



City of Woodburn  
 Community Development Department  
 270 Montgomery Street  
 Woodburn, OR 97071  
 Phone: 503-982-5246  
 Email: [planning@ci.woodburn.or.us](mailto:planning@ci.woodburn.or.us)

OFFICE USE ONLY  
 File Number(s):

GRAD 23-12

971-23-000091-PLNG

Visit the City of Woodburn [Planning webpage](#) for the most current forms and applications.

## Uniform Application

### Project

Name:	Boones Crossing Phase 6
Address(es):	
Tax Lot #(s):	05 1W 18C 01405

### Applicant

Name:	Eugene Labunsky	Title:	President
Phone:	503-509-5916	Firm:	West Coast Home Solutions, LLC
Mailing Address:	25030 SW Parkway Ave, Suite 110, Wilsonville, OR 97070		
Email:	eugenel.wchs@gmail.com		

### Applicant's Representative/Project Manager

Name:	Alex Labunsky	Title:	Project Manager
Phone:	503-509-5916	Firm:	West Coast Home Solutions, LLC
Mailing Address:	25030 SW Parkway Ave, Suite 110, Wilsonville, OR 97070		
Email:	alexl.wchs@gmail.com		

### Landowner

Name:	Eugene Labunsky	Title:	President
Phone:	503-509-5916	Firm:	West Coast Home Solutions, LLC
Mailing Address:	25030 SW Parkway Ave, Suite 110, Wilsonville, OR 97070		
Email:	eugenel.wchs@gmail.com		

### Architect

Name:	Spencer Emerick	Title:	Project Manager
Phone:	503-480-8700	Firm:	CB Two Architects
Mailing Address:	500 Liberty St SE, Unit 100, Salem, OR 97301		
Email:	spencer@CBTwoarchitects.com		

### Civil Engineer

Name:	Greg Zartman	Title:	Vice President, Principle Engineer
Phone:	503-399-3828	Firm:	LEI Engineering and Surveying of Oregon
Mailing Address:	2564 19th St SE, Salem, OR 97302		
Email:	greg@leiengineering.com		

### Landscape Architect

Name:	Laura A. Antonson	Title:	
Phone:	503-784-6494	Firm:	Laurus Designs, LLC
Mailing Address:	1012 Pine St, Silverton, OR 97381		
Email:	laura@laurusdesigns.com		

**Requested Review(s):**


- Annexation
- Comprehensive Plan Map Change
- Conditional Use Permit
- Design Review
  - Type I
  - Type II
  - Type III
- Grading Permit
- Partition or Subdivision, Preliminary
- Other: \_\_\_\_\_
- Partition or Subdivision, Final
- Phasing Plan
- Property Line Adjustment / Consolidation of Lots
- Planned Unit Development (PUD), Preliminary
- PUD, Final
- RCWOD Permit
- Significant Tree Removal Permit
- Street Adjustment (formally EXCP)
- Variance
- Zoning Adjustment
- Zoning Map Change

**Certification:**

I hereby declare that as applicant or landowner, I have read the foregoing application and know the contents of the application to be true.

If applying on behalf of a corporation, Manager certifies that Manager has full power and authority (corporate or otherwise) to enter into this Agreement and to consummate the transactions contemplated by it. This Agreement has been duly authorized by all necessary action on the part of Manager and no other corporate or other action on the part of Manager is necessary to authorize the execution and delivery of this Agreement. The individual executing this Agreement for Manager has full authority to do so and thereby to bind Manager to its terms.

***If Applicant is different from Landowner, Applicant must also obtain Landowner certification.***

Landowner's Signature	Applicant's Signature
	
Print Name	Print Name
	Eugene Labunsky
Date	Date
	7/17/23

- Landowner certification attached in lieu of form signature.



August 22, 2022

Maxwell Hooley  
Alex Labunsky  
650 SW 150th Ave  
Oregon City, Oregon 97045

Re: 1200-C National Pollutant Discharge Elimination System (NPDES) Registration  
Permit/PLC No.: NGEN12C-ORR10H409  
Project Location: Boones Ferry Rd., Woodburn  
Marion County

Dear Maxwell Hooley:

The Oregon Department of Environmental Quality (DEQ) has reviewed your application and approved your registration for coverage under the NPDES Construction Stormwater Discharge Permit 1200-C (permit). As the registrant, you are legally responsible for compliance with all permit conditions. See this link <https://www.oregon.gov/deq/wq/wqpermits/Pages/Stormwater-Construction.aspx> for a copy of the permit, technical assistance, and all relevant permit forms.

### **Registrant Obligations**

- Comply with all permit conditions. DEQ strongly recommends that you read the permit.
- Fully implement your Erosion and Sediment Control Plan (ESCP). You may need to modify site control measures as site conditions change.
- Ensure that all appropriate contractors hired by you to implement the permit on your behalf have a copy of the ESCP and the permit. Keep a list of all contractors working on your site along with their contact information.
- Notify DEQ of significant projects changes, including ESCP revisions, inspectors, or project ownership changes.
- Perform & document visual monitoring according to Schedule B of the permit by a certified erosion and sediment control person.
- Terminate coverage at the end of the project. You will be charged an annual registration fee until registration is terminated.

The permit does not authorize excavation or fill in state waterways, including wetlands, and does not replace the requirement for receiving authorization to do this type of work under Section 404 of the Clean Water Act. If the authorized activity involves earthmoving in a known or suspected wetland condition you must contact the Department of State Lands at 503-986-5200 if you are west of the Cascades, or 541-388-6112 if you are east of the Cascades, and request a wetland determination prior to earth moving.

The construction stormwater general permit, technical assistance manuals and other information is also available on [DEQ Stormwater Program's website](#).

Sincerely,

[DEQ Stormwater Permitting Program](#)

# BOONES CROSSING PHASE 6 - 1200C

## EROSION CONTROL PLANS (CSMP)

**CONTRACTOR**

THE PROPOSED DEVELOPMENT SHALL CONSIST OF THE FOLLOWING:  
 CONSTRUCTION OF PAVED ROADS, PUBLIC AND PRIVATE  
 CONSTRUCTION OF SIDEWALK, PUBLIC AND PRIVATE  
 CONSTRUCTION OF TOWNHOUSES

**NOTES:**  
 NO STRUCTURES ARE BEING REMOVED/DEMOLISHED.

SECTION 1.4: ON-SITE STORMWATER DISCHARGE SHALL CONFORM TO ITEMS LISTED IN SECTION 1.4, AND ARE PERMITTED SO LONG AS THE TERMS AND CONDITIONS OF THE PERMIT ARE MET.

STORMWATER INFILTRATES ON-SITE AND NO RECEIVING BODY OF WATER IS NEARBY. STAGING OF MATERIAL SHALL OCCUR ON-SITE. APPROXIMATELY 9.70 ACRE SHALL BE DISTURBED AT ANY TIME. ON-SITE FILL SHALL CONSIST, PRIMARILY, OF CRUSHED AGGREGATE AND EXCAVATED ON-SITE SOIL. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:

- A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
- B. DWARF GRASS MIX (MIN. 100 LB./AC.)
  - 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
  - 2. CREEPING RED FESCUE (20% BY WEIGHT)
- C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
  - 1. ANNUAL RYEGRASS (40% BY WEIGHT)
  - 2. TURF-TYPE FESCUE (60% BY WEIGHT)

ON-SITE SOILS ARE DESCRIBED IN THE GEO-REPORT AS FOLLOWS: "AVAILABLE GEOLOGIC MAPPING OF THE SITE INDICATES THAT THE NEAR SURFACE SOILS CONSIST OF LACUSTRINE AND FLUVIAL (ALLUVIUM) SEDIMENTARY DEPOSITS (Qtz) OF PLEISTOCENE AGE. CHARACTERISTICS INCLUDE UNCONSOLIDATED TO SEMI-CONSOLIDATED LACUSTRINE CLAY, SILT, SAND AND GRAVEL; IN PLACES INCLUDES MUDFLOW AND RELATED DEPOSITS OF PIPER (1942), WILLAMETTE VALLEY SILT (WELLS AND PECK, 1961), ALLUVIAL SILT, SAND AND GRAVEL THAT FORM TERRACE DEPOSITS OF WELLS AND OTHERS (1983). THESE UPPER (SURFICIAL) UNCONSOLIDATED TO SEMI-CONSOLIDATED ALLUVIAL SEDIMENTARY DEPOSITS ARE GENERALLY SEVERAL TENS OF FEET IN THICKNESS AND ARE UNDERLAIN AT DEPTH BY SEMI-CONSOLIDATED TO WELL CONSOLIDATED CONGLOMERATE GRAVELS OF PLEISTOCENE AGE."

NO ENGINEERED SOIL USE IS PROPOSED ON-SITE AND IS NOT SUBJECT TO SECTION 6.6 MONITORING REQUIREMENTS. NO ADDITIONAL DISCHARGES, OTHER THAN STORM WATER, ARE ANTICIPATED DURING SITE DEVELOPMENT, BUT MAY INCLUDE SOME, OR ALL OF THE AUTHORIZED NON-STORMWATER DISCHARGES LISTED IN SECTION 1.4.

SECTION 4.4E: POTENTIAL ON-SITE POLLUTANT-GENERATING ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: USE OF MECHANICAL EQUIPMENT WITH POTENTIAL RISK FUEL, OIL, AND SOLVENT POLLUTANTS CONTAMINATING THE LOCAL VICINITY OF THE MECHANICAL EQUIPMENT, CONCRETE TRUCK WASH, PAINT USE AND ASSOCIATED CLEANUP CHEMICALS AND ALL OTHER TRADES AND THEIR ASSOCIATED PRODUCTS AND CHEMICALS. AS SPILL PROCEDURE CAN BE FOUND IN THE ON-SITE EROSION CONTROL LOG BOOK MAINTAINED BY THE INSPECTOR.

NO WATERS OF THE STATE ARE, OR WILL BE, WITHIN 50 FEET OF THE SITE'S LAND DISTURBANCES. DEQ APPENDIX B LISTS THE FOLLOWING: "IF THERE IS NO DISCHARGE OF STORMWATER TO WATERS OF THE STATE THROUGH THE AREA BETWEEN THE DISTURBED PORTIONS OF THE SITE AND ANY WATERS OF THE STATE LOCATED WITHIN 50 FEET OF THE PROJECT SITE, PERMIT REGISTRANTS ARE NOT REQUIRED TO COMPLY WITH THE REQUIREMENTS IN SECTION 2.2.4 AND THIS APPENDIX."

SEDIMENT FENCE SHALL ACT AS PERIMETER CONTROL, AND SHALL BE INSTALLED PURSUANT TO DETAILS PROVIDED WITHIN THIS PLAN SET. TRACK OUT CONTROL FOR THE SITE SHALL CONSIST OF A CONSTRUCTION ENTRANCE, AND SHALL BE INSTALLED PURSUANT TO DETAILS PROVIDED WITHIN THIS PLAN SET. STORM WATER INLET PROTECTION SHALL CONSIST OF BIOFILTER BAGS, AND SHALL BE INSTALLED PURSUANT TO DETAILS PROVIDED WITHIN THIS PLAN SET. CONCRETE WASHOUT AREA SHALL BE INSTALLED PURSUANT TO DETAILS PROVIDED WITHIN THIS PLAN SET. A FULL STORM WATER ANALYSIS HAS BEEN PREPARED, AND IS PART OF THE ENGINEERING DESIGN PACKAGE SUBMITTED TO CITY OF WOODBURN. A COPY OF THE ENGINEERING PLAN SET AND STORM WATER REPORT MAY BE PROVIDED UPON REQUEST TO THE CLIENT. THIS 1200C PLAN SET IS A SUB-SET OF THE SUBMITTED ENGINEERING PLANS.

IN THE EVENT THAT CONTAMINATED SOILS ARE ENCOUNTERED ON-SITE, AN ENVIRONMENTAL MANAGEMENT PLAN SHALL BE PRODUCED BY OTHERS. SECTION 1.2.9 STATES, "IF THESE CONDITIONS ARE DISCOVERED AFTER REGISTERING FOR PERMIT COVERAGE, THE EMP MUST BE APPROVED BEFORE WORK AT THE SITE BEGINS. AN APPROVED EMP BECOMES A COMPONENT OF THE ESCP." NO ACTIVE TREATMENT SYSTEM IS PROPOSED AT THIS TIME. IF REQUIRED, SUCH SYSTEMS SHALL BE INSTALLED, OPERATED AND MAINTAINED BY OTHERS.

SECTION 2.3.10: 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. THE CONTRACTOR SHALL PRODUCE A SET OF PROCEDURES FOR THE FOLLOWING, LISTED IN SECTION 4.4, BEFORE GRADING ACTIVITIES COMMENCE:

- 1.PROCEDURES FOR EXPEDITIOUSLY STOPPING, CONTAINING, AND CLEANING UP SPILLS, LEAKS, AND OTHER RELEASES;
- 2.THE ESCP MAY ALSO REFERENCE THE EXISTENCE OF OIL SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLANS DEVELOPED FOR THE CONSTRUCTION ACTIVITY (SEE SECTION 2.3.2.A), PROVIDED THAT THE REGISTRANT KEEP A COPY OF ON SITE OR ELECTRONICALLY AVAILABLE;
- 3.WASTE MANAGEMENT PROCEDURES (SEE SECTIONS 2.3.1 AND 2.3.4); AND
- 4.THE LOCATION OF FERTILIZERS APPLIED ON SITE (SEE SECTION 2.3.5).

TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES. LONG TERM STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.

VISUAL MONITORING MUST BE CONDUCTED BY A CERTIFIED EROSION AND SEDIMENT CONTROL OR STORM WATER QUALITY INSPECTOR. THE INSPECTOR MUST BE CERTIFIED IN ONE OF THE FOLLOWING SEDIMENT AND EROSION CONTROL PROGRAMS:

1. CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
2. CERTIFIED PROFESSIONAL IN STORM WATER QUALITY
3. CERTIFIED INSPECTOR OF SEDIMENT AND EROSION CONTROL
4. WASHINGTON STATE CERTIFIED EROSION AND SEDIMENT CONTROL LEAD
5. ROGUE VALLEY SEWER SERVICES EROSION AND SEDIMENT CONTROL CERTIFICATION

HOURS OF OPERATION FOR THE SITE ARE REFERENCED IN THE GENERAL NOTES OF THE CIVIL ENGINEERING PLAN SET, SHEET GN-1.

A LIST OF ALL CONTRACTORS PERFORMING WORK ON THE SITE SHALL BE FOUND IN THE ON-SITE EROSION CONTROL LOG BOOK MAINTAINED BY THE INSPECTOR.

THE PERMITEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200-C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200-C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

### BMP MATRIX FOR CONSTRUCTION PHASES

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

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

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

### RATIONALE STATEMENT

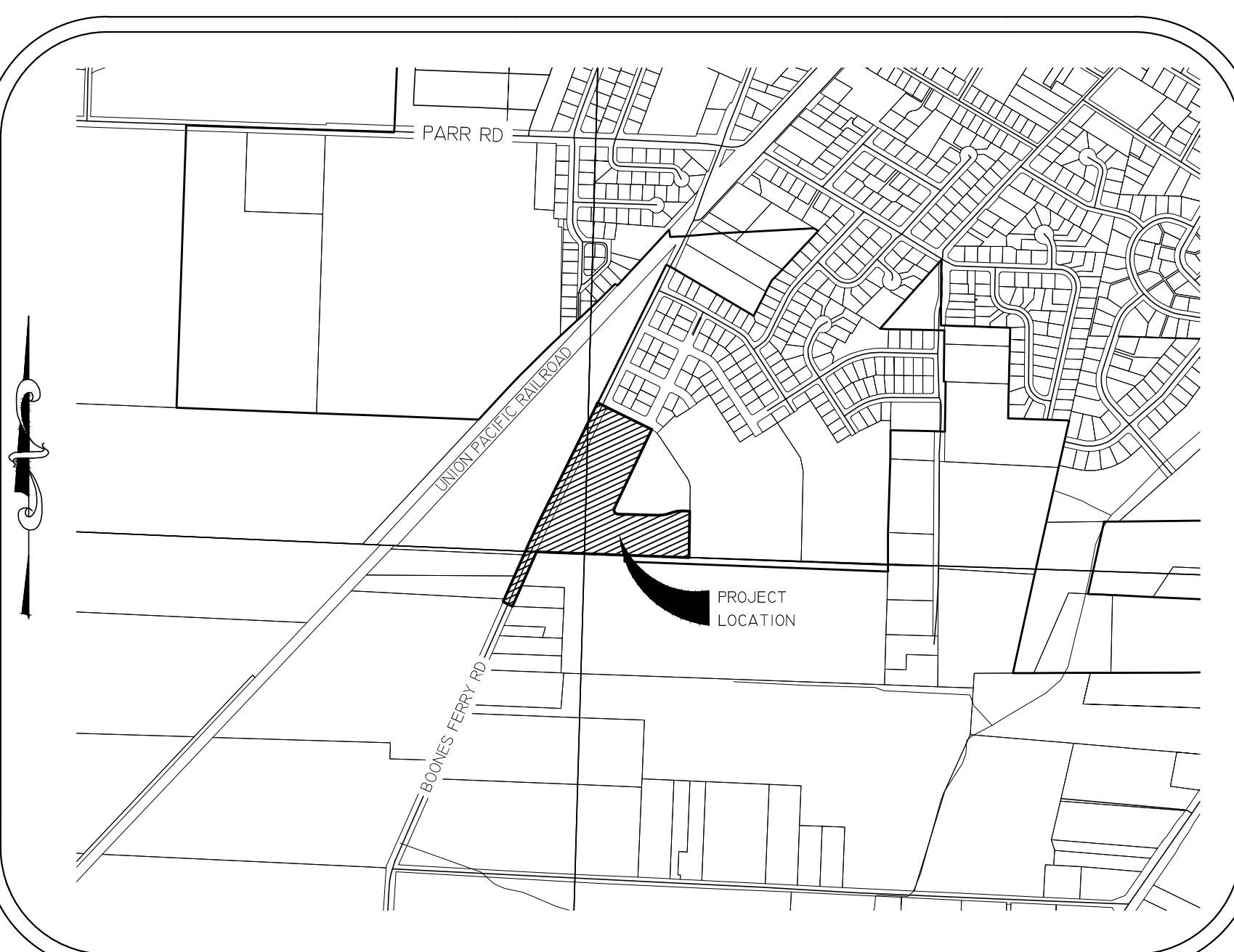
A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ'S GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP'S WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS, AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

INITIAL \_\_\_\_\_

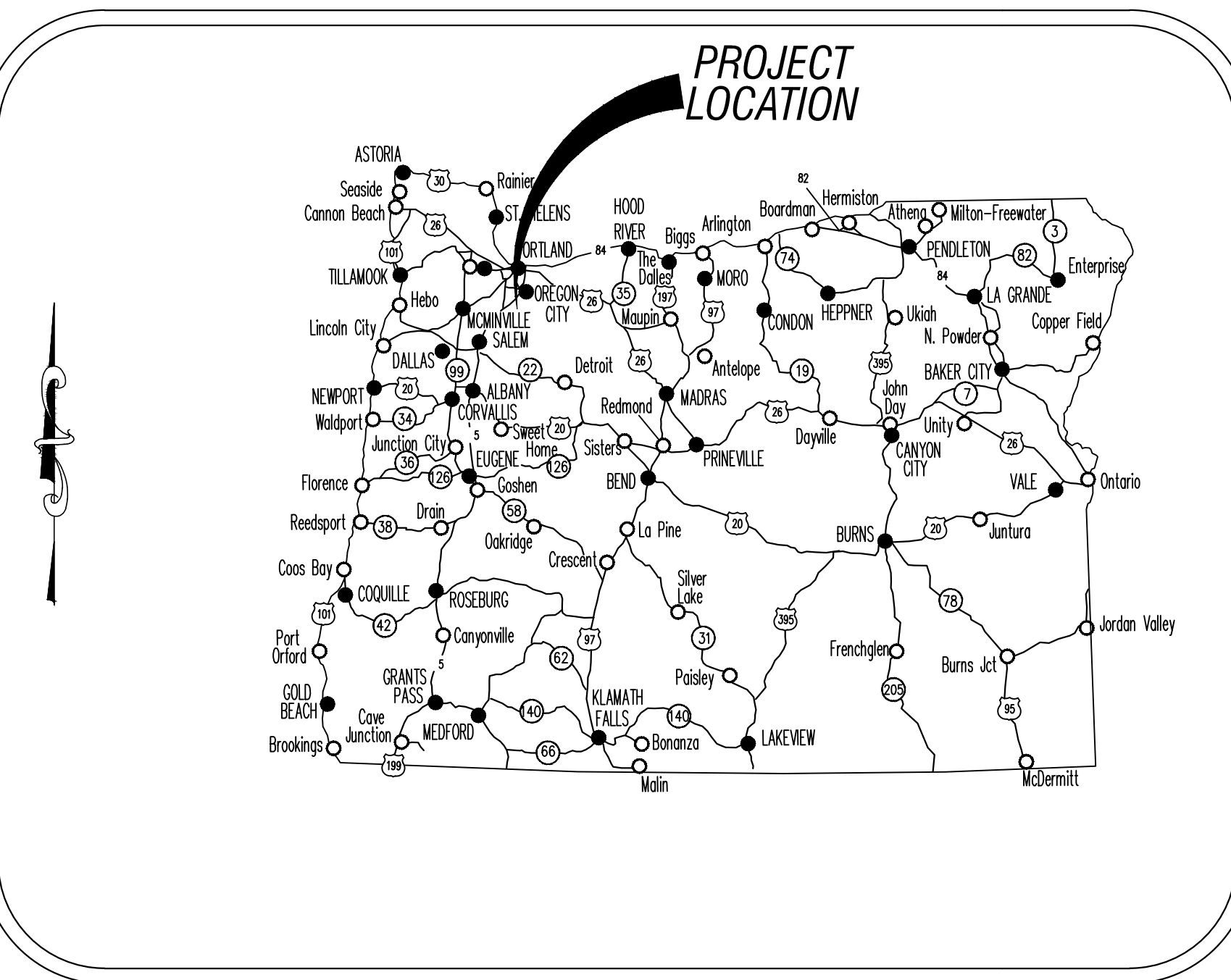
### PERMITEE'S SITE INSPECTOR:

COMPANY/AGENCY: POINT ENVIRONMENTAL, MICHAEL ZENTHOEFFER CPESC#7386  
 PHONE: 541 207 8441  
 FAX:  
 E-MAIL: MIKEZ@POINTENV.COM  
 DESCRIPTION OF EXPERIENCE: \_\_\_\_\_

- \* HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
- \* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS.
- \* INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS.
- \* RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY.



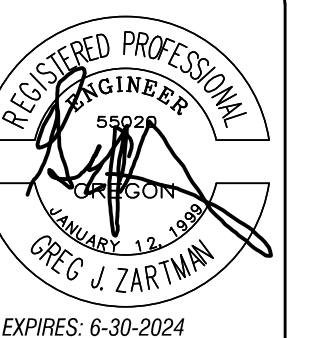
**SITE MAP** NOT TO SCALE



**VICINITY MAP** NOT TO SCALE

### ATTENTION EXCAVATORS:

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 THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.



NO.	DATE	REVISION

BOONES CROSSING PHASE 6

WEST COAST HOME SOLUTIONS, LLC

PREPARED FOR:

2564 19TH STREET SE  
 Salem, Oregon 97302  
 (503) 999-3828  
 www.leiengineering.com

# LEI ENGINEERING & SURVEYING OF OREGON

1200C EROSION CONTROL COVER

SCALE: 60-19  
 SHEET: ER-1  
 DATE: 01 OF 08

CREATED BY: G. ZARTMAN; DRAWN BY: G. ZARTMAN; CHECKED BY: G. ZARTMAN; APPROVED BY: G. ZARTMAN; DATE: 2023-11-15 11:24:24 AM

# EROSION CONTROL NOTES

## STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

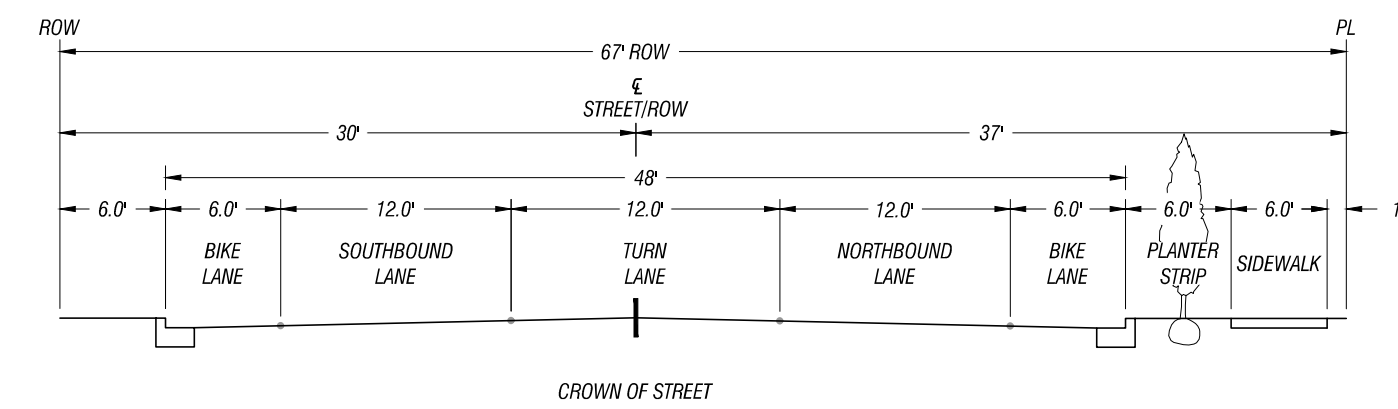
- ONCE KNOWN, INCLUDE A LIST OF ALL CONTRACTORS THAT WILL ENGAGE IN CONSTRUCTION ACTIVITIES ON SITE, AND THE AREAS OF THE SITE WHERE THE CONTRACTOR(S) WILL ENGAGE IN CONSTRUCTION ACTIVITIES. REVISE THE LIST AS APPROPRIATE UNTIL PERMIT COVERAGE IS TERMINATED (SECTION 4.4.C.I). IN ADDITION, INCLUDE A LIST OF ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF STORM WATER CONTROL MEASURES (E.G. ESCP DEVELOPER,BMP INSTALLER (SEE SECTION 4.10), AS WELLAS THEIR INDIVIDUAL RESPONSIBILITIES. (SECTION 4.4.C.II)
- VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION6.5)
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION 6.5.Q)
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)
- THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11)
- THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
- SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SECTION 4.9)
- SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)
- CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORM WATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3)
- IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SECTION 2.2.1)
- PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SECTION 2.2.5)
- MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50- FEET OF WATERS OF THE STATE. (SECTION 2.2.4)
- INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
- CONTROL BOTH PEAK FLOW RATES AND TOTAL STORM WATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAM BANKS. (SECTIONS 2.1.1. AND 2.2.16)
- CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SECTIONS 2.2.6 AND 2.2.13)
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION2.2.14)
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATION MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UN-VEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS.(SECTIONS 2.2.20 AND 2.2.21)
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORM WATER CONTROLS. (SECTION 2.3.7)
- KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY FOR THOSE CONTAINERS THAT ARE ACTIVELY USED THROUGHOUT THE DAY. FOR WASTE CONTAINERS THAT DO NOT HAVE LIDS, PROVIDE EITHER (1) COVER (E.G.,A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO PREVENT EXPOSURE OF WASTES TO PRECIPITATION, OR (2) A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT). (SECTION 2.3.7)
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES. (SECTION 2.2.7)
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)
- CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEAN OUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.9)
- ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)
- PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)
- USE BMPS TO PREVENT OR MINIMIZE STORM WATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING,MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER,PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS.(SECTIONS 2.2.15 AND 2.3)
- PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED BY AN OREGON PROFESSIONAL ENGINEER. (SEE SECTION 2.2.17.A)
- IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPONDMENT MUST BE INSTALLED. (SEE SECTIONS2.2.17 AND 2.2.18)
- PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)
- IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SECTION 2.3)
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SECTION 2.2.9)
- THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.5)
- IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 1.2.9)
- TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SECTION 2.2)
- AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SECTION 2.2.8)
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SECTION 2.1.5.B)
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)
- CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SECTION 2.1.5.D)
- WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A 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)
- THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SECTION 2.2.19)
- DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 6.5.F.)
- PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SECTION 2.2.20)
- DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS NEEDED FOR LONG TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE. (SECTION 2.2.21)

## CITY OF WOODBURN EROSION CONTROL NOTES:

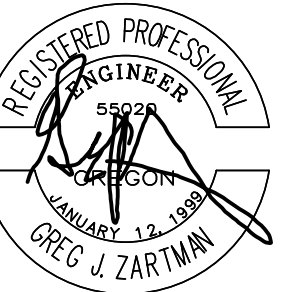
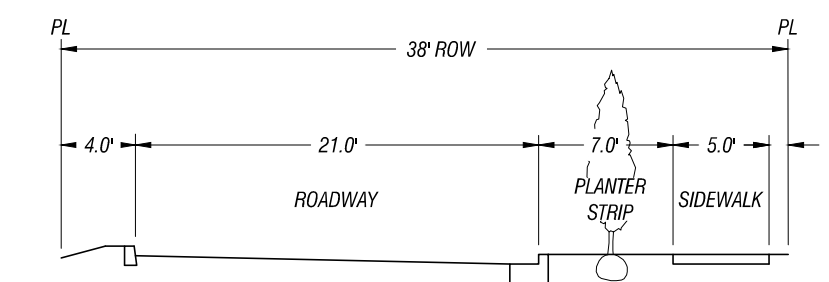
CONTRACTOR SHALL COMPLY WITH SECTION 00280 OF THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.

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 CALENDER 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 PER 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 REDUCED TO ONCE A MONTH. IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

**BOONES FERRY ROAD TYPICAL SECTION**  
(NOT TO SCALE)



**SOUTH ARTERIAL TYPICAL SECTION**  
(NOT TO SCALE)



EXPIRES: 6-30-2024

NO.	DATE	REVISION

BOONES CROSSING PHASE 6

WEST COAST HOME SOLUTIONS, LLC

PREPARED FOR:

2564 19TH STREET SE  
Salem, Oregon 97302  
(503) 399-3828  
www.leiengineering.com

**LEI** ENGINEERING & SURVEYING OF OREGON

1200C  
NOTES

SCALE	NO SCALE
PROJECT NO.	60-19
SHEET	ER-2
	02 OF 08

DATE PLOTTED: 08/08/2024 10:00:00 AM USER: greg.zartman

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LEI ENGINEERING AND SURVEYING OF OREGON, LLC AND IS NOT TO BE USED, WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LEI ENGINEERING.

