



August 4, 2023

Eugene Labunsky  
25030 SW Parkway Ave  
Suite 110  
Wilsonville OR, 97070

**RE: Approval of Grading Permit GRAD 23-12 “Boones Crossing Phase 6” for Tax Lot 051W18C001405 [on-site work only]**

Dear Mr. Labunsky:

Staff approves the Grading Permit, subject to the conditions of approval outlined in this letter.

*Summary of Review:*

This site is subject to the development standards of the [Woodburn Development Ordinance \(WDO\)](#). The applicant is requesting to perform on-site grading work in preparation for construction of 94-units of multifamily townhomes (DR 22-18). Pursuant to WDO 4.01.02, the Director shall render all Type I land use decisions. The Director’s decision is the final decision of the City on a Type I application and cannot be appealed by any party through the City land use appeals process.

*Planning Conditions of Approval:*

1. Conformance with Approved Plans: All on-site work shall be in substantial conformance with the approved grading plans.
2. DEQ: All development activity shall be in accordance with the approved Department of Environmental Quality (DEQ) 1200-C permit. The applicant shall provide to the City any modifications to the DEQ permit.
3. Other agencies: The applicant, not the City, is responsible for obtaining permits from Marion County, US Army Corps of Engineers (USACE), Oregon Department of State Lands (DSL), Oregon Department of Transportation (ODOT), and other agencies which might require approval or permit.
4. ROW: All work within City rights-of-way (ROWs) or easements within City jurisdiction shall require plan approval and permit issuance from the Public Works Department.

*Public Works Conditions of Approval:*

5. The applicant shall comply with the submitted grading and erosion control plans, including measures to keep the ROW clean, to protect existing catch basins around the work area, and maintain dust control measures. All catch basins around the work area shall be clean of debris and soils at all times.
6. The applicant shall continuously maintain adequate protection of all work from damage and protect the public and private property of others from injury or loss arising in connection with the work.
7. The applicant shall comply with City of Woodburn Planning Department requirements through Woodburn Development Ordinance (WDO) 5.01.04 Grading Permit.
8. Construction access shall be through South Boones Ferry Road only.
9. Prior to starting work, contact the site inspector listed on sheet ER1 (1200-C Cover Sheet) from Point Environmental, and provide a copy of the inspection of the erosion control to Public Works Department.
10. The applicant shall leave ROW in clean condition, free from litter and debris, at the end of each workday, or more frequently if directed by the City Inspector.
11. Sidewalk and street closures are not allowed under this permit.
12. Prior to starting work, silt fencing shall be installed around the entire perimeter of the work area. Applicant shall comply with all requirements and conditions set on their 1200C permit.
13. The applicant shall comply with submitted Traffic Control Plan.

Final decision approved by designee:



Heidi Hinshaw  
Associate Planner  
503-980-2494  
[heidi.hinshaw@ci.woodburn.or.us](mailto:heidi.hinshaw@ci.woodburn.or.us)

Enclosure: Approved Grading, Erosion Control and Traffic Control Plans

cc: Chris Kerr, Community Development Director  
Curtis Stultz, Public Works Director  
Dago Garcia, PE, City Engineer

file: GRAD 23-12



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](#)





# LEGEND

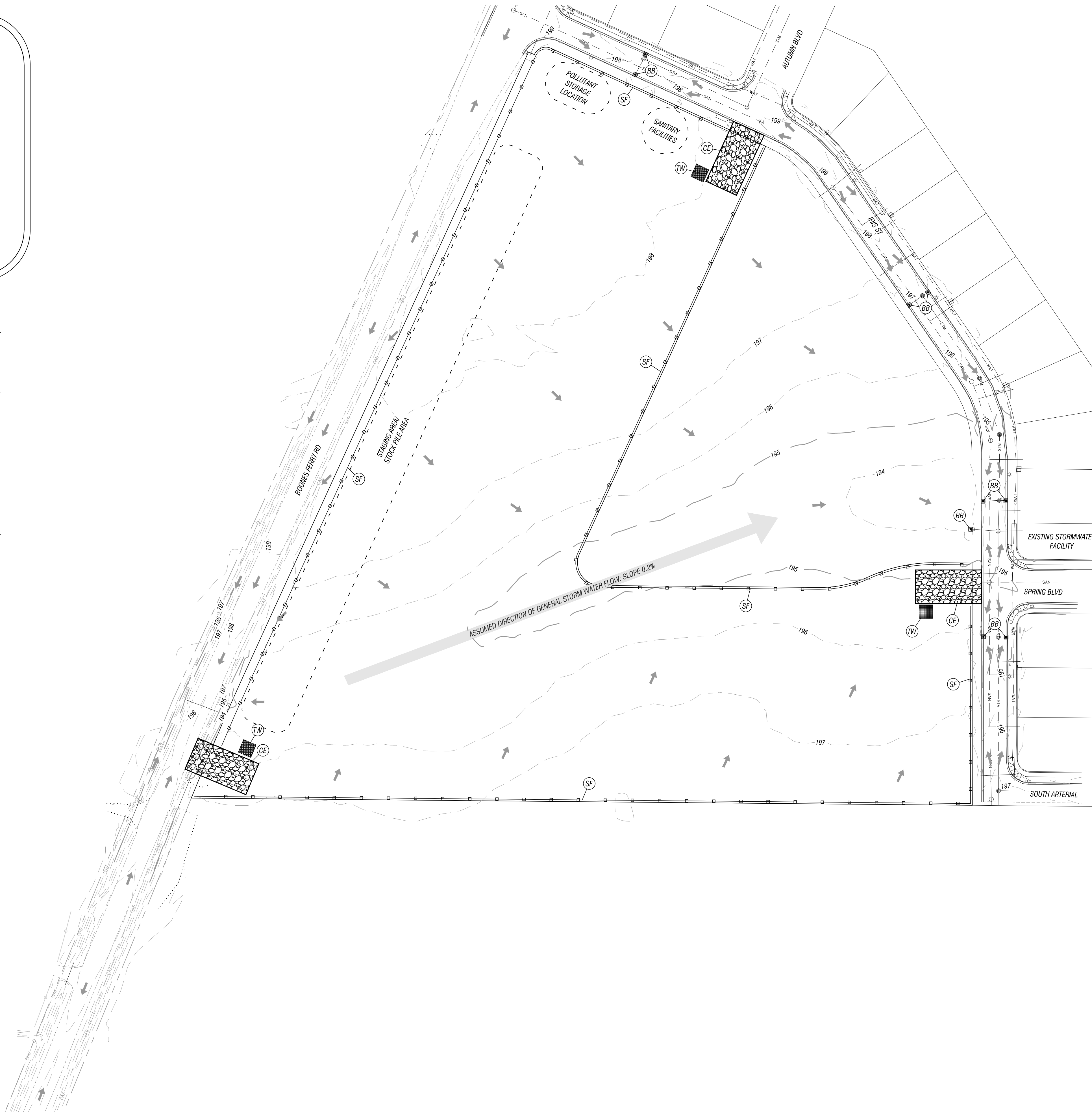
- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- SEDIMENT BARRIER
- PROPERTY BOUNDARY LINE
- PROPERTY LINE
- STORMWATER LINE
- EDGE OF PAVEMENT
- BIOBAG INLET PROTECTION
- CONSTRUCTION ENTRANCE
- CONCRETE WASH AREA
- PRE-DEVELOPED DRAINAGE PATTERN

## 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.

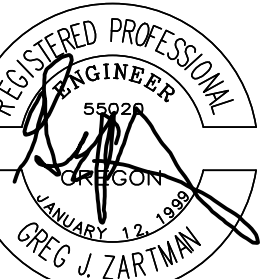
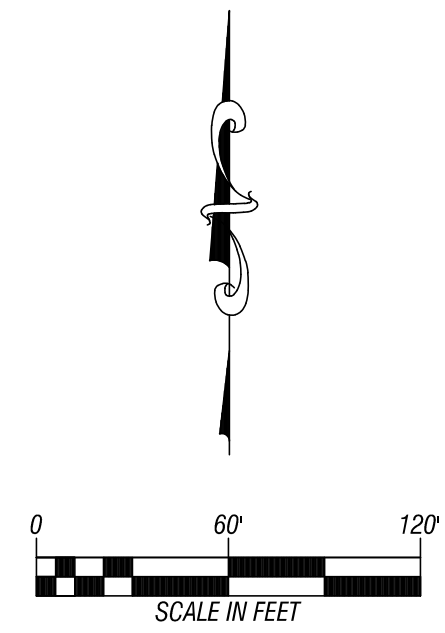
## GENERAL NOTES:

- 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.



NO.	DATE	BY	REVISION

BOONES CROSSING PHASE 6

WEST COAST HOME SOLUTIONS, LLC

2564 19TH STREET SE  
 Seaside, Oregon 97132  
 (503) 399-3828  
 www.leiengineering.com

**LEI** ENGINEERING & SURVEYING OF OREGON

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

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

C:\Users\greg.zartman\OneDrive\Documents\60-19\Boones Crossing Phase 6\1200C.dwg 2023-11-13 11:24 AM  
 GREG J. ZARTMAN, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 55628, STATE OF OREGON  
 C:\Users\greg.zartman\OneDrive\Documents\60-19\Boones Crossing Phase 6\1200C.dwg 2023-11-13 11:24 AM  
 GREG J. ZARTMAN, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 55628, STATE OF OREGON

