\0196-009 Brighton Pointe Subdivision\dwg\cvt\1200-C\0196-009.ec06 Layout: EC6 EROSION & SEDIMENT CONTROL DETAILS, Plot Date: 10/17/2023 9:39 AM, by: Cameron Johnson







# TWO WAY TRAFFIC WITH FLAGGERS

## Parr Road – T.C. Plan (55 mph)

8708 Parr Road, Woodburn, Or. 97071



Parr Road

work zone

Construction Entrance

Construction Entrance

work zone

flagger taper



500' between signs

Stubb Road



TAPER TYPES & FORMULAS	
TAPER	FORMULA
Merging (Lane Closure)	"L"
Shifting	"L"/2 or 1/2"L"
Shoulder Closure	"L"/3 or 1/3"L"
Flagging (See Drg. TM850)	50' - 100'
Downstream (Termination)	Varies (See Drawings)

★ Use Pre-Construction Posted Speed to select the Speed from the Tables below:

TEMPORARY BARRIER FLARE RATE TABLE	
★ SPEED (mph)	MINIMUM FLARE RATE
≤ 30	8:1
35	9:1
40	10:1
45	12:1
50	14:1
55	16:1
60	18:1
65	19:1
70	20:1

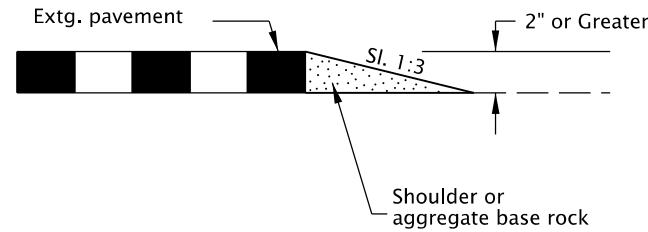
MINIMUM LENGTHS TABLE					
"L" VALUE FOR TAPERS (ft)					BUFFER "B" (ft)
★ SPEED (mph)	W = Lane or Shoulder Width being closed or shifted				
	W ≤ 10	W = 12	W = 14	W = 16	
25	105	125	145	165	75
30	150	180	210	240	100
35	205	245	285	325	125
40	265	320	375	430	150
45	450	540	630	720	180
50	500	600	700	800	210
55	550	660	770	880	250
60	600	720	840	960	285
65	650	780	910	1000	325
70	700	840	980	1000	365
FREEWAYS					
55	1000	1000	1000	1000	250
60	1000	1000	1000	1000	285
65	1000	1000	1000	1000	325
70	1000	1000	1000	1000	365

- NOTES:
- For Lane closures where W < 10', use "L" value for W = 10'.
  - For Shoulder closures where W < 10', use "L" value for W = 10' or calculate "L" using formula, for Speeds ≥ 45: L = WS, Speeds < 45: L = S<sup>2</sup>W/60, S = Speed, W=Width

TRAFFIC CONTROL DEVICES (TCD) SPACING TABLE				
★ SPEED (mph)	Sign Spacing (ft)			Max. Channelizing Device Spacing (ft)
	A	B	C	
20 - 30	100	100	100	20
35 - 40	350	350	350	20
45 - 55	500	500	500	40
60 - 70	700	700	700	40
Freeway	1000	1500	2640	40

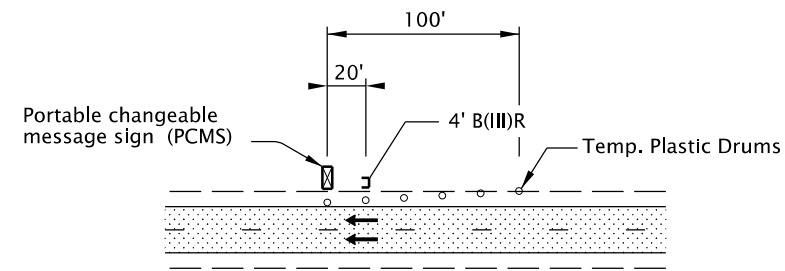
- NOTES:
- Place traffic control devices on 10 ft. spacing for intersection and access radii.
  - When necessary, sign spacing may be adjusted to fit site conditions. Limit spacing adjustments to 30% of the "A" dimension for all speeds.

- NOTES:
- When paved shoulders adjacent to excavations are less than four feet wide protect longitudinal abrupt edge as shown.
  - Use aggregate wedge when abrupt edge is 2 inches or greater.



