



September 26, 2022

Dan Dietlin
Do It Best Corp.
333 S Woodland Ave
Woodburn, OR 97071

RE: Approval of Grading Permit GRAD 22-08 "Do It Best Expansion" for 333 S. Woodland Avenue
(Tax Lot 052W110000101)

Dear Mr. Dietlin:

Staff approves the Grading Permit, subject to the conditions of approval outlined in this letter. The approval letter was originally issued on September 16, 2022; this letter includes a minor revision to fix an error in the summary of review section.

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 an expansion to the existing industrial warehouse building. 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 (Sheet L0.02 in the approved plans).

Public Works Conditions of Approval:

6. The applicant shall comply with the submitted grading and erosion control plans, including measures to keep the ROW clean, to protect existing catch basins around the work area, and maintain dust control measures. All catch basins around the work area shall be clean of debris and soils at all times.
7. The applicant shall continuously maintain adequate protection of all work from damage and protect the public and private property of others from injury or loss arising in connection with the work.
8. The applicant shall comply with City of Woodburn Planning Department requirements through Woodburn Development Ordinance (WDO) 5.01.04 Grading Permit.
9. Prior to starting work, contact the Public Works Department for inspection of the erosion control in the public ROW. Contact the Engineering Division at (503) 982-5240.
10. The applicant shall leave ROW in clean condition, free from litter and debris, at the end of each workday, or more frequently if directed by the City Inspector.
11. Sidewalk and street closures are not allowed under this permit.
12. Prior to starting work, silt fencing shall be installed around the entire perimeter of the work area. Applicant shall comply with all requirements and conditions set on their 1200C permit.

Final decision approved by designee:



Dan Handel, AICP
Planner

September 26, 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
Tim Miller, Do It Best
Ryan Weston, Mackenzie
Justin Durrie, Mackenzie

file: GRAD 22-08

REVISION SCHEDULE		
Delta	Issued As	Issue Date

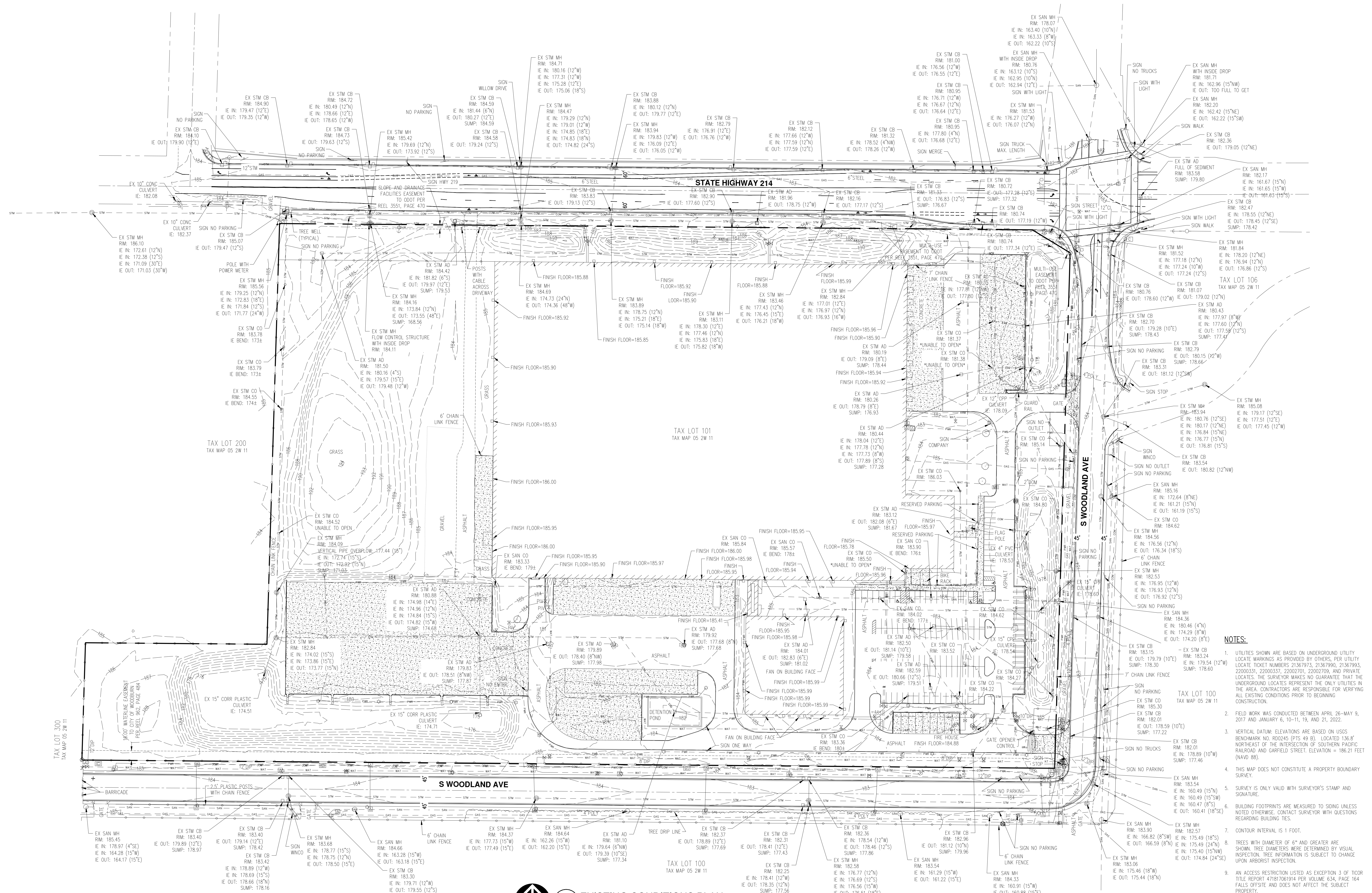
SHEET TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY: AOC, SAO
CHECKED BY: NKB
SHEET

V1.10

JOB NO. 2210471.00

PERMIT SET 8/4/2022
221047100DRAWINGS\CIVIL\471-V1.10.DWG NKB 08/04/22 15:55 100



NOTE:
STORM LINE HAS BEEN ALTERED FROM FIELD SURVEYING TO MATCH RECORD DRAWINGS.

- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PER UTILITY LOCATE TICKET NUMBERS 21367973, 21367990, 21367993, 22000331, 22000337, 22002701, 22002709, AND PRIVATE LOCATES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED BETWEEN APRIL 26-MAY 9, 2017 AND JANUARY 8, 10-11, 19, AND 21, 2022.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON USGS BENCHMARK NO. R00245 (PTS 49 B), LOCATED 136.8' NORTHEAST OF THE INTERSECTION OF SOUTHERN PACIFIC RAILROAD AND GARFIELD STREET. ELEVATION = 166.21 FEET (NAVD 88).
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - COURTAIN INTERVAL IS 1 FOOT.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
 - AN ACCESS RESTRICTION LISTED AS EXCEPTION 3 OF TICOR TITLE REPORT 471817061914 PER VOLUME 634, PAGE 164 FALLS OFFSITE AND DOES NOT AFFECT THE SUBJECT PROPERTY.
 - A UTILITIES AND RIGHT-OF-WAY EASEMENT TO CITY OF WOODBURN LISTED AS EXCEPTION 4 OF TICOR TITLE REPORT 471817061914 PER REEL 814, PAGE 73 FALLS WITHIN THE RIGHT-OF-WAY OF S WOODLAND AVE.
 - AN ANCHOR EASEMENT TO PGE LISTED AS EXCEPTION 6 OF TICOR TITLE REPORT 471817061914 PER REEL 1066, PAGE 444 FALLS WITHIN THE RIGHT-OF-WAY OF STATE HIGHWAY 214.



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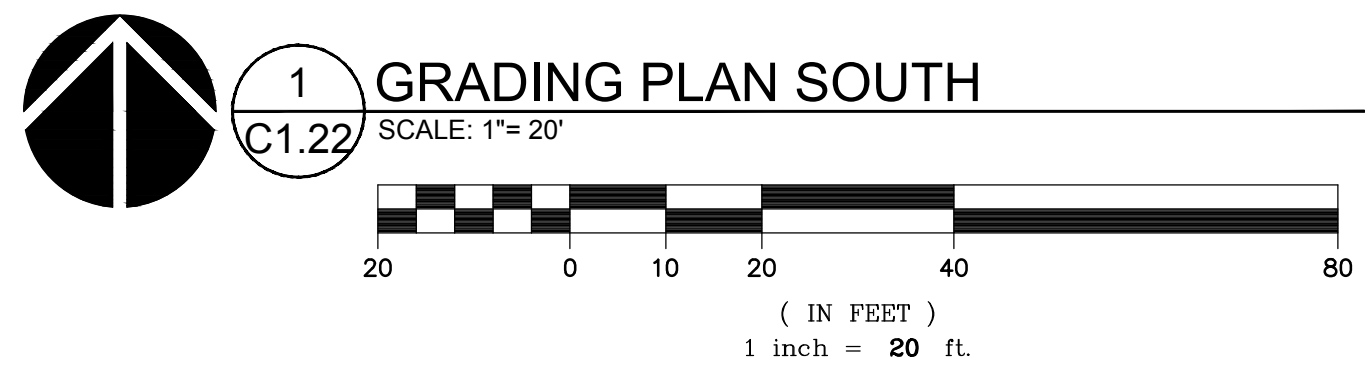
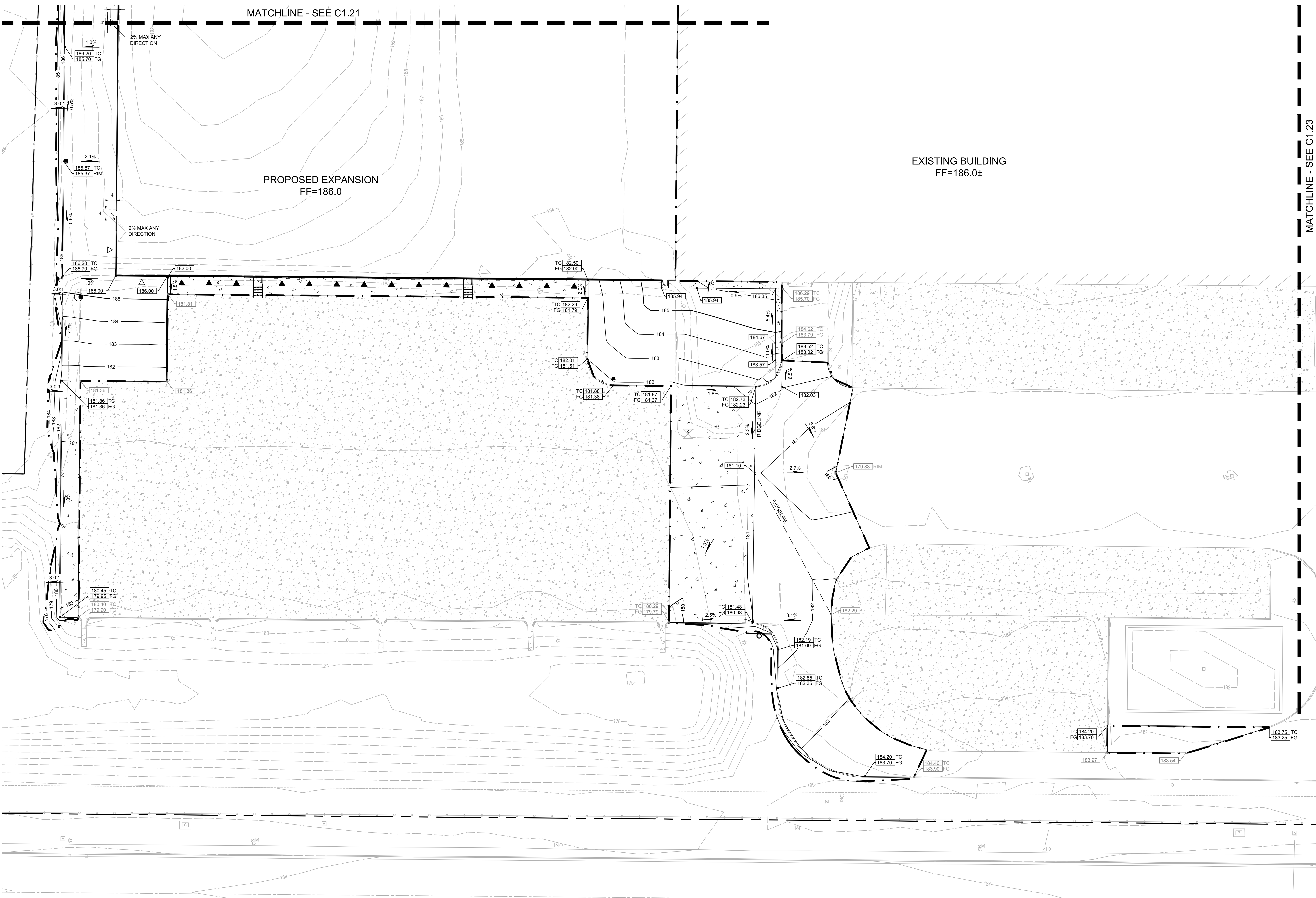
SHEET TITLE:
GRADING PLAN SOUTH

DRAWN BY: SAO
 CHECKED BY: NKB
 SHEET

C1.22

JOB NO. **2210471.00**

PERMIT SET 8/4/2022
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THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY A&S ENGINEERING AND FORESTRY, LLC, DATE: FEBRUARY 16, 2022.