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rd1000.dgn 01-20-2021

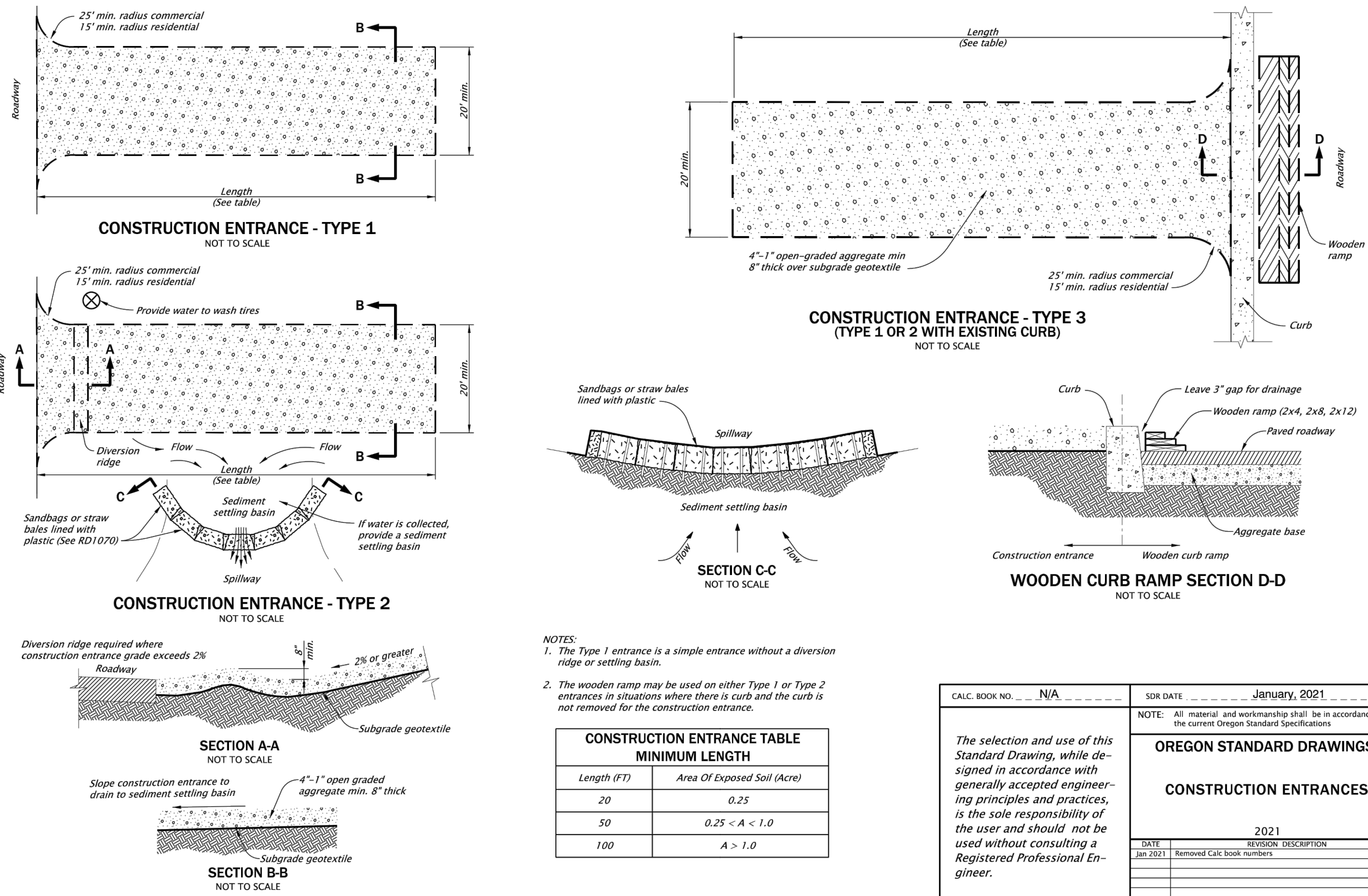
C. ROBERTSON, P.E. REGISTERED PROFESSIONAL ENGINEER

RD1000

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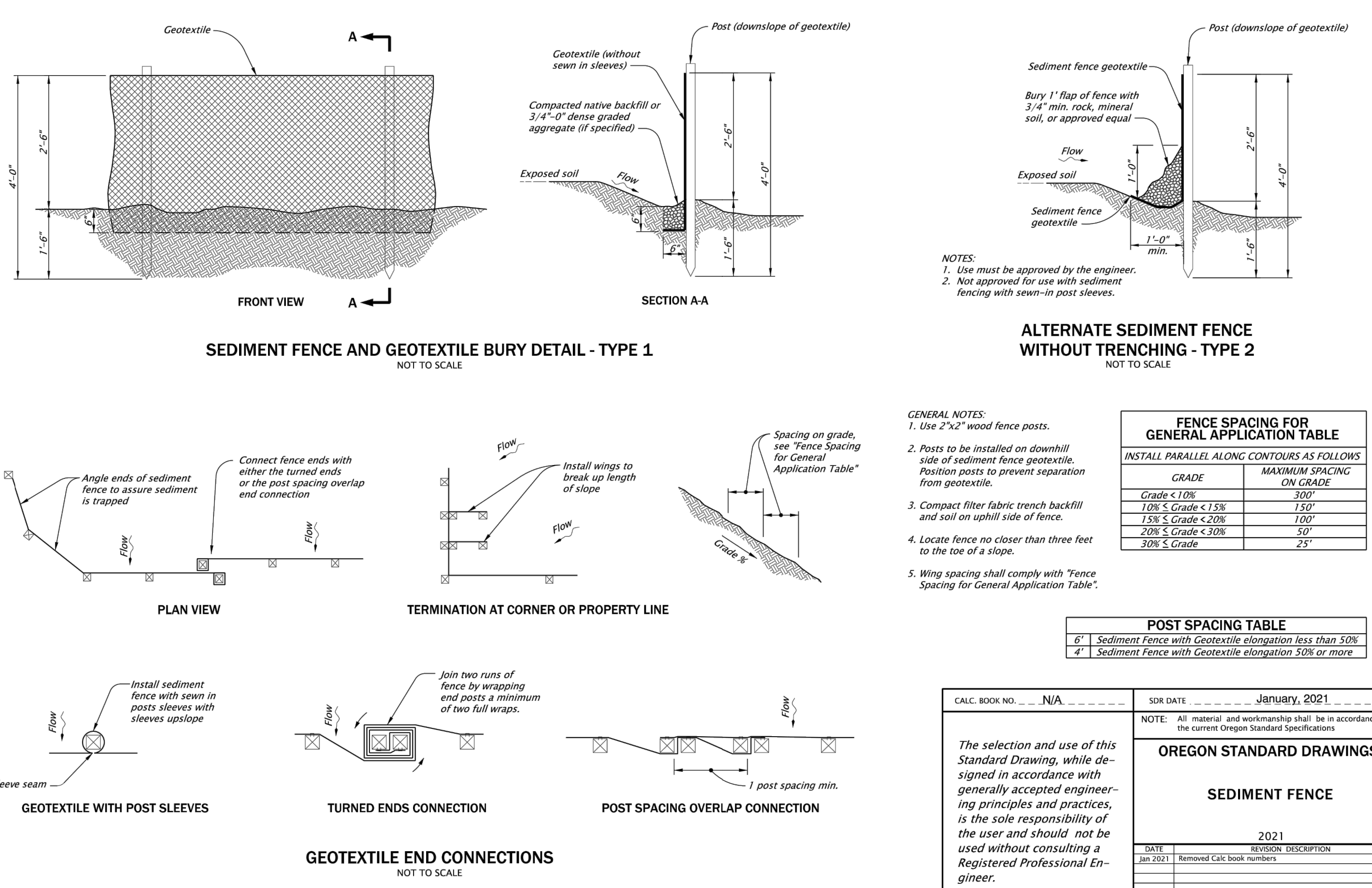
C. ROBERTSON, P.E. REGISTERED PROFESSIONAL ENGINEER

RD1040



CALC. BOOK NO.	N/A	SDR DATE	January, 2021
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.			
<b>OREGON STANDARD DRAWINGS</b>			
<b>CONSTRUCTION ENTRANCES</b>			
2021			
DATE	REVISION	DESCRIPTION	
Jan 2021	Removed	Calc book numbers	

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

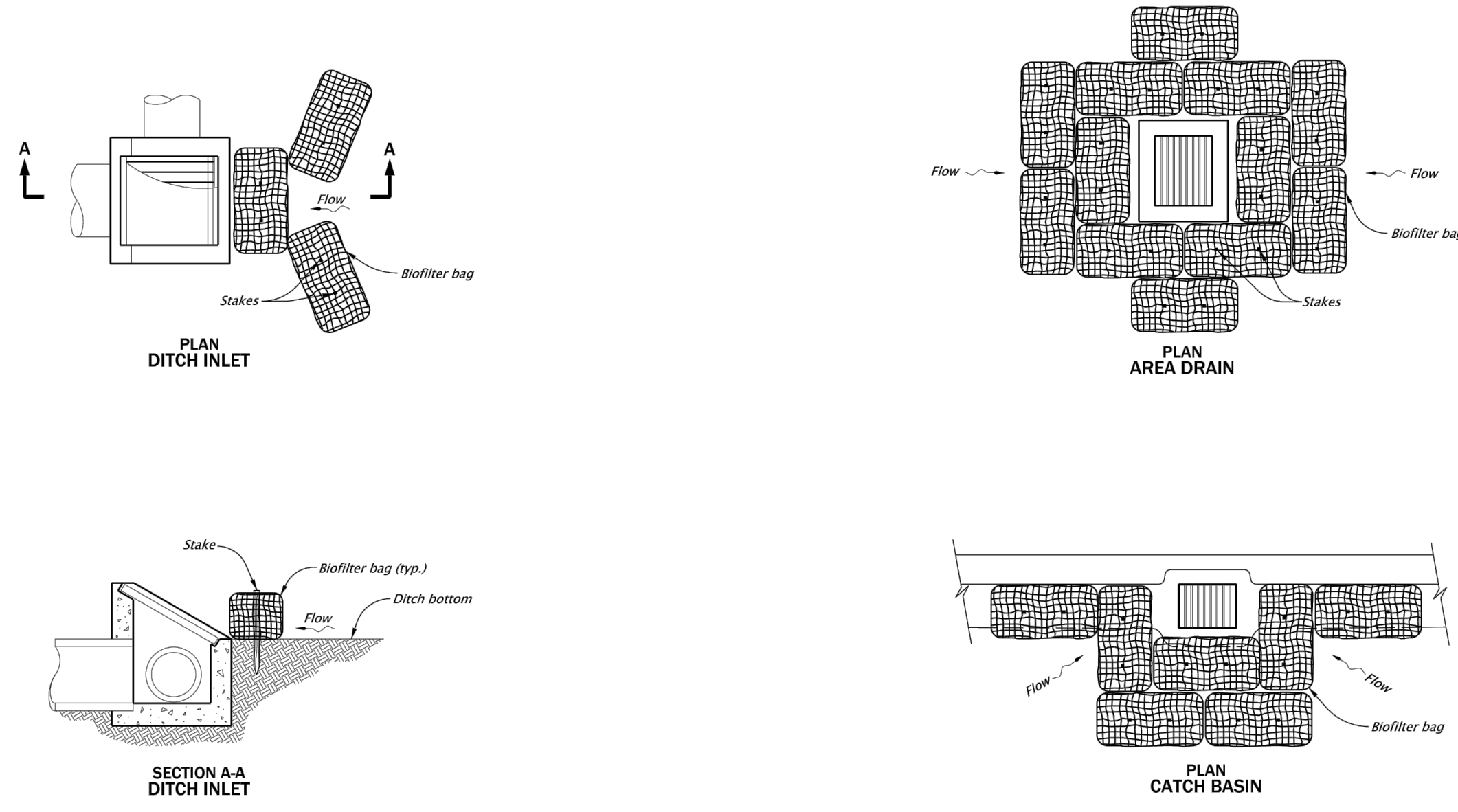


CALC. BOOK NO.	N/A	SDR DATE	January, 2021
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.			
<b>OREGON STANDARD DRAWINGS</b>			
<b>SEDIMENT FENCE</b>			
2021			
DATE	REVISION	DESCRIPTION	
Jan 2021	Removed	Calc book numbers	