# LEGEND

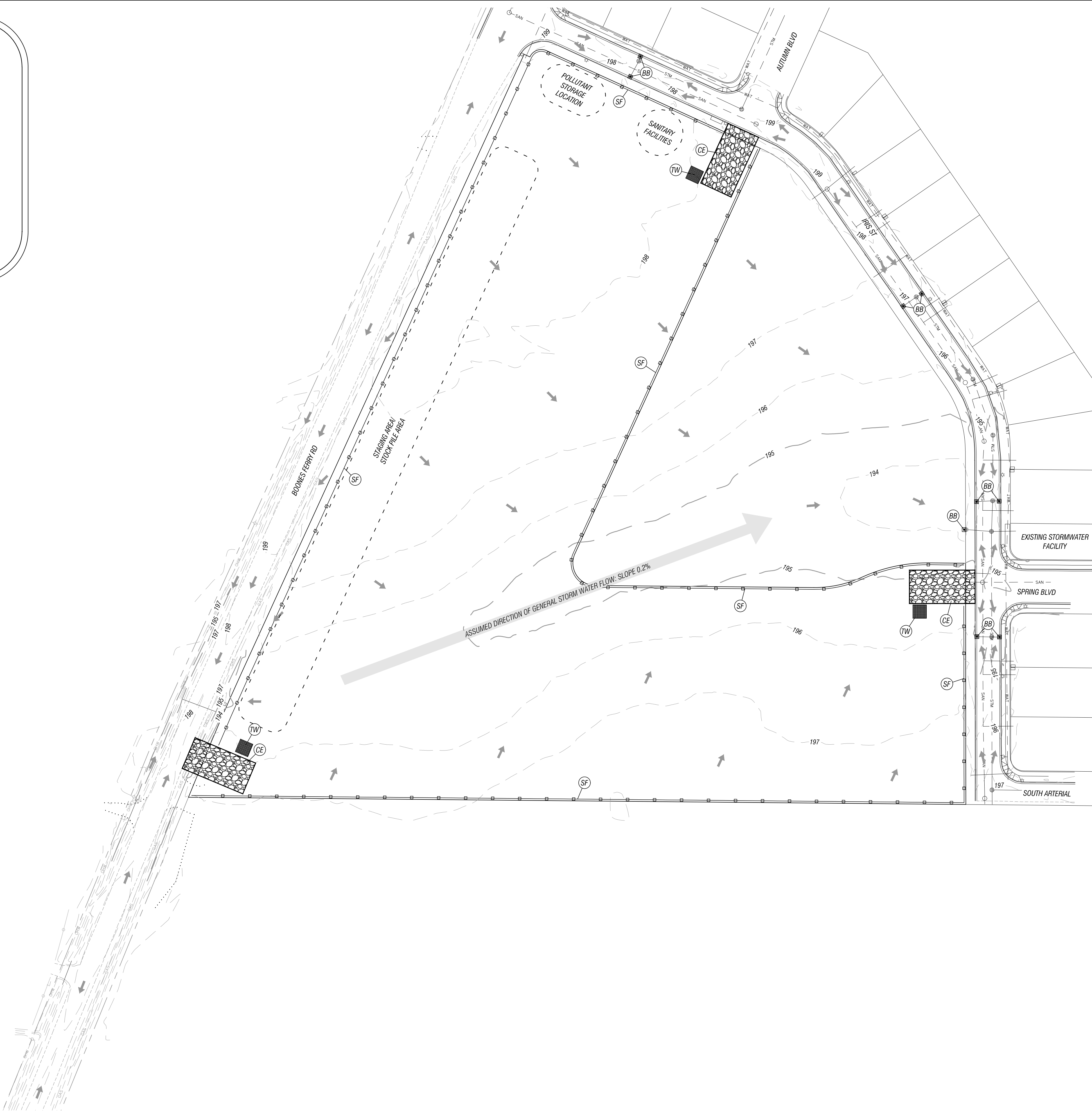
- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- SEDIMENT BARRIER
- PROPERTY BOUNDARY LINE
- PROPERTY LINE
- STORMWATER LINE
- EDGE OF PAVEMENT
- BIOBAG INLET PROTECTION
- CONSTRUCTION ENTRANCE
- CONCRETE WASH AREA
- PRE-DEVELOPED DRAINAGE PATTERN

## PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
- SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BEANK STABILIZATION.

## GENERAL NOTES:

- EXISTING DRAINAGE PATTERNS ASSUME TO FLOW EAST CENTRALIZING IN ONE AREA, GENERALLY. THE SITE IS FLAT.
- NO WETLAND DELINEATION HAS BEEN PERFORMED AT THIS TIME, AND NO WETLAND EVIDENCE IS PRESENT WITHIN THE DEVELOPMENT AREA.
- AREA WITHIN DEVELOPMENT AREA: 453,000 SF = 10.40 ACRES
- THE EXISTING LAND COVER IS PREDOMINANTLY GRASS, LIKELY UNATTENDED FOR SOME TIME AND OVERGROWN NATURALLY.
- THE SURROUNDING PROPERTY IS AGRICULTURAL IN NATURE AND SINGLE FAMILY RESIDENTIAL.
- A RAIN GAUGE SHALL BE INSTALLED ON A POST IN A LOCATION THAT SHALL NOT BE DISTURBED BY CONSTRUCTION ACTIVITIES, AND FREE FROM ANY AND ALL OVERHEAD OBSTRUCTION. LOCATION OF THE RAIN GAUGE IS SUBJECT TO THE DISCRETION OF THE CONTRACTOR. THE POST SHALL BE FLAGGED WITH HIGHLY VISIBLE FLAGGING.
- NO ON-SITE WATER DISPOSAL SITE IS REQUIRED FOR THE SITE, AS DE-WATERING IS NOT ANTICIPATED. GEOLOGIST FIELD EXPLORATIONS EXPOSED NO GROUND WATER AT ANY OF THE DEPTHS EXCAVATED. SHOULD ON-SITE WATER DISPOSAL BE REQUIRED, A CONCRETE TRUCK WASH SHALL BE CONSTRUCTED AND USED, AND MARKED AS A WATER DISPOSAL AREA.



**CONSTRUCTION NOTES:**

- (CE)** CONTRACTOR SHALL CONSTRUCT STANDARD CONSTRUCTION ENTRANCE, AS SHOWN, PURSUANT TO ODOT STANDARD DRAWING RD-1000, SHOWN ON SHEET ER-7.
- (SF)** CONTRACTOR SHALL CONSTRUCT SEDIMENT FENCING, AS SHOWN, PURSUANT TO ODOT COUNTY STANDARD DRAWING RD-1040 SHOWN ON SHEET ER-7.
- (TW)** CONTRACTOR SHALL CONSTRUCT CONCRETE TRUCK WASHOUT, AS SHOWN, PURSUANT TO ODOT COUNTY STANDARD DRAWING RD-1070 SHOWN ON SHEET ER-7.
- (BB)** CONTRACTOR SHALL INSTALL TYPE 4 BIOFILTER BAGS FOR CATCH BASIN, AS SHOWN, PURSUANT TO ODOT STANDARD DRAWING RD-1015 SHOWN ON SHEET ER-7.

NOTE: GRUBBING SHALL OCCUR AS NECESSARY, AND IN THE GENERAL AREA OF CONSTRUCTION ACTIVITIES, TO REMOVE ORGANIC MATERIALS PRIOR TO CONSTRUCTION.

**REGISTERED PROFESSIONAL ENGINEER**  
**C. J. ZARTMAN**  
 EXPIRES: 6-30-2024

NO.	DATE	BY	REVISION

**BOONES CROSSING PHASE 6**

PREPARED FOR:  
**WEST COAST HOME SOLUTIONS, LLC**

2564 19TH STREET SE  
 Salem, Oregon 97302  
 (503) 399-3828  
[www.leiengineering.com](http://www.leiengineering.com)

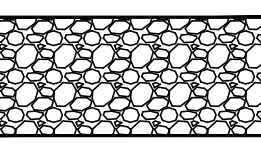
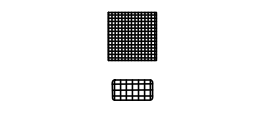
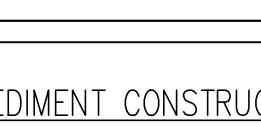
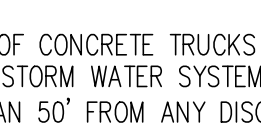
**LEI ENGINEERING & SURVEYING OF OREGON**

1200C DEMOLITION, CLEARING, GRADING, EXCAVATING, AND LAND DEVELOPMENT

SCALE: 1" = 60'  
 PROJECT NO: 60-19  
 SHEET: 03 OF 08  
**ER-3**

C. J. ZARTMAN, P.E., REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 12345, EXPIRES 6-30-2024. PREPARED FOR WEST COAST HOME SOLUTIONS, LLC. PROJECT NO. 60-19, SHEET 03 OF 08. DATE: 03/15/24.

# LEGEND

EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	----
SEDIMENT BARRIER (PERIMETER)	---
PROPERTY BOUNDARY LINE	---
PROPERTY LINE	---
FINISHED GRADE CONTOUR (1 FT)	—101—
FINISHED GRADE CONTOUR (5 FT)	—100—
EDGE OF PAVEMENT	---
STORMWATER LINE	—STM—
DRAINAGE FLOW DIRECTION	←
BIOBAG INLET PROTECTION	
CONSTRUCTION ENTRANCE	
CONCRETE WASH AREA	
CHECK DAM	

### GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

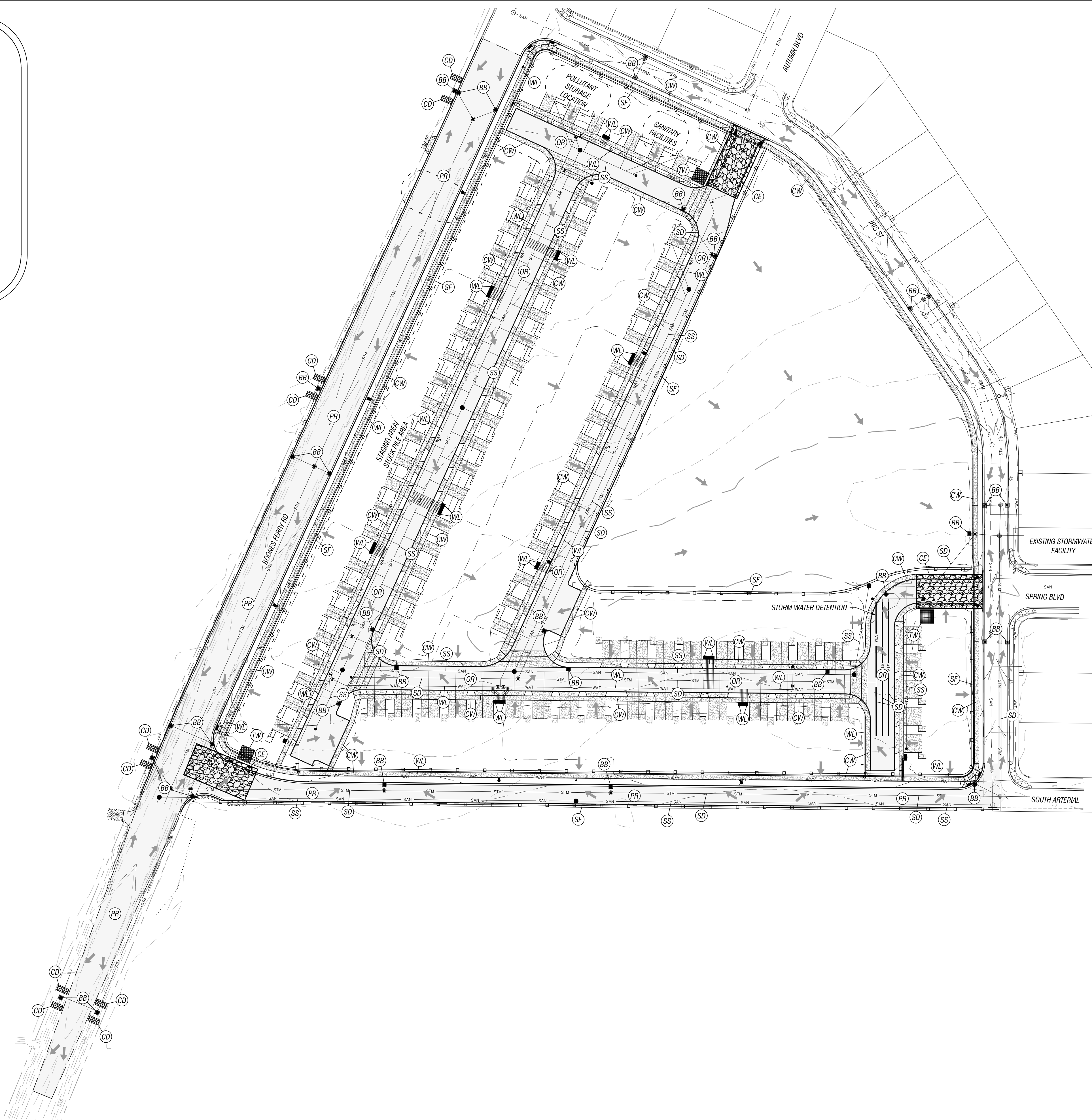
- AN AREA SHALL BE PROVIDED FOR THE WASHING OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

### EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE "STAGING, EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA 1" SHALL BE MOVED TO "STAGING, EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA 2" FOLLOWING EXCAVATION "CUT" ACTIVITIES.
- ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
- 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.

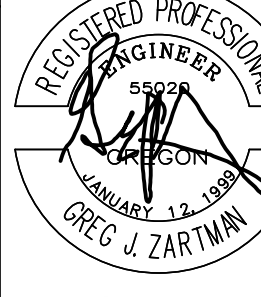
### GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
  - 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. 100LB./AC.)
    - ANNUAL RYEGRASS (40% BY WEIGHT)
    - TURF-TYPE FESCUE (60% BY WEIGHT)
- SLOPES 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.
- 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.
- 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.
- TOTAL SITE AREA DISTURBANCE CUT ≈ 22000 CYD AND FILL ≈ 24000 CYD.



### CONSTRUCTION NOTES:

CE	CONSTRUCTION ENTRANCE, REFERENCE SHEET ER-7.
SF	SEDIMENT FENCE, REFERENCE SHEET ER-7.
TW	CONCRETE TRUCK WASH, REFERENCE SHEET ER-7.
BB	BIOFILTER BAGS, REFERENCE SHEET ER-7.
CD	CHECK DAM, REFERENCE SHEET ER-8.
OR	AREA OF GROUND DISTURBANCE: ON-SITE ROAD CONSTRUCTION
PR	AREA OF GROUND DISTURBANCE: PUBLIC ROW CONSTRUCTION
CW	AREA OF GROUND DISTURBANCE: CONCRETE SIDEWALK CONSTRUCTION
SD	CONSTRUCTED UTILITIES: STORM WATER CONVEYANCE PIPE
WL	CONSTRUCTED UTILITIES: WATER CONVEYANCE PIPE
SS	CONSTRUCTED UTILITIES: SANITARY SEWER CONVEYANCE PIPE

**REGISTERED PROFESSIONAL ENGINEER**  
  
 GREG J. ZARZAVIN  
 EXPIRES: 6-30-2024

NO.	DATE	REVISION

**BOONES CROSSING PHASE 6**  
 WEST COAST HOME SOLUTIONS, LLC  
 PREPARED FOR:

2554 19TH STREET SE  
 Salem, Oregon 97302  
 (503) 399-3828  
 www.leiengineering.com

# LEI ENGINEERING & SURVEYING OF OREGON

1200C STREET AND UTILITIES

SCALE: 1" = 60'	ER-4
PROJECT NO: 60-19	
SHEET: 04 OF 08	

C:\PROJECTS\2024\1200C\1200C.dwg, 2024-12-18 10:00 AM, PLOT DATE: 2024-12-18 10:00 AM, PLOT SCALE: 1" = 60', PLOT SHEET: 04 OF 08

# LEGEND

- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- SEDIMENT BARRIER (PERIMETER)
- PROPERTY BOUNDARY LINE
- PROPERTY LINE
- FINISHED GRADE CONTOUR (1 FT)
- FINISHED GRADE CONTOUR (5 FT)
- EDGE OF PAVEMENT
- STORMWATER LINE
- DRAINAGE FLOW DIRECTION
- BIOBAG INLET PROTECTION
- CONSTRUCTION ENTRANCE
- CONCRETE WASH AREA
- CHECK DAM

### GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

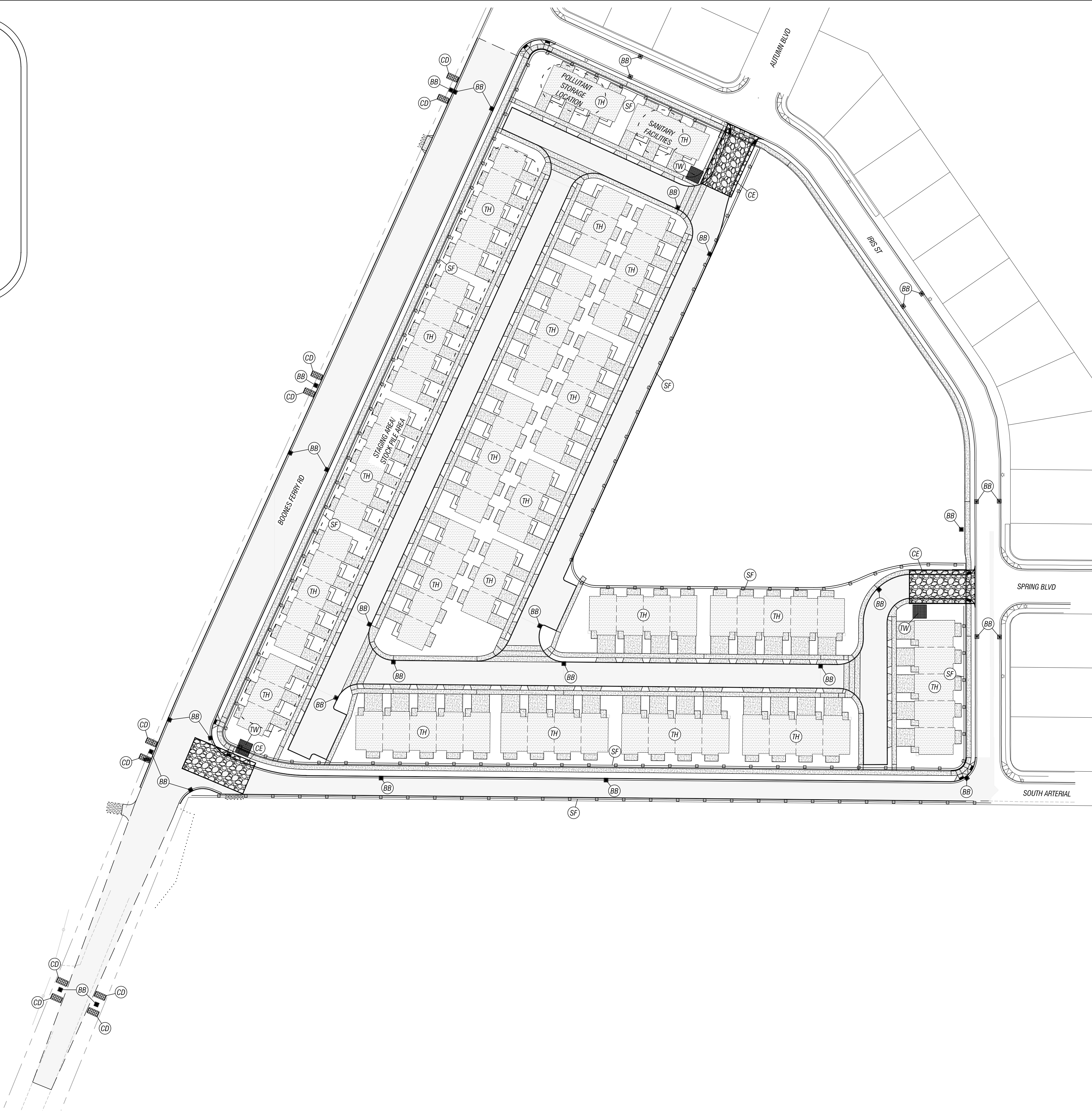
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12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
13. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

### EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

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2. THE "STAGING, EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA 1" SHALL BE MOVED TO "STAGING, EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA 2" FOLLOWING EXCAVATION "CUT" ACTIVITIES.
3. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
4. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
5. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

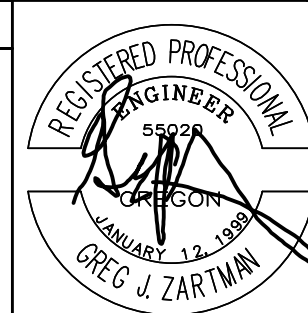
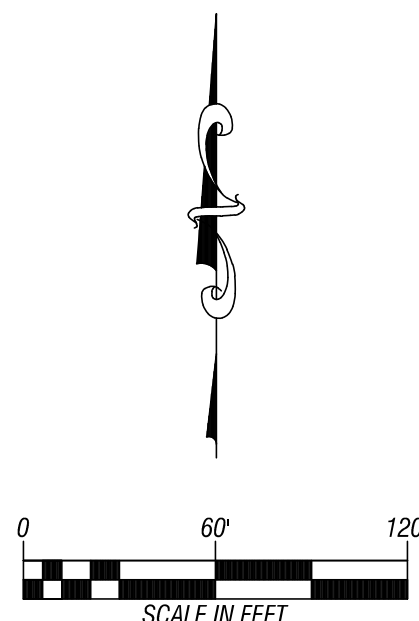
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1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
  - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
  - B. DWARF GRASS MIX (MIN. 100 LB./AC.)
    - 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
    - 2. CREEPING RED FESCUE (20% BY WEIGHT)
  - C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
    - 1. ANNUAL RYEGRASS (40% BY WEIGHT)
    - 2. TURF-TYPE FESCUE (60% BY WEIGHT)
2. SLOPES 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.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION.
6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.



### CONSTRUCTION NOTES:

- CONSTRUCTION ENTRANCE, REFERENCE SHEET ER-7.
- SEDIMENT FENCE, REFERENCE SHEET ER-7.
- CONCRETE TRUCK WASH, REFERENCE SHEET ER-7.
- BIOFILTER BAGS, REFERENCE SHEET ER-7.
- CHECK DAM, REFERENCE SHEET ER-8.
- AREA OF DISTURBANCE: TOWN HOME UNIT



NO.	DATE	BY	REVISION

BOONES CROSSING PHASE 6

WEST COAST HOME SOLUTIONS, LLC

2564 19TH STREET SE  
Salem, Oregon 97302  
(503) 999-3828  
www.leiengineering.com

**LEI** ENGINEERING & SURVEYING  
OF OREGON

1200C:  
VERTICAL  
CONSTRUCTION

SCALE	1" = 60'
PROJECT NO.	60-19
SHEET	05 OF 08

ER-5

DATE: 05/14/2024 11:00 AM PROJECT: 60-19 BOONES CROSSING PHASE 6 SHEET: 05 OF 08



# LEGEND

- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- SEDIMENT BARRIER (PERIMETER)
- PROPERTY BOUNDARY LINE
- PROPERTY LINE
- FINISHED GRADE CONTOUR (1 FT)
- FINISHED GRADE CONTOUR (5 FT)
- EDGE OF PAVEMENT
- STORMWATER LINE
- DRAINAGE FLOW DIRECTION
- BIOBAG INLET PROTECTION
- CONSTRUCTION ENTRANCE
- CONCRETE WASH AREA
- CHECK DAM

### GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

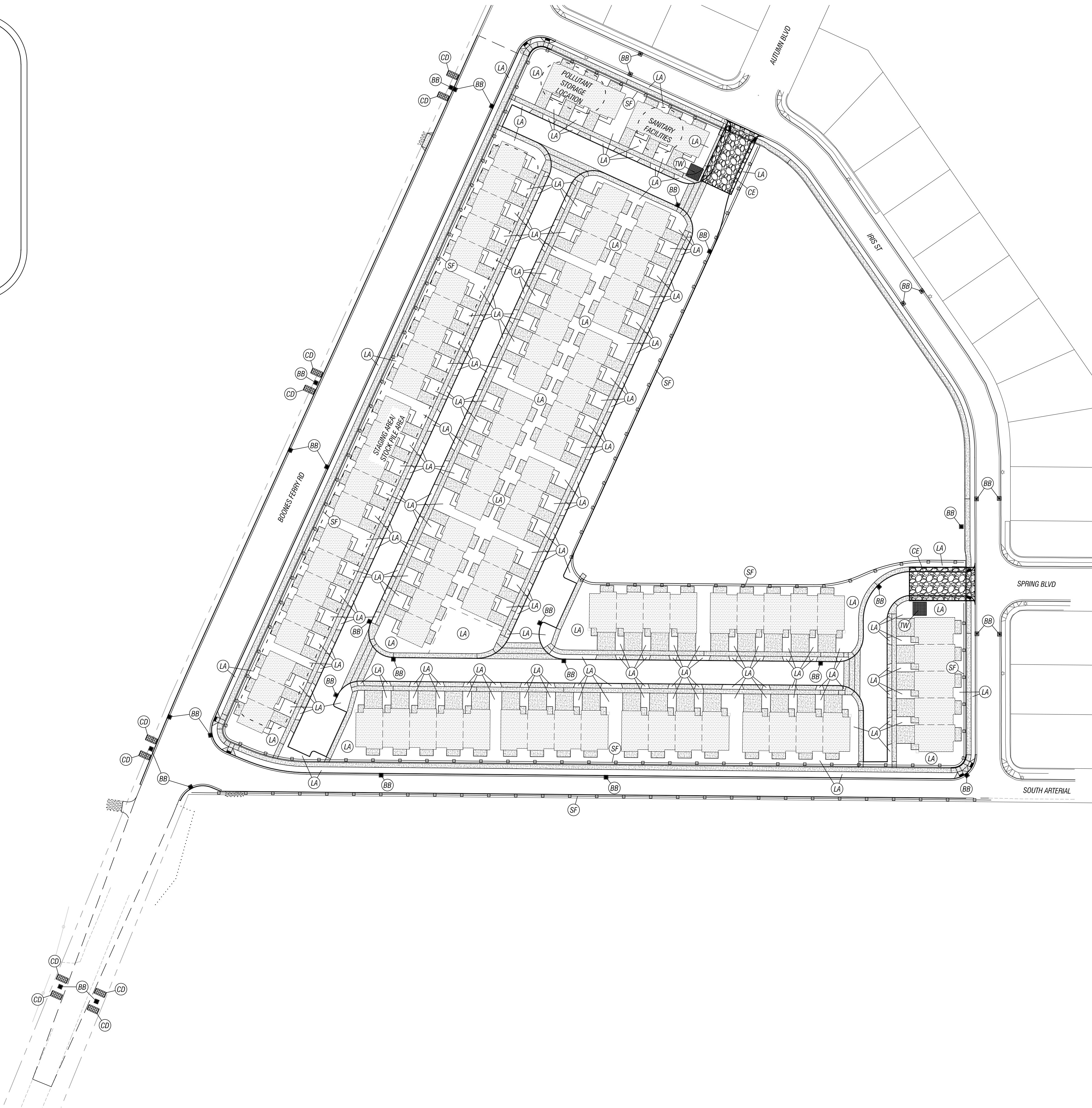
11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
13. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

### EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. THE "STAGING, EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA 1" SHALL BE MOVED TO "STAGING, EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA 2" FOLLOWING EXCAVATION "CUT" ACTIVITIES.
3. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
4. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
5. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

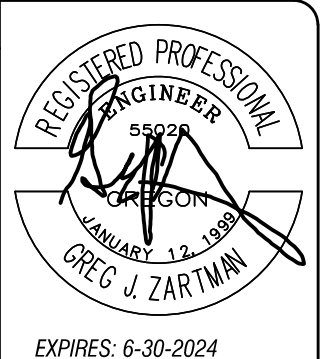
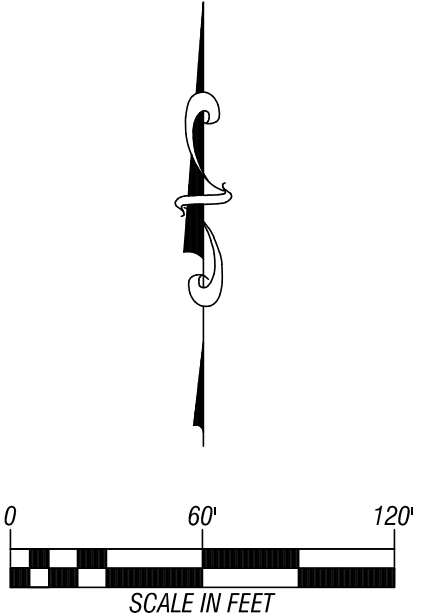
### GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
  - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
  - B. DWARF GRASS MIX (MIN. 100 LB./AC.)
    1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
    2. CREEPING RED FESCUE (20% BY WEIGHT)
  - C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
    1. ANNUAL RYEGRASS (40% BY WEIGHT)
    2. TURF-TYPE FESCUE (60% BY WEIGHT)
2. SLOPES 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.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
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5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION.
6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.



**CONSTRUCTION NOTES:**

- CE CONSTRUCTION ENTRANCE, REFERENCE SHEET ER-7.
- SF SEDIMENT FENCE, REFERENCE SHEET ER-7.
- TW CONCRETE TRUCK WASH, REFERENCE SHEET ER-7.
- BB BIOFILTER BAGS, REFERENCE SHEET ER-7.
- CD CHECK DAM, REFERENCE SHEET ER-8.
- LA LANDSCAPE AREA/SEEDING: CONTRACTOR SHALL SEED ANY EXPOSED SOILS, AS DIRECTED BY THE NOTES SHOWN HEREON.