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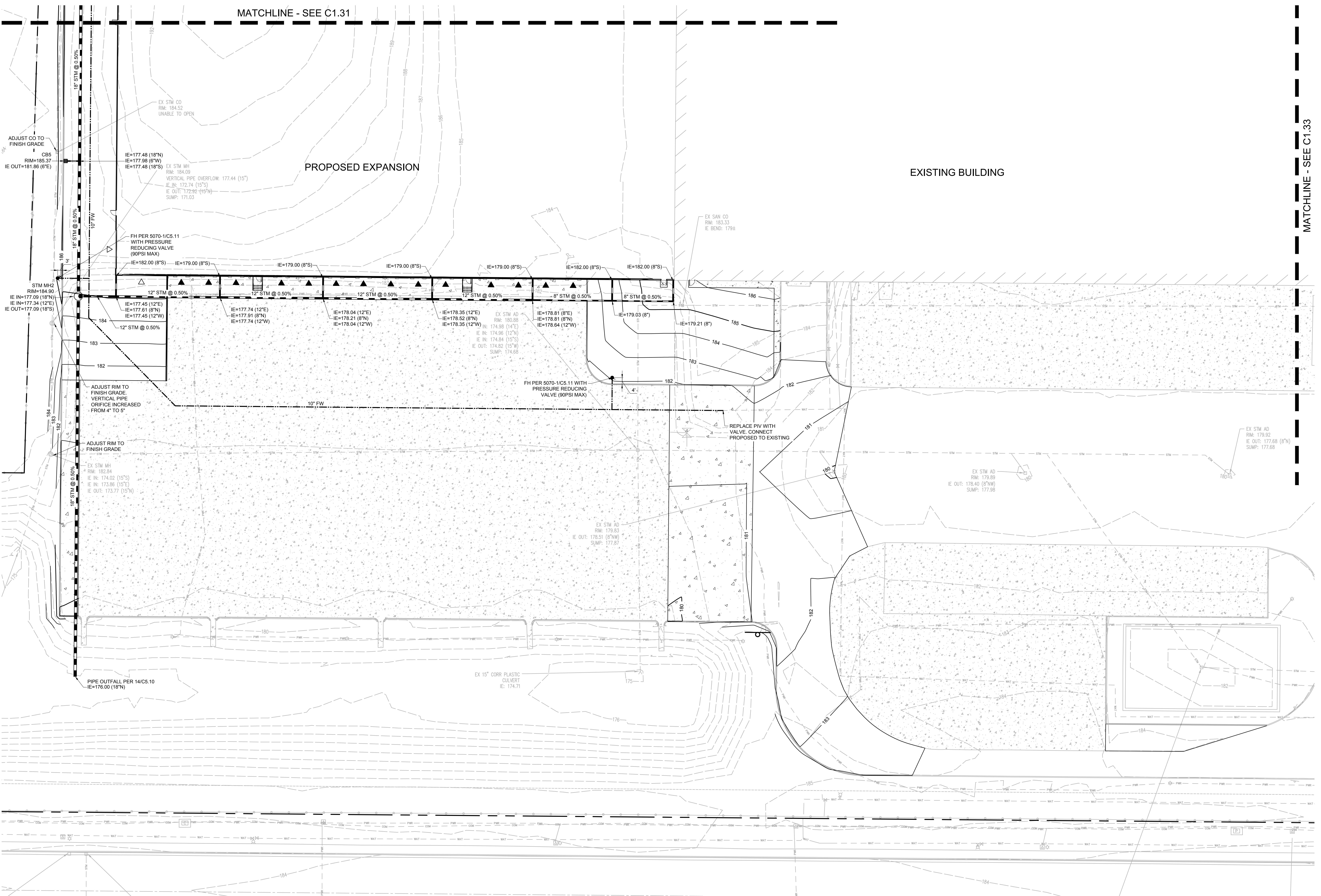
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UTILITY PLAN SOUTH

DRAWN BY: SAO
 CHECKED BY: NKB
 SHEET

C1.32

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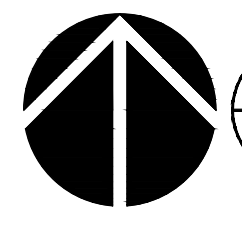


MATCHLINE - SEE C1.31

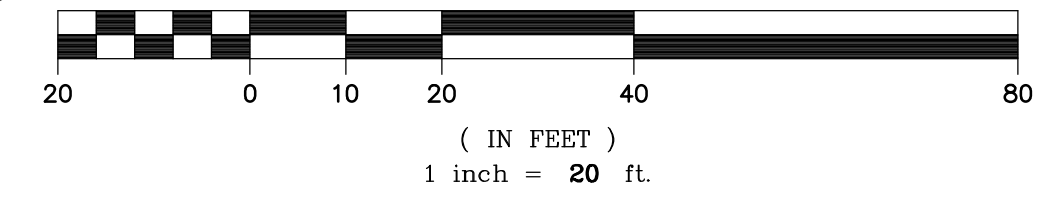
MATCHLINE - SEE C1.33

PROPOSED EXPANSION

EXISTING BUILDING



1 UTILITY PLAN SOUTH
 C1.32 SCALE: 1"= 20'



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

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UTILITY PLAN EAST

DRAWN BY: SAO

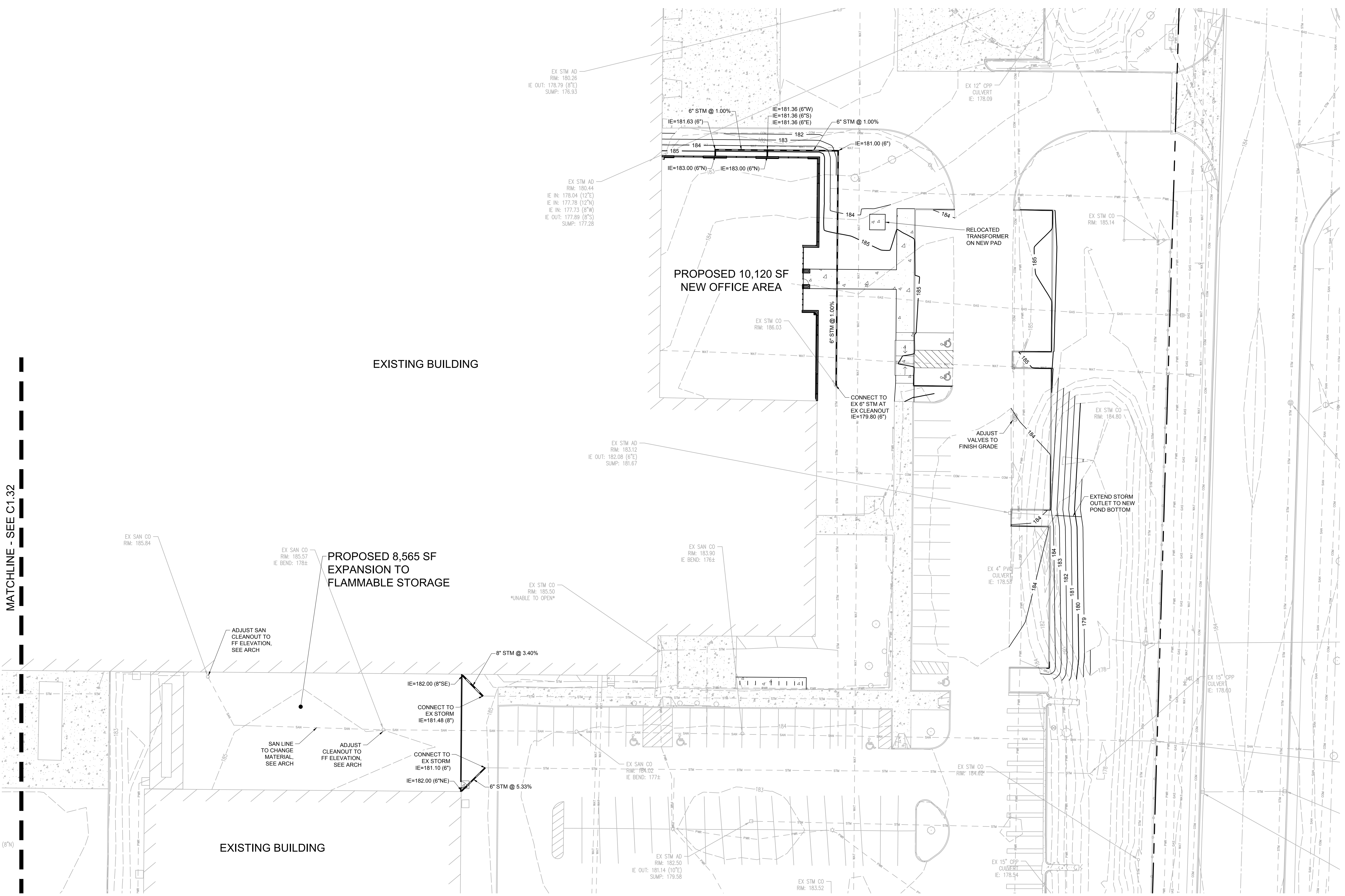
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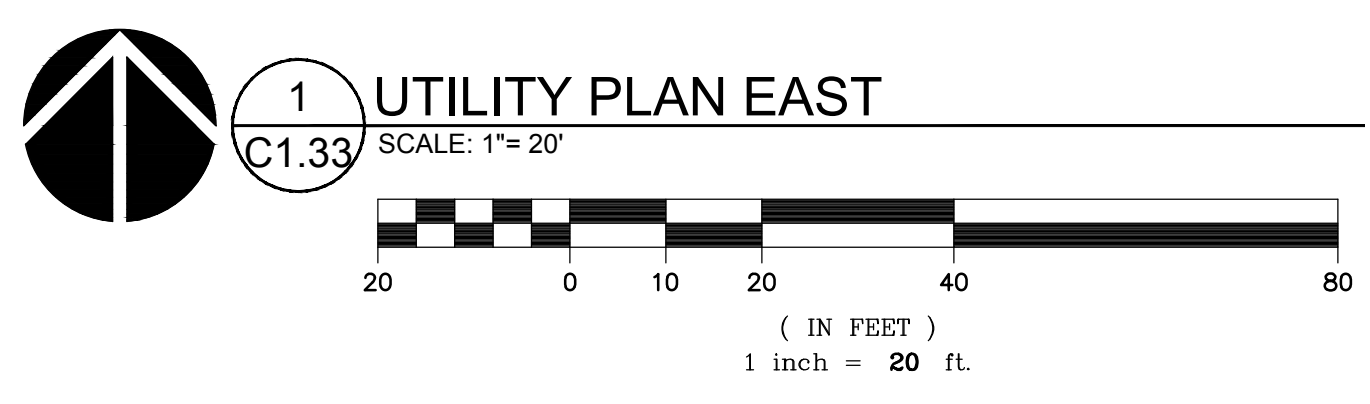
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MATCHLINE - SEE C1.32