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

rd1015.dgn 01-20-2021

RD1015

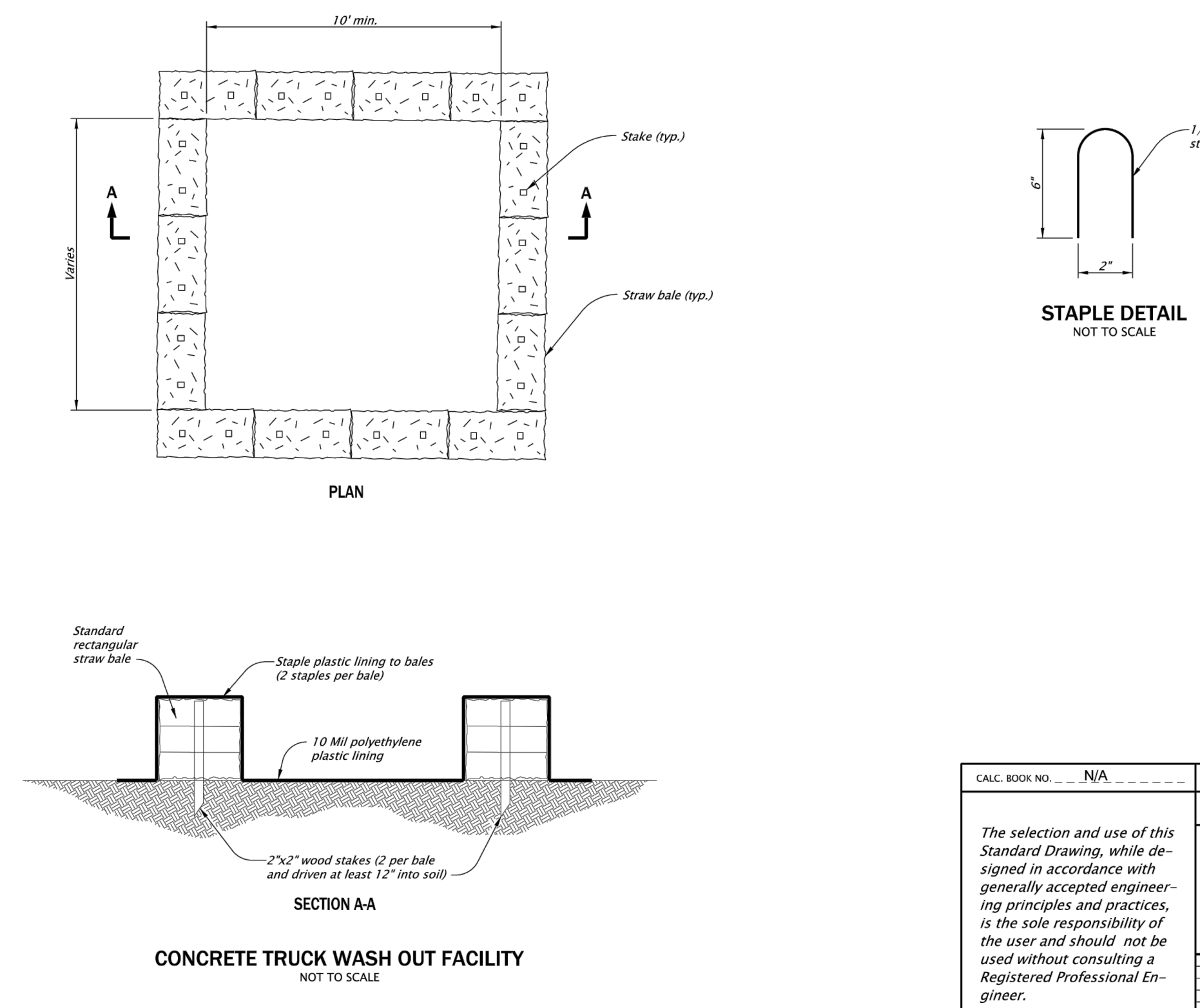


CALC. BOOK NO.	N/A	SDR DATE	January, 2021
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.			
<b>OREGON STANDARD DRAWINGS</b>			
<b>INLET PROTECTION TYPE 4</b>			
2021			
DATE	REVISION	DESCRIPTION	
Jan 2021	Removed	Calc book numbers	

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

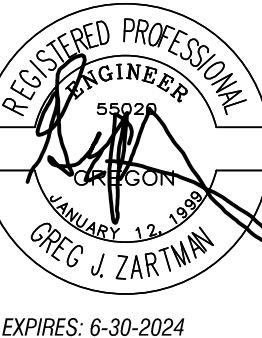
rd1070.dgn 01-20-2021

RD1070



CALC. BOOK NO.	N/A	SDR DATE	January, 2021
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.			
<b>OREGON STANDARD DRAWINGS</b>			
<b>CONCRETE TRUCK WASH OUT</b>			
2021			
DATE	REVISION	DESCRIPTION	
Jan 2021	Removed	Calc book numbers	

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



BY	GP/J
REVISION	
NO.	
DATE	

BOONES CROSSING PHASE 6

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1200C  
DETAILS

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

rd1005.dgn 11-29-2017

6. ZARHARTZKE

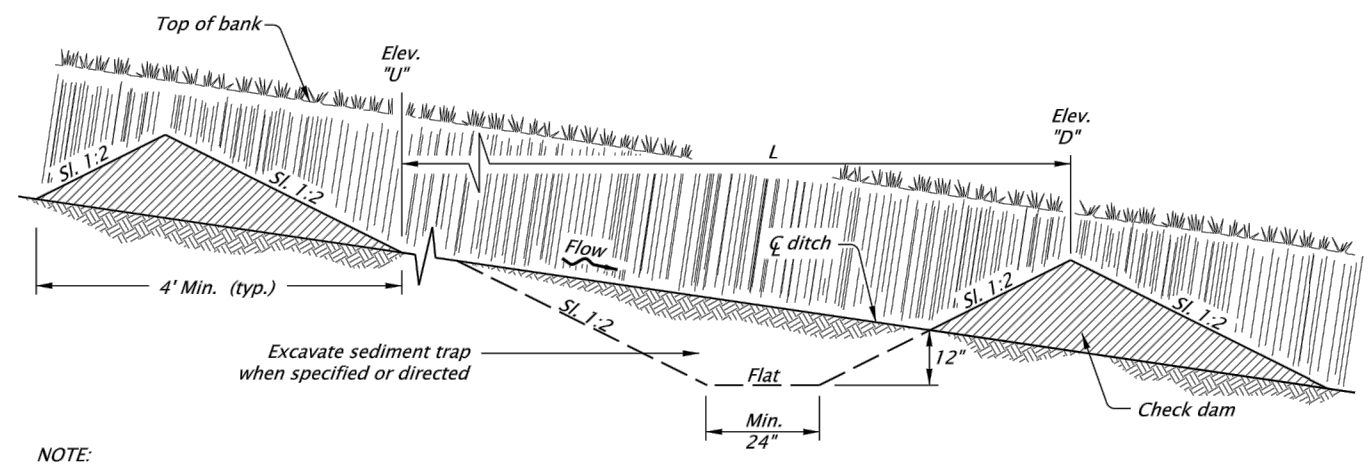
J. VAN ALSTINE

RD1005

C. ROBERTSON

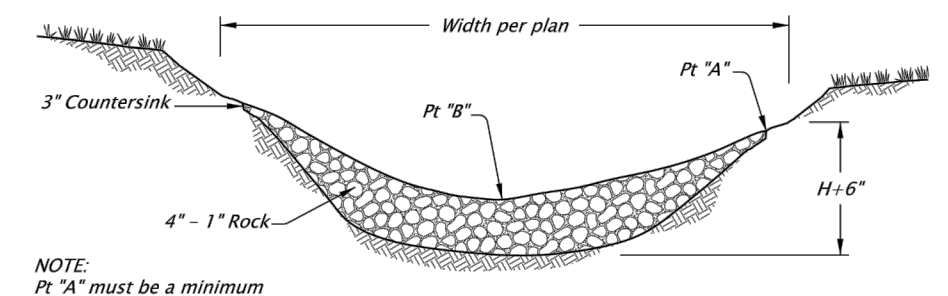
ER-8

LEI



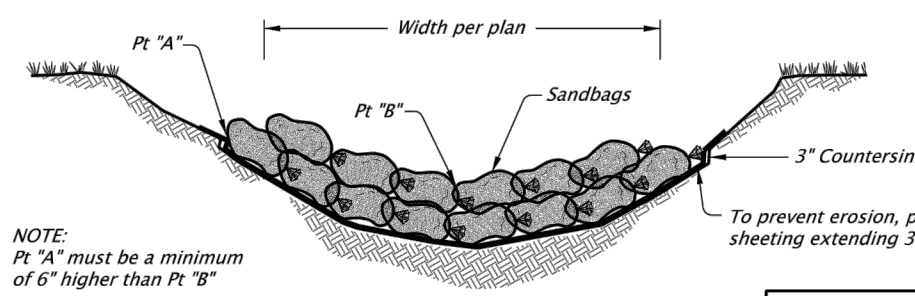
NOTE:  
L = Spacing along swale or ditch so that Elevation "U" equals Elevation "D".

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"

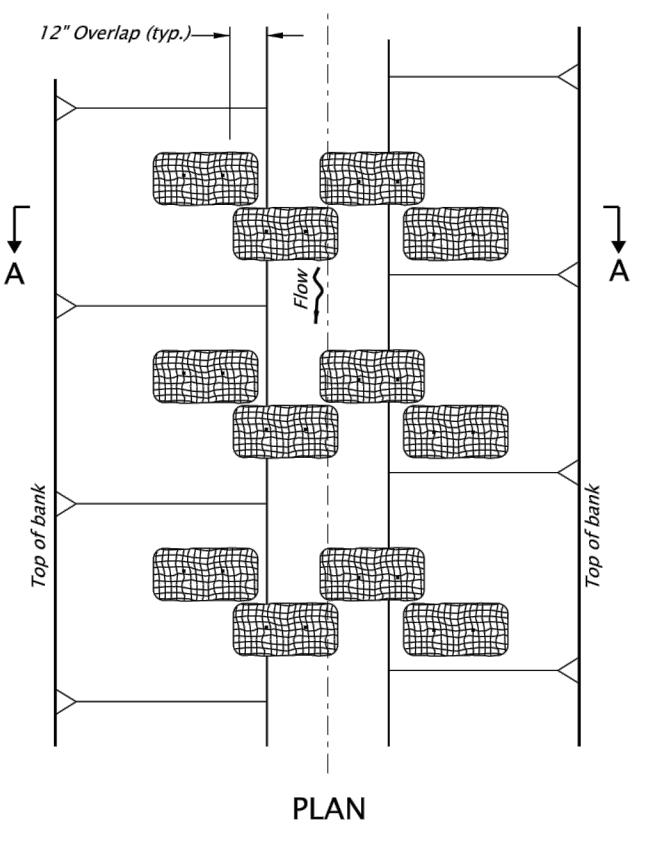
SANDBAG CHECK DAM - TYPE 4

NOTES:

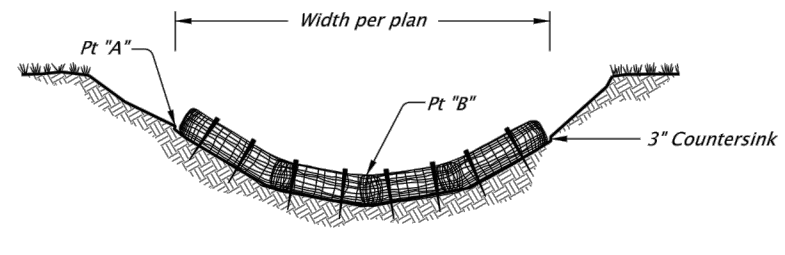
- Type 3 - stake biofilter bags with two 2" X 2" X 18" (min.) wood stakes per bag. Drive stakes a minimum of 6" into the ground and flush with the top of the bags. Omit stakes if placed over paved surfaces. Overlap bags 6" min at each joint.
- Type 4 - Tightly abut or overlap ends of sandbags at each 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