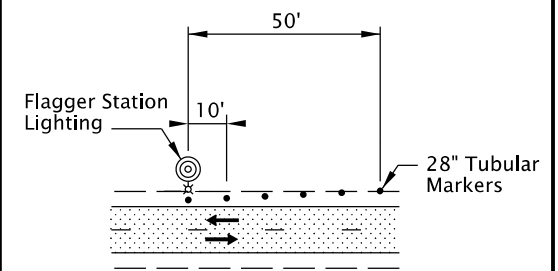
EXCAVATION ABRUPT EDGE

- NOTES:
- Install PCMS beyond the outside shoulder, when possible.
  - Use the appropriate type of barricade panels for PCMS location. Right shoulder, use Type B(III)R. Left shoulder, use Type B(III)L.
  - Use six drums in shoulder taper on 20' spacing. The drums and barricade may be omitted when PCMS is placed behind a roadside barrier.
  - Detail as shown is used for trailered and non-crashworthy components of:
    - Portable Traffic Signals
    - Smart Work Zone Systems



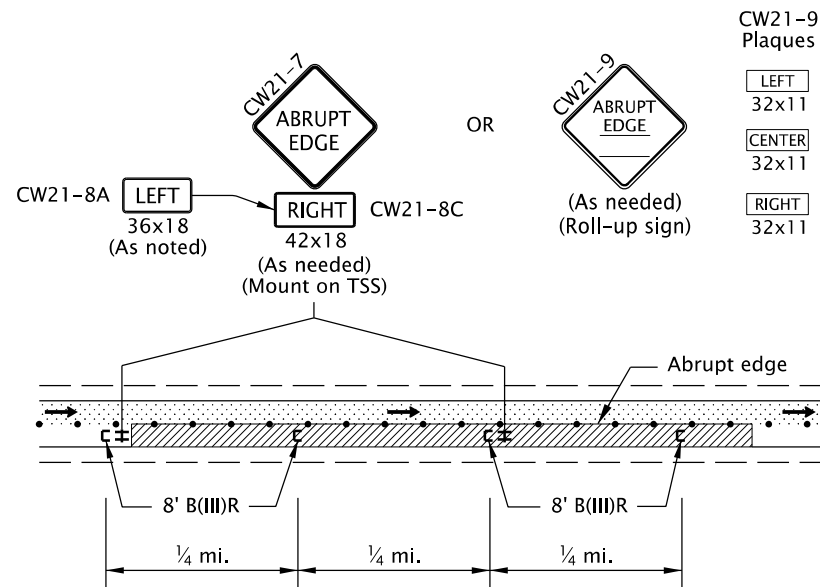
PORTABLE CHANGEABLE MESSAGE SIGN (PCMS) INSTALLATION

- NOTES:
- Install Flagger Station Lighting beyond the outside shoulder, where practical.
  - Use six tubular markers in shoulder taper on 10' spacing.
  - Place cart / generator / power supply off of the shoulder, as far as practical.



FLAGGER STATION LIGHTING DELINEATION

- NOTES:
- Abrupt edges may be created by paving, operations, excavations or other roadway work. Use abrupt edge signing for longitudinal abrupt edges of 1 inch or greater.
  - If the excavation is located on left side of traffic, replace the 8' B(III)R barricades with 8' B(III)L barricades and replace the "RIGHT" (CW21-8C) riders with "LEFT" (CW21-8A) riders.
  - Continue signing and other traffic control devices throughout excavation area at spacings shown.
  - If roll-up signs are used, attach the correct (CW21-9) plaques to the sign face using hook and loop fasteners. Place roll-up signs in advance of barricades.



TYPICAL ABRUPT EDGE DELINEATION

- GENERAL NOTES FOR ALL TCP DRAWINGS:
- Signs and other Traffic Control Devices (TCD) shown are the minimum required.
  - Place a barricade approx. 20' ahead of all sequential arrow boards.
  - Arrows shown in roadway are directional arrows to indicate traffic movements.
  - All signs are 48" x 48" unless otherwise shown. Use fluorescent orange sheeting for the background of all temporary warning signs.
  - All diamond shaped warning signs mounted on barrier sign supports shall be 36" by 36". All other signs mounted on barrier sign supports shall not exceed 12 sq. ft. in total sign area.
  - Low speed highways have a pre-construction posted speed of 40 mph or less. High speed highways have a pre-construction posted speed of 45 mph or higher.
  - Do not locate sign supports in locations designated for bicycle or pedestrian traffic.
  - Combine drawing details to complete temporary traffic control for each work activity.
  - Coordinate and control pedestrian movements through a Temporary Accessible Route using Flaggers, Traffic Control Measures, or as directed.
  - To be accompanied by Dwg. Nos. TM820 & TM821.

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

All materials shall be in accordance with the current Oregon Standard Specifications.			
<b>OREGON STANDARD DRAWINGS</b>			
<b>TABLES, ABRUPT EDGE AND PCMS DETAILS</b>			
2021			
DATE	REVISION DESCRIPTION		
07-2022	Added a note for TPARs		
CALC. BOOK NO.	N/A	SDR DATE	01-JUL-2022
			<b>TM800</b>