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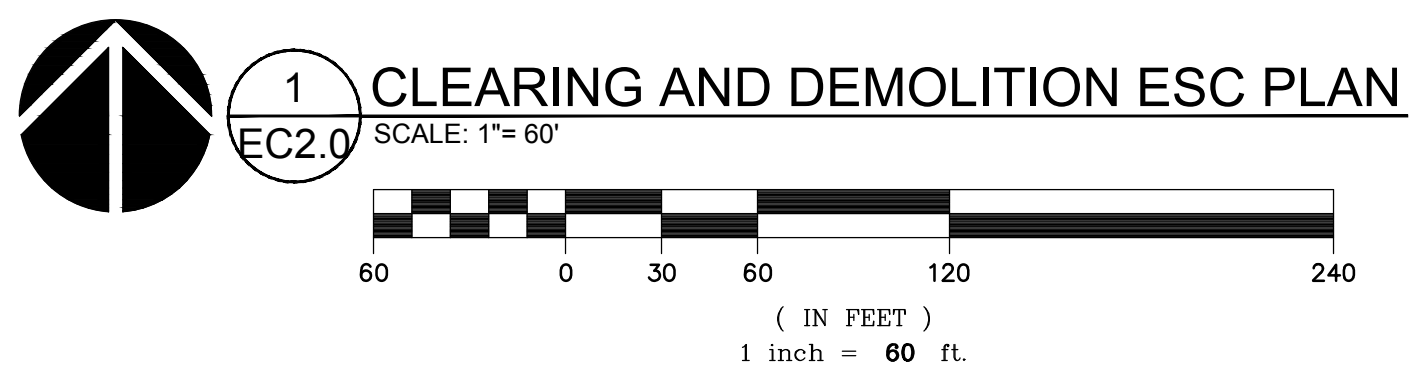
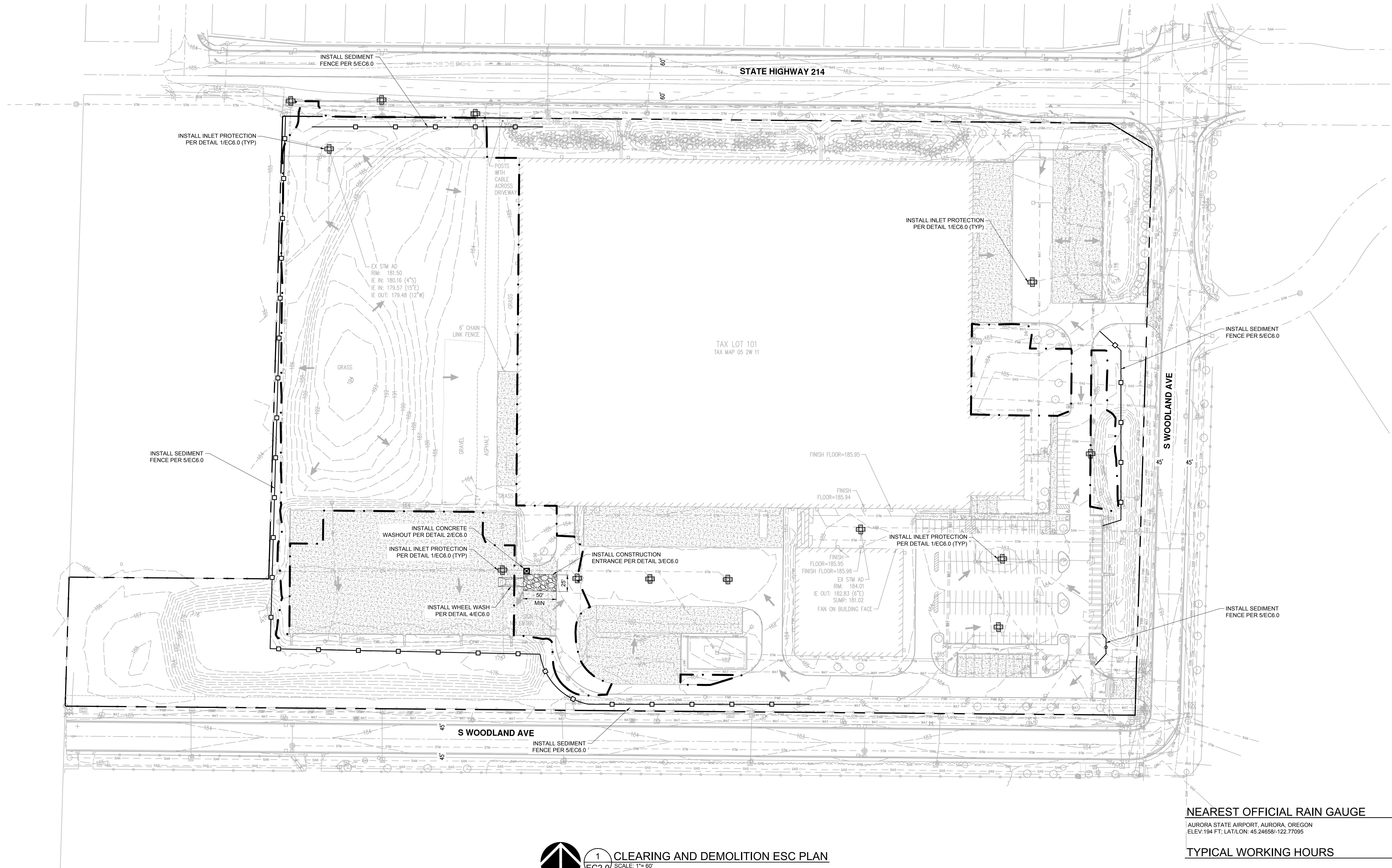
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CLEARING AND DEMOLITION ESC PLAN

DRAWN BY: _____
 CHECKED BY: _____
 SHEET _____

EC2.0

JOB NO. **2210471.00**

PERMIT SET 8/4/2022
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NEAREST OFFICIAL RAIN GAUGE
 AURORA STATE AIRPORT, AURORA, OREGON
 ELEV:194 FT; LAT/LON: 45.24658-122.77095

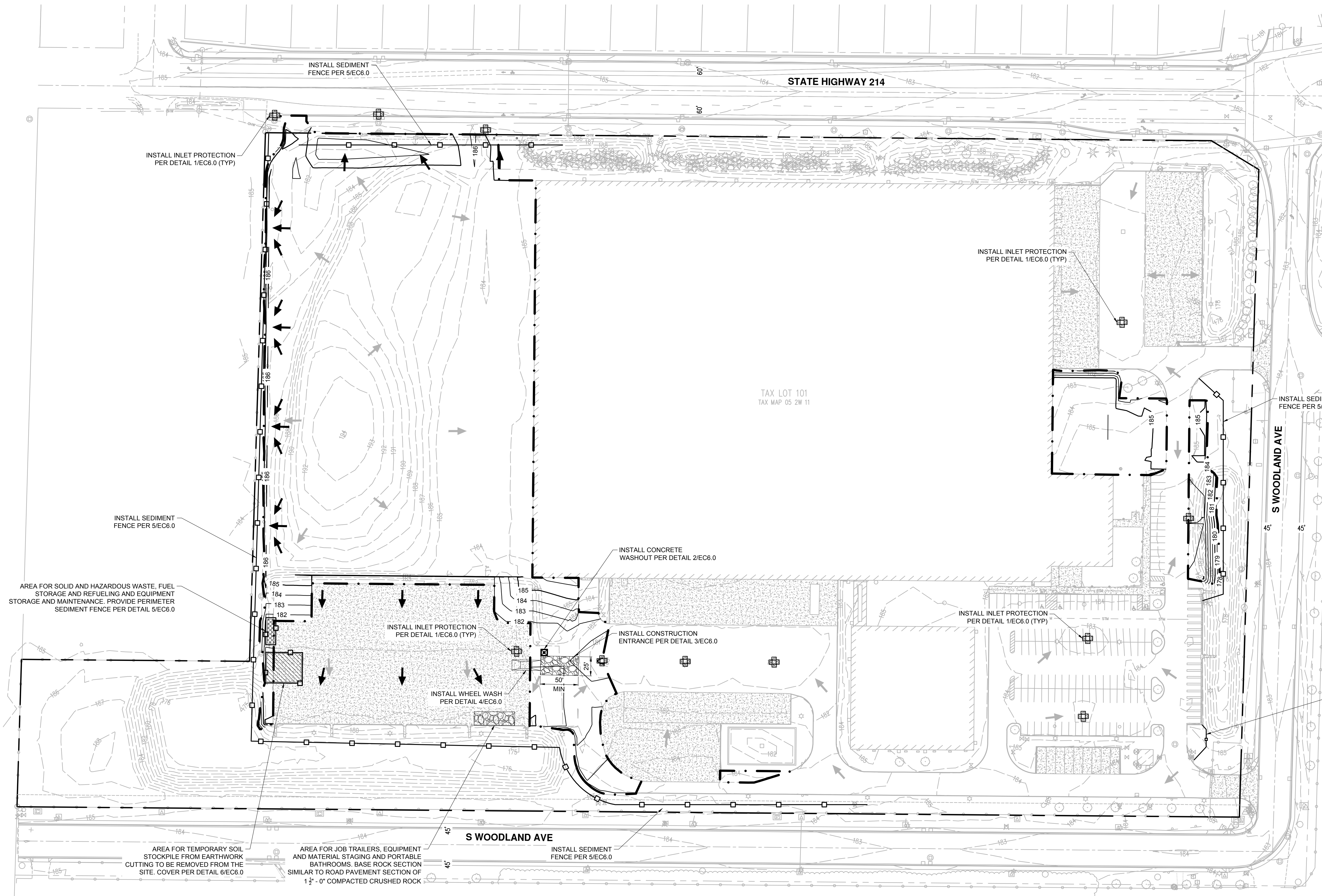
TYPICAL WORKING HOURS
 7AM - 5PM WEEKDAYS

PRE-CONSTRUCTION, CLEARING, AND DEMO 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 ENSURE 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.
- ADDITIONAL EROSION CONTROL MEASURES AND DETAILS CAN BE FOUND IN DEQ'S CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES MANUAL, FEBRUARY 2021.

LEGEND

- 20- EXISTING CONTOUR
- SEDIMENT FENCE PER CWS DETAIL 875/EC6.0
- LIMITS OF DISTURBANCE
- EXISTING DRAINAGE FLOW ARROW
- ⊕ CATCH BASIN SEDIMENT FILTER BAG PER CWS DETAIL 920/EC6.0
- ⊞ CONCRETE WASHOUT, PER CWS DETAIL 900/EC6.0
- ⊞ WHEEL WASH PER CWS DETAIL 870/EC6.0
- ▨ CONSTRUCTION ENTRANCE PER CWS DETAIL 855/EC6.0



EROSION CONTROL GENERAL NOTES

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES UNLESS OTHERWISE AUTHORIZED:
 - VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - 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)
- SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF 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. 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 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 WASHOUT 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 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.
- AREAS MARKED AS "WQ FACILITY" OR "WQ" SHALL NOT HAVE CONSTRUCTION RUN-OFF DIRECTED TOWARDS THEM. THESE AREAS SHALL BE PROTECTED SO AS TO NOT IMPACT THEIR NATURAL INFILTRATION CHARACTERISTICS.