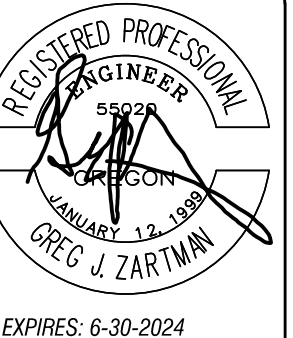


SECTION A-A  
BIOFILTER BAG CHECK DAM - TYPE 3

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>	
2018	
DATE	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	





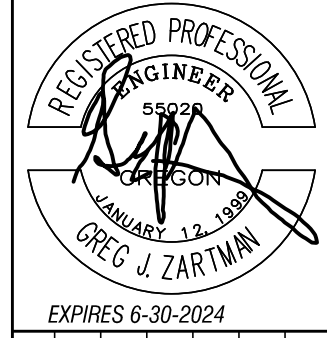
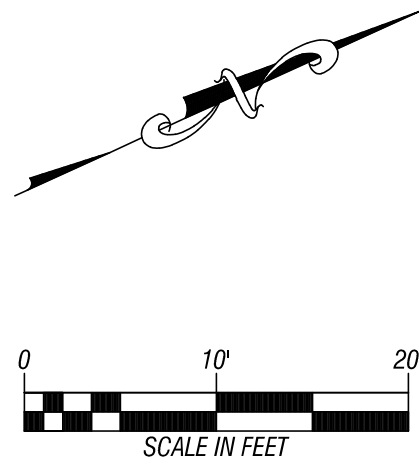
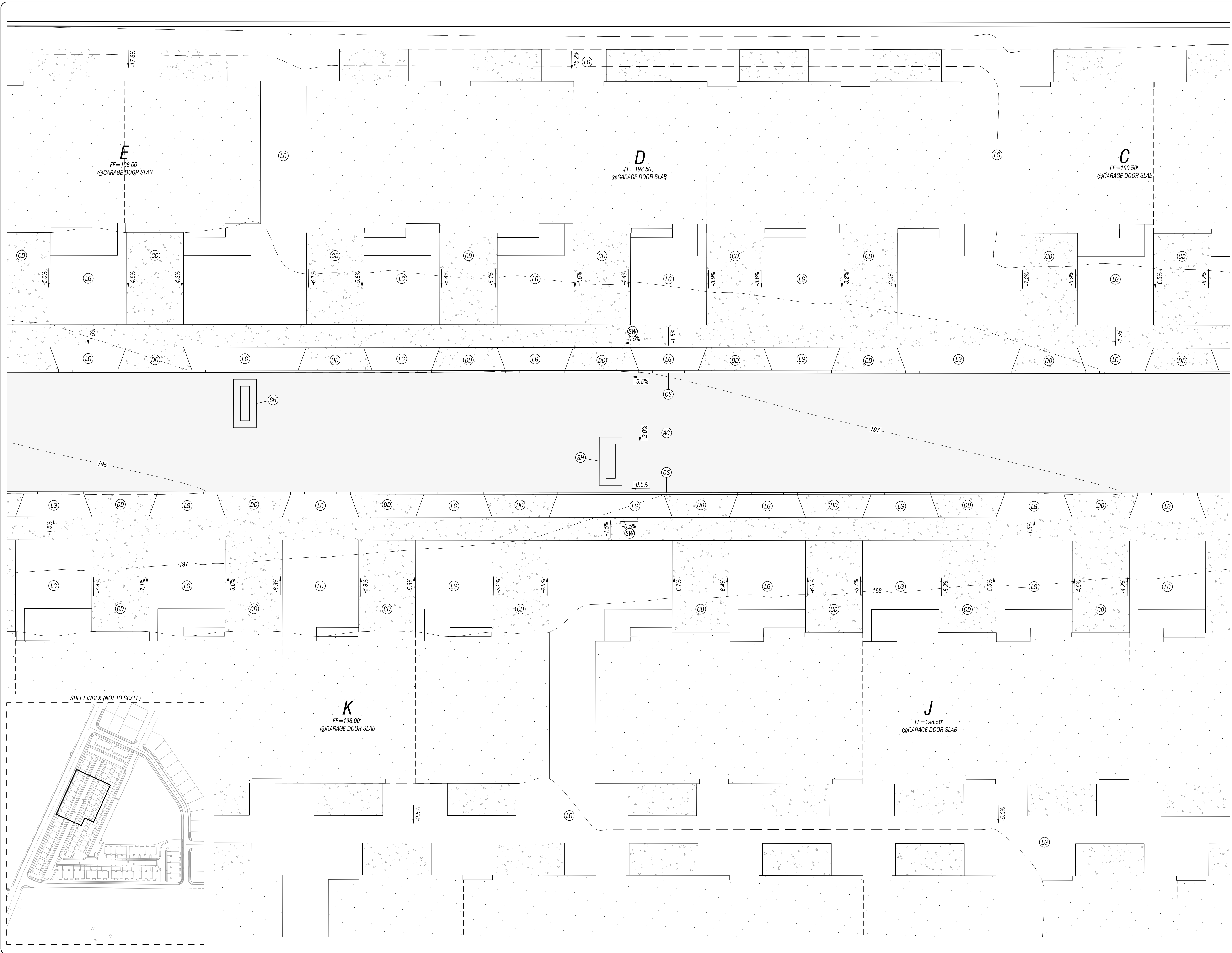








1. DATE PLOTTED: 01/12/2021 2. PLOT SCALE: 1/8" = 1'-0" 3. PLOT SIZE: 24" x 36" 4. PLOT ORIENTATION: LANDSCAPE 5. PLOT TITLE: GR-2 6. PLOT NUMBER: 60-19 7. PLOT SHEET: 12 OF 30 8. PLOT DATE: 01/12/2021 9. PLOT TIME: 10:00 AM 10. PLOT USER: J. W. HARRIS



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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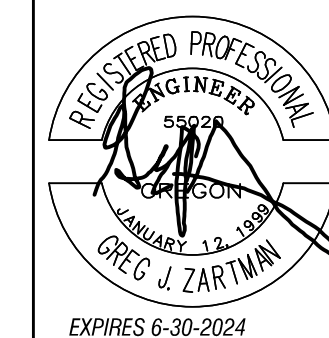
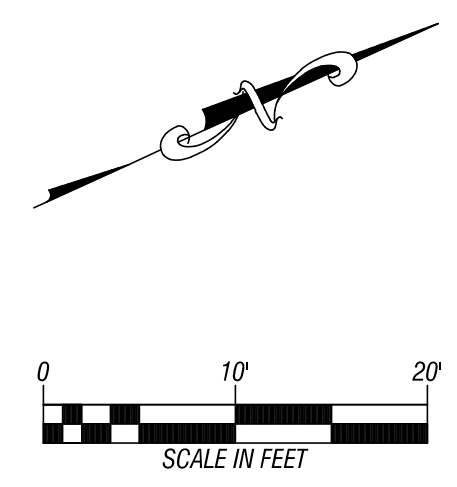
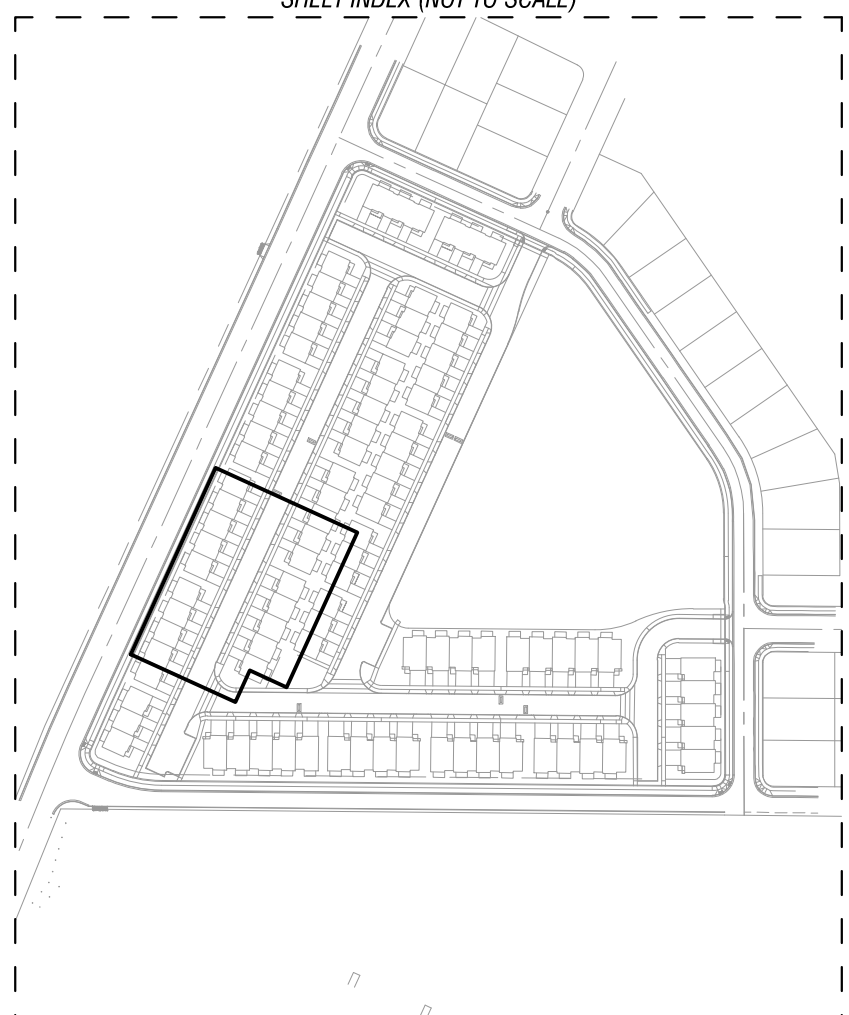
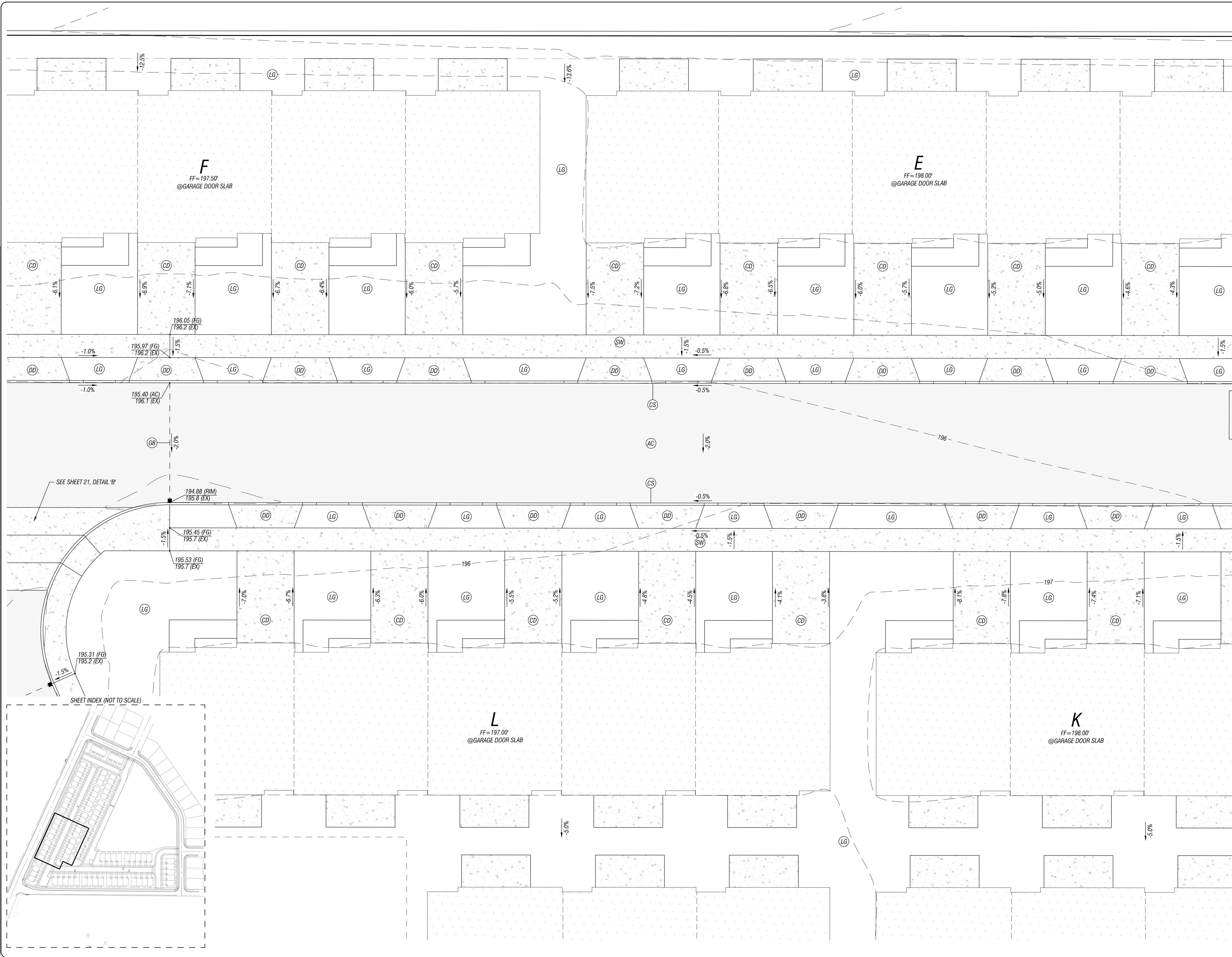
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 (503) 399-3828  
 www.leiengineering.com