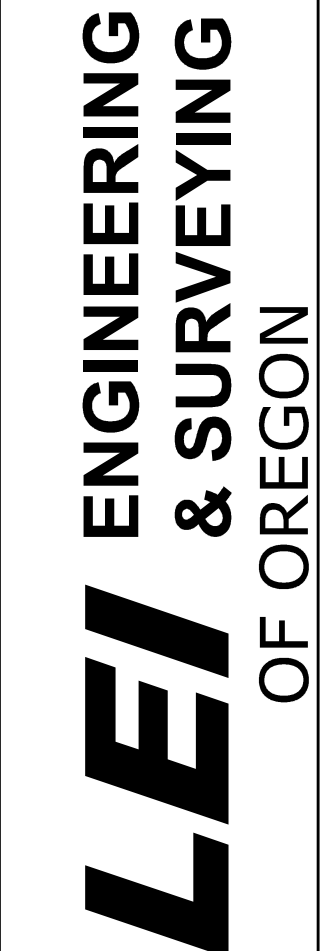


NO.	DATE	BY	REVISION

**BOONES CROSSING PHASE 6**

PREPARED FOR:  
**WEST COAST HOME SOLUTIONS, LLC**

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Salem, Oregon 97302  
(503) 999-3828  
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1200C:  
FINAL LANDSCAPING  
AND SITE STABILIZATION

SCALE: 1" = 60'	ER-6
PROJECT NO: 60-19	
SHEET: 06 OF 08	

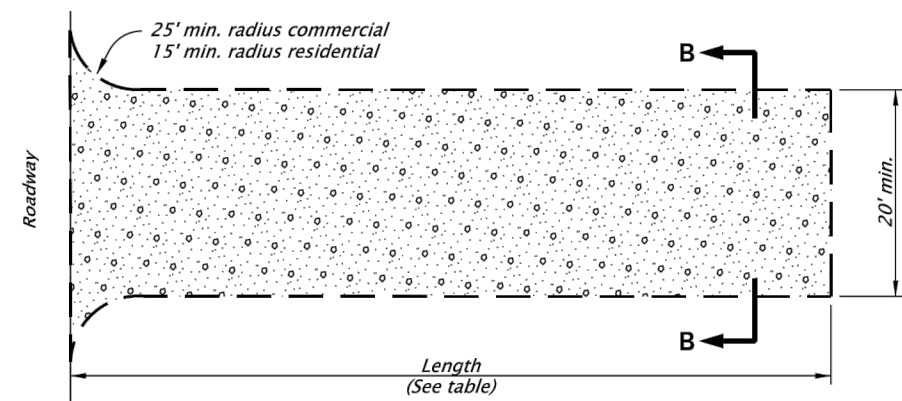
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rd1000.dgn 01-20-2021

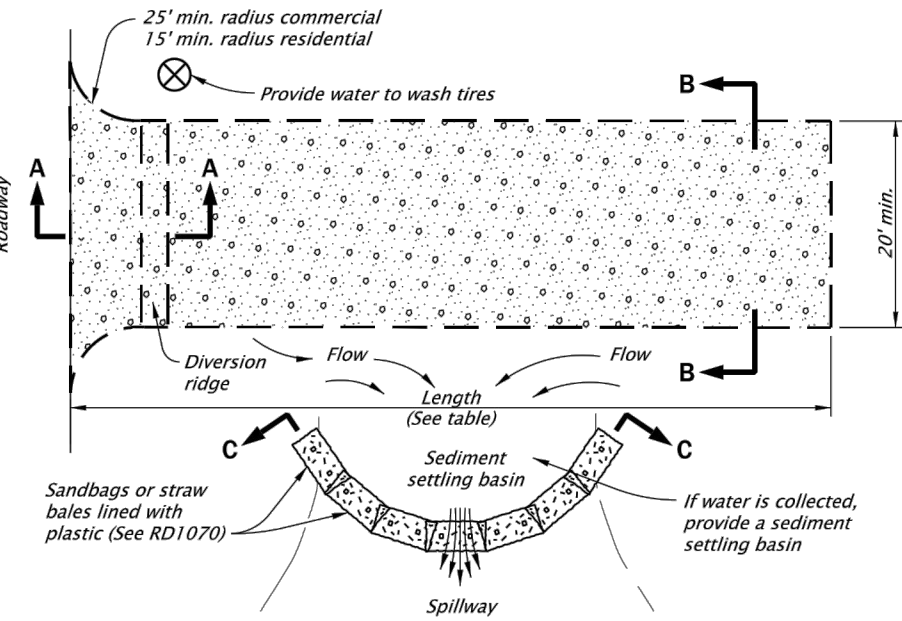
C. ROBERTSON, P.E. REGISTERED PROFESSIONAL ENGINEER

C. ROBERTSON, P.E. REGISTERED PROFESSIONAL ENGINEER

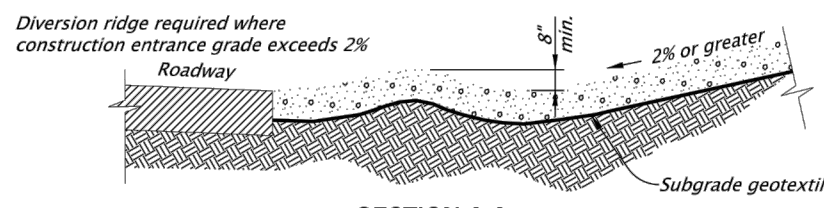
RD1000



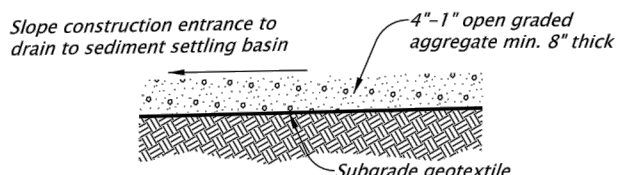
CONSTRUCTION ENTRANCE - TYPE 1  
NOT TO SCALE



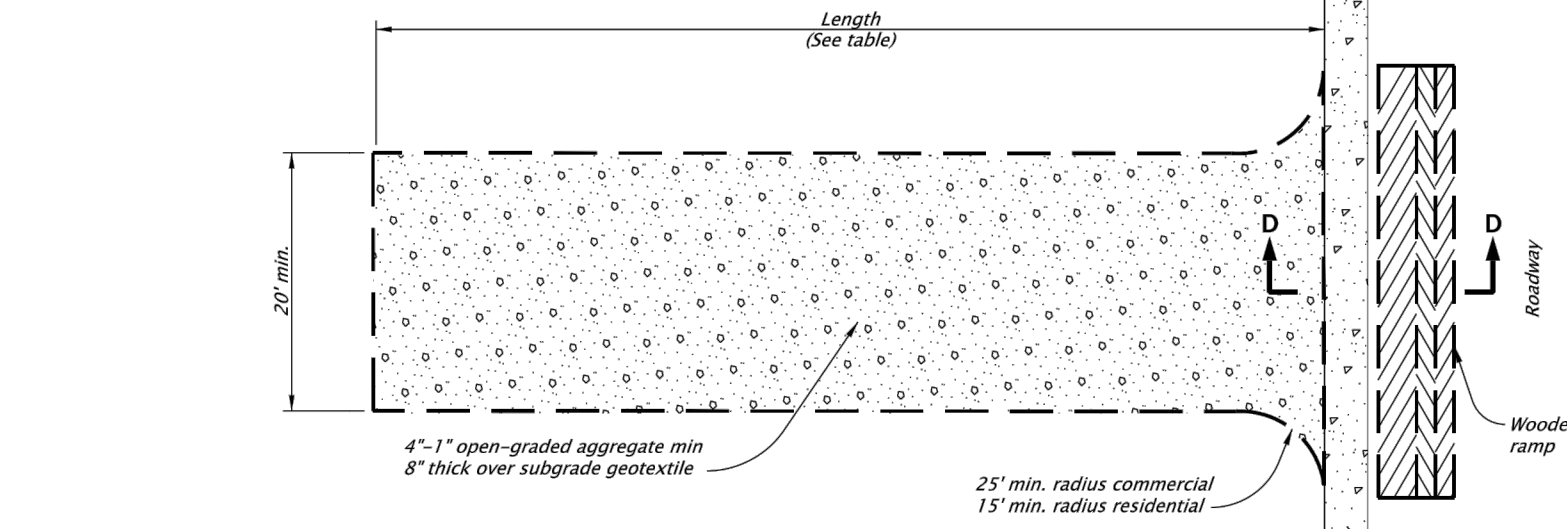
CONSTRUCTION ENTRANCE - TYPE 2  
NOT TO SCALE



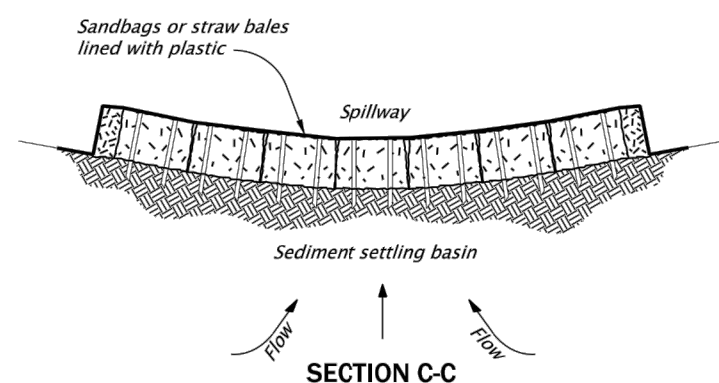
SECTION A-A  
NOT TO SCALE



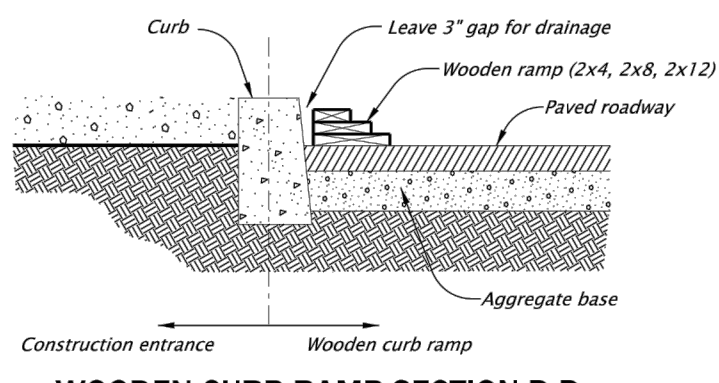
SECTION B-B  
NOT TO SCALE



CONSTRUCTION ENTRANCE - TYPE 3  
(TYPE 1 OR 2 WITH EXISTING CURB)  
NOT TO SCALE



SECTION C-C  
NOT TO SCALE



WOODEN CURB RAMP SECTION D-D  
NOT TO SCALE

- NOTES:
- The Type 1 entrance is a simple entrance without a diversion ridge or settling basin.
  - The wooden ramp may be used on either Type 1 or Type 2 entrances in situations where there is curb and the curb is not removed for the construction entrance.

CONSTRUCTION ENTRANCE TABLE MINIMUM LENGTH	
Length (FT)	Area Of Exposed Soil (Acre)
20	0.25
50	0.25 < A < 1.0
100	A > 1.0

CALC. BOOK NO. N/A SDR DATE January, 2021

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS  
CONSTRUCTION ENTRANCES

2021

DATE	REVISION DESCRIPTION
Jan 2021	Removed Calc book numbers

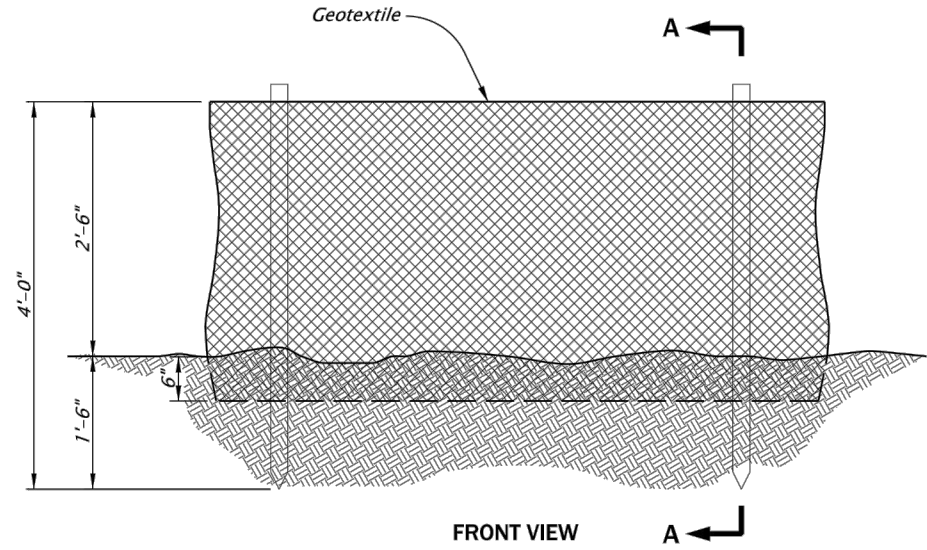
The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

Effective Date: June 1, 2021 - November 30, 2021 RD1000

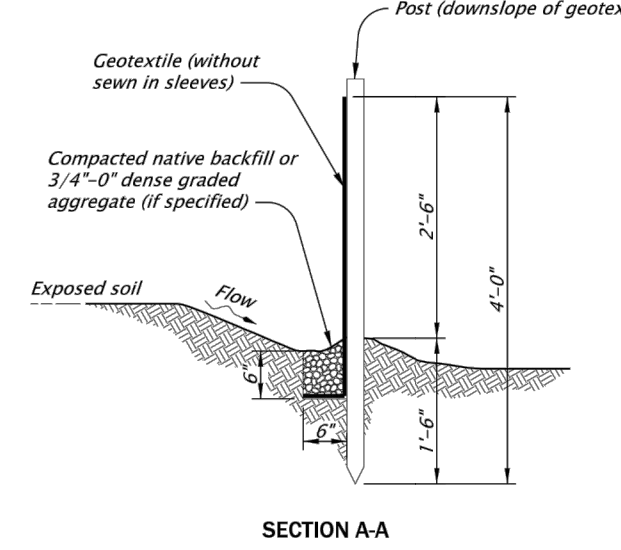
rd1040.dgn 01-20-2021

C. ROBERTSON, P.E. REGISTERED PROFESSIONAL ENGINEER

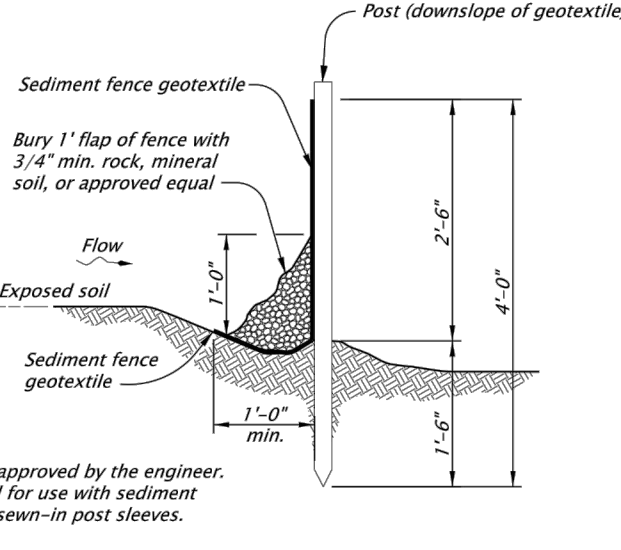
RD1040



SEDIMENT FENCE AND GEOTEXTILE BURY DETAIL - TYPE 1  
NOT TO SCALE



SECTION A-A  
NOT TO SCALE



ALTERNATE SEDIMENT FENCE WITHOUT TRENCHING - TYPE 2  
NOT TO SCALE

- NOTES:
- Use must be approved by the engineer.
  - Not approved for use with sediment fencing with sewn-in post sleeves.

GENERAL NOTES:

- Use 2"x2" wood fence posts.
- Posts to be installed on downhill side of sediment fence geotextile. Position posts to prevent separation from geotextile.
- Compact filter fabric trench backfill and soil on uphill side of fence.
- Locate fence no closer than three feet to the toe of a slope.
- Wing spacing shall comply with "Fence Spacing for General Application Table".

FENCE SPACING FOR GENERAL APPLICATION TABLE	
GRADE	MAXIMUM SPACING ON GRADE
Grade < 1.0%	300'
1.0% < Grade < 1.5%	150'
1.5% < Grade < 2.0%	100'
2.0% < Grade < 3.0%	50'
3.0% < Grade	25'

CALC. BOOK NO. N/A SDR DATE January, 2021

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS  
SEDIMENT FENCE

2021

DATE	REVISION DESCRIPTION
Jan 2021	Removed Calc book numbers

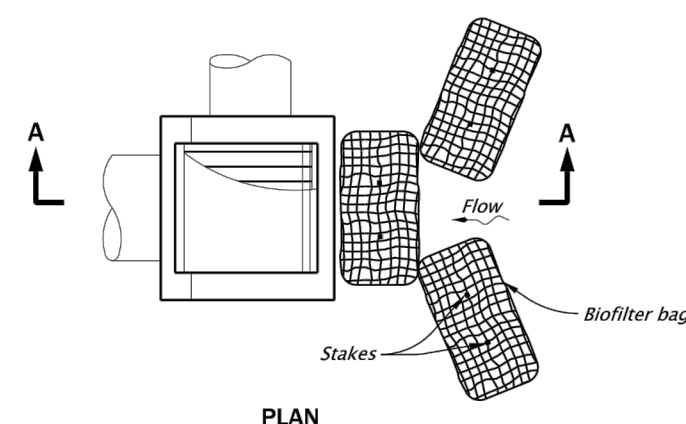
The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

Effective Date: June 1, 2021 - November 30, 2021 RD1040

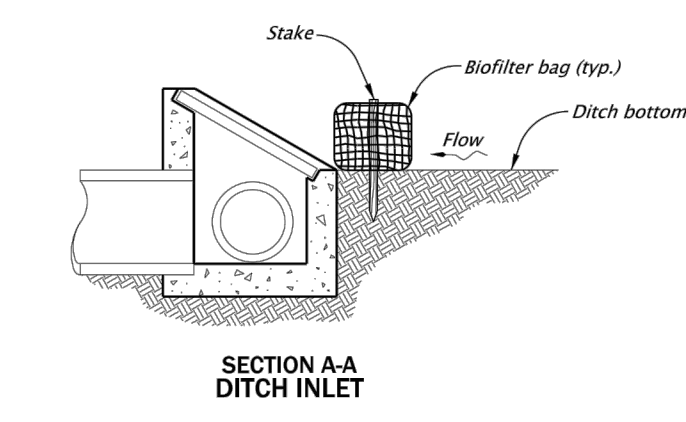
rd1015.dgn 01-20-2021

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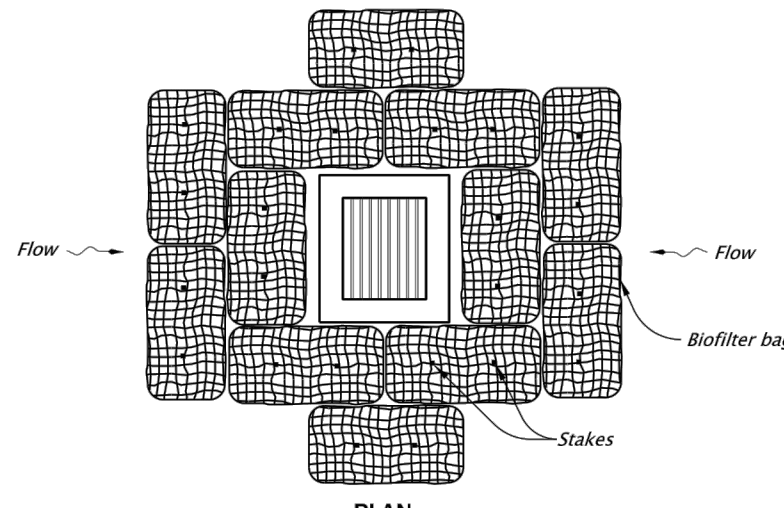
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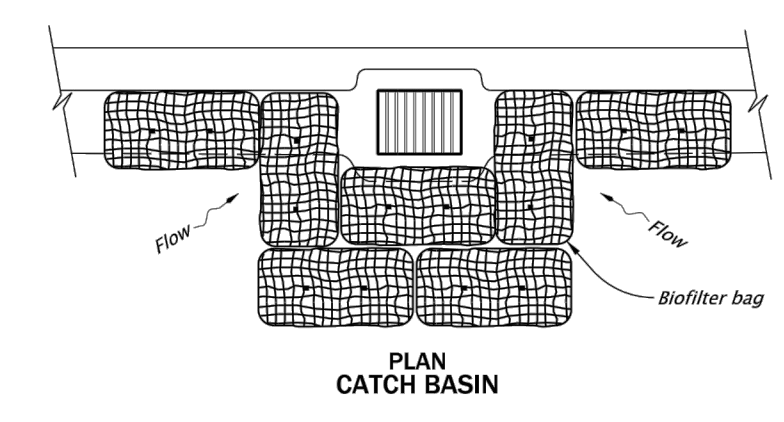
PLAN DITCH INLET



SECTION A-A  
DITCH INLET



PLAN AREA DRAIN



PLAN CATCH BASIN

BIOFILTER BAGS - TYPE 4  
NOT TO SCALE

- NOTES:
- Stake biofilter bags with 2"x2"x36" wood stakes, and use a minimum 2 stakes per bag. Drive stakes a minimum of 6" into the ground and flush with the top of the bags. On active roadways alternative inlet protection should be considered.
  - Omit stakes when bags are placed on pavement surface.
  - Overlap all bag joints 6".

CALC. BOOK NO. N/A SDR DATE January, 2021

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS  
INLET PROTECTION TYPE 4

2021

DATE	REVISION DESCRIPTION
Jan 2021	Removed Calc book numbers

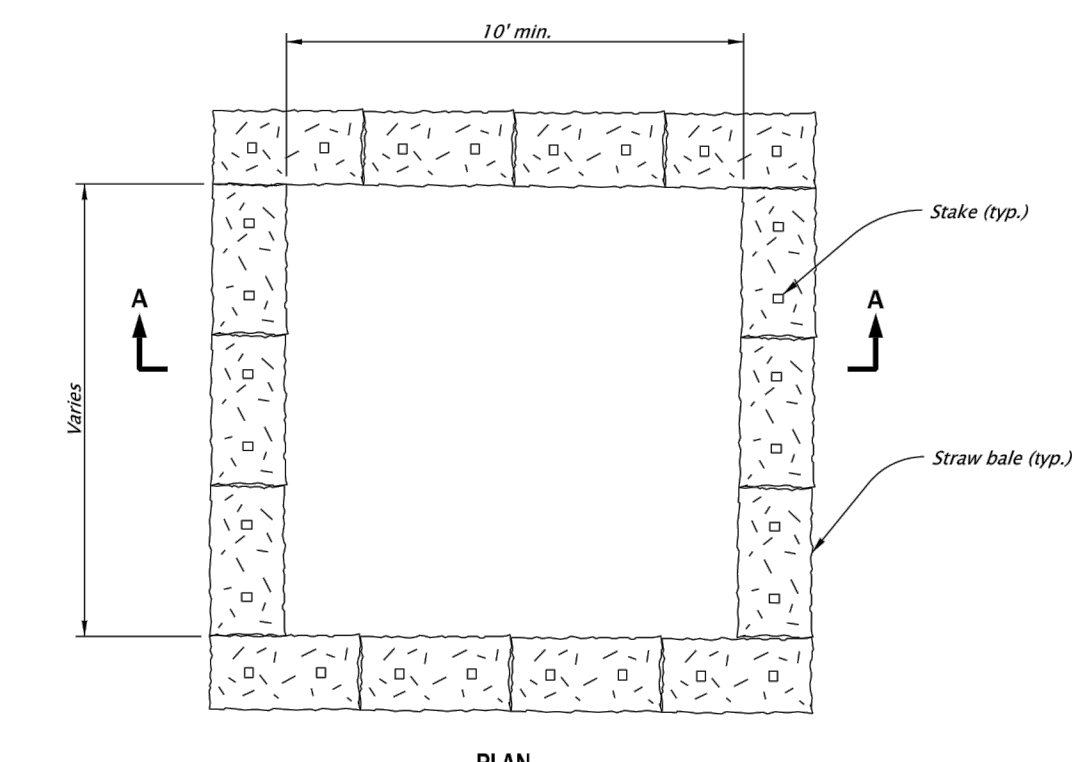
The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

Effective Date: June 1, 2021 - November 30, 2021 RD1015

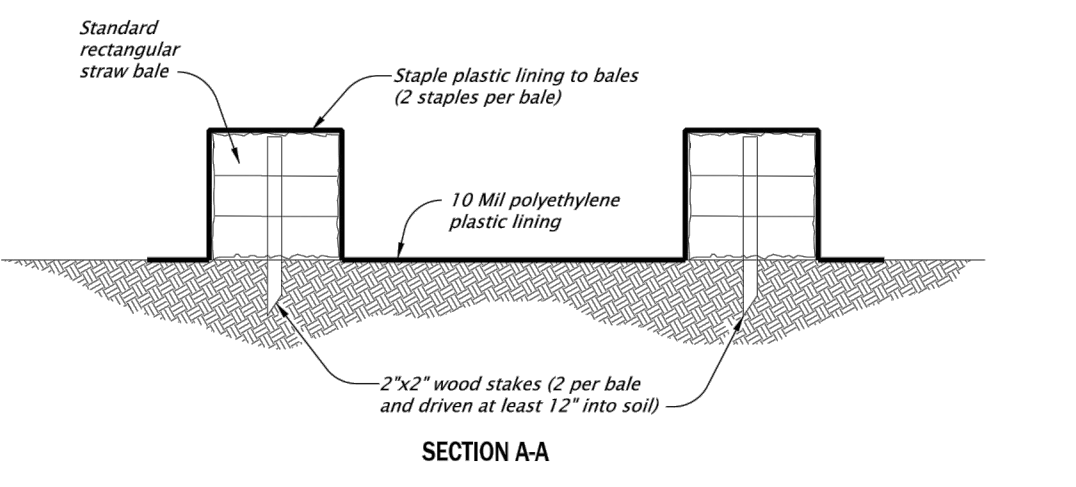
rd1070.dgn 01-20-2021

C. ROBERTSON, P.E. REGISTERED PROFESSIONAL ENGINEER

RD1070

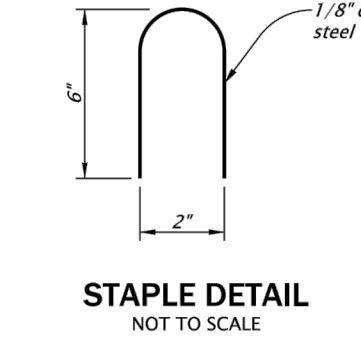


PLAN



SECTION A-A

CONCRETE TRUCK WASH OUT FACILITY  
NOT TO SCALE



STAPLE DETAIL  
NOT TO SCALE

CALC. BOOK NO. N/A SDR DATE January, 2021

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.

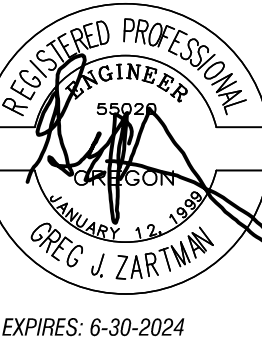
OREGON STANDARD DRAWINGS  
CONCRETE TRUCK WASH OUT

2021

DATE	REVISION DESCRIPTION
Jan 2021	Removed Calc book numbers

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 consulting a Registered Professional Engineer.

Effective Date: June 1, 2021 - November 30, 2021 RD1070



NO.	DATE	REVISION	BY	APP'D

BOONES CROSSING PHASE 6

WEST COAST HOME SOLUTIONS, LLC

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OF OREGON

1200C DETAILS

SCALE: NO SCALE  
PROJECT NO: 60-19  
SHEET: ER-7  
07 OF 08

rd1005.dgn 11-29-2017

RD1005

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL CIVIL ENGINEER

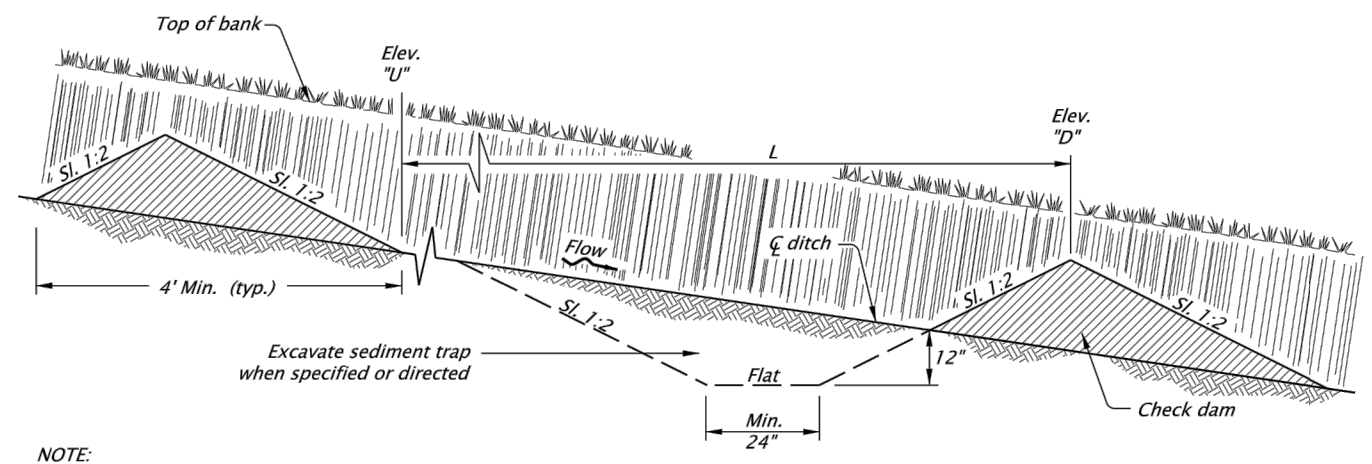
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

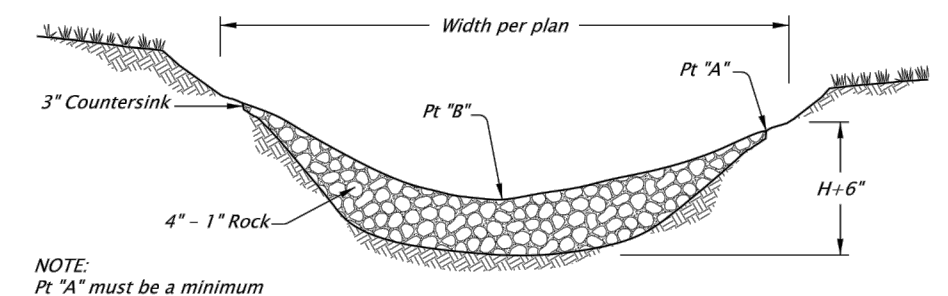
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER



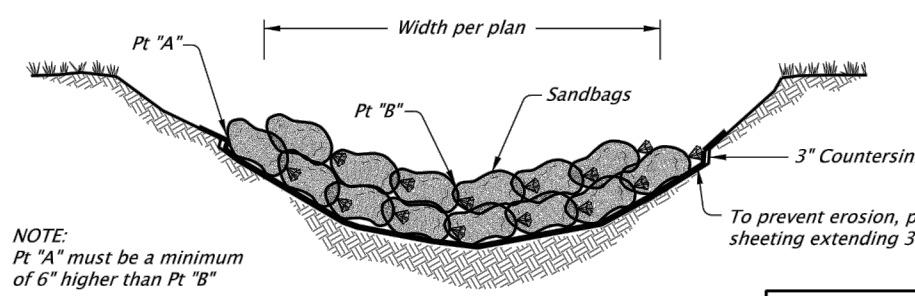
NOTE:  
L = Spacing along swale or ditch so that Elevation "U" equals Elevation "D".