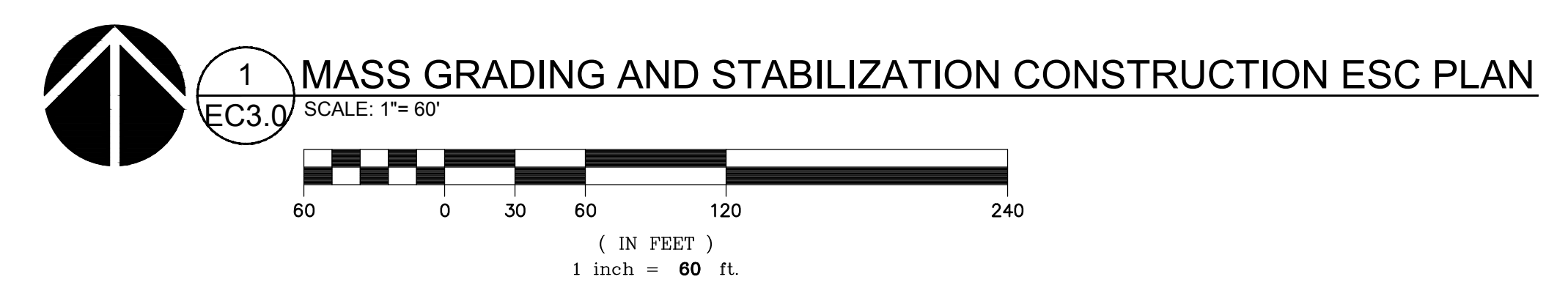
DEWATERING NOTE

- CONTRACTOR SHALL MONITOR DEWATERING OPERATIONS WITH DAILY INSPECTIONS DURING DEWATERING OPERATIONS.
- DEWATERING TECHNIQUES SHALL INCLUDE A PUMP AND HOSE TO CONVEY THE DEWATERING FLOW TO APPROVED LOCATIONS. THE APPROVED LOCATIONS IS THE STORM FILTRATION BASIN.
- DEWATERING INTO THE STORM DETENTION WATER QUALITY BASIN MAY ONLY PROCEED ONCE THE DETENTION SYSTEM INLET RIP-RAP AND OUTLET APPURTENANCES AND RIP-RAP ONCE ARE INSTALLED AND PERMANENT SOIL STABILIZATION IS IN PLACE.
- TRENCH AND FOUNDATION EXCAVATIONS SHALL BE PROTECTED DURING WET WEATHER FROM OVER SATURATION.
- DEWATERING OPERATIONS LEFT OVERNIGHT SHALL BE INSPECTED IMMEDIATELY IN THE MORNING. IF DEWATERING OPERATIONS ARE LEFT IN OPERATION OVER WEEKENDS, HOLIDAYS OR MORE THAN 24 HOURS, THE CONTRACTOR SHALL PROVIDE FOR DAILY INSPECTIONS AND PROVIDE FOR INSPECTION WITHIN 2 HOURS AFTER RAIN EVENTS PRODUCING MORE THAN 0.5-INCHES IN A 24-HOUR PERIOD.

POST-DEVELOPED STORM WATER RUN-OFF OF THE PROPOSED DEVELOPMENT AREA IS COLLECTED VIA CATCH BASINS, ROOF DOWNSPOUTS AND SHEET FLOW. IT IS DIRECTED TO ONE OF THREE STORM WATER DETENTION BASIN AND RELEASED TO THE PUBLIC STORM DRAIN LINE.

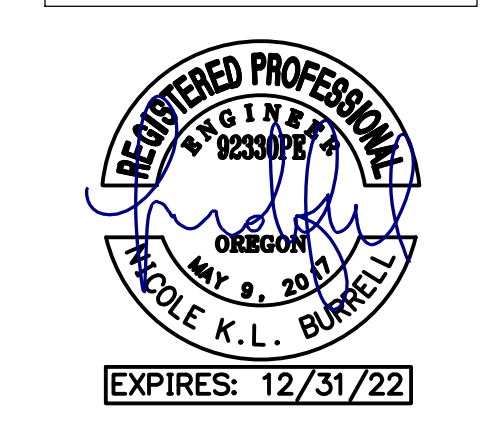
CONTROL BMP IMPLEMENTATION

- 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 MATTINGS" 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.



LEGEND

	21	PROPOSED CONTOUR
	-20-	EXISTING CONTOUR
		SEDIMENT FENCE PER CWS DETAIL 875/EC6.0
		LIMITS OF DISTURBANCE
		EXISTING DRAINAGE FLOW ARROW
		PROPOSED DRAINAGE FLOW ARROW
		CATCH BASIN SEDIMENT FILTER BAG PER CWS DETAIL 920/EC6.0
		CONCRETE WASHOUT, PER CWS DETAIL 900/EC6.0
		WHEEL WASH PER CWS DETAIL 870/EC6.0
		CONSTRUCTION ENTRANCE PER CWS DETAIL 855/EC6.0
		SOIL STOCKPILE AREA, PER CWS DETAIL 810/EC6.0
		AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE.



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
MASS GRADING AND STABILIZATION CONSTRUCTION ESC PLAN

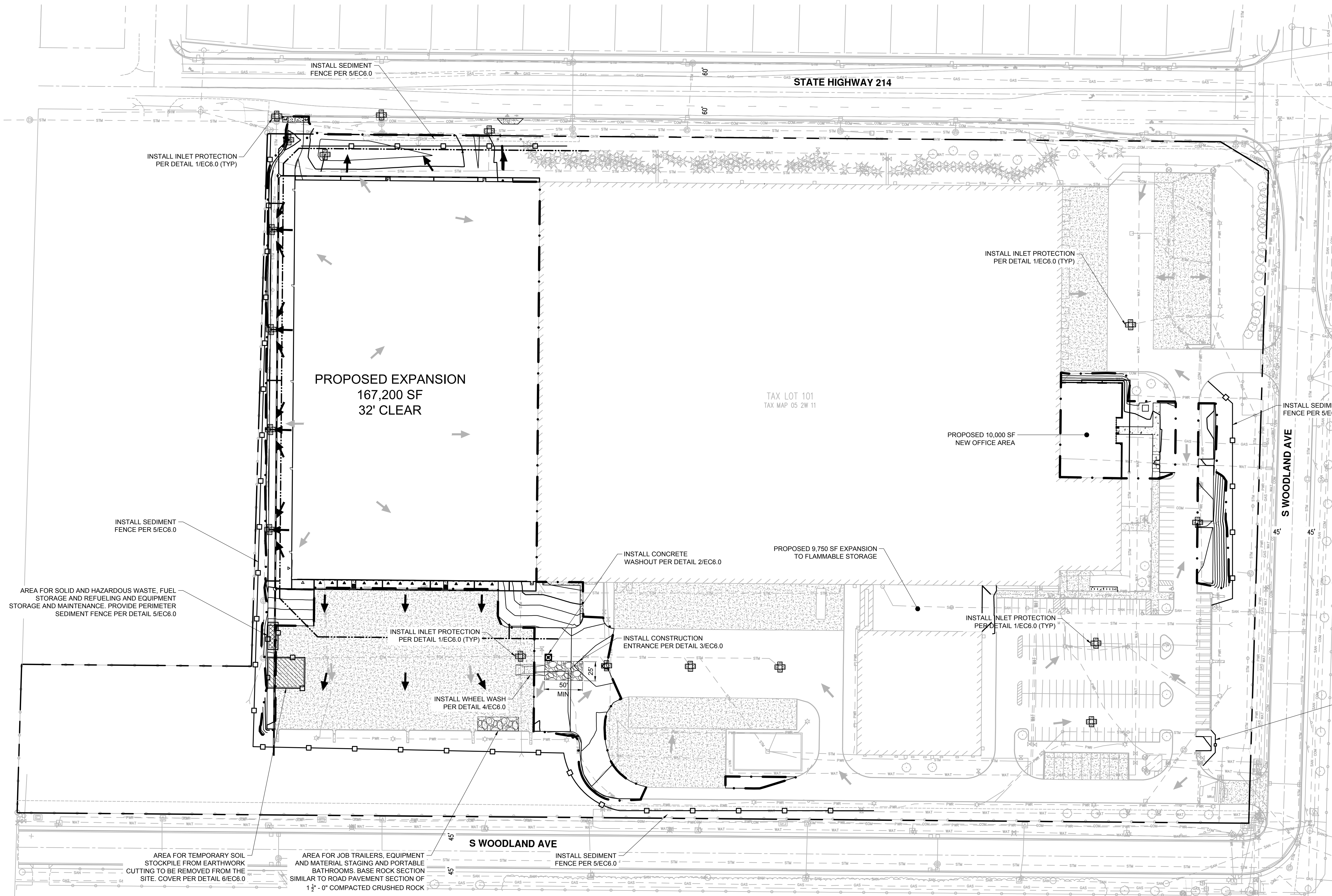
DRAWN BY: AOC, SAO
 CHECKED BY: NKB
 SHEET

EC3.0

JOB NO. **2210471.00**

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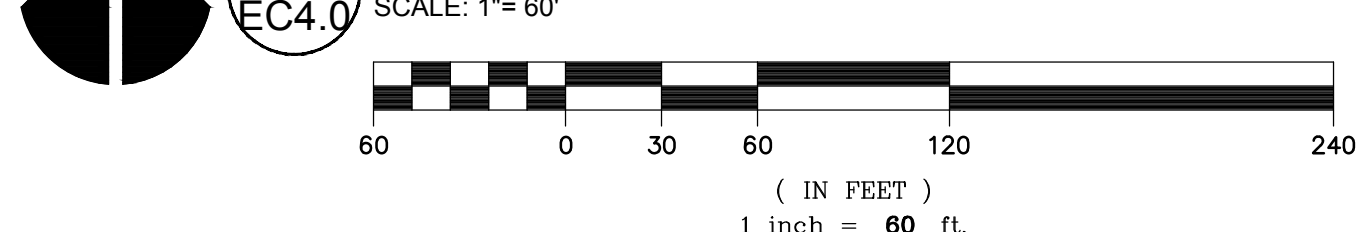
DEWATERING NOTE

- CONTRACTOR SHALL MONITOR DEWATERING OPERATIONS WITH DAILY INSPECTIONS DURING DEWATERING OPERATIONS.
 - DEWATERING TECHNIQUES SHALL INCLUDE A PUMP AND HOSE TO CONVEY THE DEWATERING FLOW TO APPROVED LOCATIONS. THE APPROVED LOCATIONS IS THE STORM FILTRATION BASIN.
 - DEWATERING INTO THE STORM DETENTION WATER QUALITY BASIN MAY ONLY PROCEED ONCE THE DETENTION SYSTEM INLET RIP-RAP AND OUTLET APPURTENANCES AND RIP-RAP OUTFALL ARE INSTALLED AND PERMANENT SOIL STABILIZATION IS IN PLACE.
 - TRENCH AND FOUNDATION EXCAVATIONS SHALL BE PROTECTED DURING WET WEATHER FROM OVER SATURATION.
 - DEWATERING OPERATIONS LEFT OVERNIGHT SHALL BE INSPECTED IMMEDIATELY IN THE MORNING. IF DEWATERING OPERATIONS ARE LEFT IN OPERATION OVER WEEKENDS, HOLIDAYS OR MORE THAN 24 HOURS, THE CONTRACTOR SHALL PROVIDE FOR DAILY INSPECTIONS AND PROVIDE FOR INSPECTION WITHIN 2 HOURS AFTER RAIN EVENTS PRODUCING MORE THAN 0.5-INCHES IN A 24-HOUR PERIOD.
- POST-DEVELOPED STORM WATER RUN-OFF OF THE PROPOSED DEVELOPMENT AREA IS COLLECTED VIA CATCH BASINS, ROOF DOWNSPOUTS AND SHEET FLOW. IT IS DIRECTED TO ONE OF THREE STORM WATER DETENTION BASIN AND RELEASED TO THE PUBLIC STORM DRAIN LINE.

CONTROL BMP IMPLEMENTATION

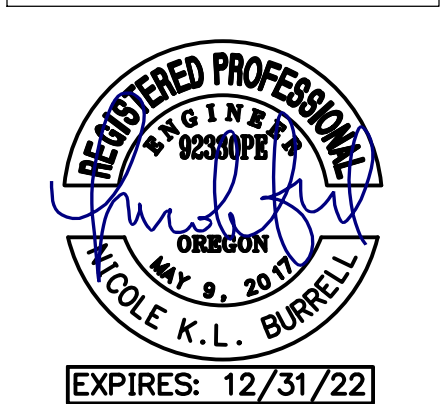
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- ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
- LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED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

1 UTILITY CONSTRUCTION ESC PLAN



LEGEND

- 21 — PROPOSED CONTOUR
- - - - - EXISTING CONTOUR
- SEDIMENT FENCE PER CWS DETAIL 875/EC6.0
- LIMITS OF DISTURBANCE
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- ☒ CATCH BASIN SEDIMENT FILTER BAG PER CWS DETAIL 920/EC6.0
- ☒ CONCRETE WASHOUT, PER CWS DETAIL 900/EC6.0
- ☒ WHEEL WASH PER CWS DETAIL 870/EC6.0
- ☒ CONSTRUCTION ENTRANCE PER CWS DETAIL 855/EC6.0
- ☒ SOIL STOCKPILE AREA, PER CWS DETAIL 810/EC6.0
- ☒ AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE.