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 OF OREGON

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

RELEASE OF THIS DOCUMENT AND THE DESIGN 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 REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN AUTHORIZATION OF LEI ENGINEERING AND SURVEYING OF OREGON, LLC.

1. DATE PLOTTED: 08/14/2024 2. PLOT SCALE: 1/8" = 1'-0" 3. PLOT SIZE: 24" x 36" 4. PLOT ORIENTATION: LANDSCAPE 5. PLOT TITLE: GR-3 6. PLOT NUMBER: 13 OF 30 7. PLOT DATE: 08/14/2024 8. PLOT TIME: 10:00 AM 9. PLOT USER: J. ZARIMAN 10. PLOT DEVICE: HP DesignJet T1100e



NO.	DATE	REVISION	BY

**CONSTRUCTION NOTES:**

- XXXX.XX (0000) PROPOSED SPOT ELEVATION  
XXXX.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.
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- (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.

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

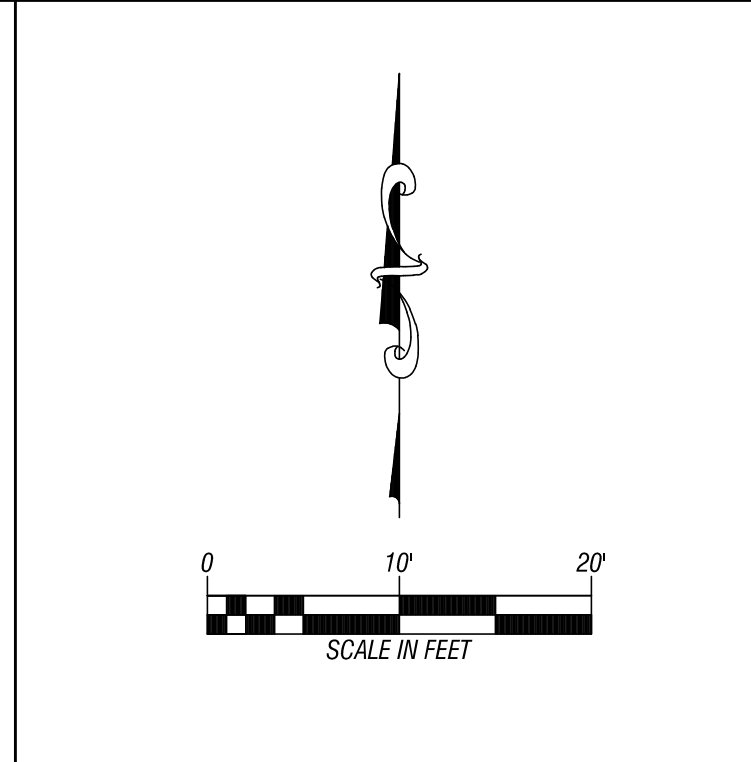
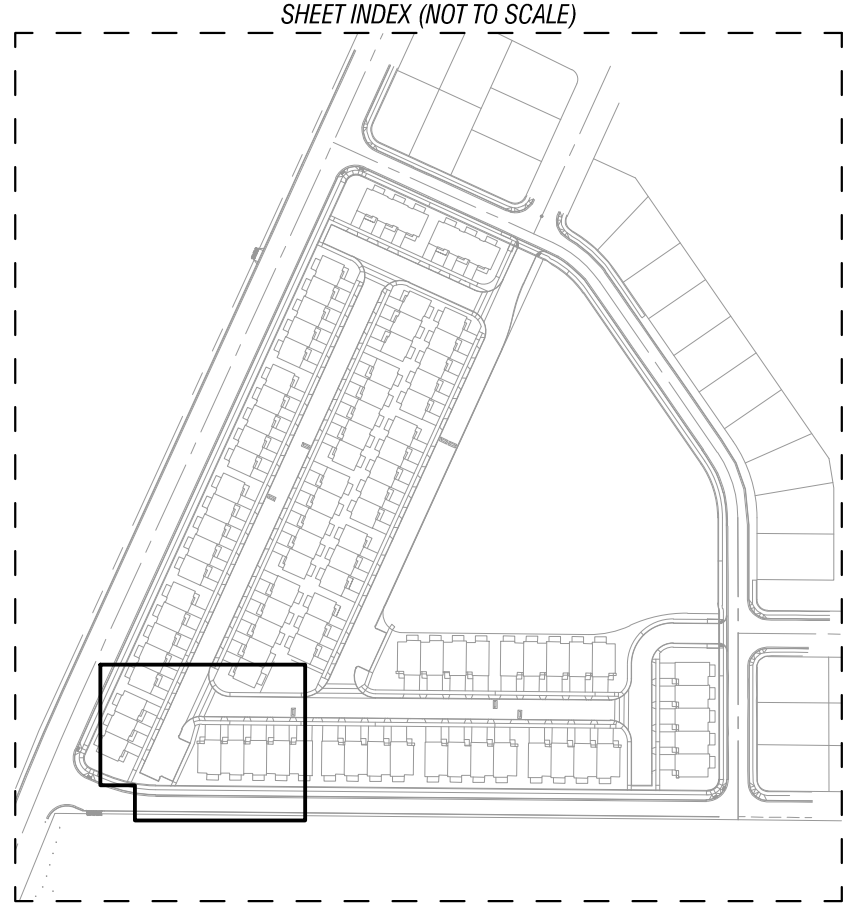
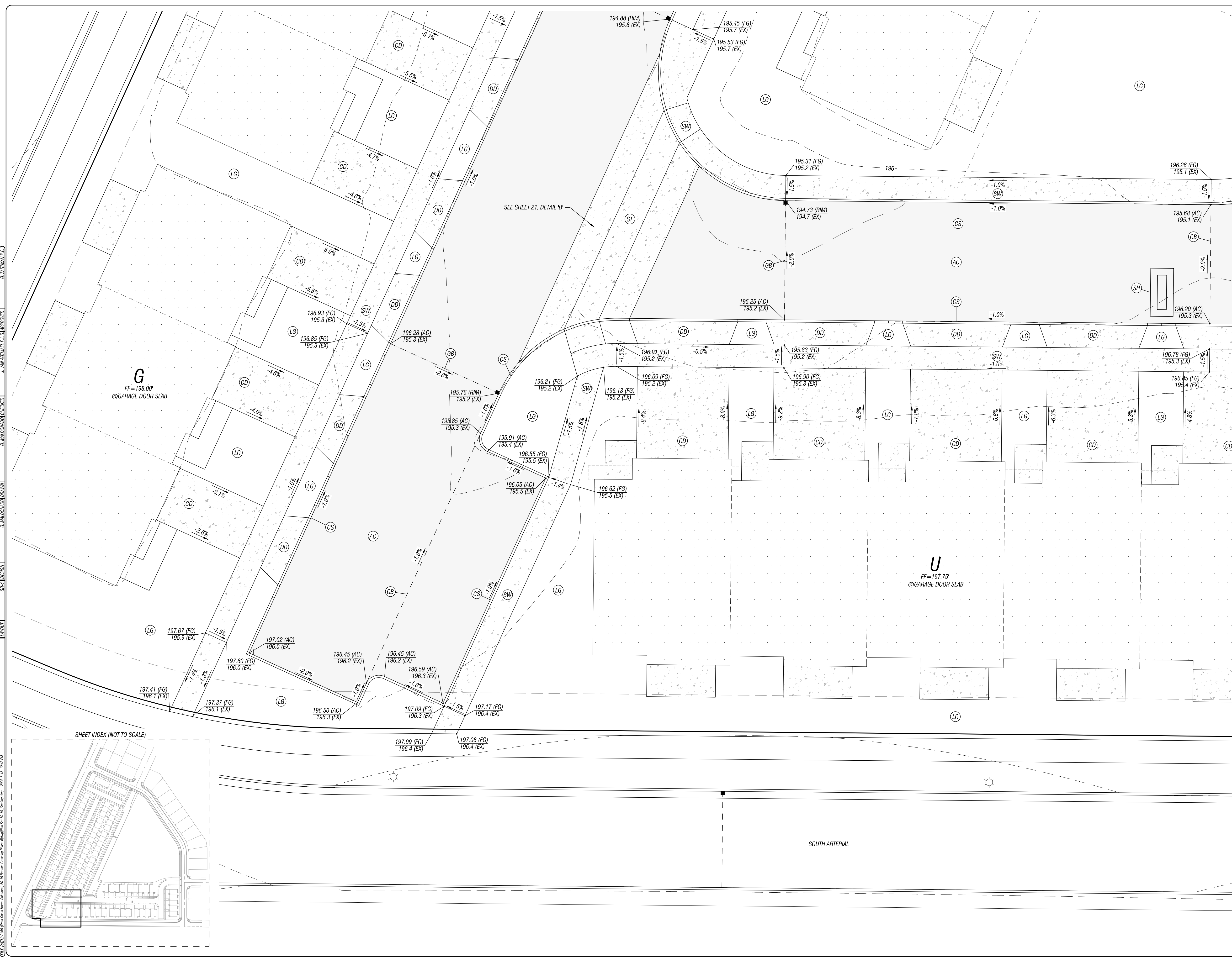
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 (503) 399-3828  
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**LEI ENGINEERING & SURVEYING OF OREGON**

SITE GRADING  
 SCALE: 1" = 20'  
 PROJECT NO: 60-19  
 SHEET: 13 OF 30

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6. PREPARED FOR: BOONES CROSSING PHASE 6  
 7. PROJECT LOCATION: 2564 197th Street SE, Salem, Oregon 97302  
 8. DRAWING NO.: GR-4  
 9. DATE: 08/14/2019  
 10. SCALE: 1" = 10'  
 11. SHEET NO.: 60-19  
 12. SHEET TOTAL: 30



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

NO.	DATE	REVISION

- CONSTRUCTION NOTES:**
- XXXX.XX (0000) PROPOSED SPOT ELEVATION  
XXXX.XX 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.