TYPICAL PROFILE SECTION CHECK DAMS (SHOWN WITH AGGREGATE)



NOTE:  
Pt "A" must be a minimum of 6" higher than Pt "B"

AGGREGATE CHECK DAM - TYPE 1



NOTE:  
Pt "A" must be a minimum of 6" higher than Pt "B"

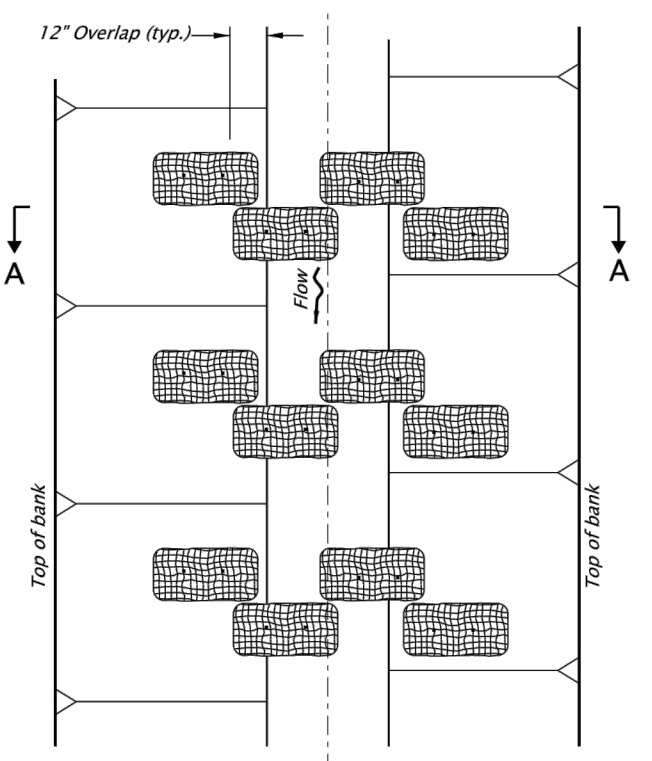
SANDBAG CHECK DAM - TYPE 4

NOTES:

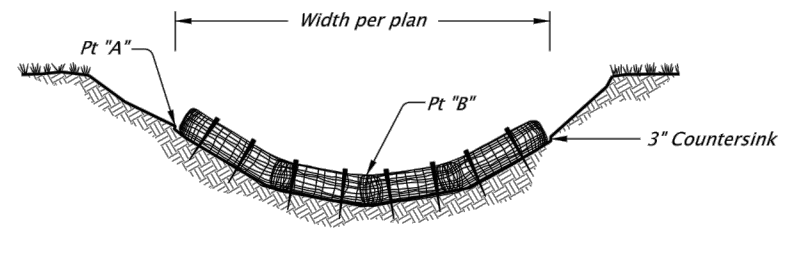
- Type 3 - stake biofilter bags with two 2" X 2" X 18" (min.) wood stakes per bag. Drive stakes a minimum of 6" into the ground and flush with the top of the bags. Omit stakes if placed over paved surfaces. Overlap bags 6" min at each joint.
- Type 4 - Tightly abut or overlap ends of sandbags at each joint.
- Spacing between check dams for all check dam types shall comply with the typical profile section shown above.

Ditch Grade	MAXIMUM CHECK DAM SPACING "L"			
	H=8"	H=12"	H=16"	H=24"
10%	**	**	15'	20'
9%	**	**	16'	22'
8%	**	**	18'	25'
7%	**	**	21'	28'
6%	**	16'	25'	33'
5%	**	20'	30'	40'
4%	16'	25'	37'	50'
3%	22'	33'	50'	66'
2%	33'	50'	75'	100'

\*\* Not Allowed H = Min. dam height



PLAN

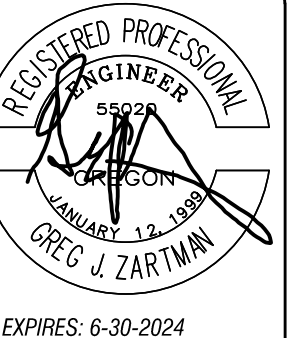


SECTION A-A  
BIOFILTER BAG CHECK DAM - TYPE 3

CALC. BOOK NO. 6407	BASELINE REPORT DATE November 2017
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.	
<b>OREGON STANDARD DRAWINGS</b>	
<b>CHECK DAMS TYPE 1, 3 AND 4</b>	
DATE 2018	REVISION DESCRIPTION

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 consulting a Registered Professional Engineer.

Effective Date: December 1, 2019 - May 31, 2020 RD1005



NO.	DATE	REVISION	BY	APP'D

**BOONES CROSSING PHASE 6**

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1200C DETAILS

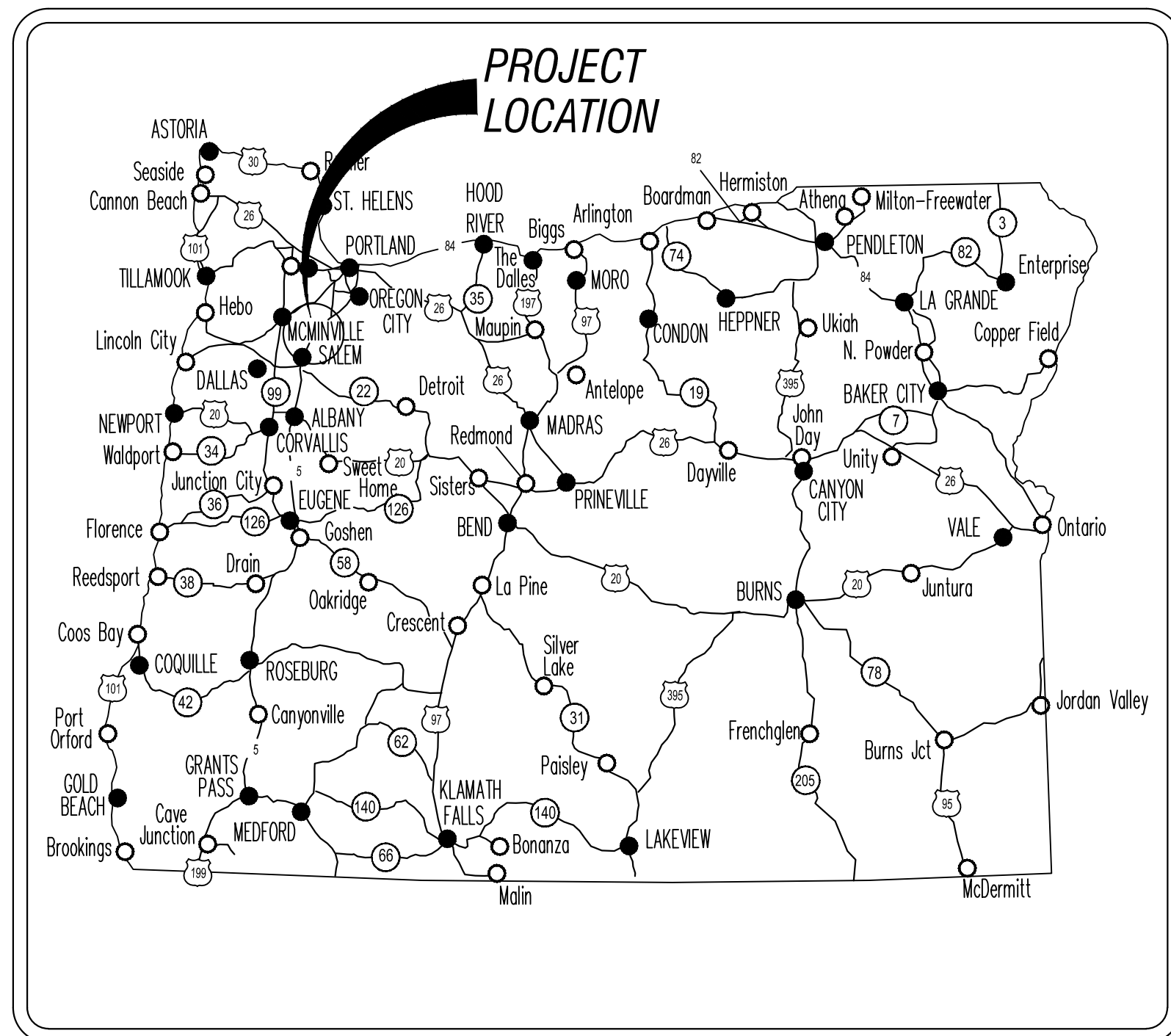
SCALE	NO. SCALE	ER-8
PROJECT NO.	60-19	
SHEET	08 OF 08	

# BOONES CROSSING - PHASE 6

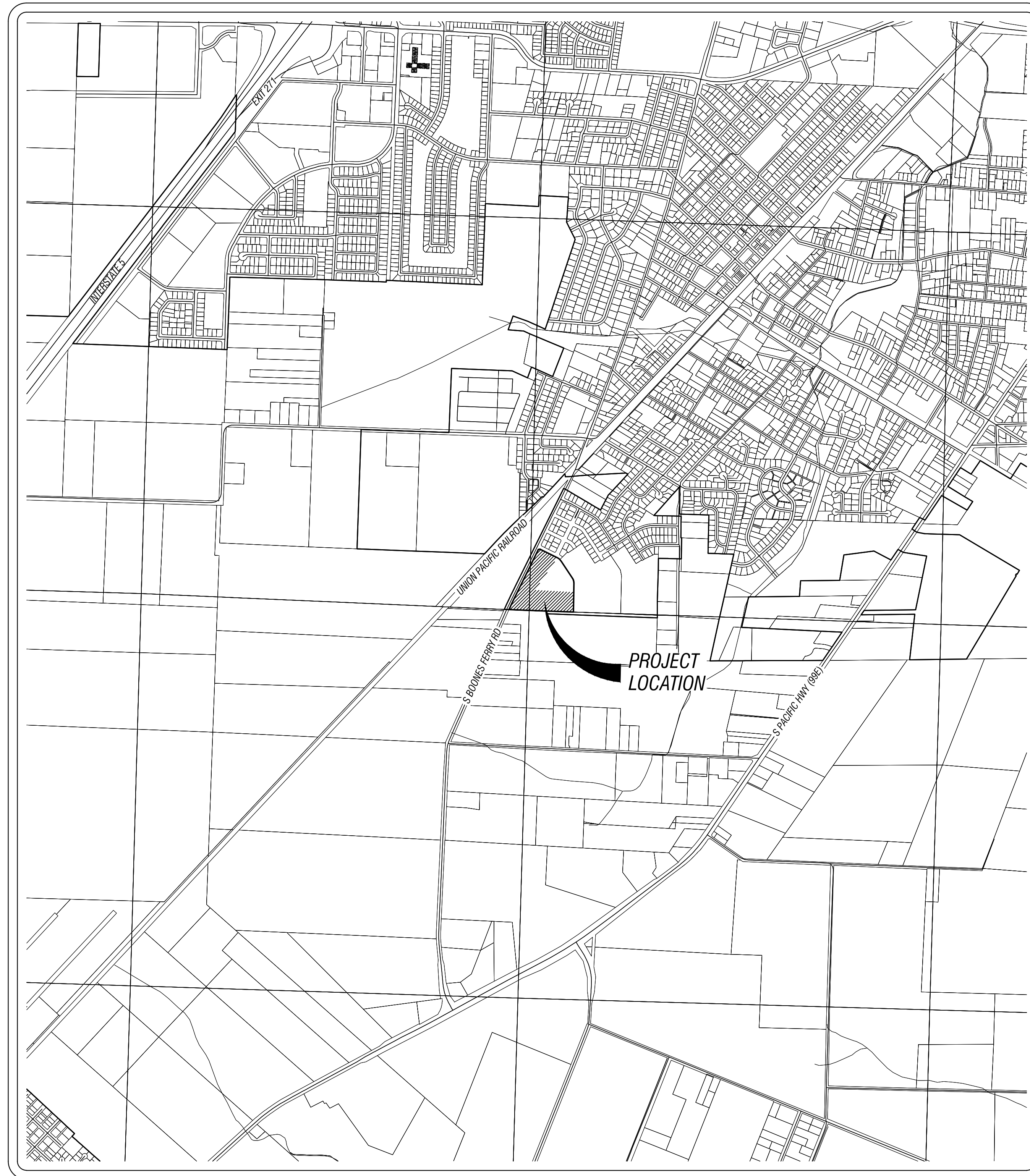
ASSESSOR'S MAP 05 1W 18C TAX LOTS 1405  
WOODBURN, MARION COUNTY, OREGON

EXISTING		PROPOSED		EXISTING		PROPOSED		
DECIDUOUS TREE			STORM SEWER MANHOLE				STORM SEWER CLEAN OUT	
CONIFEROUS TREE			STORM SEWER CATCH BASIN				GAS METER	
FIRE HYDRANT			GAS VALVE				GUY WIRE ANCHOR	
WATER BLOWOFF			POWER POLE				POWER VAULT	
WATER METER			POWER JUNCTION BOX				POWER PEDESTAL	
WATER VALVE			COMMUNICATIONS VAULT				COMMUNICATIONS JUNCTION BOX	
DOUBLE CHECK VALVE								
AIR RELEASE VALVE								
SANITARY SEWER CLEANOUT								
SANITARY SEWER MANHOLE								
SIGN								
STREET LIGHT								
MAILBOX								
<b>EXISTING</b>		<b>PROPOSED</b>		<b>EXISTING</b>		<b>PROPOSED</b>		
RIGHT OF WAY LINE			BOUNDARY LINE				PROPERTY LINE	
BOUNDARY LINE			PROPERTY LINE				CENTERLINE	
PROPERTY LINE			CENTERLINE				DITCH	
CENTERLINE			DITCH				CURB	
DITCH			CURB				EDGE OF PAVEMENT	
CURB			EDGE OF PAVEMENT				EASEMENT	
EDGE OF PAVEMENT			EASEMENT				FENCE LINE	
EASEMENT			FENCE LINE				GRAVEL EDGE	
FENCE LINE			GRAVEL EDGE				POWER LINE	
GRAVEL EDGE			POWER LINE				OVERHEAD WIRE	
POWER LINE			OVERHEAD WIRE				COMMUNICATIONS LINE	
OVERHEAD WIRE			COMMUNICATIONS LINE				FIBER OPTIC LINE	
COMMUNICATIONS LINE			FIBER OPTIC LINE				GAS LINE	
FIBER OPTIC LINE			GAS LINE				STORM SEWER LINE	
GAS LINE			STORM SEWER LINE				SANITARY SEWER LINE	
STORM SEWER LINE			SANITARY SEWER LINE				WATER LINE	
SANITARY SEWER LINE			WATER LINE					
WATER LINE								

LEGEND



VICINITY MAP



SITE MAP SCALE: 1" = 1000'

## PROJECT TEAM:

**OWNER/APPLICANT:**  
WEST COAST HOME SOLUTIONS, LLC  
25030 SW PARKWAY AVE., SUITE 110  
WILSONVILLE, OREGON 97070

**ENGINEER:**  
GREG J. ZARTMAN, PE  
LEI ENGINEERING & SURVEYING  
OF OREGON, LLC  
2564 19TH ST. SE  
SALEM, OREGON 97302

**SURVEYOR:**  
LARRY M. ALLEN, PLS  
LEI ENGINEERING & SURVEYING  
OF OREGON, LLC  
2564 19TH ST. SE  
SALEM, OREGON 97302

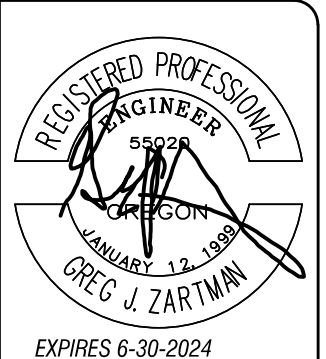
**GEOTECHNICAL ENGINEER:**  
DANIEL M. REDMOND, PE, GE  
REDMOND GEOTECHNICAL SERVICES  
PO BOX 20547  
PORTLAND, OR 97294

**ARCHITECT:**  
AARON TERPENING, AIA, LEED AP  
CB TWO ARCHITECTS  
500 LIBERTY ST. SE, UNIT 100  
SALEM, OR 97301

**PROPERTY DESCRIPTION:**  
TAX LOTS 01405 MARION COUNTY TAX  
MAP 05 1W 18C. LOCATED IN SE 1/4 OF  
SECTION 13, SW 1/4 OF SECTION 18,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, MARION  
COUNTY, OREGON.

**BENCHMARK/BASIS OF BEARING:**  
VERTICAL AND HORIZONTAL DATUM:  
LOCAL ASSUMED.

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	EXISTING CONDITIONS
04	ROW & EASEMENT DEDICATIONS
05	COMPOSITE UTILITY LAYOUT
06	SANITARY SEWER SITE PLAN
07	SANITARY SEWER SITE PLAN
08	STORM SEWER SITE PLAN
09	STORM SEWER SITE PLAN
10	STORM WATER DETENTION SYSTEM
11	SITE GRADING
12	SITE GRADING
13	SITE GRADING
14	SITE GRADING
15	SITE GRADING
16	SITE GRADING
17	SITE GRADING
18	SITE GRADING
19	SITE GRADING
20	SITE GRADING
21	SITE GRADING DETAILS
22	SITE GRADING DETAILS
23	SITE GRADING DETAILS
24	STRIPING PLAN
25	FIRE ACCESS
26	DETAILS 1
27	DETAILS 2
28	DETAILS 3
29	DETAILS 4
30	DETAILS 5



NO.	DATE	BY	REVISION

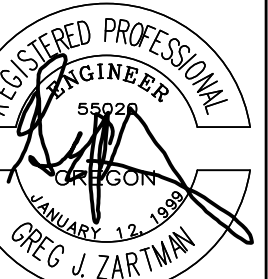
BOONES CROSSING PHASE 6  
WEST COAST HOME SOLUTIONS, LLC

2564 19TH STREET SE  
SALEM, OREGON 97302  
(503) 999-3828  
www.leiengineering.com

**LEI ENGINEERING & SURVEYING**  
OF OREGON

COVER SHEET  
NO SCALE  
PROJECT NO. 60-19  
SHEET 01 OF 30  
CV-1

BOONES CROSSING PHASE 6  
 PREPARED FOR  
 WEST COAST HOME SOLUTIONS, LLC  
 PROJECT NO.  
 2564 19TH STREET SE  
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NO.	DATE	BY	REVISION

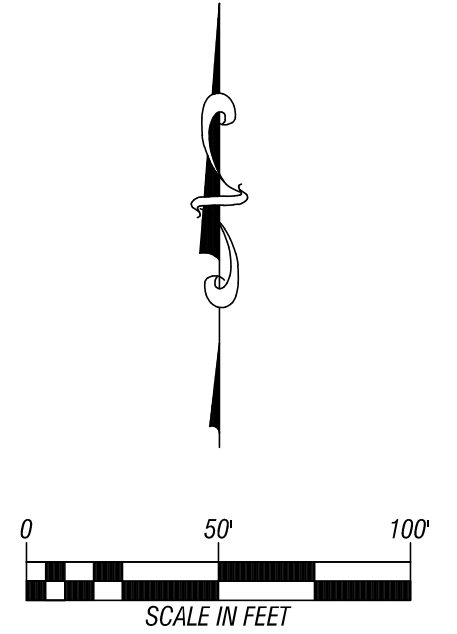
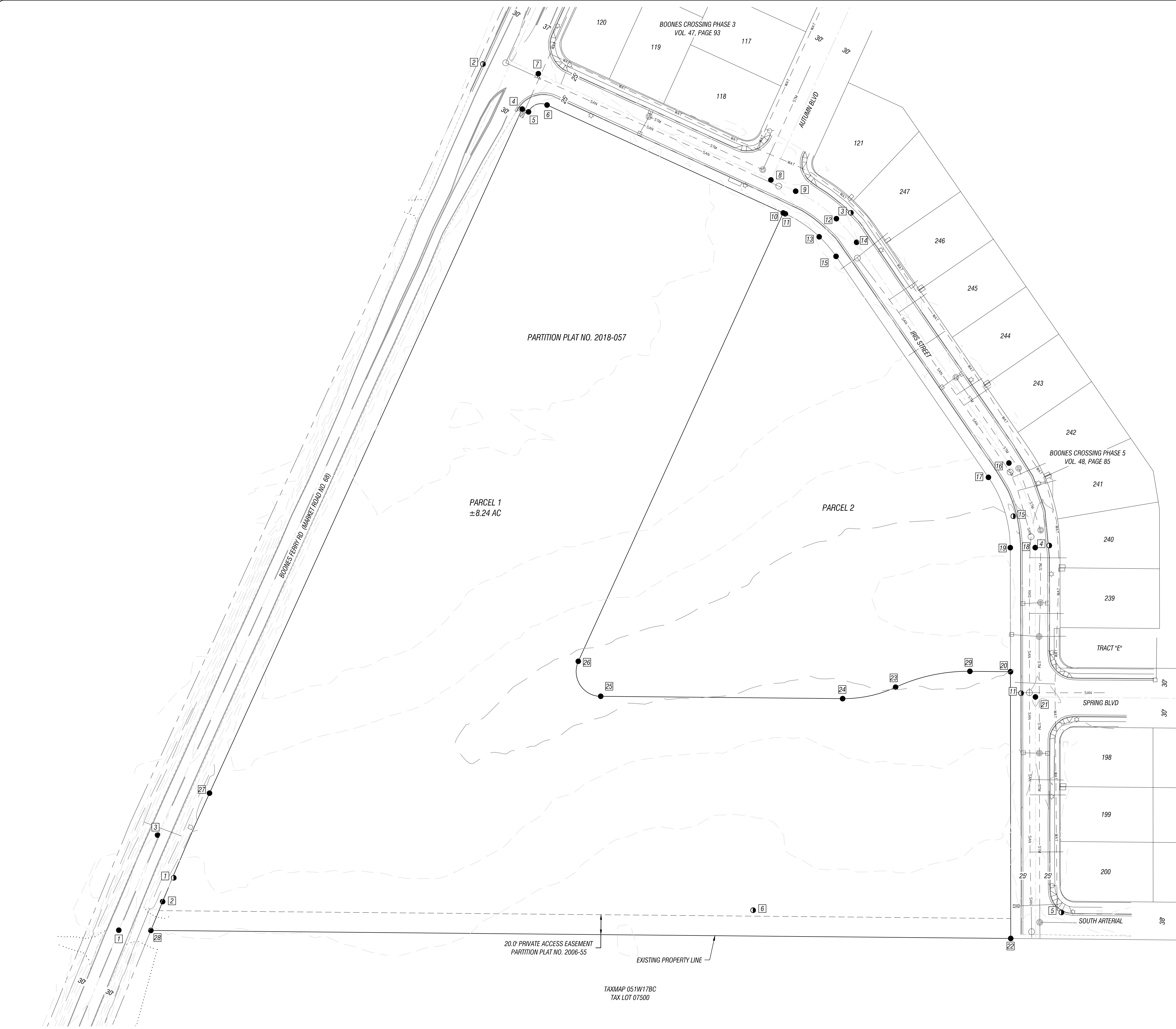
**BOONES CROSSING PHASE 6**  
 PREPARED FOR  
**WEST COAST HOME SOLUTIONS, LLC**

PREPARED FOR  
**WEST COAST HOME SOLUTIONS, LLC**

**LEI ENGINEERING & SURVEYING OF OREGON**

EXISTING CONDITIONS

SCALE  
 1" = 50'  
 PROJECT NO.  
**60-19**  
 SHEET  
**EX-1**  
 03 OF 30



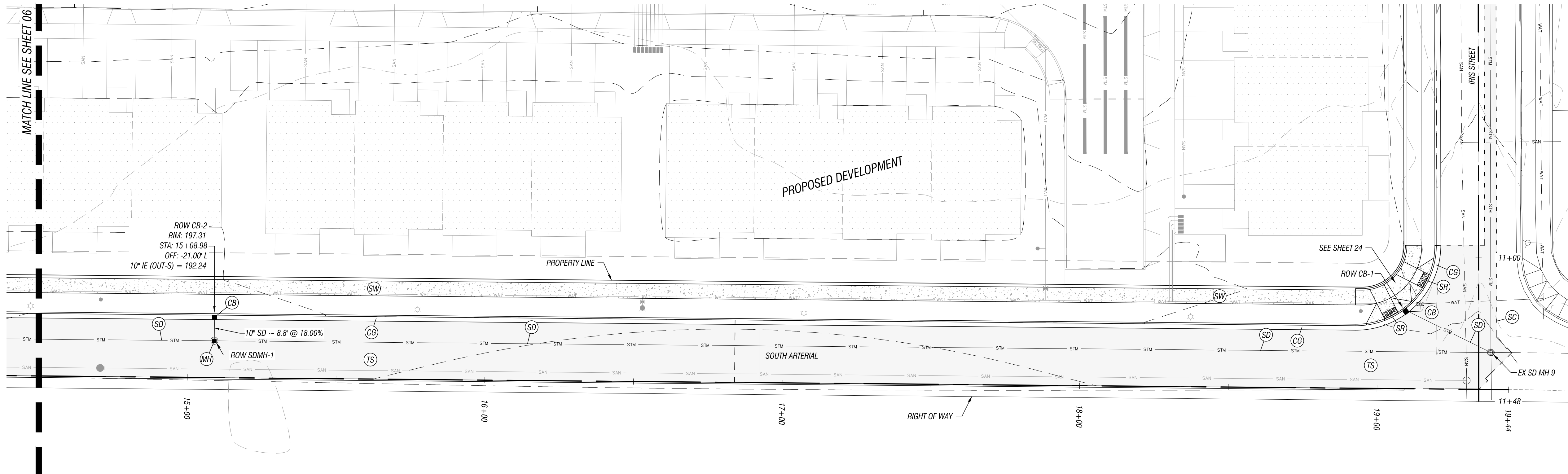
#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	4159.9465	4747.2174	196.164	1/2" IR WITH RPC
2	4978.0358	5057.9299	200	PK IN CURB
3	4828.4099	5427.6993	199.303	PK IN CURB
4	4493.9826	5627.0195	194.787	PK IN CURB
5	4125.1353	5639.1972	196.76	PK IN GUTTER
6	4127.3644	5329.4082	197.612	1/2" IR WITH RPC
11	4345.5258	5598.6643	195.248	PK IN CURB
15	4523.4593	5590.9449	194.566	HUB AND TACK

MONUMENT #	DESCRIPTION
1	FOUND 3/4" IRON PIPE, DOWN 0.5', SHOWN IN PP 2018-057
2	FOUND 5/8" IRON ROD WITH YPC, "ALPHA ENG. INC.", FLUSH, SET MCSR 35318
3	FOUND 3" MARION COUNTY BRASS DISC IN MON. BOX, SHOWN IN PP 2018-057
4	FOUND 5/8" IRON ROD WITH YPC, "AKS ENGR.", DOWN 0.3', SET PP 2005-29
5	FOUND 5/8" IRON ROD WITH YPC, "AKS ENGR.", DOWN 0.4', SET PP 2005-29
6	FOUND 5/8" IRON ROD WITH YPC, "AKS ENGR.", DOWN 0.4', SET PP 2005-29
7	FOUND 5/8" IRON ROD WITH YPC IN MON. BOX, "AKS ENGR.", SET BP3
8	FOUND 5/8" IRON ROD WITH YPC IN MON. BOX, "AKS ENGR.", SET BP3
9	FOUND 5/8" IRON ROD WITH YPC IN MON. BOX, "AKS ENGR.", SET BP3
10	FOUND 5/8" IRON ROD WITH YPC, "HOWELL LS 91569", FLUSH, SET PP 2018-057
11	FOUND 5/8" IRON ROD WITH YPC, "AKS ENGR.", FLUSH, SET PP 2005-29
12	FOUND 5/8" IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5
13	FOUND 5/8" IRON ROD WITH YPC, "AKS ENGR.", DOWN 0.2', SET BP3, FALLS N43° 30' 09"E - 0.10'
14	FOUND 5/8" IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S63° 10' 15"E - 0.10'
15	FOUND 5/8" IRON ROD WITH YPC, "HOWELL LS 91569", DOWN 0.2', SET PP 2018-057
16	FOUND 5/8" IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5
17	FOUND 5/8" IRON ROD WITH YPC, "HOWELL LS 91569", FLUSH, SET PP 2018-057, FALLS S34° 34' 54"E - 0.18'
18	FOUND 5/8" IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S0° 04' 27"E - 0.17'
19	FOUND 5/8" IRON ROD WITH RPC, "CENTERLINE CONCEPTS", FLUSH, SET BP5
20	FOUND 5/8" IRON ROD WITH YPC, "HOWELL LS 91569", DOWN 0.2', SET PP 2018-057
21	FOUND 5/8" IRON ROD WITH ALC, "CENTERLINE CONCEPTS LAND SURVEYING", FLUSH, SET BP5
22	FOUND 5/8" IRON ROD WITH RPC, "CENTERLINE CONCEPTS", FLUSH, BP5
23	FOUND 5/8" IRON ROD, DOWN 0.2', SET PP 2018-057, FALLS N68° 11' 24"W - 0.18'
24	FOUND 5/8" IRON ROD, DOWN 0.2', SET PP 2018-057
25	FOUND 5/8" IRON ROD, DOWN 0.4', SET PP 2018-057
26	FOUND 5/8" IRON ROD, DOWN 0.4', SET PP 2018-057, FALLS S24° 33' 18"W - 0.17'
27	FOUND 5/8" IRON ROD WITH NO CAP, FLUSH, SET MCSR 35318, FALLS S7° 52' 18"W - 0.12'
28	FOUND 5/8" IRON ROD WITH BPC, "LEI OF OREGON", FLUSH, SET MCSR 39656
29	FOUND 5/8" IRON ROD WITH BPC, "LEI OF OREGON", FLUSH, SET MCSR 39656

- GENERAL NOTES:**
- THE LOCATION OF UTILITIES SERVING THE PROPERTY HAVE BEEN DETERMINED BY OBSERVED EVIDENCE, TOGETHER WITH MARKINGS PROVIDED BY UTILITY COMPANIES. 811 OREGON UTILITY NOTIFICATION CENTER. THE LOCATION OF THE UTILITIES, SHOWN HEREON, DETERMINED BY ABOVE GROUND EVIDENCE AND ILLUSTRATED WITH HELP FROM CITY MAPS, IS APPROXIMATE. NO AS-BUILT SURVEYS HAVE BEEN PROVIDED OR REVIEWED AT THIS TIME. LEI MAKES NO WARRANTIES TO THE LOCATION OF THE UTILITIES. THE CONTRACTOR SHALL CALL FOR PRIVATE UTILITY LOCATES AND FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION ACTIVITIES.
  - THE BOUNDARY SHOWN ON THIS MAP IS FOR ENGINEERING PURPOSES ONLY. NO MONUMENTATION SHALL BE SET AND THIS MAP SHALL NOT BE FILED WITH THE COUNTY AS RECORD.