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
UTILITY CONSTRUCTION ESC PLAN

DRAWN BY: AOC, SAO

CHECKED BY: NKB

SHEET

EC4.0

JOB NO. 2210471.00

EROSION CONTROL GENERAL NOTES

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES UNLESS OTHERWISE AUTHORIZED:
 - VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - 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)
- SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF 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. 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 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 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.
- AREAS MARKED AS "WO FACILITY" OR "WO" SHALL NOT HAVE CONSTRUCTION RUNOFF DIRECTED TOWARDS THEM. THESE AREAS SHALL BE PROTECTED SO AS TO NOT IMPACT THEIR NATURAL INFILTRATION CHARACTERISTICS.

PAVEMENT LEGEND PAVEMENT SECTIONS BY GEO PACIFIC ENGINEERING INC. SEE SOILS REPORTS AND SPECIFICATIONS

- LIGHT DUTY ASPHALT
3.5" AC OVER 2" 0" CRUSHED AGGREGATE BASE 3/4"-0" OVER 10" 0" CRUSHED AGGREGATE BASE 1 1/2"-0" OVER 12" 0" SUBGRADE
- CONCRETE DOCK/ TRAILER PARKING
6" 0" SLAB WITH #4 AT 2'-0" O.C. OVER 6" 0" ROCK
- HEAVY DUTY ASPHALT
6" 0" AC OVER 2" 0" CRUSHED AGGREGATE BASE 3/4"-0" OVER 10" 0" CRUSHED AGGREGATE BASE 1 1/2"-0" OVER 12" 0" SUBGRADE

LEGEND

- 21 PROPOSED CONTOUR
- 20 EXISTING CONTOUR
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:

FOUNDATION ESC PLAN

DRAWN BY: AOC, SAO

CHECKED BY: NKB

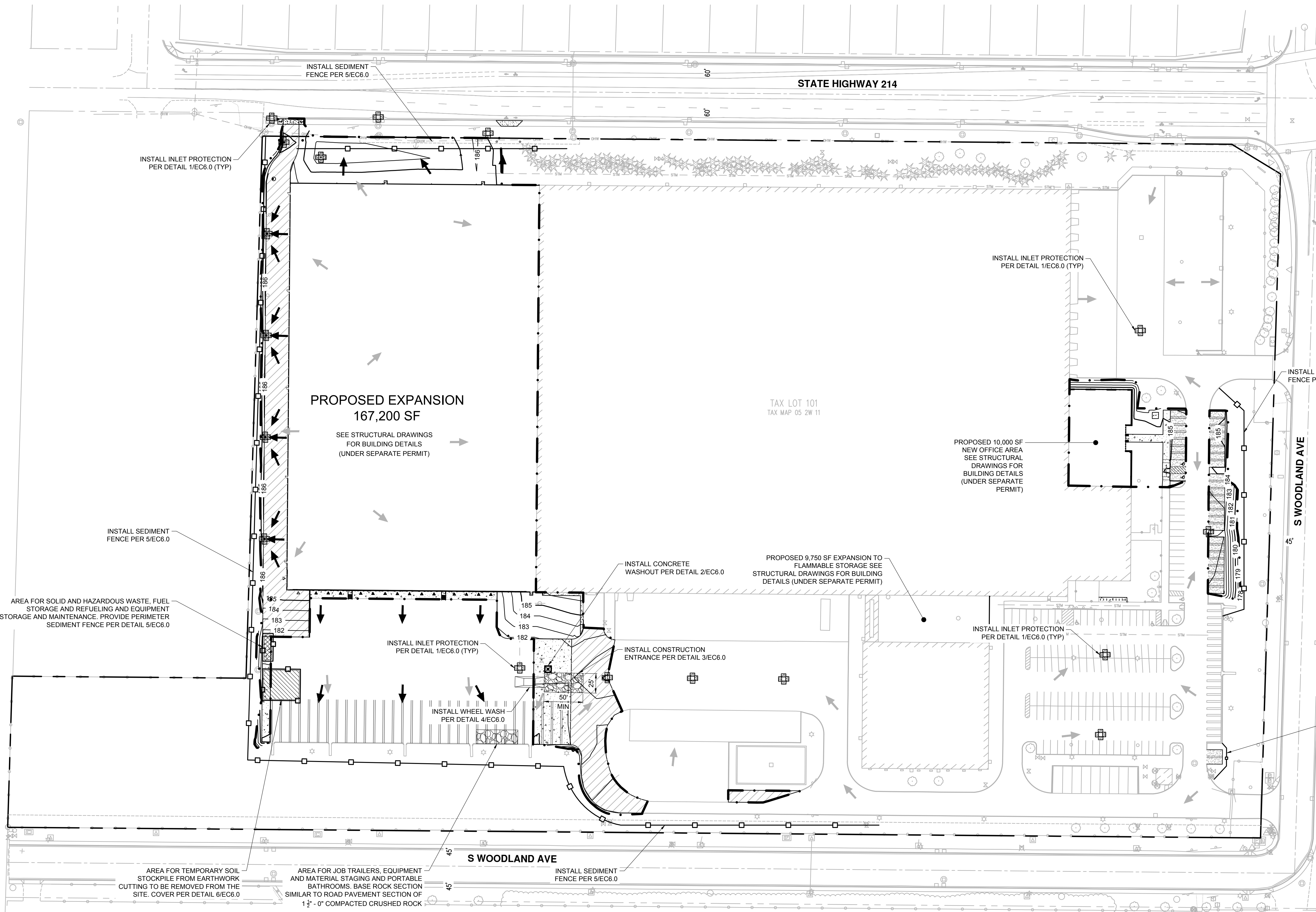
SHEET

NO. 2210471.00

DATE: FEBRUARY 16, 2022

PERMIT SET 8/4/2022

221047100DRAWINGS\CIVIL\471-EC5.0.DWG NKB 08/04/22 15:54

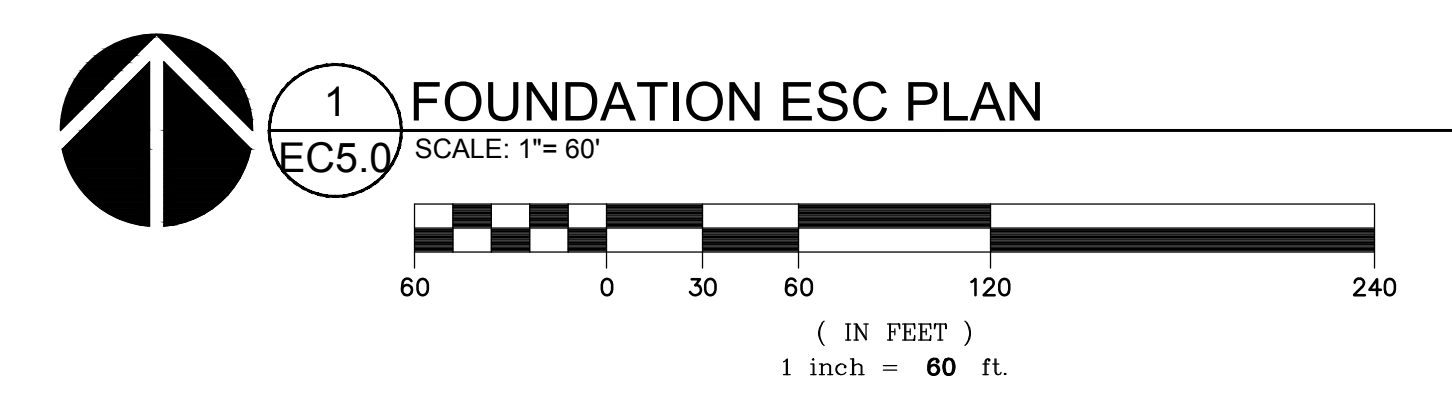


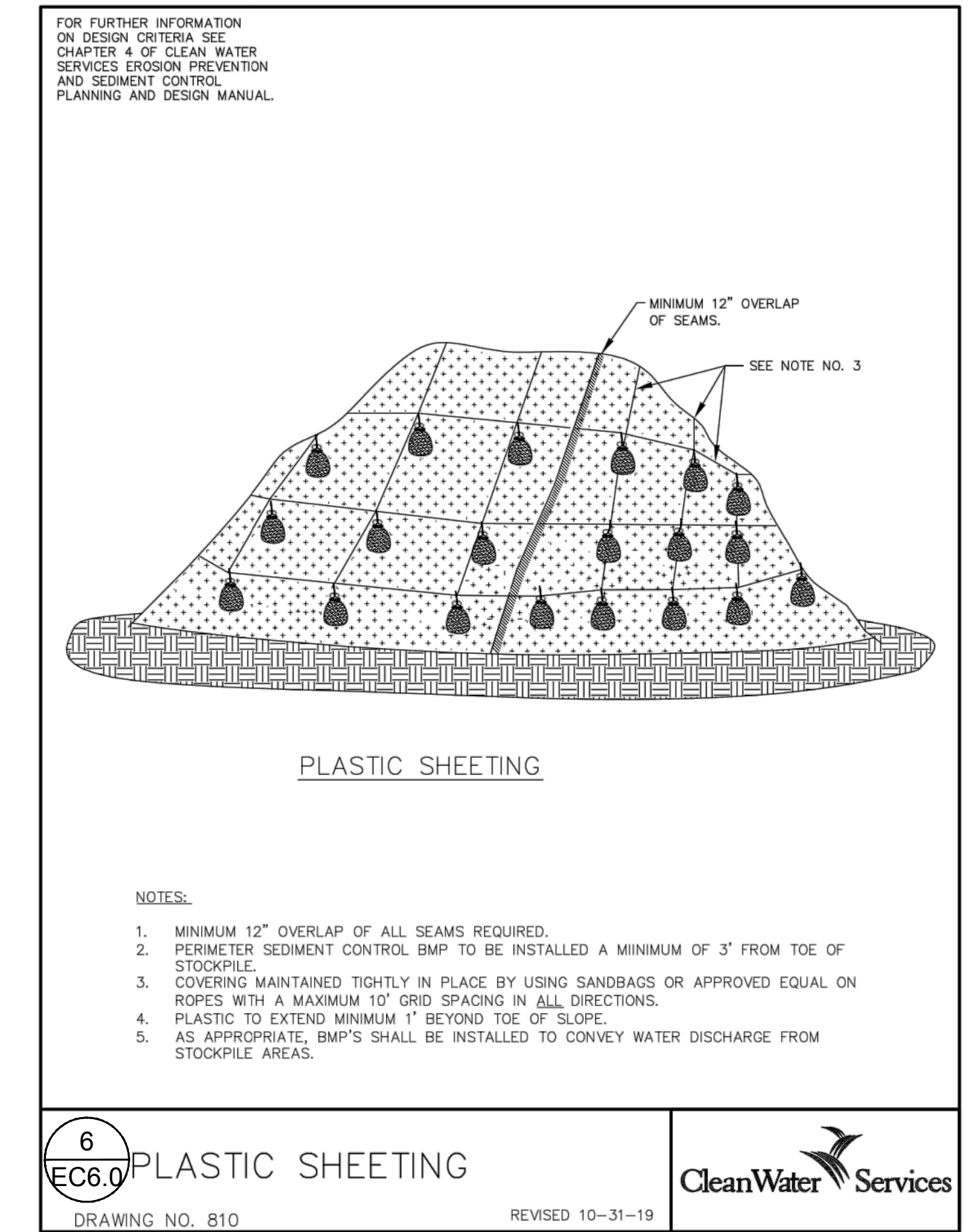
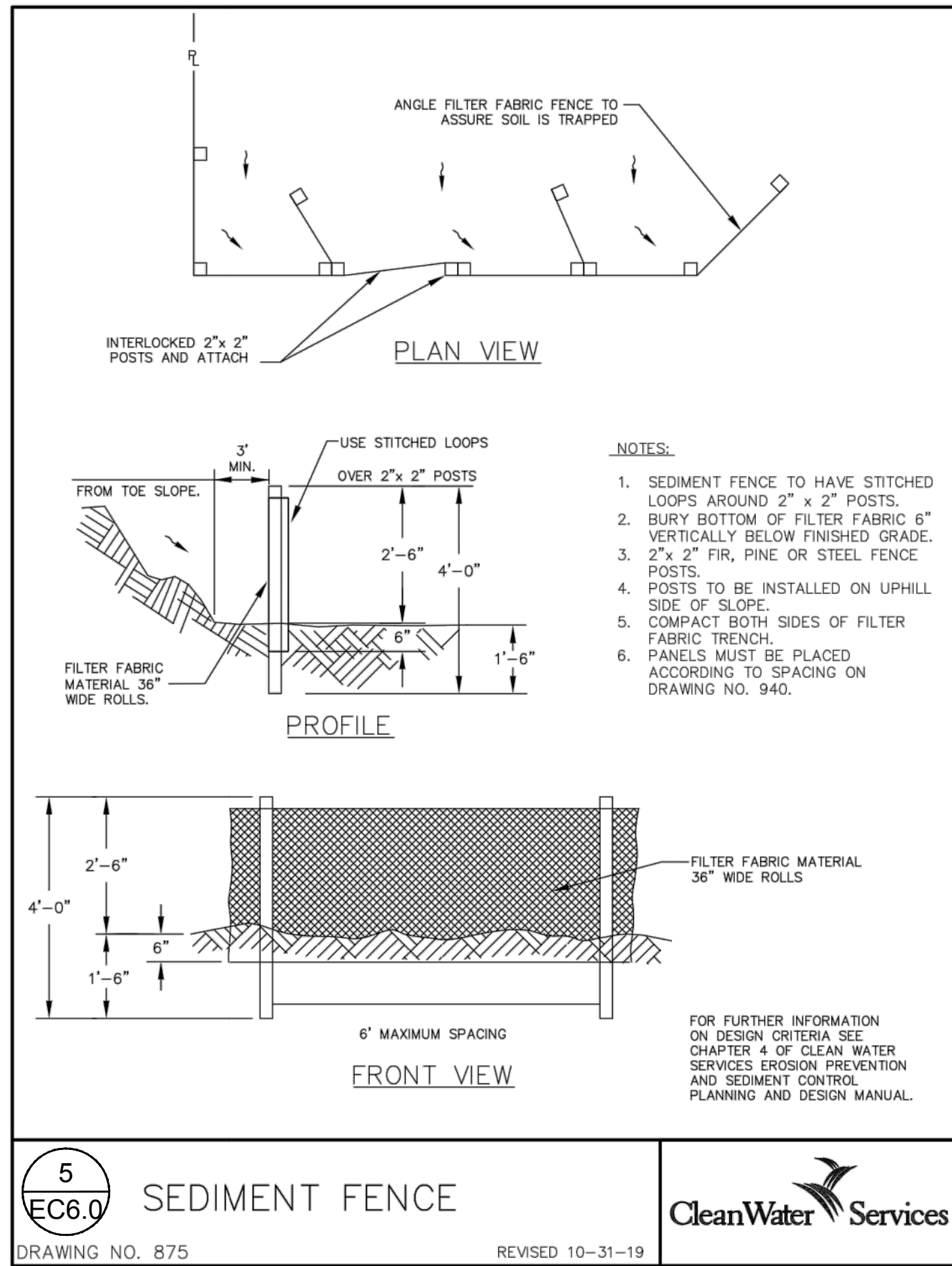
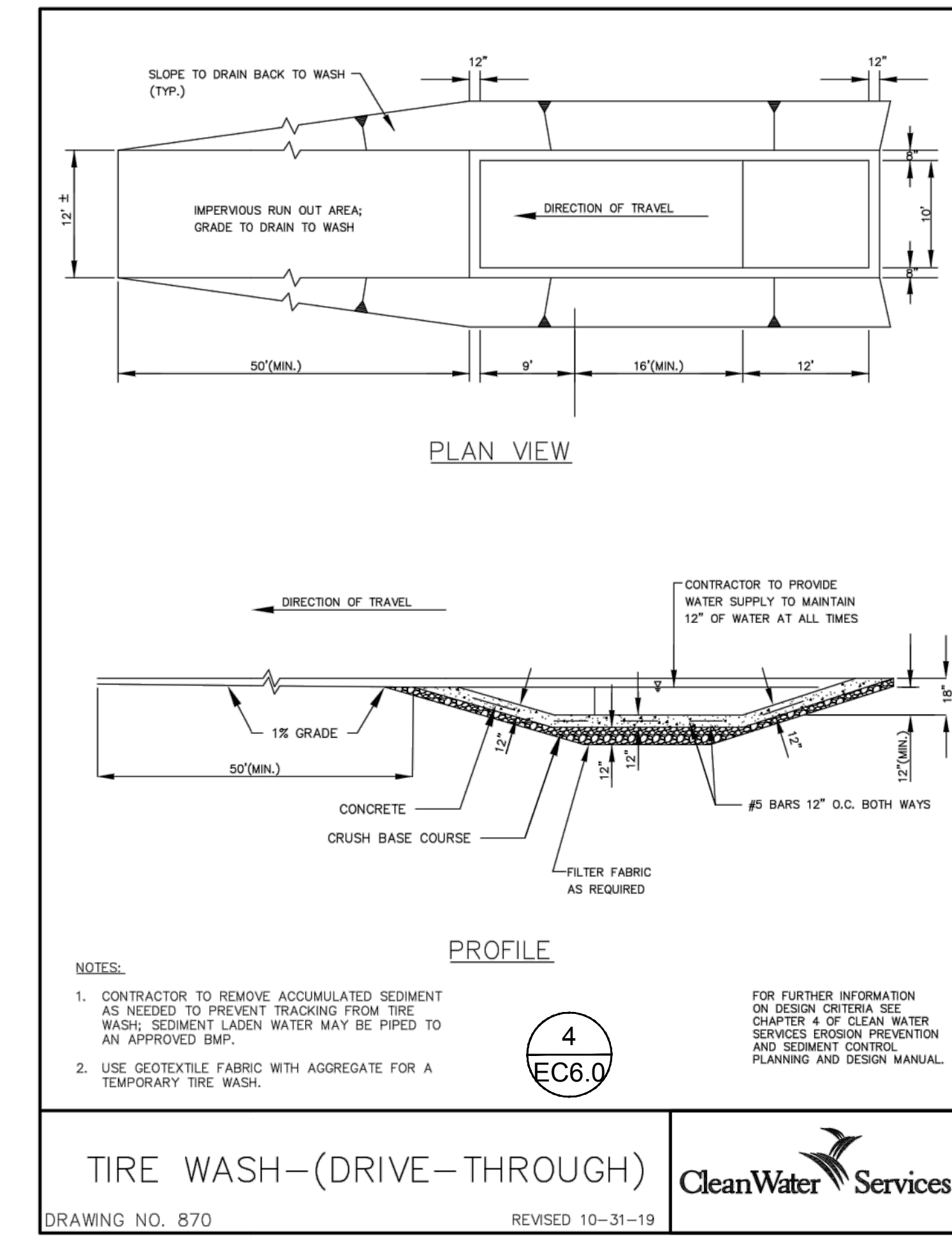
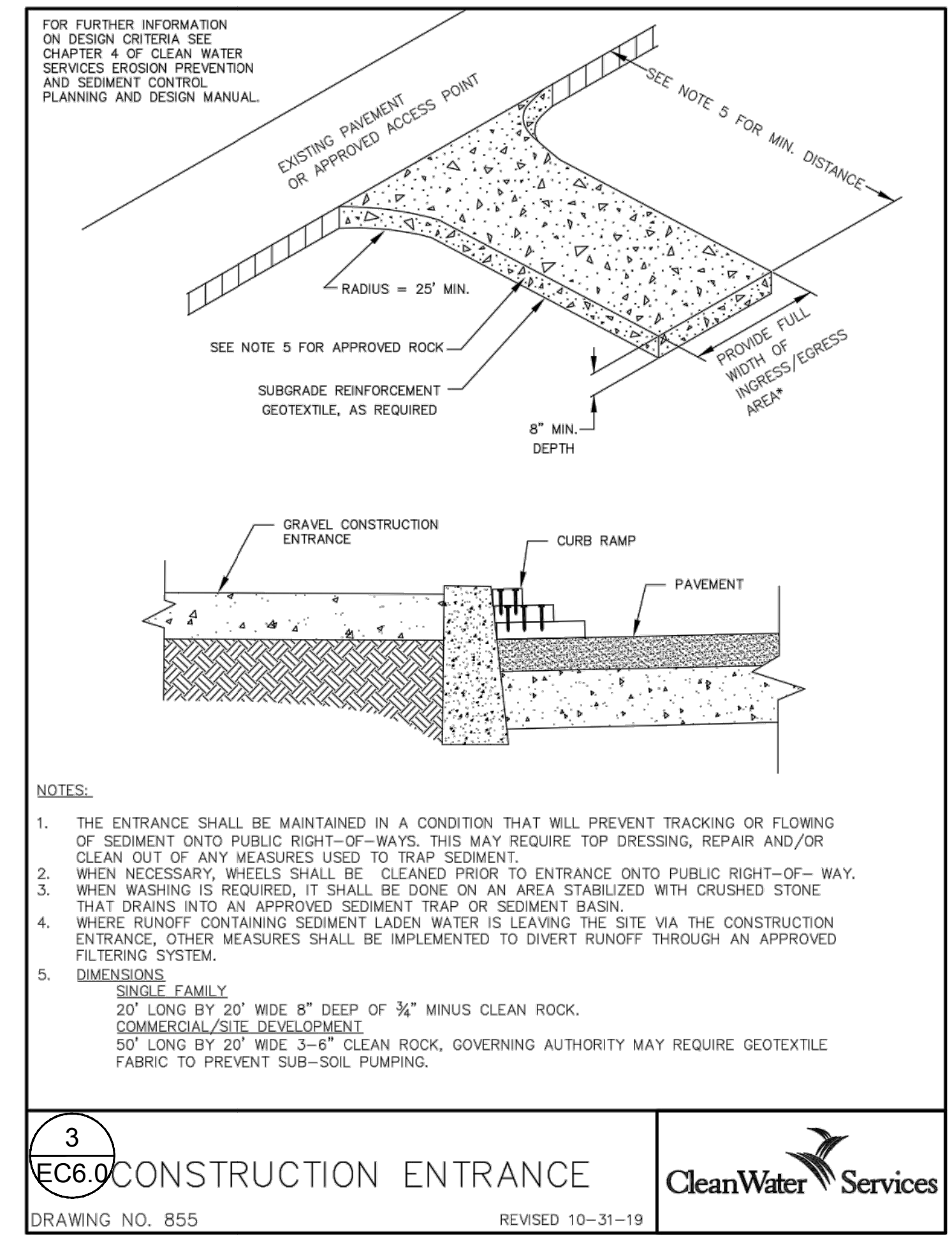
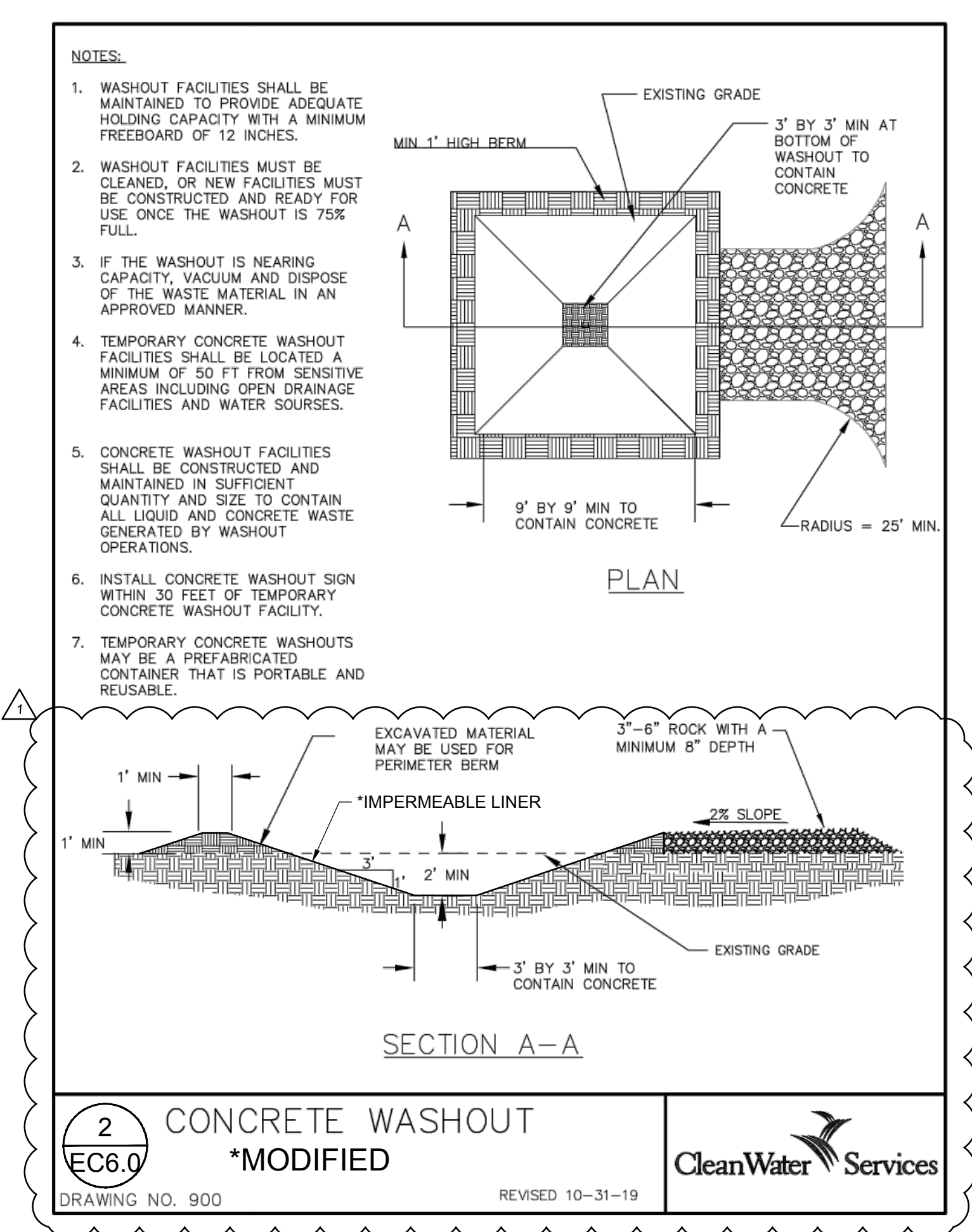
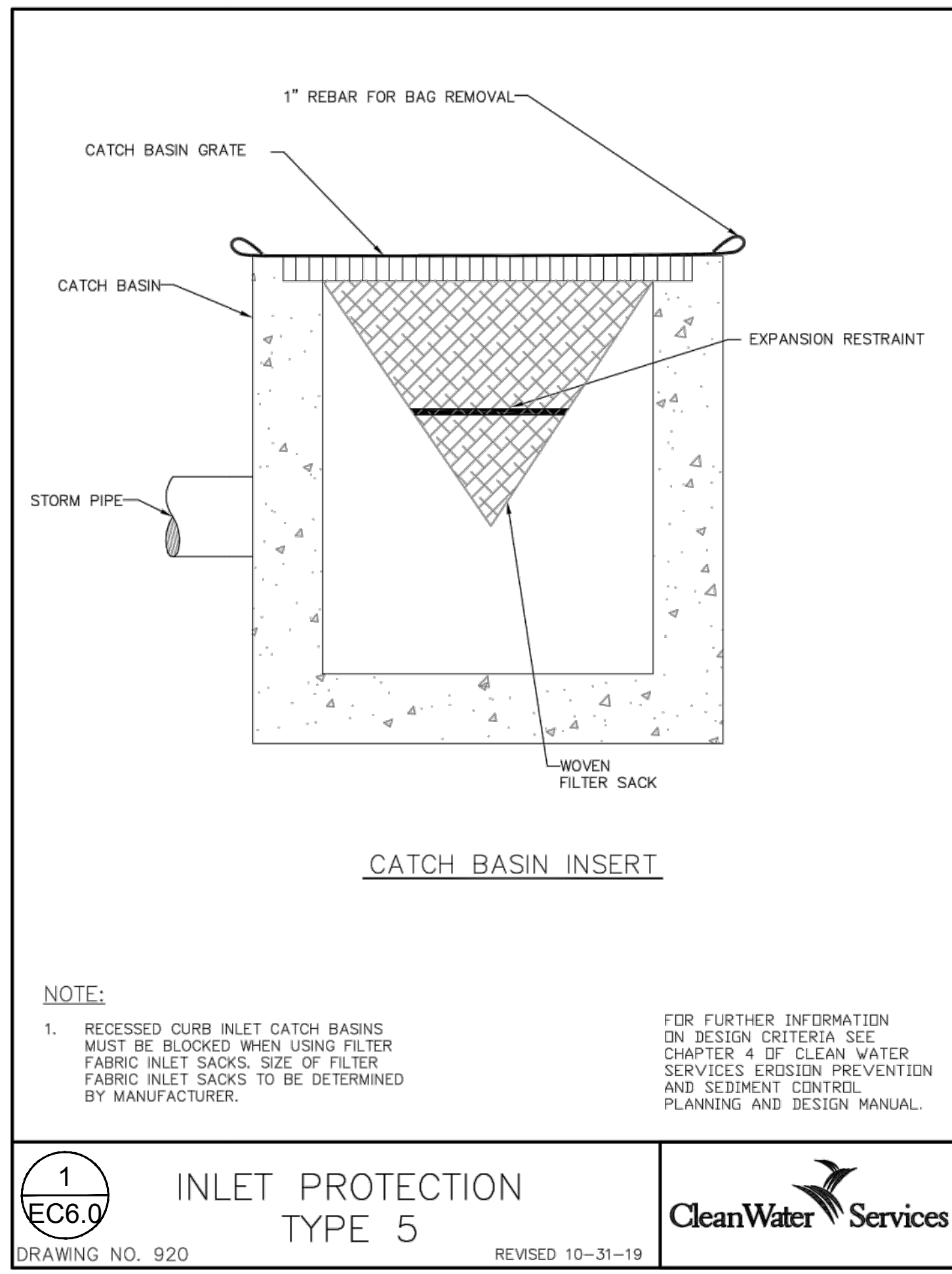
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REVISION SCHEDULE		
Delta	Issued As	Issue Date
1	DEO REPLY	07/06/2022