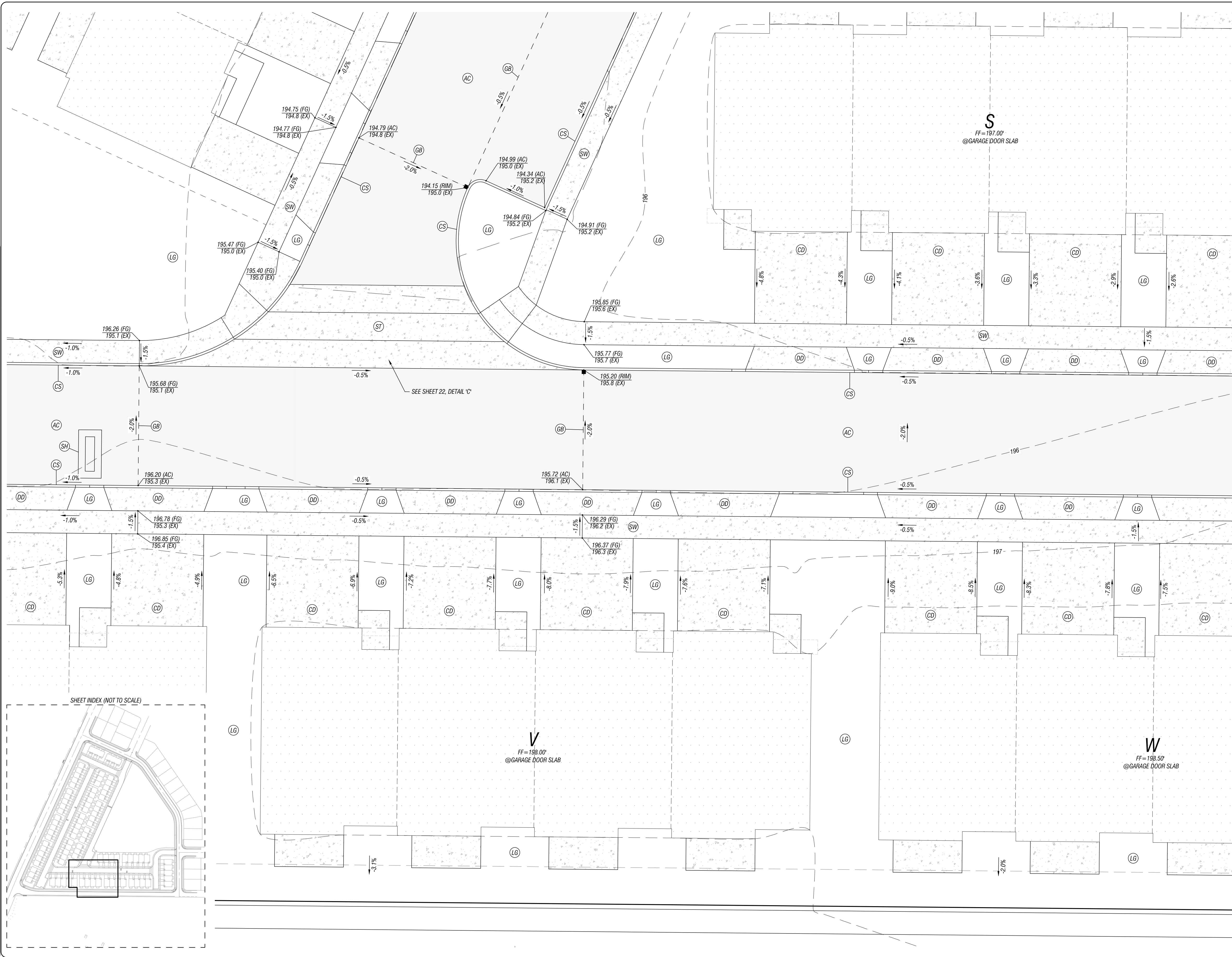
- GENERAL NOTES:**
- LG GENERAL LANDSCAPE GRADING SHALL BE FIELD FITTED TO MATCH ANY MATERIAL, AS NEEDED, OR SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT TO SUIT SITE AESTHETICS. REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR PLANTINGS.

**BOONES CROSSING PHASE 6**  
 PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC  
 2564 197th Street SE  
 Salem, Oregon 97302  
 (503) 399-3828  
 www.leiengineering.com

**LEI ENGINEERING & SURVEYING OF OREGON**

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

1. DATE PLOTTED: 08/01/2024 10:00 AM  
 2. PLOT SCALE: 1/8" = 1'-0"  
 3. PLOT SIZE: 24" x 36"  
 4. PLOT ORIENTATION: LANDSCAPE  
 5. PLOT TITLE: BOONES CROSSING PHASE 6  
 6. PLOT NUMBER: GR-5  
 7. PLOT SHEET NUMBER: 60-19  
 8. PLOT SHEET TOTAL: 30



- CONSTRUCTION NOTES:**
- XXXX.XX (XXXX)  
XXXX.X 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. 4150-8 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.

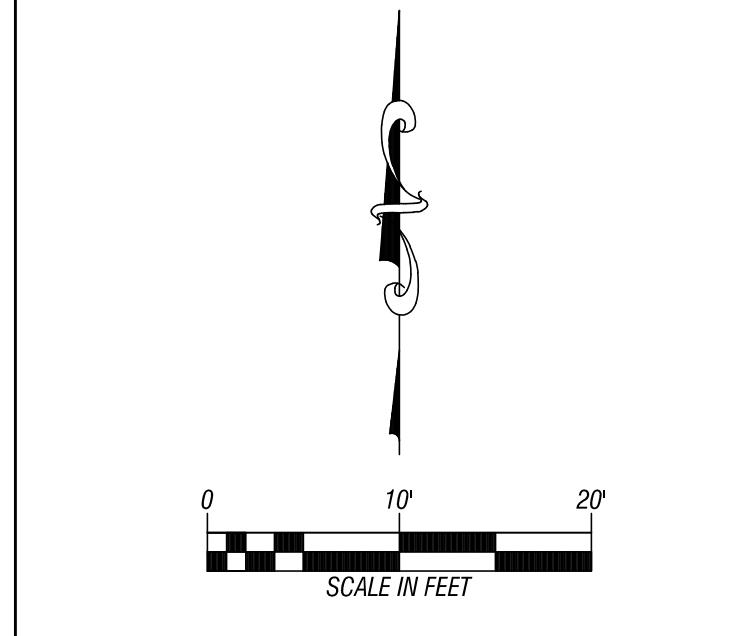
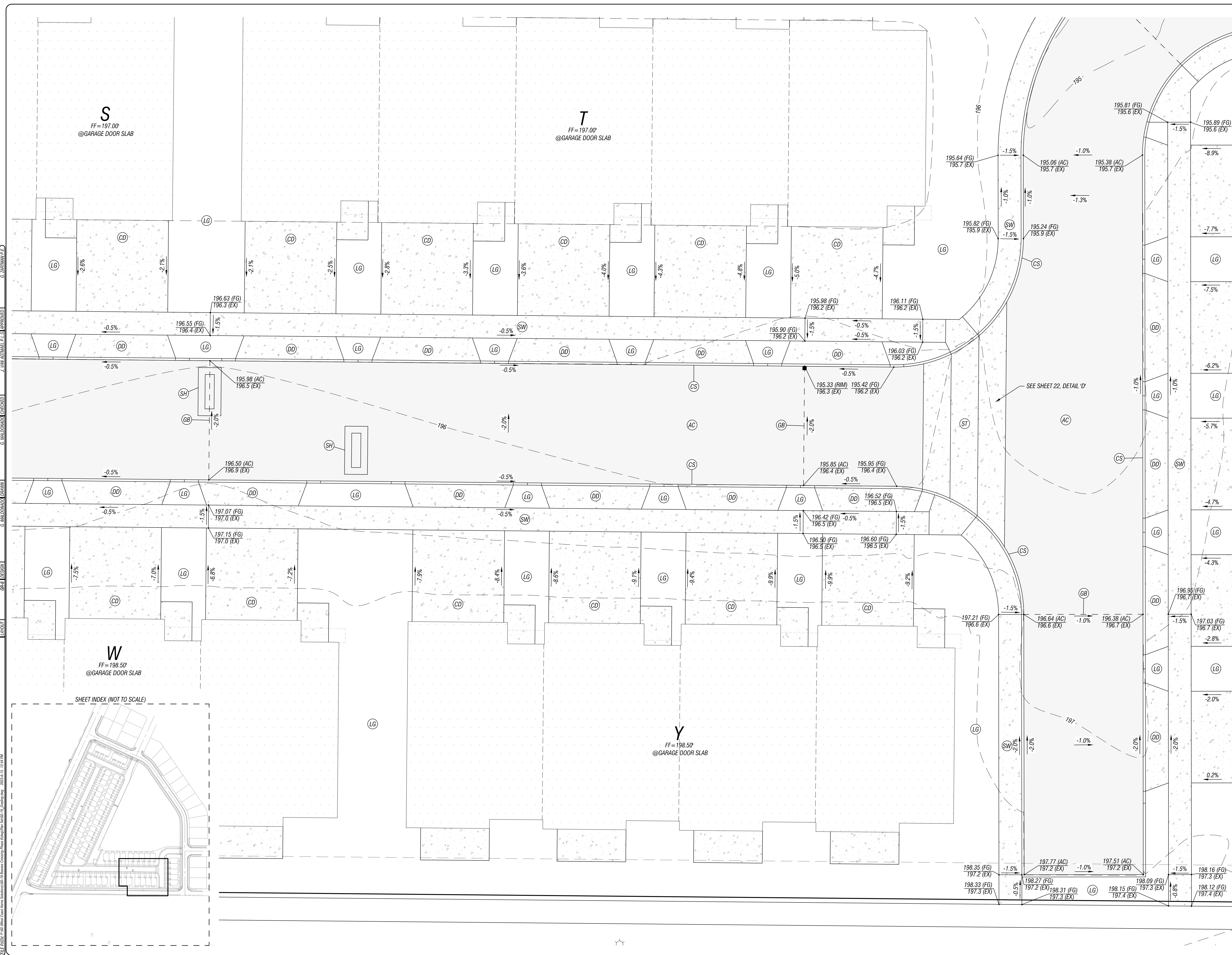
REGISTERED PROFESSIONAL ENGINEER  
 KREG J. ZARTMAN  
 EXPIRES 6-30-2024

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

**LEI ENGINEERING & SURVEYING OF OREGON**  
 2564 19TH STREET SE  
 Seaside, Oregon 97132  
 (503) 399-3828  
 www.leiengineering.com

SITE GRADING	
SCALE: 1" = 10'	GR-5
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**