**LEGEND:**

● CONTROL POINT. REFERENCE SITE CONTROL TABLE FOR DESCRIPTIONS.	RPC = RED PLASTIC CAP
● FOUND MONUMENT. REFERENCE MONUMENT TABLE FOR DESCRIPTION.	YPC = YELLOW PLASTIC CAP
	ALC = ALUMINUM CAP

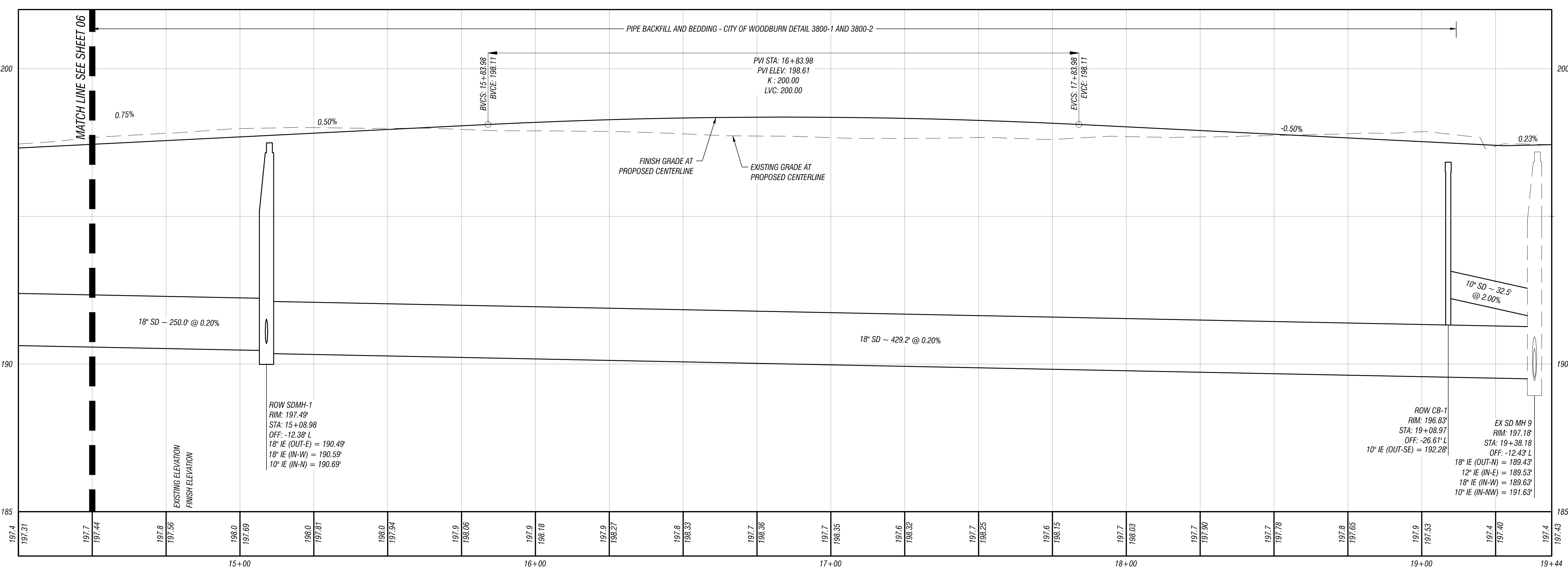


SCALE IN FEET

REGISTERED PROFESSIONAL ENGINEER  
55222  
LEI ENGINEERING & SURVEYING  
CREG J. ZARTMAN  
EXPIRES: 06-30-2024

NO.	DATE	BY	REVISION

- CONSTRUCTION NOTES:**
- (SC) **DEMOLITION NOTES:**  
CONTRACTOR SHALL SAW CUT PURSUANT TO CITY OF WOODBURN STANDARDS.
  - (SD) **STORM SEWER NOTES:**  
CONTRACTOR SHALL INSTALL 3034 PVC SDR-35 PIPE, AS SHOWN, AND SHALL BACKFILL AND BED IN ACCORDANCE WITH CITY OF WOODBURN STANDARD DETAILS 3800-1 AND 3800-2 SHOWN ON SHEET DT-1. PIPE SIZES INDICATED HEREON.
  - (CB) CONTRACTOR SHALL INSTALL INLET, AS SHOWN, PURSUANT TO ODOT STANDARD DETAIL RD364 SHOWN ON SHEET DT-2.
  - (MH) CONTRACTOR SHALL INSTALL STANDARD STORM SEWER MANHOLE, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DRAWING 7500-1 SHOWN ON SHEET DT-3.
  - ROAD NOTES:**
  - (SW) CONTRACTOR SHALL CONSTRUCT SIDEWALK, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL 4150-8 ON SHEET DT-1, AND SHALL MATCH GRADES AT THE TIES TO EXISTING SIDEWALK.
  - (CG) CONTRACTOR SHALL CONSTRUCT STANDARD TYPE 'A' CURB AND GUTTER PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-1 SHOWN ON SHEET DT-1.
  - (TS) CONTRACTOR SHALL CONSTRUCT STREET TYPICAL SECTION, AS SHOWN, AND SHALL CONFORM TO STREET TYPICAL SECTION SHOWN ON SHEET GN-1.
  - (SR) CONTRACTOR SHALL CONSTRUCT SIDEWALK RAMPS, AS SHOWN, WITH TRUNCATED DOMES INSTALLED PURSUANT TO ODOT STANDARD DETAIL RD905. SIDEWALK RAMPS SHALL NOT EXCEED 8.33% LONGITUDINAL SLOPE AND 2.0% CROSS SLOPE.



**GENERAL NOTES:**

SOUTH ARTERIAL  
SD PP STA  
14+50 - 19+20

SCALE: 1" = 20'

PROJECT NO: 60-19

SHEET: 05 OF 32

PP-2

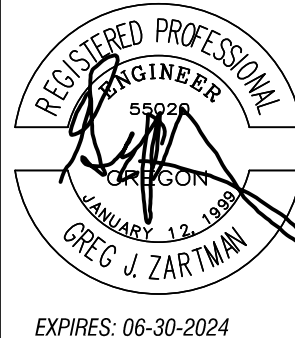
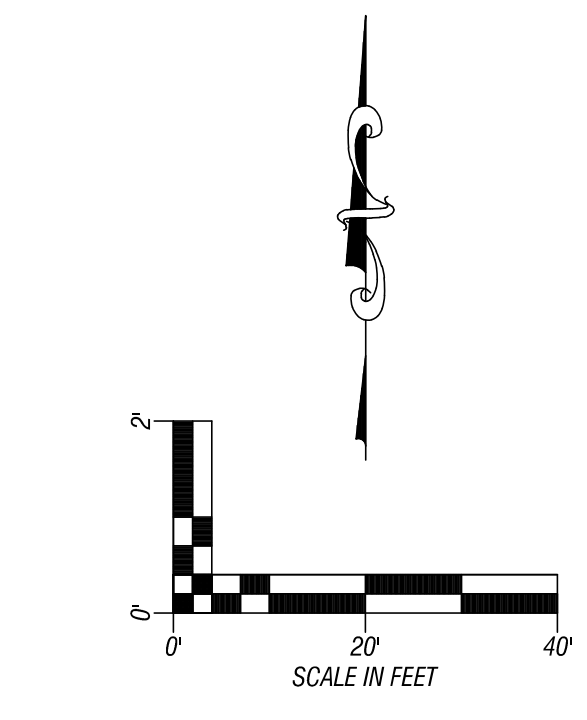
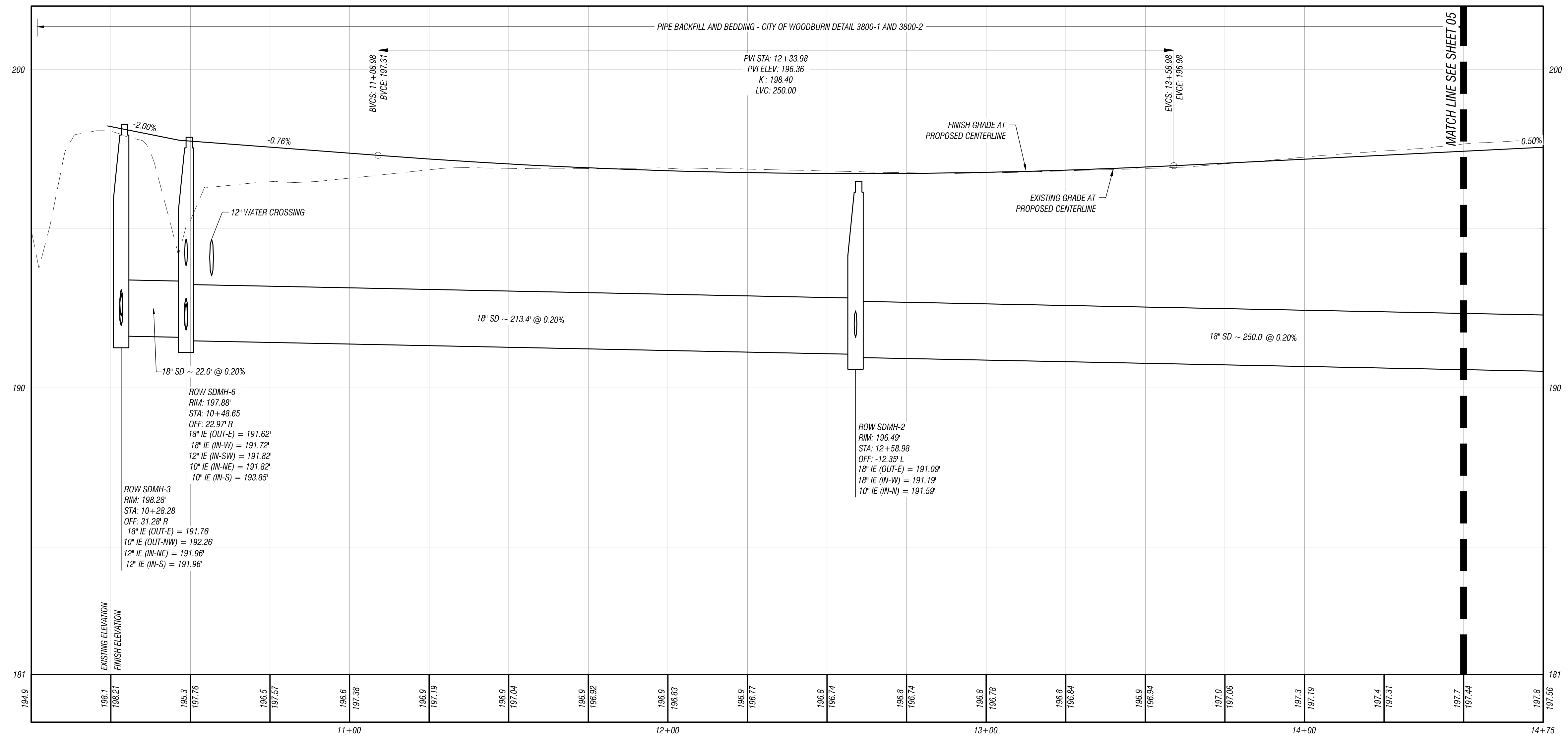
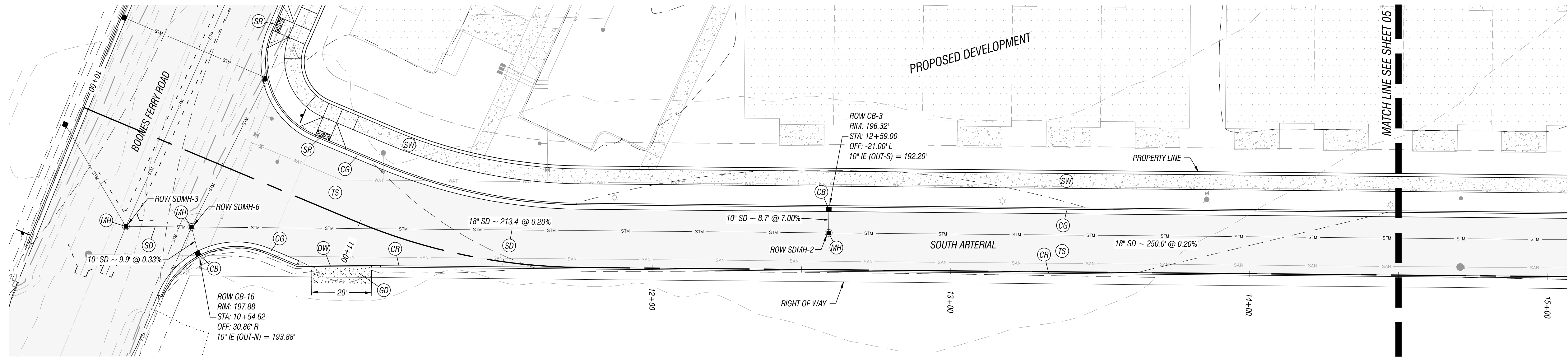
CREG J. ZARTMAN, REGISTERED PROFESSIONAL ENGINEER, No. 55222, State of Oregon, Exp. 06/30/2024  
 LEI ENGINEERING & SURVEYING, 2564 19TH STREET SE, Salem, Oregon 97302, (503) 399-3828, www.leiengineering.com

**BOONES CROSSING PHASE 6**  
 PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC  
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**LEI ENGINEERING & SURVEYING**  
 OF OREGON

SOUTH ARTERIAL  
 SD PP STA  
 14+50 - 19+20  
 SCALE: 1" = 20'  
 PROJECT NO: 60-19  
 SHEET: 05 OF 32  
 PP-2

06-2024-01-00 (1) BOONES CROSSING PHASE 6 (2) SOUTH ARTERIAL SD PP STA 10+00 TO 14+75 (3) LEI ENGINEERING & SURVEYING OF OREGON (4) PROJECT NO. 2024-01-00 (5) SHEET NO. PP-3 OF 32 (6) DATE 11/15/24 (7) PREPARED BY J. ZARTMAN (8) CHECKED BY G. ZARTMAN (9) APPROVED BY G. ZARTMAN



**CONSTRUCTION NOTES:**

- STORM SEWER NOTES:**
- (SD) CONTRACTOR SHALL INSTALL 3034 PVC SDR-35 PIPE, AS SHOWN, AND SHALL BACKFILL AND BED IN ACCORDANCE WITH CITY OF WOODBURN STANDARD DETAILS 3800-1 AND 3800-2 SHOWN ON SHEET DT-1. PIPE SIZES INDICATED HEREON.
  - (CB) CONTRACTOR SHALL INSTALL INLET, AS SHOWN, PURSUANT TO ODOT STANDARD DETAIL RD364 SHOWN ON SHEET DT-2.
  - (MH) CONTRACTOR SHALL INSTALL STANDARD STORM SEWER MANHOLE, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DRAWING 7500-1 SHOWN ON SHEET DT-3.
- ROAD NOTES:**
- (SW) CONTRACTOR SHALL CONSTRUCT SIDEWALK, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL 4150-8 ON SHEET DT-1, AND SHALL MATCH GRADES AT THE TIES TO EXISTING SIDEWALK.
  - (CG) CONTRACTOR SHALL CONSTRUCT STANDARD TYPE 'A' CURB AND GUTTER PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-1 SHOWN ON SHEET DT-1.
  - (TS) CONTRACTOR SHALL CONSTRUCT STREET TYPICAL SECTION, AS SHOWN, AND SHALL CONFORM TO STREET TYPICAL SECTION SHOWN ON SHEET GN-1.
  - (SR) CONTRACTOR SHALL CONSTRUCT SIDEWALK RAMP, AS SHOWN, WITH TRUNCATED DOMES INSTALLED PURSUANT TO ODOT STANDARD DETAIL RD905. SIDEWALK RAMP SHALL NOT EXCEED 8.33% LONGITUDINAL SLOPE AND 2.0% CROSS SLOPE.
  - (CR) CONTRACTOR SHALL CONSTRUCT TYPE 'C' CURB PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-2 SHOWN ON SHEET DT-1.
  - (DW) CONTRACTOR SHALL CONSTRUCT TYPE 'C' CURB AT DRIVEWAY PURSUANT TO CITY OF WOODBURN STANDARD DETAIL 4100-5 SHOWN ON SHEET DT-1.
  - (GD) CONTRACTOR SHALL CONSTRUCT GRAVEL DRIVEWAY, AS SHOWN.

**GENERAL NOTES:**

**BOONES CROSSING PHASE 6**  
 WEST COAST HOME SOLUTIONS, LLC

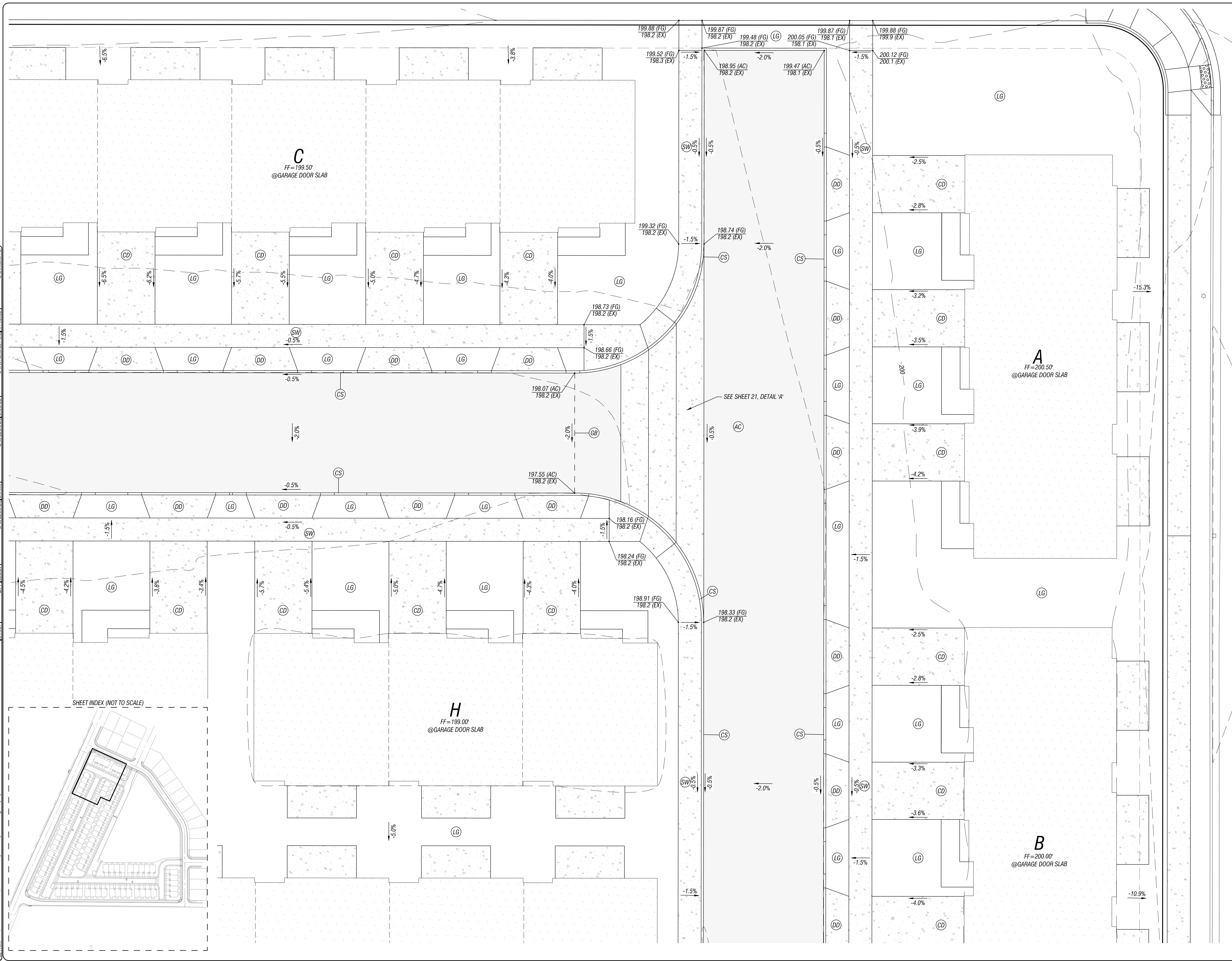
PREPARED FOR:  
 2564 197th Street SE  
 Salem, Oregon 97302  
 (503) 399-3828  
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**LEI ENGINEERING & SURVEYING OF OREGON**

SOUTH ARTERIAL  
 SD PP STA  
 10+00 - 14+75

SCALE: 1" = 20'  
 PROJECT NO: 60-19  
 SHEET: PP-3  
 OF 32

DATE: 08-14-2019 08:11:53 AM PROJECT: 60-19 GR-1 SHEET: 11 OF 30



- CONSTRUCTION NOTES:**
- XXX.XX (XXX)  
XXX.X EX  
PROPOSED SPOT ELEVATION  
EXISTING GROUND SPOT ELEVATION
  - AC = ASPHALT CONCRETE  
FOW = FRONT OF WALK  
FG = FINISH GRADE  
RIM = RIM ELEVATION  
PROPOSED PERCENT SLOPE
  - (AC) CONTRACTOR SHALL CONSTRUCT TYPICAL ASPHALT SECTION, AS SHOWN, PURSUANT TO DETAIL FOUND ON SHEET GN-1.
  - (CS) CONTRACTOR SHALL CONSTRUCT 6" TYPE "C" CURB, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-2, ON SHEET DT-1.
  - (GB) CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.
  - (SW) CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALK, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-8 ON SHEET DT-1.
  - (DD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY DROP, AS SHOWN PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-1 ON SHEET DT-1.
  - (CD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY, AS SHOWN PURSUANT TO DETAIL ON SHEET GN-1.
  - (ST) CONTRACTOR SHALL CONSTRUCT SPEED TABLE, AS SHOWN, PURSUANT TO DETAIL ON SHEET GN-1.

- GENERAL NOTES:**
- (LG) GENERAL LANDSCAPE GRADING SHALL BE FIELD FITTED TO WALK ANY MATERIAL, AS NEEDED, OR SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT TO SUIT SITE AESTHETICS. REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR PLANTINGS.

REGISTERED PROFESSIONAL ENGINEER  
CREG J. ZARTMAN  
EXPIRES 6-30-2024

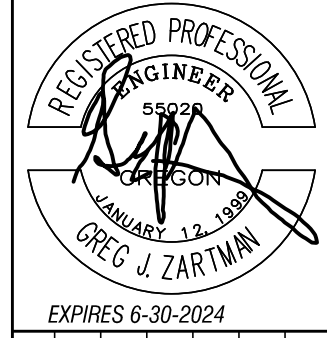
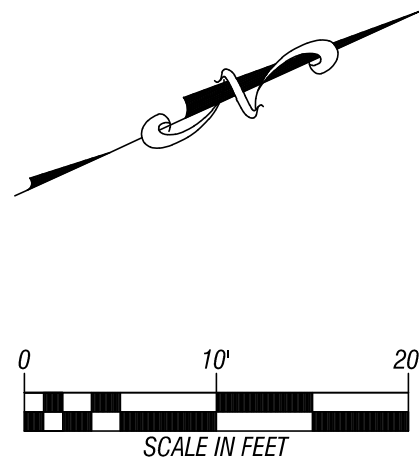
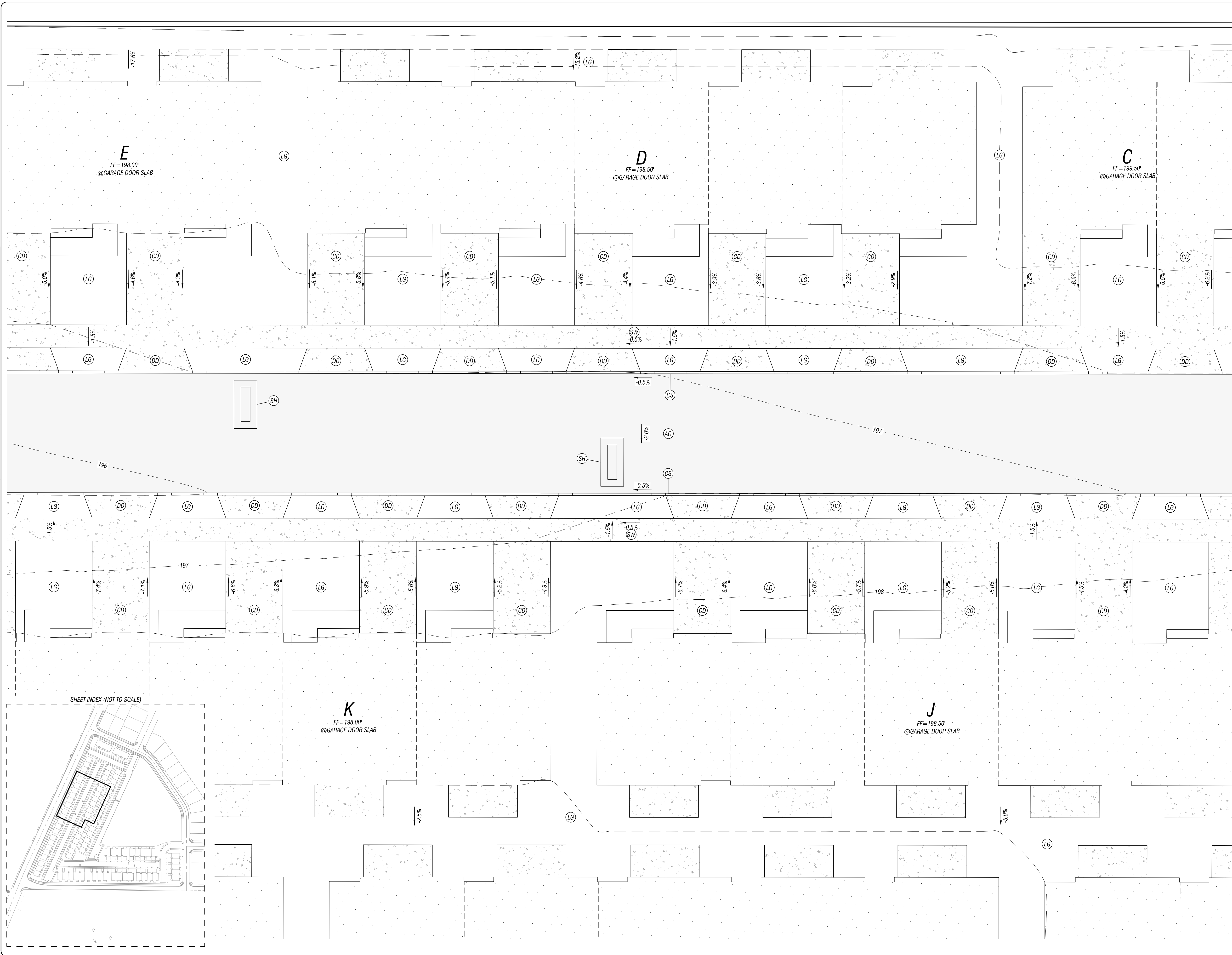
**BOONES CROSSING PHASE 6**  
WEST COAST HOME SOLUTIONS, LLC

**LEI ENGINEERING & SURVEYING OF OREGON**  
2564 19TH STREET SE  
Salem, Oregon 97302  
(503) 399-3828  
www.leiengineering.com

SITE GRADING  
SCALE: 1" = 10'  
PROJECT NO: 60-19  
SHEET: GR-1  
11 OF 30



1. DATE: 01/12/2024  
 2. PROJECT: BOONES CROSSING PHASE 6  
 3. SHEET: GR-2  
 4. DRAWN BY: J. ZARIMAN  
 5. CHECKED BY: J. ZARIMAN  
 6. APPROVED BY: J. ZARIMAN  
 7. DATE: 01/12/2024  
 8. SCALE: 1" = 10'  
 9. SHEET INDEX: (NOT TO SCALE)  
 10. PROJECT LOCATION: 2564 19TH STREET SE, SEASIDE, OREGON 97132



NO.	DATE	REVISION	BY

- CONSTRUCTION NOTES:**
- XXX.XX (000X)  
XXX.X EX  
PROPOSED SPOT ELEVATION  
EXISTING GROUND SPOT ELEVATION
  - AC = ASPHALT CONCRETE  
FOW = FRONT OF WALK  
FG = FINISH GRADE  
RIM = RIM ELEVATION  
PROPOSED PERCENT SLOPE
  - AC CONTRACTOR SHALL CONSTRUCT TYPICAL ASPHALT SECTION, AS SHOWN, PURSUANT TO DETAIL FOUND ON SHEET GN-1.
  - CS CONTRACTOR SHALL CONSTRUCT 6" TYPE "C" CURB, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-2, ON SHEET DT-1.
  - GB CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.
  - SW CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALK, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-8 ON SHEET DT-1.
  - DD CONTRACTOR SHALL CONSTRUCT DRIVEWAY DROP, AS SHOWN PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-1 ON SHEET DT-1.
  - CD CONTRACTOR SHALL CONSTRUCT DRIVEWAY, AS SHOWN PURSUANT TO DETAIL FOUND ON SHEET GN-1.
  - SH CONTRACTOR SHALL CONSTRUCT SPEED HUMP, AS SHOWN, PURSUANT TO DETAIL ON SHEET DT-5.

- GENERAL NOTES:**
- LG GENERAL LANDSCAPE GRADING SHALL BE FIELD FITTED TO MATCH ANY MATERIAL, AS NEEDED, OR SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT TO SUIT SITE AESTHETICS. REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR PLANTINGS.