SHEET TITLE:
EROSION AND SEDIMENT CONTROL DETAILS

DRAWN BY: AOC, SAO
CHECKED BY: NKB
SHEET

EC6.0

JOB NO. 2210471.00

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
TREE PLAN

DRAWN BY: AB

CHECKED BY: NRF

SHEET

L0.02

JOB NO. 2210471.00

PERMIT SET 8/4/2022
221047100/DRAWINGS/LANDSCAPE/471_L0.01.DWG:L0.02 AB 08/04/22 17:08 1:0.08

TREE PROTECTION NOTES

1. PROTECTION FENCING - ESTABLISH TREE PROTECTION FENCING IN THE LOCATIONS SHOWN. THE INTENT OF THE TREE PROTECTION FENCING IS TO PROTECT THE MINIMUM ROOT PROTECTION ZONES DETAILED IN FIGURE 1. NOTE THAT THE TREE PROTECTION FENCING MAY BE MOVED TO ALLOW CONSTRUCTION ACCESS TO THE SIDE OF THE PROPOSED BUILDING FOLLOWING APPROVAL BY THE PROJECT ARBORIST.
2. DIRECTIONAL FELLING - FELL THE TREES TO BE REMOVED AWAY FROM THE TREES TO BE RETAINED SO THEY DO NOT CONTACT OR OTHERWISE DAMAGE THE TRUNKS OR BRANCHES OF THE RETAINED TREES. NO VEHICLES OR HEAVY EQUIPMENT SHOULD BE PERMITTED WITHIN THE TREE PROTECTION ZONES DURING TREE REMOVAL OPERATIONS.
3. STUMP REMOVAL - THE STUMPS OF THE TREES TO BE REMOVED FROM WITHIN THE TREE PROTECTION ZONES SHALL BE RETAINED OR CAREFULLY STUMP GROUND SO AS NOT TO DISTURB THE ROOT SYSTEMS OF THE RETAINED TREES.
4. PROTECT CROWNS OF TREES: THE CROWNS OF THE TREES MAY EXTEND BEYOND THE TREE PROTECTION FENCING. CARE WILL NEED TO BE TAKEN TO NOT CONTACT OR OTHERWISE DAMAGE THE CROWNS OF THE TREES DURING CONSTRUCTION ACTIVITIES. ANY REQUIRED PRUNING SHALL BE COMPLETED BY AN ISA CERTIFIED ARBORIST CONSISTENT WITH ANSI A300 PRUNING STANDARDS AS DIRECTED BY THE PROJECT ARBORIST.
5. SEDIMENT FENCING: SEDIMENT FENCING SHALL BE INSTALLED OUTSIDE THE PROTECTION ZONES OF THE TREES TO BE RETAINED TO MINIMIZE ROOT DISTURBANCES. IF EROSION CONTROL IS REQUIRED INSIDE THE ROOT ZONES, STRAW WATTLES SHALL BE USED ON THE SOIL SURFACE.
6. CONSTRUCTION ACCESS: WHEN ACCESSING THE SIDES OF THE BUILDING IN THE MODIFIED TREE PROTECTION ZONE, SOIL COMPACTION PREVENTION, SUCH AS THE PLACEMENT OF STEEL PLATES IS REQUIRED TO PROTECT THE ROOT ZONES OF THE ADJACENT TREES.

TREE INVENTORY

NUMBER	TYPE	STATUS	DBH
1	DECIDUOUS	REMAIN	20"
2	DECIDUOUS	REMAIN	23"
3	DECIDUOUS	REMOVE	26"
4	DECIDUOUS	REMOVE	
5	DECIDUOUS	REMOVE	
6	DECIDUOUS	REMOVE	

TREE PROTECTION MEASURES

UNLESS OTHERWISE INDICATED FOR REMOVAL ALL TREES SHALL RECEIVE PROTECTIVE MEASURES FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH THE CITY REQUIREMENTS.

6' HIGH MINIMUM CHAIN-LINK FENCING SHALL BE ERECTED AND MAINTAINED. FENCING SHALL BE INSTALLED AS INDICATED ON THIS PLAN. IN AREAS WHERE ROOT ZONE ENCROACHMENT IS UNAVOIDABLE ADJUSTMENTS OF FENCING LOCATION SHALL BE COORDINATED WITH A CERTIFIED ARBORIST PRIOR TO START OF WORK.

NO ACTIVITY MAY BE CONDUCTED WITHIN ANY DESIGNATED TREE PROTECTION AREA INCLUDING BUT NOT LIMITED TO PARKING EQUIPMENT, PLACING SOLVENTS, STORING MATERIALS AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT, OR OTHER DEBRIS, OR ANY EXCAVATION OR COMPACTION WORK.

DURING CONSTRUCTION NO OBJECTS SHALL BE ATTACHED TO ANY TREE DESIGNATED TO BE RETAINED AND PROTECTED.