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

LEI

**ENGINEERING & SURVEYING**  
OF OREGON

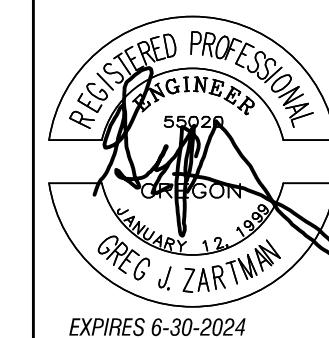
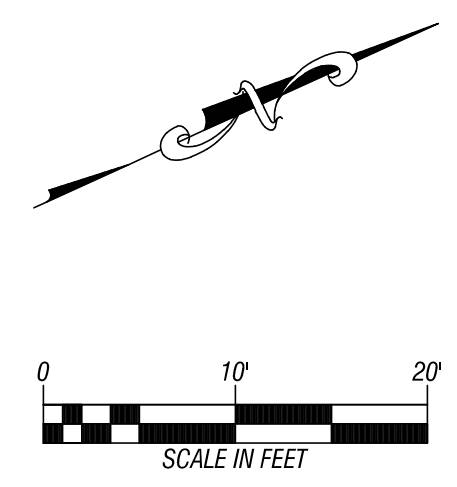
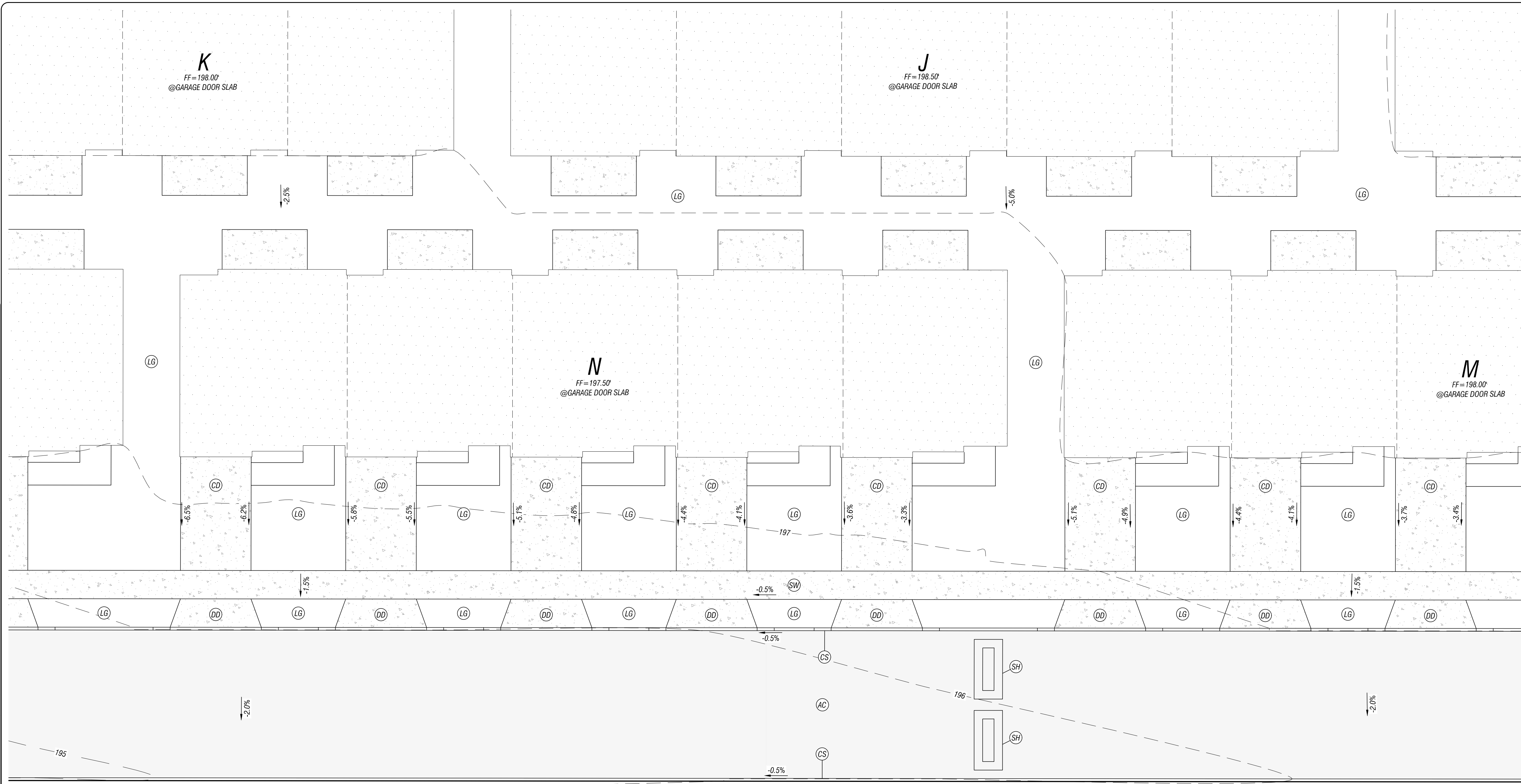
SITE GRADING	
SCALE	1" = 10'
PROJECT NO.	60-19
SHEET	16 OF 30

1. BOONES CROSSING PHASE 6, BOONES CROSSING, SALEM, OREGON  
 2. WEST COAST HOME SOLUTIONS, LLC  
 3. LEI ENGINEERING & SURVEYING OF OREGON  
 4. KREG J. ZARTMAN, REGISTERED PROFESSIONAL ENGINEER, NO. 55628, STATE OF OREGON  
 5. DATE: 08/14/2024





1. DATE: 05/21/24 2. DRAWN: J. J. ZARTMAN 3. CHECKED: J. J. ZARTMAN 4. DATE: 05/21/24 5. PROJECT: BOONES CROSSING PHASE 6 6. SHEET: GR-9 7. SCALE: 1" = 10' 8. PROJECT NO: 60-19 9. SHEET NO: 19 OF 30



NO.	DATE	REVISION	BY	APP'D

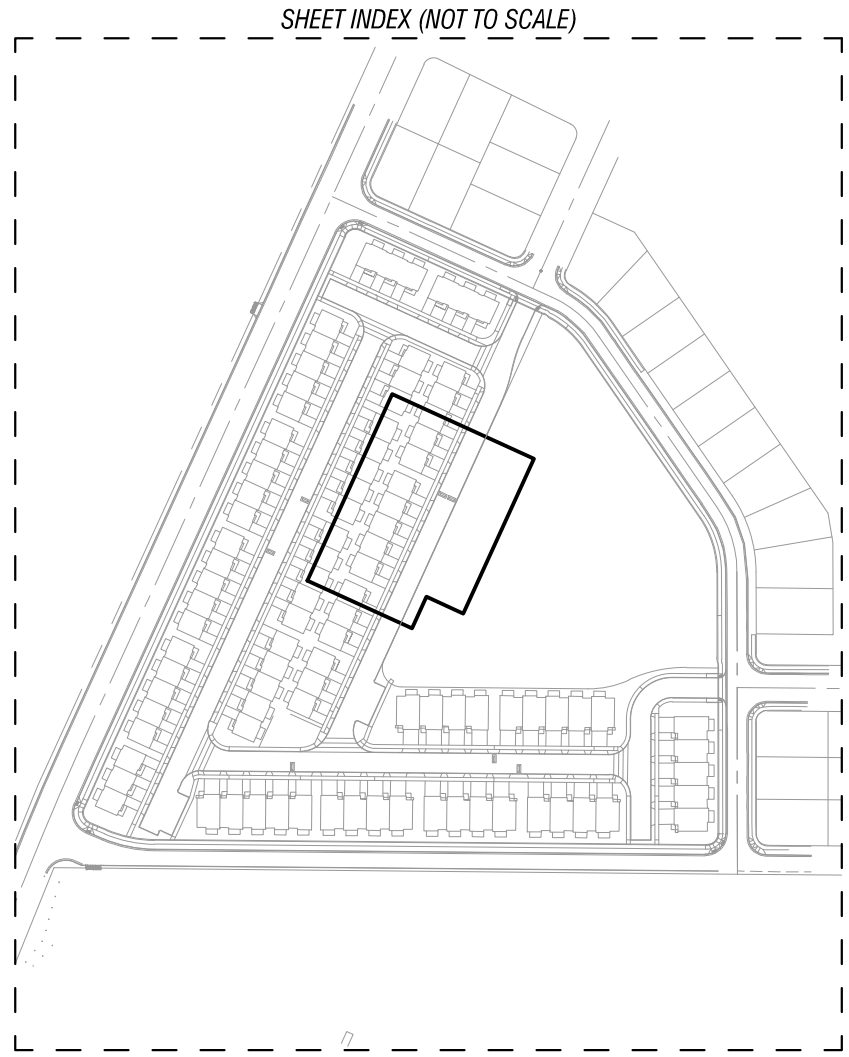
**CONSTRUCTION NOTES:**

- XXX.XX (000)  
XXX.X EX
- X.XX%
- 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.

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

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

**LEI ENGINEERING & SURVEYING OF OREGON**



**GENERAL NOTES:**

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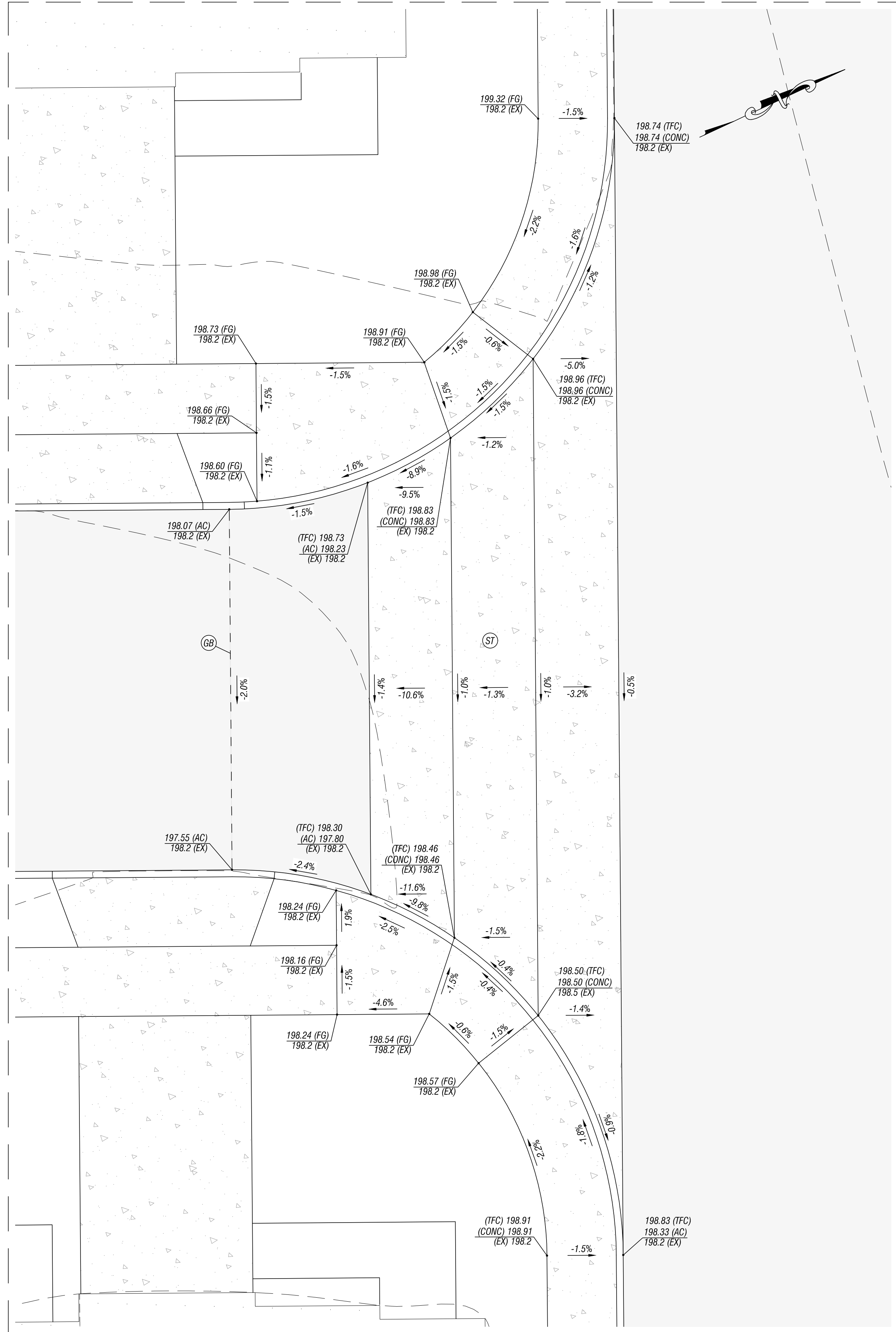
SCALE	1" = 10'
PROJECT NO.	60-19
SHEET	19 OF 30
	GR-9