**BOONES CROSSING PHASE 6**  
 PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC  
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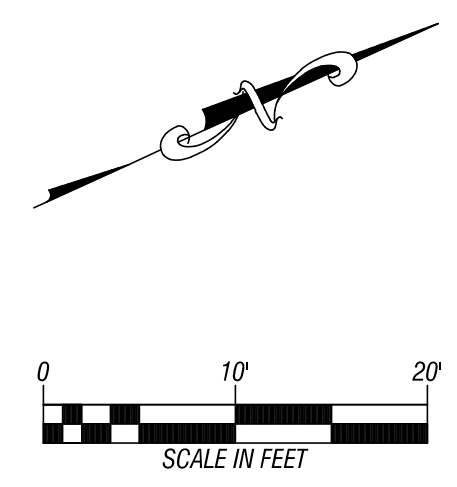
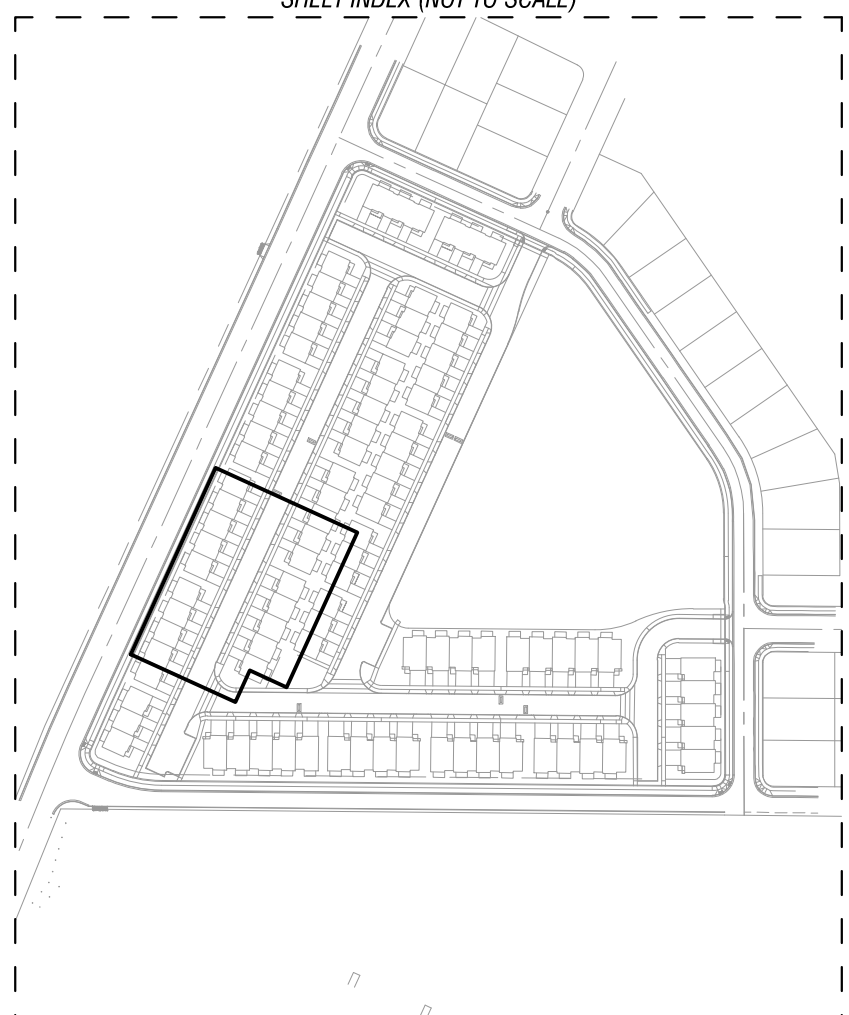
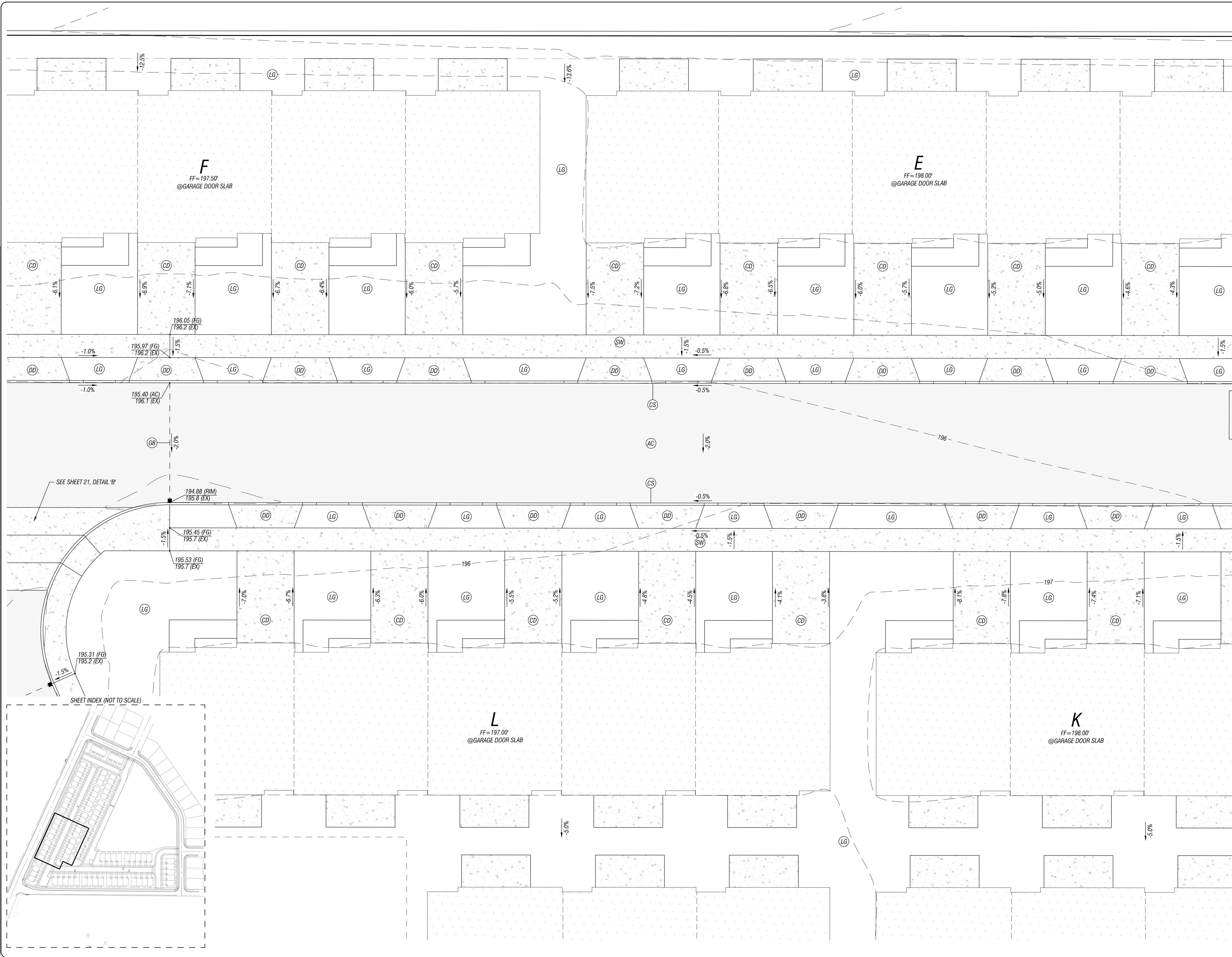
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**LEI ENGINEERING & SURVEYING**  
**OF OREGON**

SITE GRADING  
 SCALE: 1" = 10'  
 PROJECT NO: 60-19  
 SHEET: 12 OF 30  
 GR-2

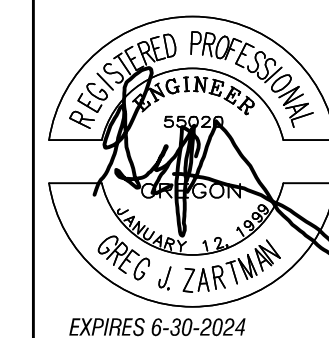
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1. DATE PLOTTED: 08/14/2024 2. PLOT SCALE: 1"=20' 3. PLOT SIZE: 24.00" x 36.00" 4. PLOT ORIGIN: 0.00, 0.00 5. PLOT UNIT: FEET 6. PLOT ANGLE: 0.00 7. PLOT DIMENSIONS: 24.00" x 36.00" 8. PLOT AREA: 864.00 SQ. IN. 9. PLOT PERIMETER: 60.00" 10. PLOT CENTER: 12.00" x 18.00"



- CONSTRUCTION NOTES:**
- XXXX.XX (0000) PROPOSED SPOT ELEVATION
  - XXXX.X EX EXISTING GROUND SPOT ELEVATION
  - AC = ASPHALT CONCRETE
  - FW = FRONT OF WALK
  - FG = FINISH GRADE
  - RIM = RIM ELEVATION
  - PROPOSED PERCENT SLOPE
- (AC) CONTRACTOR SHALL CONSTRUCT TYPICAL ASPHALT SECTION, AS SHOWN, PURSUANT TO DETAIL FOUND ON SHEET GN-1.
  - (CS) CONTRACTOR SHALL CONSTRUCT 6" TYPE "C" CURB, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-2, ON SHEET DT-1.
  - (GB) CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.
  - (SW) CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALK, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-8 ON SHEET DT-1.
  - (DD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY DROP, AS SHOWN PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-1 ON SHEET DT-1.
  - (CD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY, AS SHOWN PURSUANT TO DETAIL FOUND ON SHEET GN-1.
  - (ST) CONTRACTOR SHALL CONSTRUCT SPEED TABLE, AS SHOWN, PURSUANT TO DETAIL ON SHEET GN-1.

- GENERAL NOTES:**
- (LG) GENERAL LANDSCAPE GRADING SHALL BE FIELD FITTED TO MATCH ANY MATERIAL, AS NEEDED, OR SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT TO SUIT SITE AESTHETICS. REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR PLANTINGS.



NO.	DATE	REVISION	BY

**BOONES CROSSING PHASE 6**  
 PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC

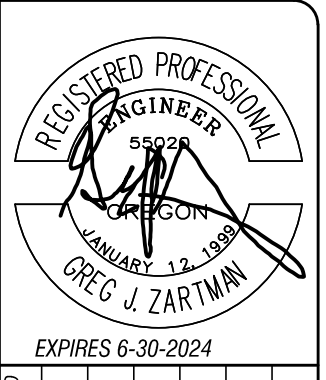
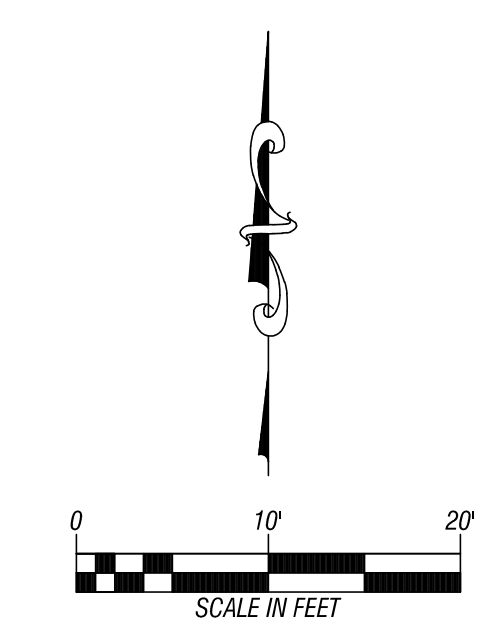
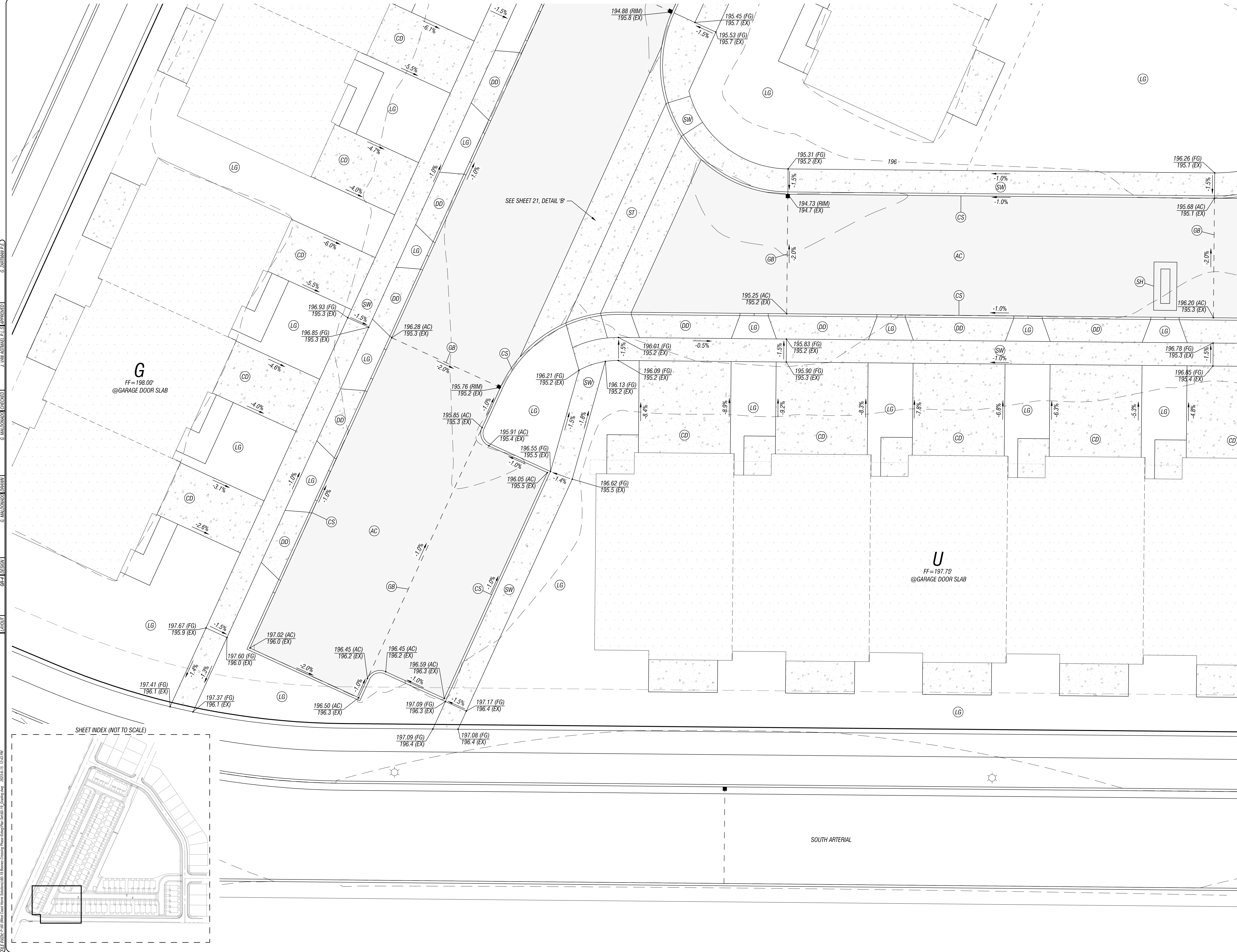
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SCALE	1" = 20'
PROJECT NO.	60-19
SHEET	GR-3
	13 OF 30

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DATE: 2/12/24 BY: J. J. HARRIS FOR: BOONES CROSSING PHASE 6



- CONSTRUCTION NOTES:**
- XXX.XX (0000)  
XXX.X EX  
PROPOSED SPOT ELEVATION  
EXISTING GROUND SPOT ELEVATION
  - AC = ASPHALT CONCRETE  
FOW = FRONT OF WALK  
FG = FINISH GRADE  
RIM = RIM ELEVATION  
PROPOSED PERCENT SLOPE
  - (AC) CONTRACTOR SHALL CONSTRUCT TYPICAL ASPHALT SECTION, AS SHOWN, PURSUANT TO DETAIL FOUND ON SHEET GN-1.
  - (CS) CONTRACTOR SHALL CONSTRUCT 6" TYPE "C" CURB, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-2, ON SHEET DT-1.
  - (GB) CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.
  - (SW) CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALK, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-8 ON SHEET DT-1.
  - (DD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY DROP, AS SHOWN PURSUANT TO DETAIL FOUND ON SHEET GN-1.
  - (CD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY, AS SHOWN PURSUANT TO DETAIL FOUND ON SHEET GN-1.
  - (ST) CONTRACTOR SHALL CONSTRUCT SPEED TABLE, AS SHOWN, PURSUANT TO DETAIL ON SHEET GN-1.
  - (SH) CONTRACTOR SHALL CONSTRUCT SPEED HUMPS, AS SHOWN, PURSUANT TO DETAIL ON SHEET DT-5.

- GENERAL NOTES:**
- (LG) GENERAL LANDSCAPE GRADING SHALL BE FIELD FITTED TO EXISTING ANY MATERIAL, AS NEEDED, OR SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT TO SUIT SITE AESTHETICS. REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR PLANTINGS.

**BOONES CROSSING PHASE 6**

PREPARED FOR: **WEST COAST HOME SOLUTIONS, LLC**

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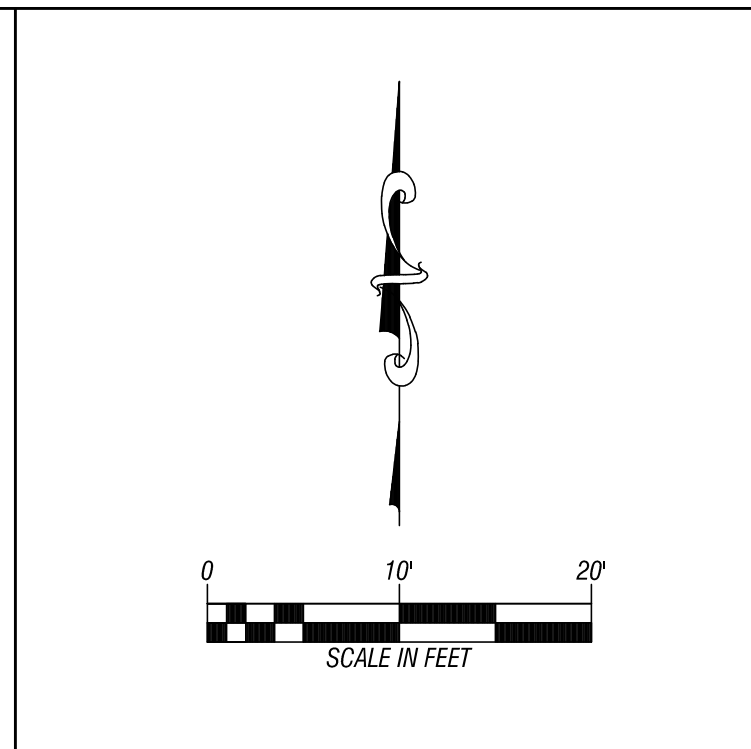
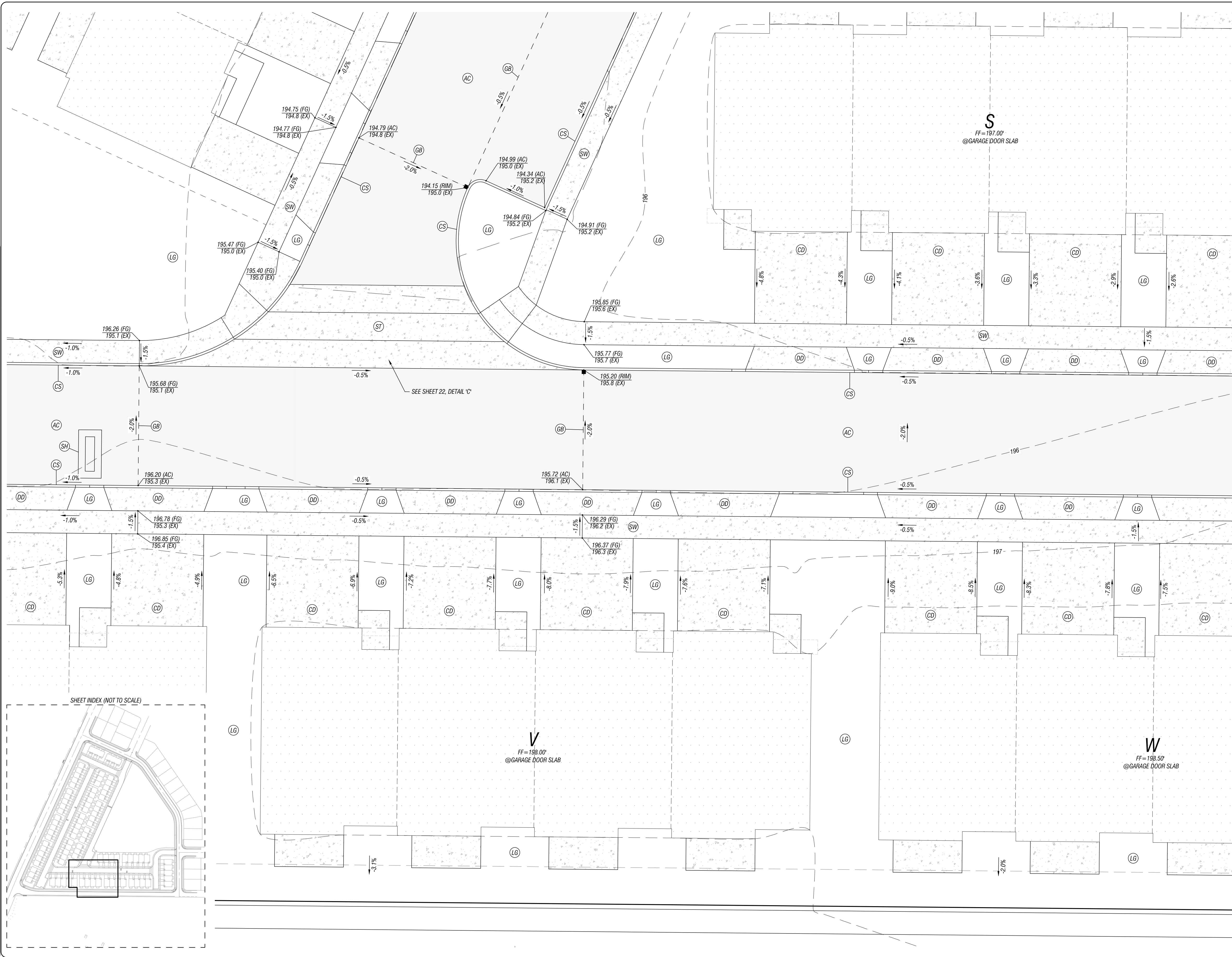
ENGINEERING  
& SURVEYING  
OF OREGON

SITE GRADING

SCALE: 1" = 10'  
PROJECT NO: 60-19  
SHEET: 14 OF 30

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1. DATE PLOTTED: 08/12/2024 10:54:12 AM  
 2. PLOT SCALE: 1/8" = 1'-0"  
 3. PLOT ORIGIN: 100.00, 100.00  
 4. PLOT SIZE: 11.00 x 17.00  
 5. PLOT AREA: 187.00 SQ. FT.  
 6. PLOT PERIMETER: 100.00 FT.  
 7. PLOT CENTER: 100.00, 100.00  
 8. PLOT TITLE: BOONES CROSSING PHASE 6



**CONSTRUCTION NOTES:**

- XXX.XX (XXX) PROPOSED SPOT ELEVATION.  
XXX.X EX EXISTING GROUND SPOT ELEVATION
- AC ASPHALT CONCRETE  
FOW FRONT OF WALK  
FG FINISH GRADE  
RIM RIM ELEVATION
- X.XX% PROPOSED PERCENT SLOPE
- (AC) CONTRACTOR SHALL CONSTRUCT TYPICAL ASPHALT SECTION, AS SHOWN, PURSUANT TO DETAIL FOUND ON SHEET GN-1.
- (CS) CONTRACTOR SHALL CONSTRUCT 6" TYPE "C" CURB, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-2, ON SHEET DT-1.
- (GB) CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.
- (SW) CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALK, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-8 ON SHEET DT-1.
- (DD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY DROP, AS SHOWN PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-1 ON SHEET DT-1.
- (CD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY, AS SHOWN PURSUANT TO DETAIL FOUND ON SHEET GN-1.
- (ST) CONTRACTOR SHALL CONSTRUCT SPEED TABLE, AS SHOWN, PURSUANT TO DETAIL ON SHEET GN-1.
- (SH) CONTRACTOR SHALL CONSTRUCT SPEED HUMP, AS SHOWN, PURSUANT TO DETAIL ON SHEET DT-5.

**GENERAL NOTES:**

- (LG) GENERAL LANDSCAPE GRADING SHALL BE FIELD FITTED TO WASTE ANY MATERIAL, AS NEEDED, OR SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT TO SUIT SITE AESTHETICS. REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR PLANTINGS.

BY	DATE
REVISION	

BOONES CROSSING PHASE 6

WEST COAST HOME SOLUTIONS, LLC

PREPARED FOR

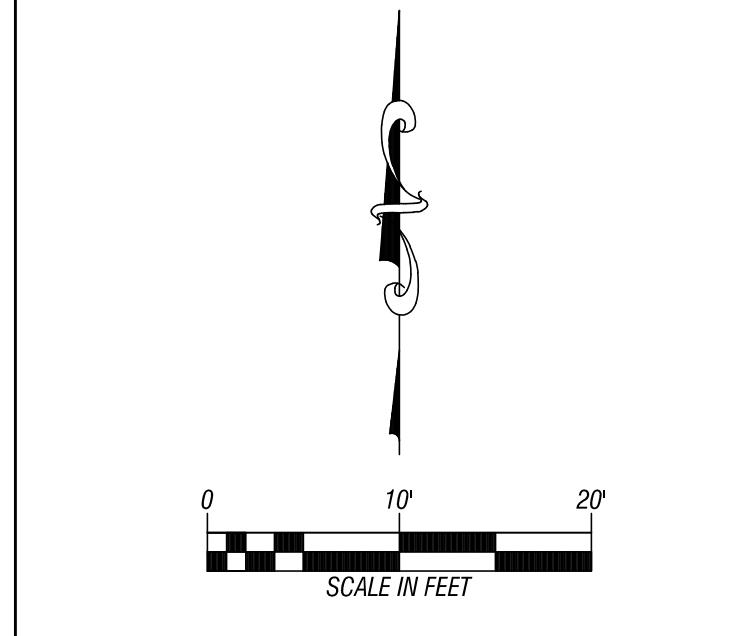
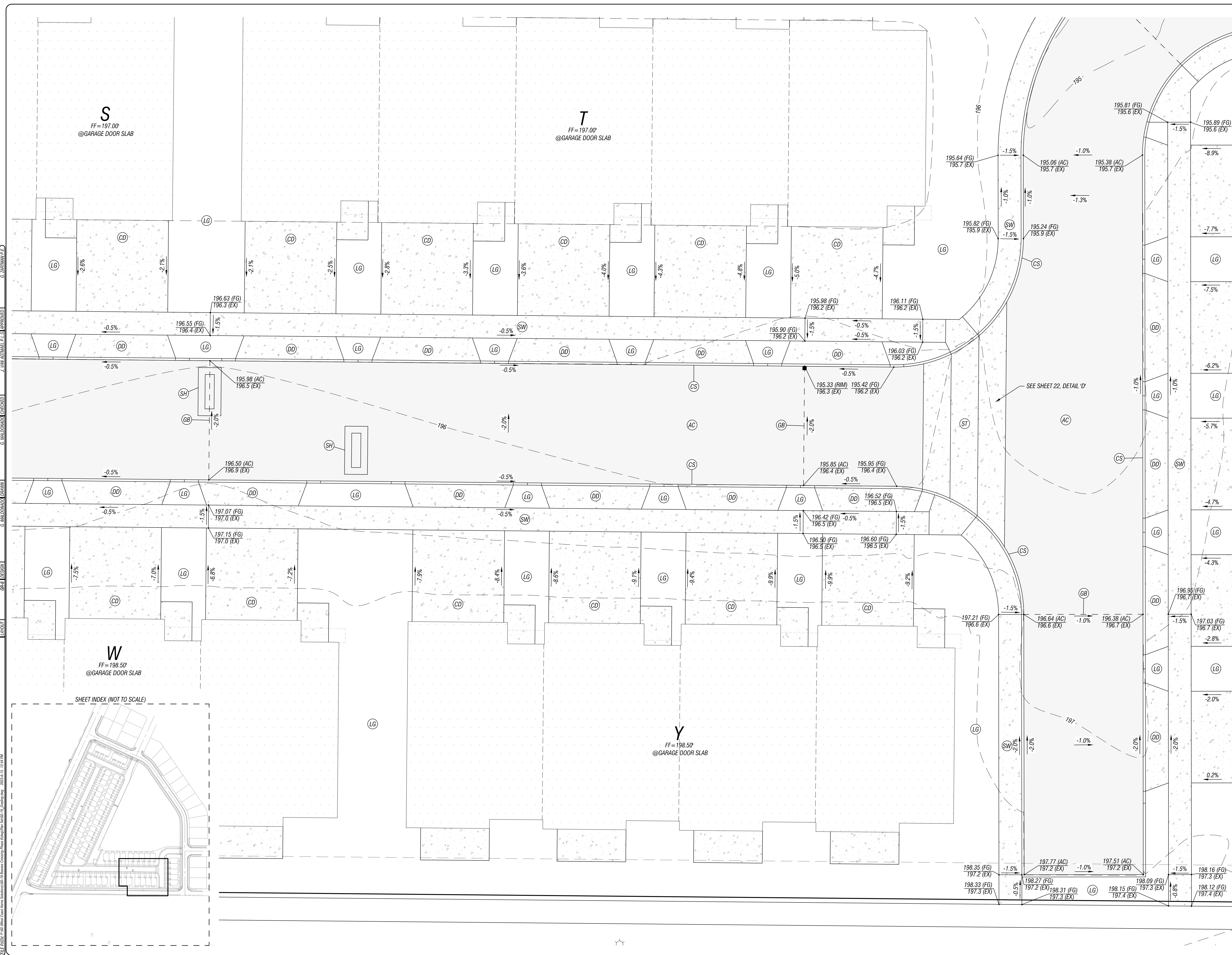
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SITE GRADING
SCALE: 1" = 10'
PROJECT NO: 60-19
SHEET: 15 OF 30

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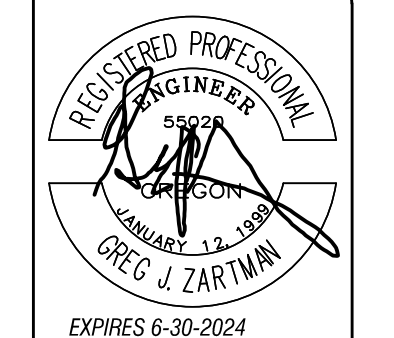


**CONSTRUCTION NOTES:**

- XXXX.XX (XXXX)  
XXXX.XX EX  
PROPOSED SPOT ELEVATION  
EXISTING GROUND SPOT ELEVATION
- AC = ASPHALT CONCRETE  
FOW = FRONT OF WALK  
FG = FINISH GRADE  
RIM = RIM ELEVATION  
PROPOSED PERCENT SLOPE
- (AC) CONTRACTOR SHALL CONSTRUCT TYPICAL ASPHALT SECTION, AS SHOWN, PURSUANT TO DETAIL FOUND ON SHEET GN-1.
- (CS) CONTRACTOR SHALL CONSTRUCT 6" TYPE 'C' CURB, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-2, ON SHEET DT-1.
- (GB) CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.
- (SW) CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALK, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-8 ON SHEET DT-1.
- (DD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY DROP, AS SHOWN PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-1 ON SHEET DT-1.
- (CD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY, AS SHOWN PURSUANT TO DETAIL FOUND ON SHEET GN-1.
- (ST) CONTRACTOR SHALL CONSTRUCT SPEED TABLE, AS SHOWN, PURSUANT TO DETAIL ON SHEET GN-1.
- (SH) CONTRACTOR SHALL CONSTRUCT SPEED HUMP, AS SHOWN, PURSUANT TO DETAIL ON SHEET DT-5.