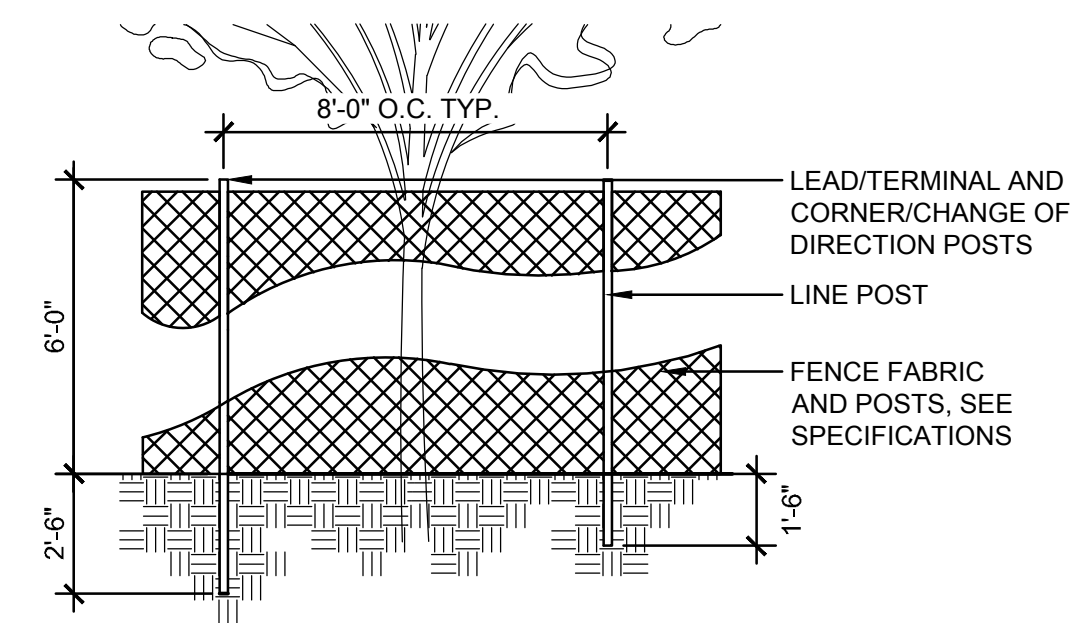
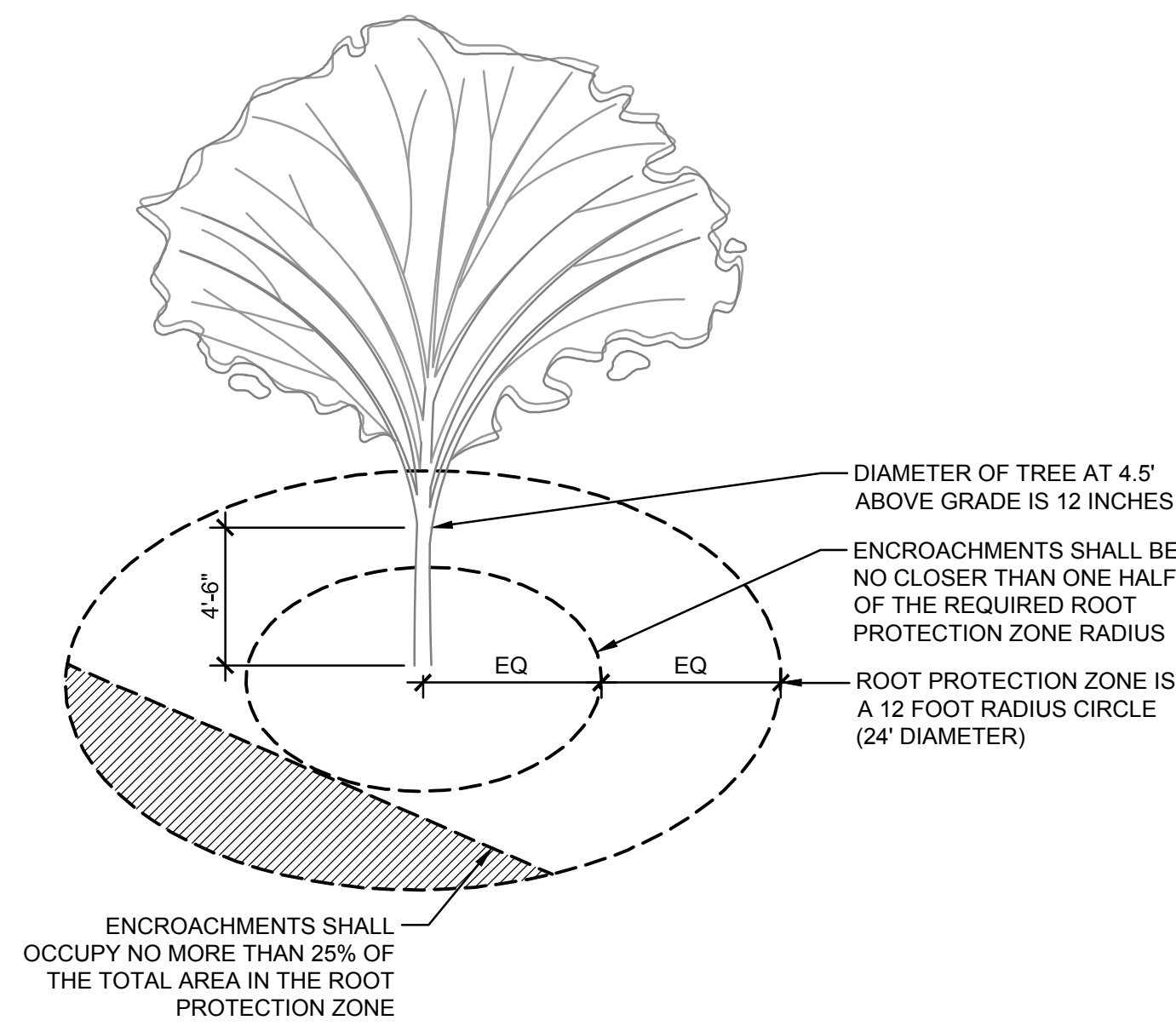
FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF THE FENCE REQUIRES APPROVAL BY THE ARBORIST AND/OR THE CITY'S AUTHORIZED REPRESENTATIVE.

EXCAVATION / TRENCHING AROUND TREES

PROPOSED TRENCHING AND EXCAVATION AROUND TREES SHALL BE COORDINATED WITH CONSULTING ARBORIST.

WHERE TRENCHING IS REQUIRED WITHIN CRITICAL ROOT ZONE, TUNNEL UNDER OR AROUND ROOTS BY HAND DIGGING OR BORING. DO NOT CUT MAIN LATERAL ROOTS OR TAP ROOTS. CLEANLY CUT/SEVER SMALLER ROOTS. RELOCATE ROOTS IN BACKFILL AREAS WHEREVER POSSIBLE.

DO NOT ALLOW EXPOSED ROOTS TO DRY OUT BEFORE PERMANENT BACKFILL IS PLACED. PROVIDE TEMPORARY EARTH COVER, OR PACK WITH PEAT MOSS AND WRAP WITH BURLAP. WATER AND MAINTAIN IN MOIST CONDITION UNTIL RELOCATED AND COVERED WITH BACKFILL.

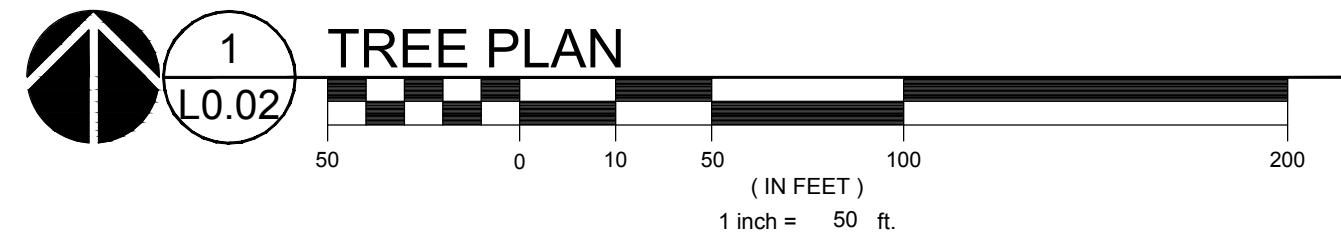
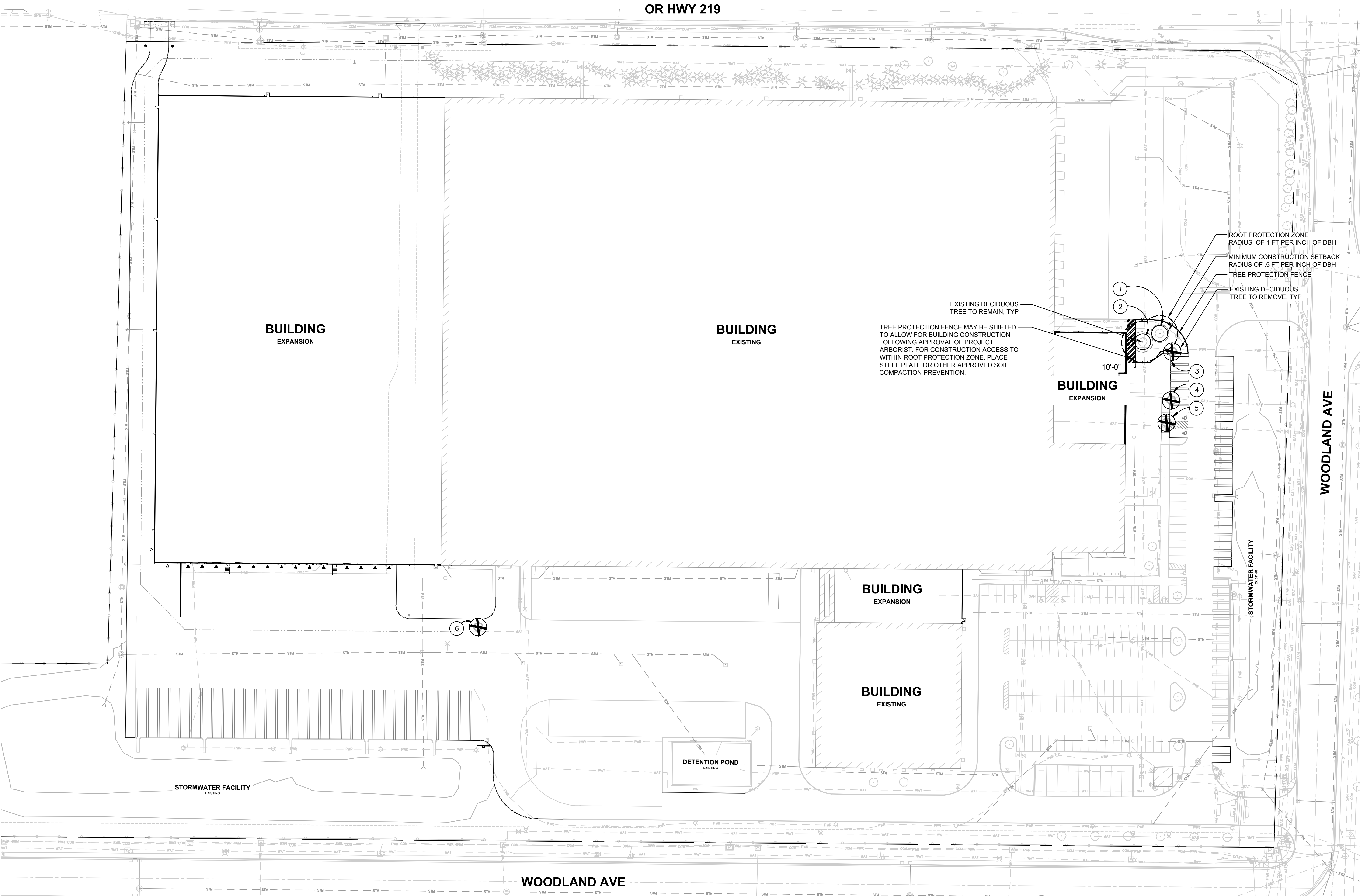


2 ROOT PROTECTION ZONE

SCALE: NTS

3 TREE PROTECTION

SCALE: NTS



1 TREE PLAN

L0.02