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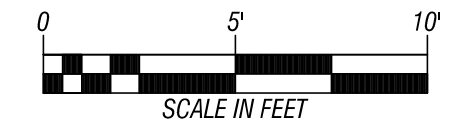
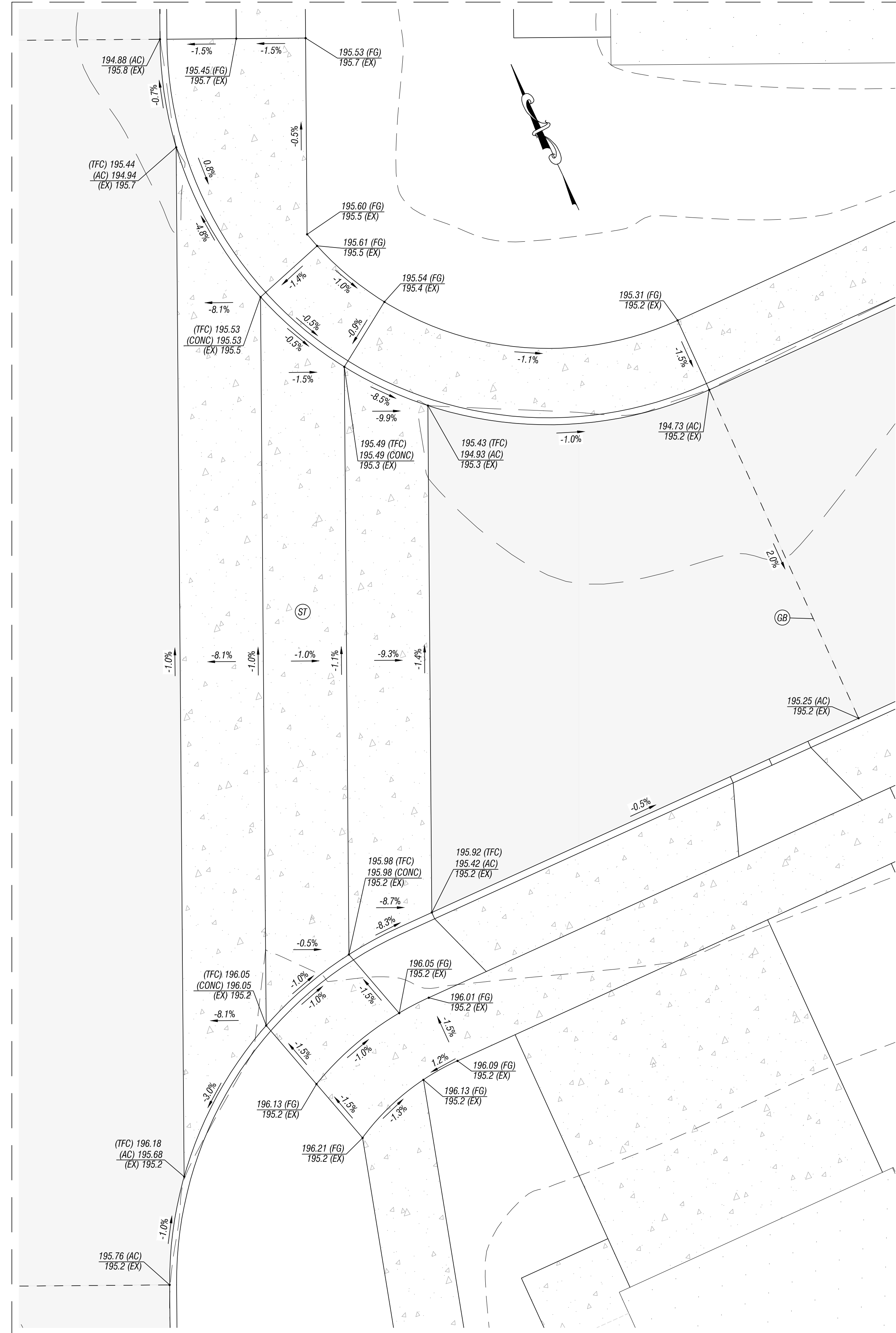




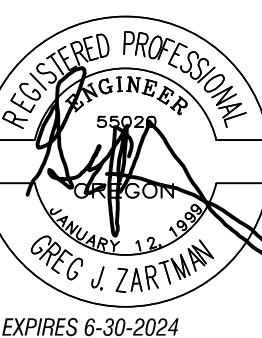
DETAIL 'A'  
SCALE: 1"=5'



DETAIL 'B'  
SCALE: 1"=5'



- CONSTRUCTION NOTES:**
- XXXX.XX (CONC) PROPOSED SPOT ELEVATION
  - XXXX.XX EX 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**  
WEST COAST HOME SOLUTIONS, LLC

2564 197th STREET SE  
Salem, Oregon 97302  
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**LEI ENGINEERING & SURVEYING OF OREGON**

SITE GRADING DETAILS

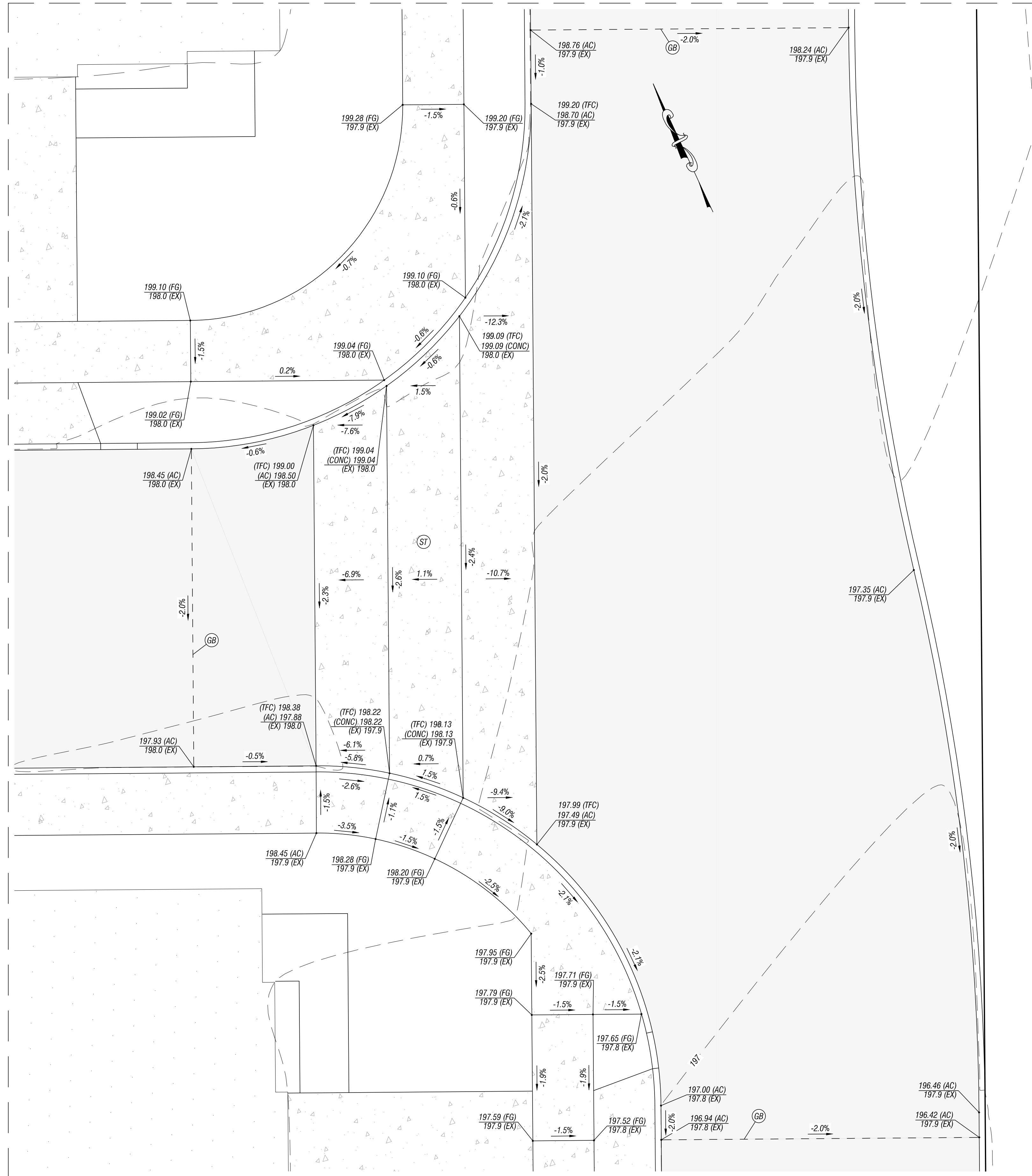
SCALE: 1"=5'  
PROJECT NO: 60-19  
SHEET: 21 OF 30  
GR-11

1. DATE: 01/12/2024  
 2. DRAWN BY: J. W. HARRIS  
 3. CHECKED BY: J. W. HARRIS  
 4. APPROVED BY: J. W. HARRIS  
 5. DATE: 01/12/2024  
 6. PROJECT NO: 60-19  
 7. SHEET NO: 21 OF 30  
 8. PROJECT NAME: BOONES CROSSING PHASE 6



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. DRAWING TITLE: BOONES CROSSING PHASE 6  
 6. CLIENT: WEST COAST HOME SOLUTIONS, LLC  
 7. DESIGNER: J. W. HARRIS, P.E.  
 8. CHECKER: J. W. HARRIS, P.E.  
 9. APPROVER: J. W. HARRIS, P.E.  
 10. 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

2564 19TH STREET SE  
 Seaside, Oregon 97132  
 (503) 399-3828  
 www.leiengineering.com

**LEI ENGINEERING & SURVEYING OF OREGON**

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

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