**GENERAL NOTES:**

- (LG) GENERAL LANDSCAPE GRADING SHALL BE FIELD FITTED TO WASTE ANY MATERIAL, AS NEEDED, OR SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT TO SUIT SITE AESTHETICS. REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR PLANTINGS.



BY	KJZ
REVISION	
NO.	
DATE	

**BOONES CROSSING PHASE 6**

PREPARED FOR: **WEST COAST HOME SOLUTIONS, LLC**

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Salem, Oregon 97302  
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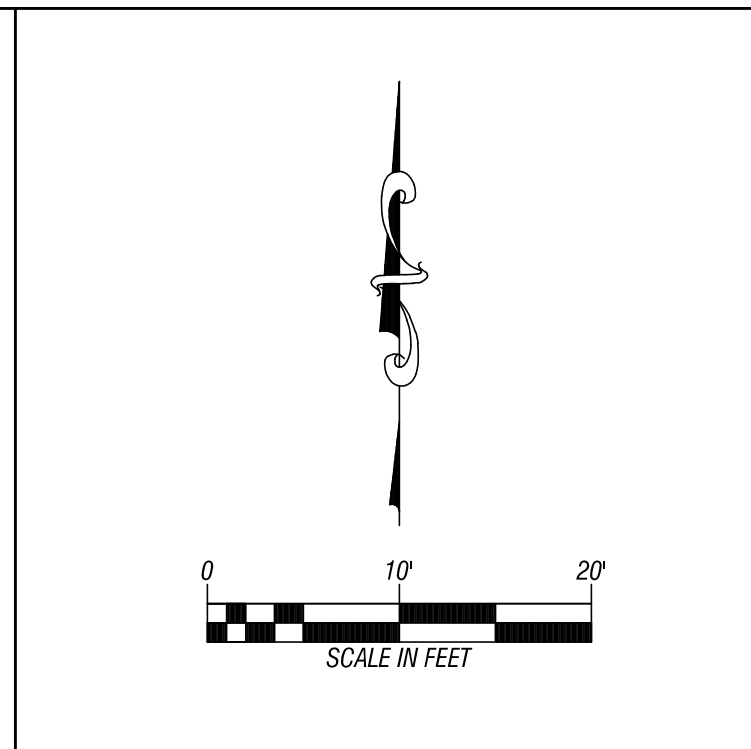
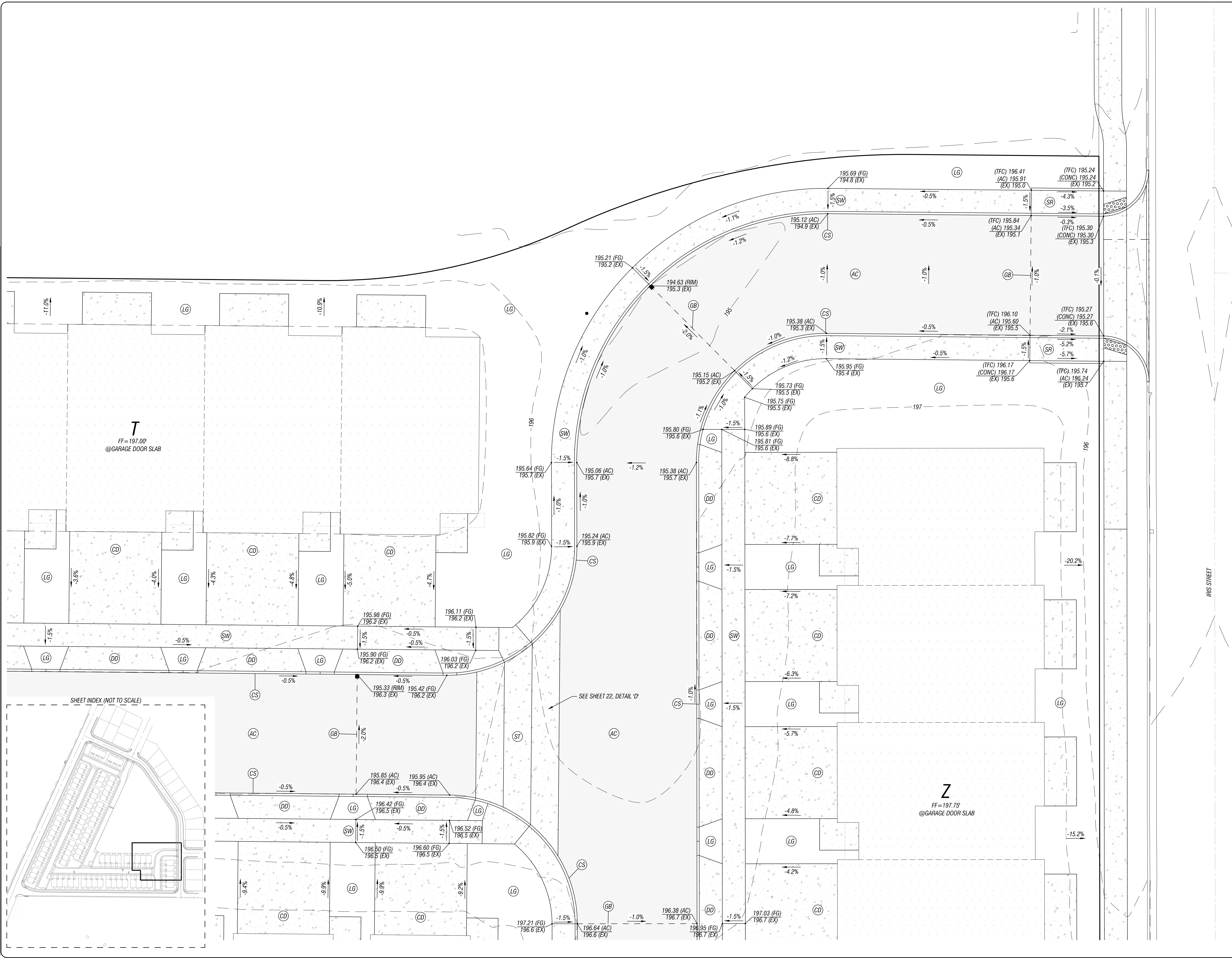
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**ENGINEERING & SURVEYING**  
OF OREGON

SITE GRADING	
SCALE	1" = 10'
PROJECT NO.	60-19
SHEET	16 OF 30

1. DATE PLOTTED: 08/01/2024 10:54:24 AM  
 2. PLOTTER: HP DesignJet T1100e  
 3. PLOT SCALE: 1" = 10'  
 4. PLOT SHEET: GR-6  
 5. PLOT AREA: 11.5" x 17.5"  
 6. PLOT ORIGIN: (0,0)  
 7. PLOT UNIT: INCHES  
 8. PLOT RESOLUTION: 300 DPI  
 9. PLOT METHOD: PLOT  
 10. PLOT STATUS: SUCCESS

1. DATE: 08/14/2024  
 2. PROJECT: BOONES CROSSING PHASE 6  
 3. SHEET: GR-7  
 4. DRAWN BY: J. W. WILSON  
 5. CHECKED BY: J. W. WILSON  
 6. APPROVED BY: J. W. WILSON  
 7. DATE: 08/14/2024  
 8. PROJECT: BOONES CROSSING PHASE 6  
 9. SHEET: GR-7



**CONSTRUCTION NOTES:**

- XXX.XX (XXX)  
XXX.X EX
  - X.XXX%  
X.XXX%
  - (AC)
  - (CS)
  - (GB)
  - (SR)
  - (SW)
  - (DD)
  - (CD)
  - (PS)
- PROPOSED SPOT ELEVATION  
 EXISTING GROUND SPOT ELEVATION  
 AC = ASPHALT CONCRETE  
 FOW = FRONT OF WALK  
 FG = FINISH GRADE  
 RIM = RIM ELEVATION  
 PROPOSED PERCENT SLOPE  
 CONTRACTOR SHALL CONSTRUCT TYPICAL ASPHALT SECTION, AS SHOWN, PURSUANT TO DETAIL FOUND ON SHEET GN-1.  
 CONTRACTOR SHALL CONSTRUCT 6" TYPE "C" CURB, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-2, ON SHEET DT-1.  
 CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.  
 CONTRACTOR SHALL CONSTRUCT SIDEWALK RAMP, AS SHOWN, PURSUANT TO ODOT STANDARD DETAIL RD905 ON SHEET DT-2. TRUNCATED DOMES SHALL BE FIELD FITTED, AS SHOWN. SIDEWALK RAMPS SHALL NOT EXCEED 8.33% LONGITUDINAL SLOPE AND 1.5% CROSS SLOPE.  
 CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALK, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-8 ON SHEET DT-1.  
 CONTRACTOR SHALL CONSTRUCT DRIVEWAY DROP, AS SHOWN PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-1 ON SHEET DT-1.  
 CONTRACTOR SHALL CONSTRUCT DRIVEWAY, AS SHOWN PURSUANT TO DETAIL FOUND ON SHEET GN-1.  
 CONTRACTOR SHALL CONSTRUCT SPEED TABLE, AS SHOWN, PURSUANT TO DETAIL ON SHEET GN-1.

**GENERAL NOTES:**

- (LG)
- GENERAL LANDSCAPE GRADING SHALL BE FIELD FITTED TO WASTE ANY MATERIAL, AS NEEDED, OR SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT TO SUIT SITE AESTHETICS. REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR PLANTINGS.

REGISTERED PROFESSIONAL ENGINEER  
 GREG J. ZARTMAN  
 NO. 55528  
 EXPIRES 6-30-2024

NO.	DATE	REVISION	BY	APP'D

BOONES CROSSING PHASE 6

WEST COAST HOME SOLUTIONS, LLC

PREPARED FOR:

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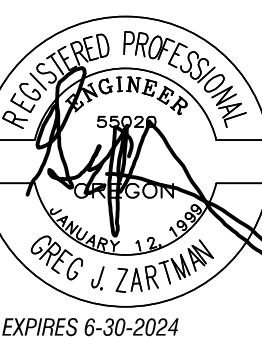
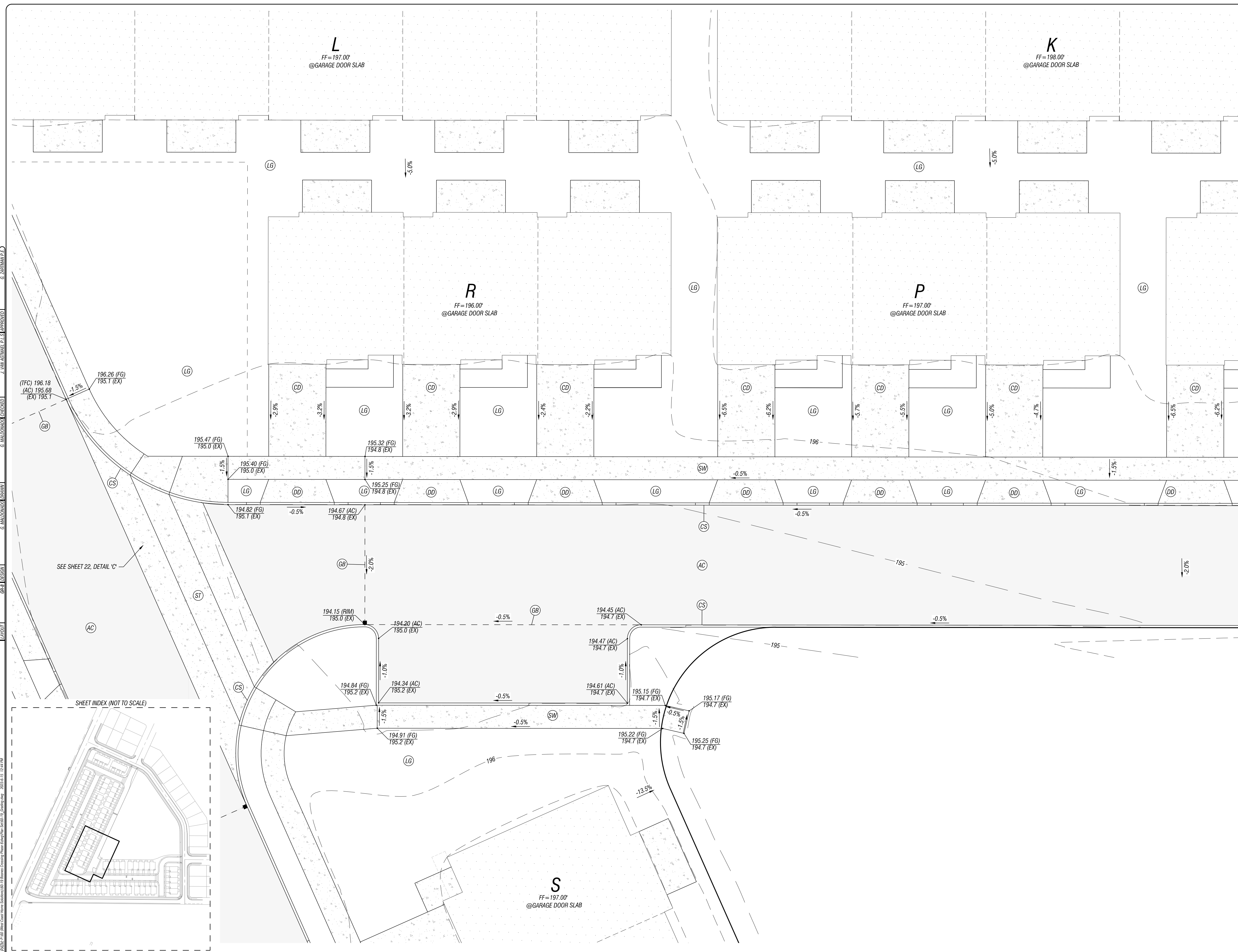
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2564 197th STREET SE  
 Salem, Oregon 97302  
 (503) 399-3828  
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SITE GRADING

SCALE: 1" = 10'	PROJECT NO: GR-7
PROJECT NO: 60-19	SHEET: 17 OF 30

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NO.	DATE	REVISION	BY

**CONSTRUCTION NOTES:**

- XXXX.XX (0000)  
XXXX.XX EX  
PROPOSED SPOT ELEVATION  
EXISTING GROUND SPOT ELEVATION
- AC = ASPHALT CONCRETE  
FOW = FRONT OF WALK  
FG = FINISH GRADE  
RIM = RIM ELEVATION
- X.XX%  
-X.XX%  
PROPOSED PERCENT SLOPE
- (AC) CONTRACTOR SHALL CONSTRUCT TYPICAL ASPHALT SECTION, AS SHOWN, PURSUANT TO DETAIL FOUND ON SHEET GN-1.
- (CS) CONTRACTOR SHALL CONSTRUCT 6" TYPE "C" CURB, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-2, ON SHEET DT-1.
- (GB) CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.
- (SW) CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALK, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-1 ON SHEET DT-1.
- (DD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY DROP, AS SHOWN PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-1 ON SHEET DT-1.
- (CD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY, AS SHOWN PURSUANT TO DETAIL FOUND ON SHEET GN-1.
- (ST) CONTRACTOR SHALL CONSTRUCT SPEED TABLE, AS SHOWN, PURSUANT TO DETAIL ON SHEET GN-1.

**BOONES CROSSING PHASE 6**  
PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC

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Salem, Oregon 97302  
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**GENERAL NOTES:**

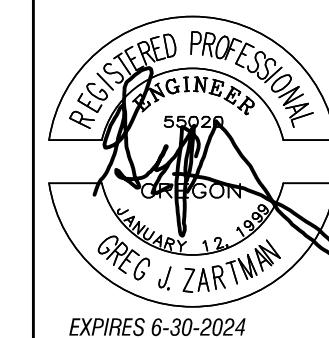
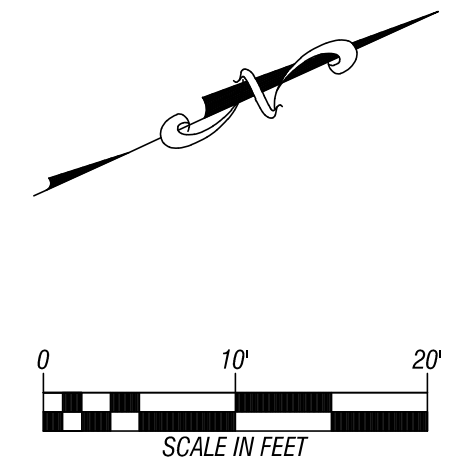
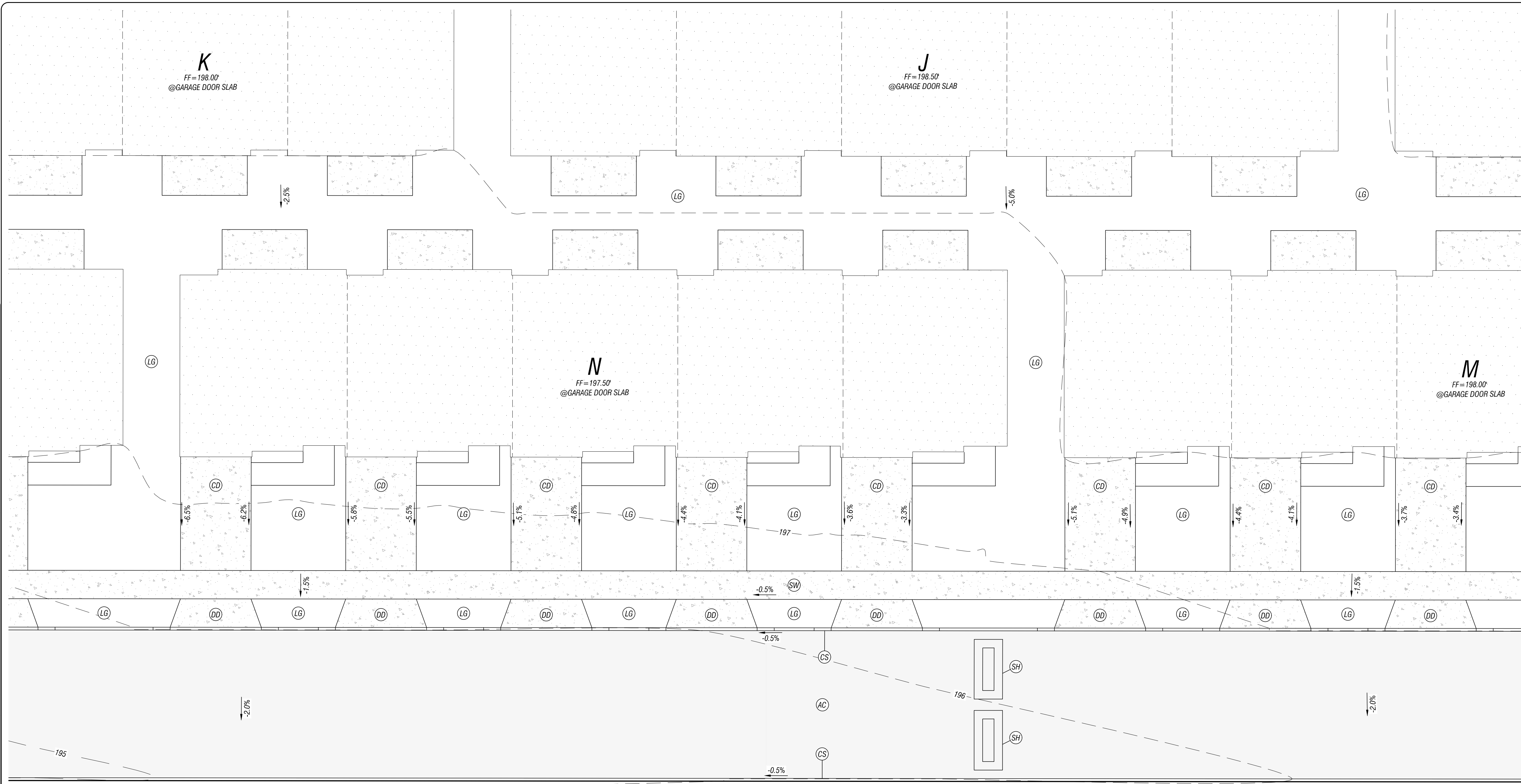
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SITE GRADING

SCALE	1" = 10'
PROJECT NO.	60-19
SHEET	18 OF 30

DATE: 01/12/24  
DRAWN BY: J. W. BARNHART  
CHECKED BY: G. J. ZARTMAN  
PROJECT NO.: 60-19  
SHEET NO.: 18 OF 30

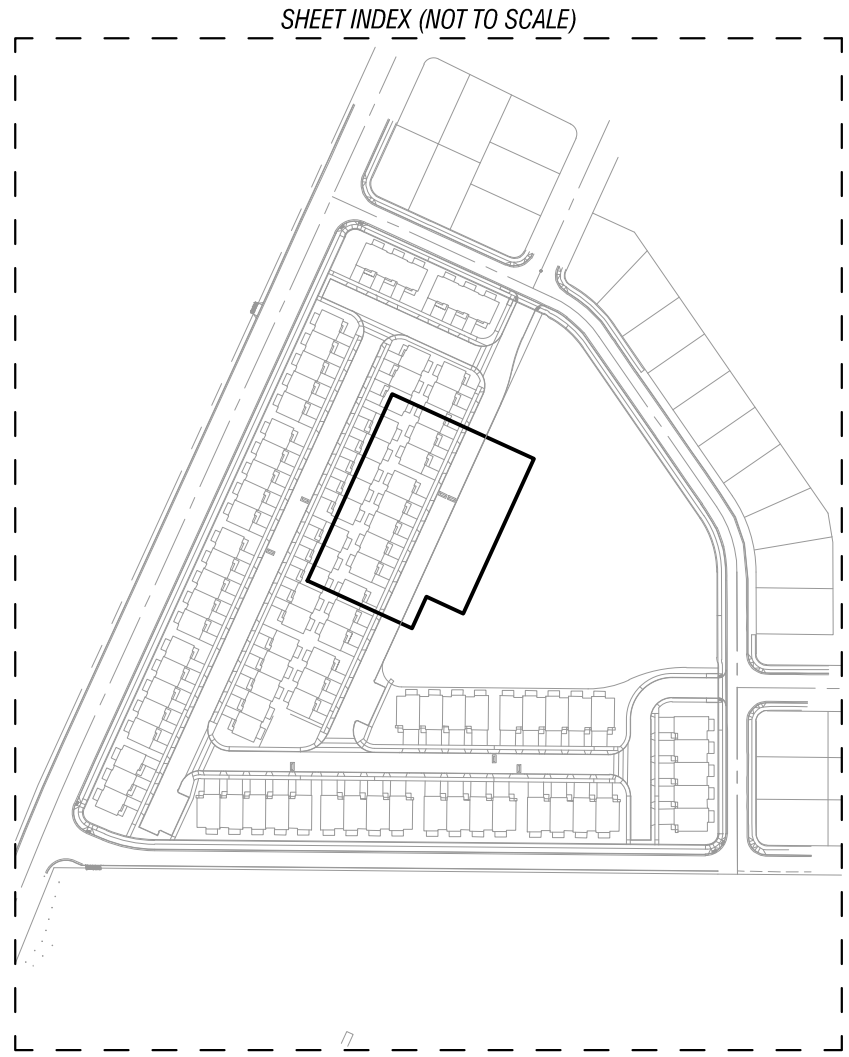
1. DATE: 05/21/24 2. DRAWN BY: J. J. ZARTMAN 3. CHECKED BY: J. J. ZARTMAN 4. PROJECT NO.: 60-19 5. SHEET NO.: GR-9 6. PROJECT NAME: BOONES CROSSING PHASE 6 7. CLIENT: WEST COAST HOME SOLUTIONS, LLC 8. SCALE: 1" = 10' 9. DATE: 05/21/24 10. DRAWN BY: J. J. ZARTMAN 11. CHECKED BY: J. J. ZARTMAN 12. PROJECT NO.: 60-19 13. SHEET NO.: GR-9 14. PROJECT NAME: BOONES CROSSING PHASE 6 15. CLIENT: WEST COAST HOME SOLUTIONS, LLC



NO.	DATE	REVISION	BY	APP'D

**CONSTRUCTION NOTES:**

- XXX.XX (000)  
XXX.X EX
- X.XX%
- X.XX%
- (AC) CONTRACTOR SHALL CONSTRUCT TYPICAL ASPHALT SECTION, AS SHOWN, PURSUANT TO DETAIL FOUND ON SHEET GN-1.
- (CS) CONTRACTOR SHALL CONSTRUCT 6" TYPE 'C' CURB, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-2, ON SHEET DT-1.
- (GB) CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.
- (SW) CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALK, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-1 ON SHEET DT-1.
- (DD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY DROP, AS SHOWN PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-1 ON SHEET DT-1.
- (CD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY, AS SHOWN PURSUANT TO DETAIL FOUND ON SHEET GN-1.
- (SH) CONTRACTOR SHALL CONSTRUCT SPEED HUMP, AS SHOWN, PURSUANT TO DETAIL ON SHEET DT-5.



**GENERAL NOTES:**

- (LG) GENERAL LANDSCAPE GRADING SHALL BE FIELD FITTED TO WASTE ANY MATERIAL, AS NEEDED, OR SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT TO SUIT SITE AESTHETICS. REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR PLANTINGS.

**BOONES CROSSING PHASE 6**  
 PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC

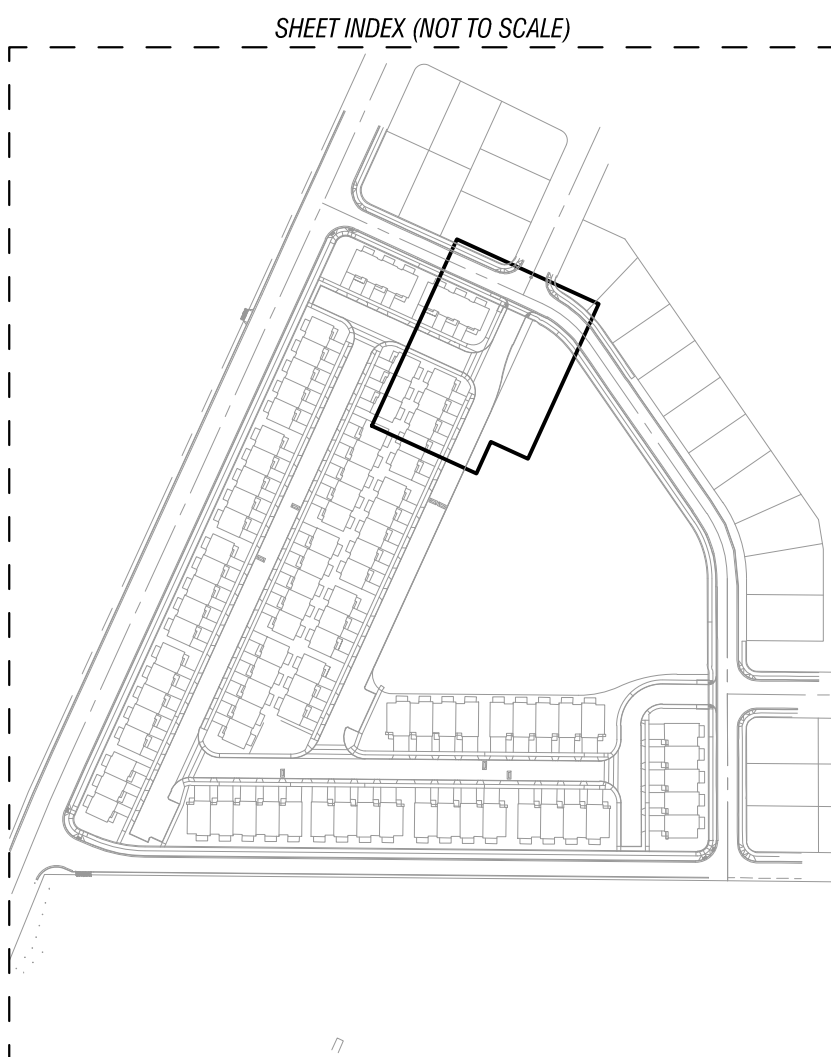
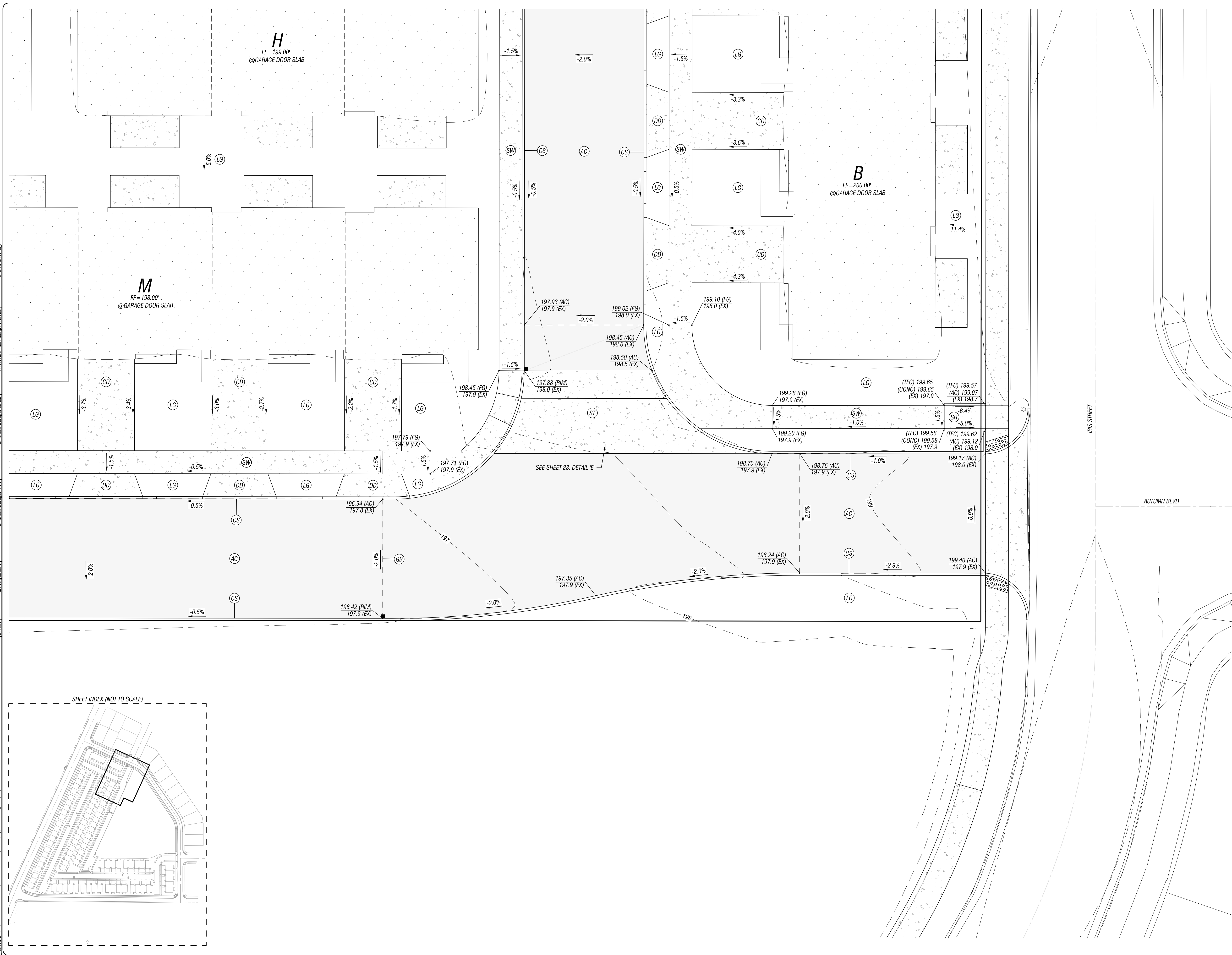
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 Seaside, Oregon 97132  
 (503) 399-3828  
 www.leiengineering.com

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SCALE: 1" = 10'  
 PROJECT NO: 60-19  
 SHEET: 19 OF 30  
**GR-9**

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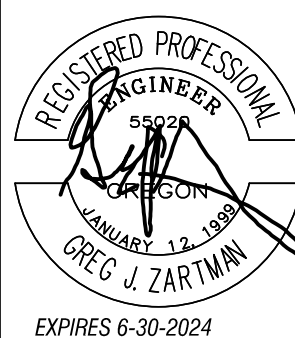
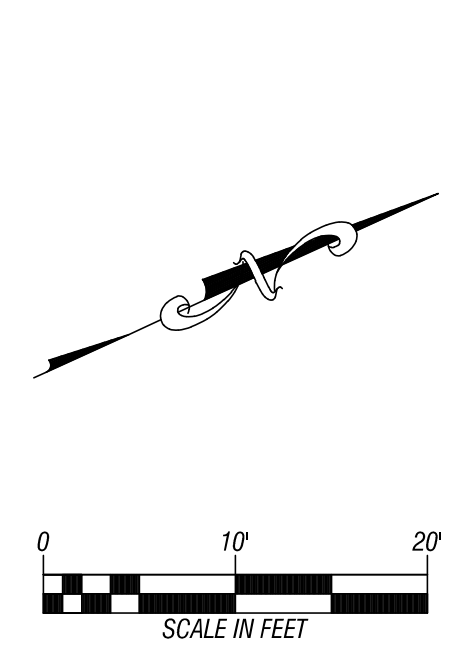


**CONSTRUCTION NOTES:**

- |                |                                |
|----------------|--------------------------------|
| XXXX.XX (000X) | PROPOSED SPOT ELEVATION        |
| XXXX.X EX      | EXISTING GROUND SPOT ELEVATION |
|                | AC = ASPHALT CONCRETE          |
|                | FG = FRONT OF WALK             |
|                | FG = FINISH GRADE              |
|                | RIM = RIM ELEVATION            |
| X.XX%          | PROPOSED PERCENT SLOPE         |
- (AC) CONTRACTOR SHALL CONSTRUCT TYPICAL ASPHALT SECTION, AS SHOWN, PURSUANT TO DETAIL FOUND ON SHEET GN-1.
- (CS) CONTRACTOR SHALL CONSTRUCT 6" TYPE "C" CURB, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4100-2, ON SHEET DT-1.
- (GB) CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.
- (SR) CONTRACTOR SHALL CONSTRUCT SIDEWALK RAMP, AS SHOWN, PURSUANT TO ODOT STANDARD DETAIL RD905 ON SHEET DT-2. TRUNCATED DOMES SHALL BE FIELD FITTED, AS SHOWN. SIDEWALK RAMPS SHALL NOT EXCEED 8.33% LONGITUDINAL SLOPE AND 1.5% CROSS SLOPE.
- (SW) CONTRACTOR SHALL CONSTRUCT STANDARD SIDEWALK, AS SHOWN, PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-8 ON SHEET DT-1.
- (DD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY DROP, AS SHOWN PURSUANT TO CITY OF WOODBURN STANDARD DETAIL NO. 4150-1 ON SHEET DT-1.
- (CD) CONTRACTOR SHALL CONSTRUCT DRIVEWAY, AS SHOWN PURSUANT TO DETAIL FOUND ON SHEET GN-1.
- (ST) CONTRACTOR SHALL CONSTRUCT SPEED TABLE, AS SHOWN, PURSUANT TO DETAIL ON SHEET GN-1.

**GENERAL NOTES:**

- (LG) GENERAL LANDSCAPE GRADING SHALL BE FIELD FITTED TO WASTE ANY MATERIAL, AS NEEDED, OR SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT TO SUIT SITE AESTHETICS. REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR PLANTINGS.

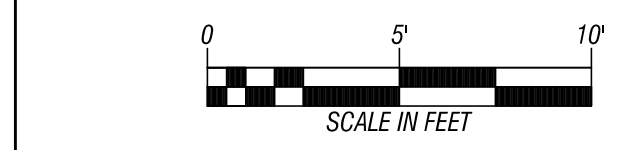
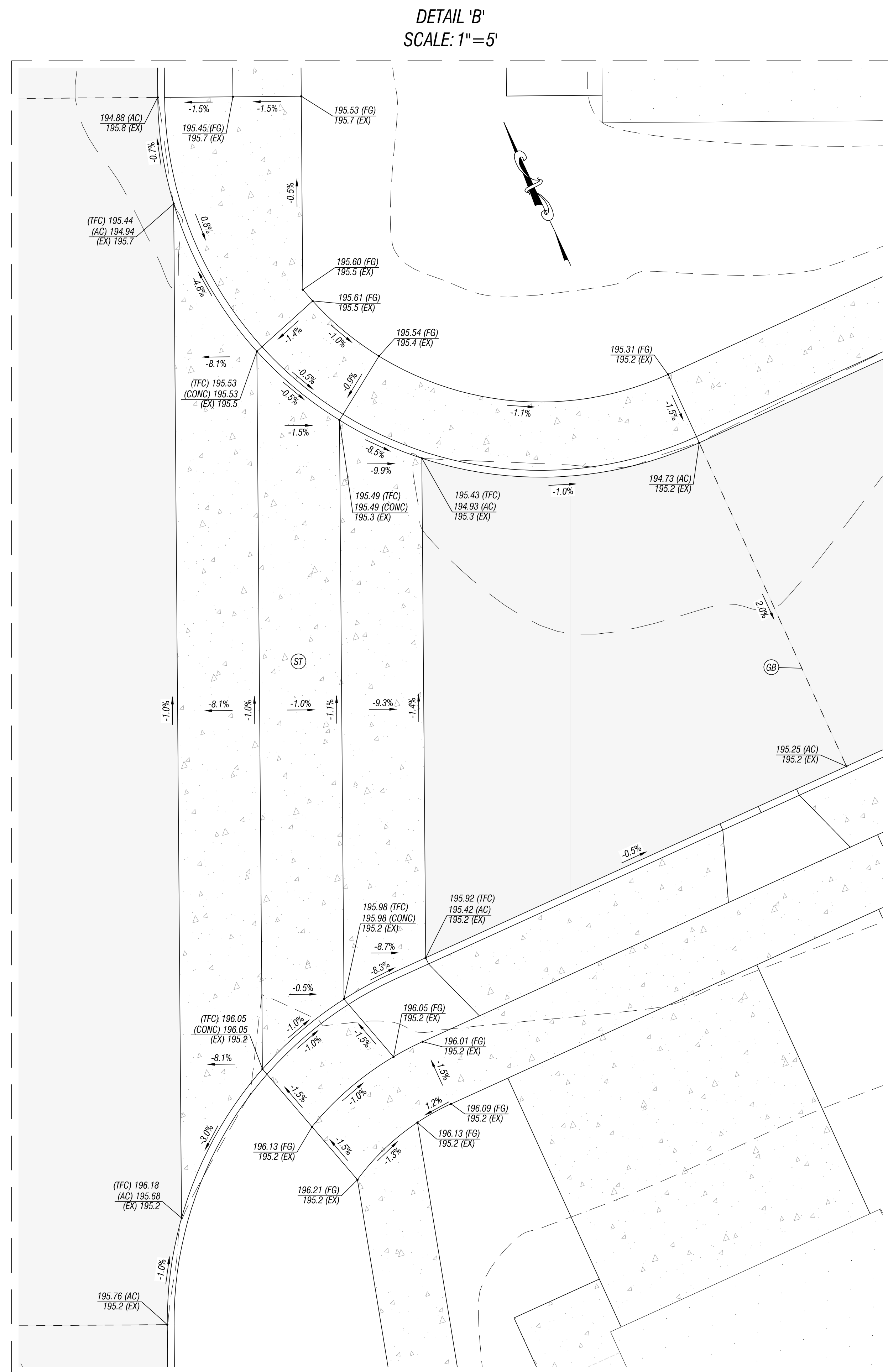
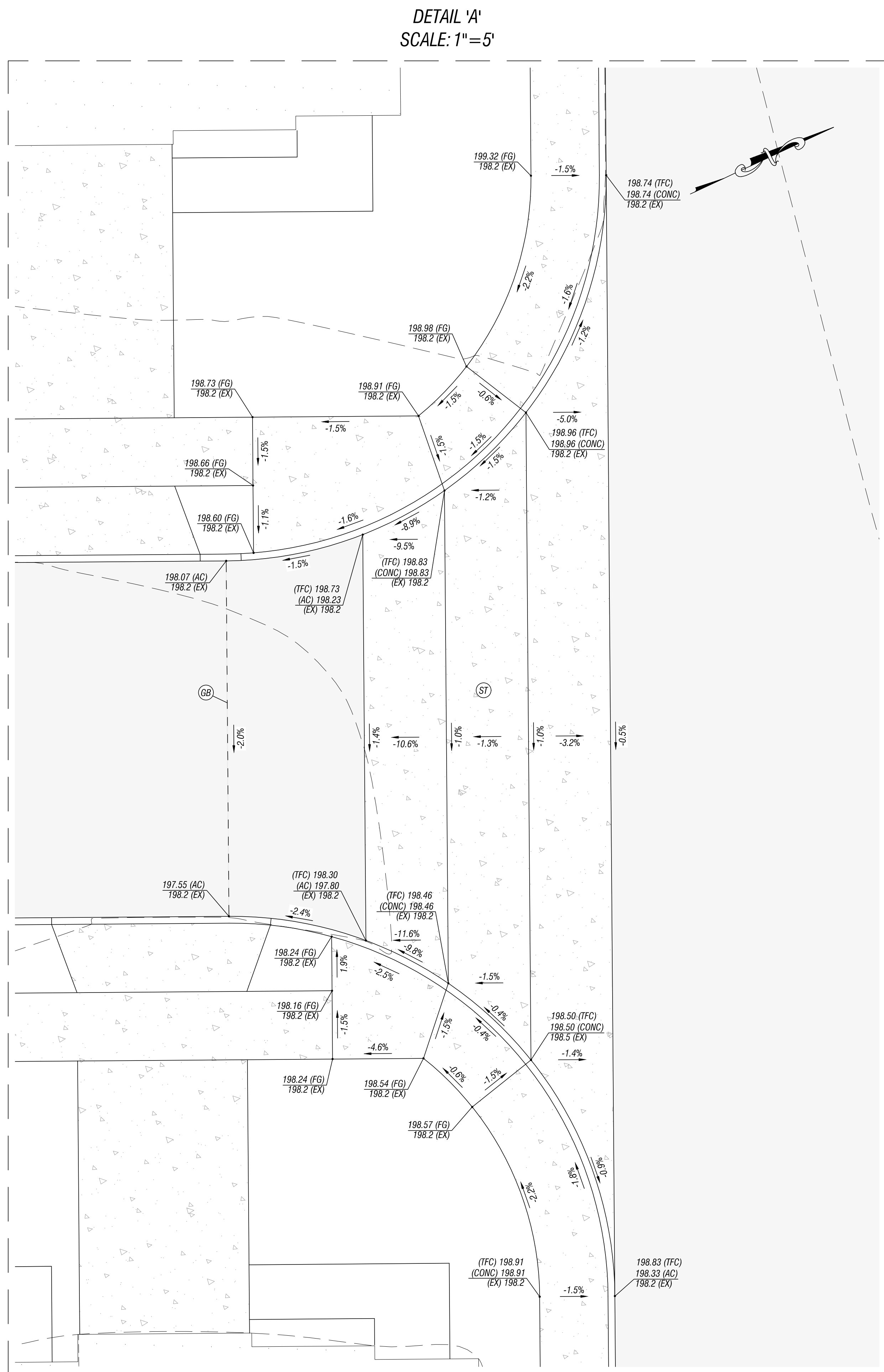


**BOONES CROSSING PHASE 6**  
 PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC

**LEI ENGINEERING & SURVEYING OF OREGON**  
 2564 197th Street SE  
 Seaside, Oregon 97132  
 (503) 996-3828  
 www.leiengineering.com

**SITE GRADING**

SCALE: 1" = 10'	<b>GR-10</b>
PROJECT NO: 60-19	
SHEET: 20 OF 30	



**CONSTRUCTION NOTES:**

XXXX.XX (XXXX)  
XXXX.XX EX PROPOSED SPOT ELEVATION  
EXISTING GROUND SPOT ELEVATION  
AC = ASPHALT CONCRETE  
TFC = TOP FACE OF CURB  
FG = FINISH GRADE  
RIM = RIM ELEVATION  
X.XX% PROPOSED PERCENT SLOPE

(ST) CONTRACTOR SHALL CONSTRUCT SPEED TABLE, AS SHOWN, PURSUANT TO DETAIL ON SHEET GN-1.

(GB) CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.

**BOONES CROSSING PHASE 6**

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2564 19TH STREET SE  
Salem, Oregon 97302  
(503) 399-3828  
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**SITE GRADING DETAILS**

SCALE: 1"=5'

PROJECTING: 60-19

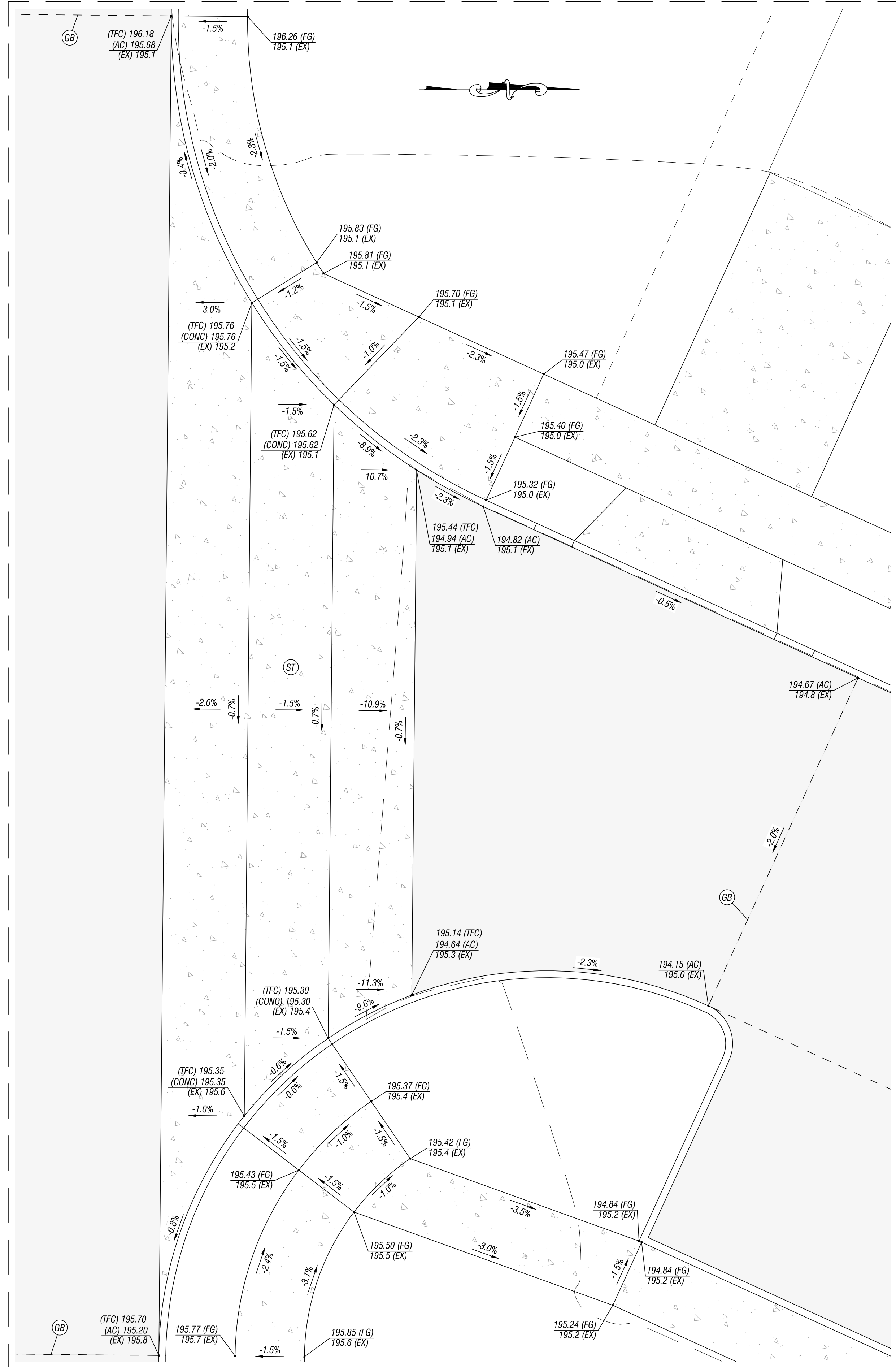
SHEET: 21 OF 30

GR-11

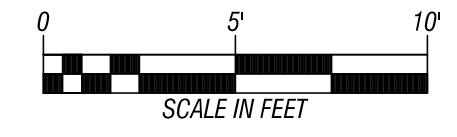
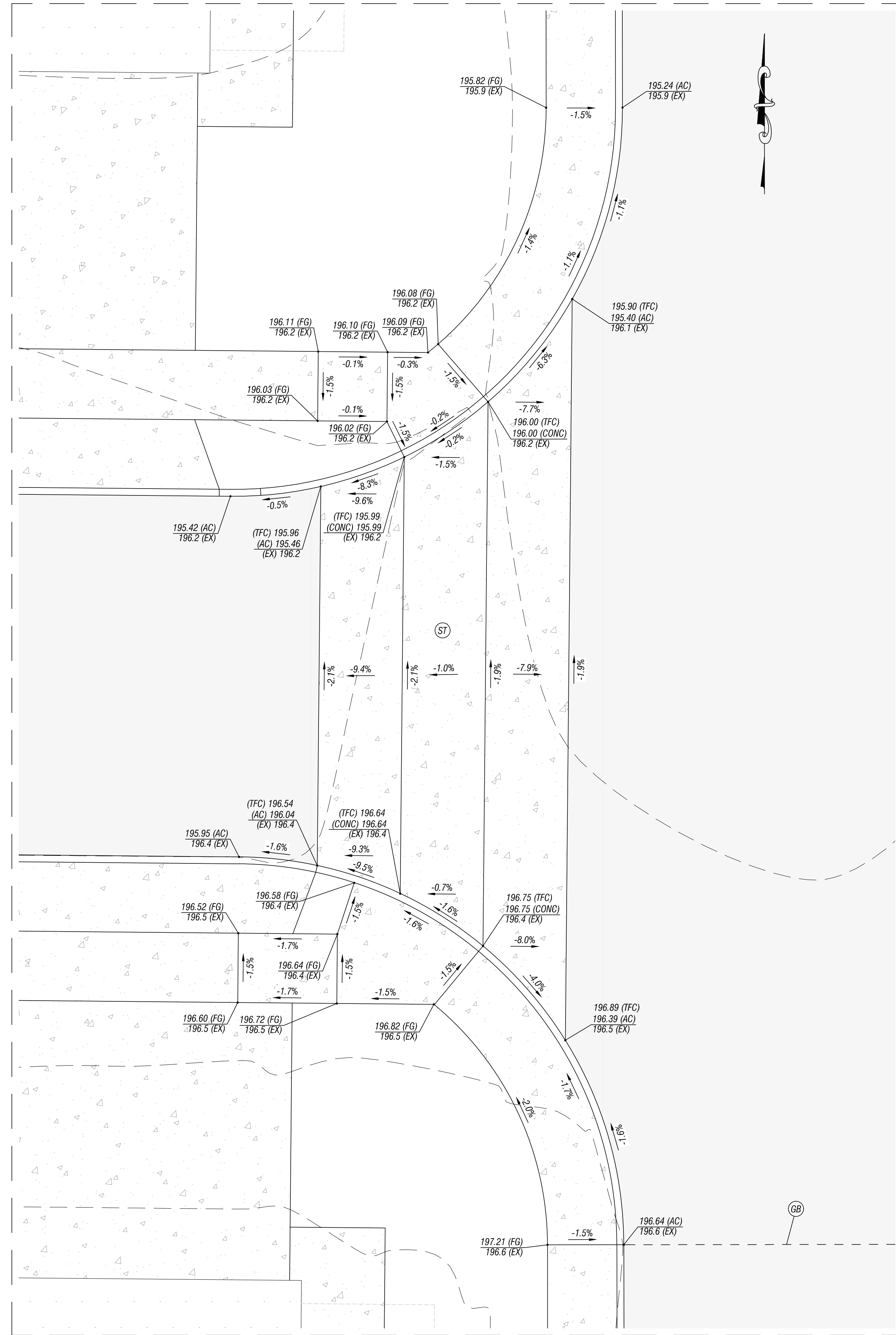
REGISTERED PROFESSIONAL ENGINEER  
No. 55628  
CREG J. ZARTMAN  
EXPIRES 6-30-2024

NO. DATE REVISION BY

DETAIL 'C'  
SCALE: 1"=5'



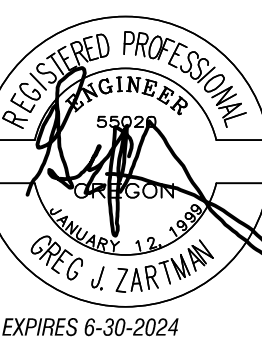
DETAIL 'D'  
SCALE: 1"=5'



CONSTRUCTION NOTES:

- XXXX.XX (XXXX)  
XXXX.XX EX  
PROPOSED SPOT ELEVATION.  
EXISTING GROUND SPOT ELEVATION
- AC = ASPHALT CONCRETE  
TFC = TOP FACE OF CURB  
FG = FINISH GRADE  
RIM = RIM ELEVATION
- X.XXX%  
X.XXX%  
PROPOSED PERCENT SLOPE
- (ST) CONTRACTOR SHALL CONSTRUCT SPEED TABLE, AS SHOWN, PURSUANT TO DETAIL ON SHEET GN-1.
- (GB) CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.

GENERAL NOTES:



BOONES CROSSING PHASE 6  
WEST COAST HOME SOLUTIONS, LLC  
PREPARED FOR

2564 19TH STREET SE  
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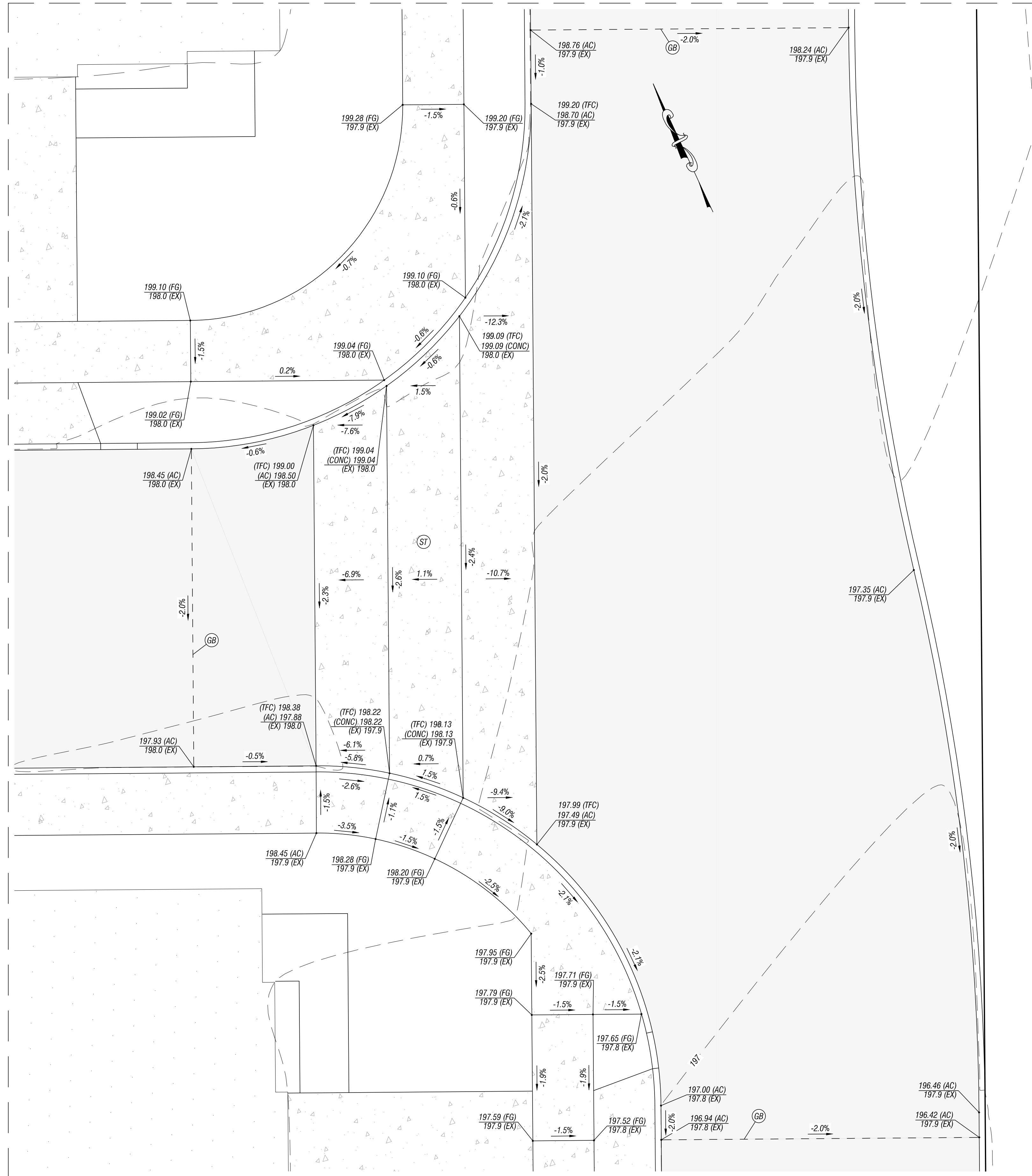
SITE GRAING DETAILS

SCALE: 1"=5'  
PROJECT NO: 60-19  
SHEET: GR-12  
22 OF 30

1. DATE PLOTTED: 11/15/2023 10:45:12 AM  
 2. PLOT SCALE: 1"=5'  
 3. PLOT SIZE: 11.00 X 17.00  
 4. PLOT ORIENTATION: LANDSCAPE  
 5. PLOT AREA: 187.00 SQ. FT.  
 6. PLOT RESOLUTION: 300 DPI  
 7. PLOT FILE NAME: 60-19-GR-12.dwg  
 8. PLOT DEVICE: HP DesignJet T1100e

1. DATE PLOTTED: 08/26/2024 10:54:12 AM  
 2. PLOT SCALE: 1"=5'  
 3. SHEET NO.: GR-13  
 4. PROJECT NO.: 60-19  
 5. CLIENT: BOONES CROSSING PHASE 6  
 6. DRAWN BY: J. W. HARRIS  
 7. CHECKED BY: J. W. HARRIS  
 8. APPROVED BY: J. W. HARRIS  
 9. DATE: 08/26/2024

**DETAIL 'E'**  
SCALE: 1"=5'



**CONSTRUCTION NOTES:**

- XXXX.XX (0000)  
XXXX.XX EX      PROPOSED SPOT ELEVATION,  
EXISTING GROUND SPOT ELEVATION
- AC = ASPHALT CONCRETE  
TFC = TOP FACE OF CURB  
FG = FINISH GRADE  
RIM = RIM ELEVATION
- X.XXX%      PROPOSED PERCENT SLOPE
- ST      CONTRACTOR SHALL CONSTRUCT SPEED TABLE, AS SHOWN,  
PURSUANT TO DETAIL ON SHEET GN-1.
- GB      CONTRACTOR SHALL SET GRADE BREAK, AS SHOWN.

**GENERAL NOTES:**



NO.	DATE	REVISION	BY	APP'D

**BOONES CROSSING PHASE 6**  
 PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC

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 Seaside, Oregon 97132  
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SITE GRADING DETAILS  
 SCALE: 1"=5'  
 PROJECT NO.: 60-19  
 SHEET: 23 OF 30

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