

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 <u>Woodburn Development Ordinance</u> (<u>WDO</u>). 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 <u>heidi.hinshaw@ci.woodburn.or.us</u>

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 <u>https://www.oregon.gov/deq/wq/wqpermits/Pages/Stormwater-Construction.aspx</u> 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 <u>DEQ Stormwater Program's website</u>.

Sincerely,

DEQ Stormwater Permitting Program



BOONES CROSSING PHASE 6 - 1200C EROSION CONTROL PLANS (CSMP)

THE PERMITTEE 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

BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF

	MASS	UTILITY	STREET	FINAL
CLEARING	GRADING	INSTALLATION	CONSTRUCTION	STABILIZATION
				•
v	v	v	v	v
^	X	X	x x	X
	^	^	^	^
** X	X	Х	X	X
** X	X	X	X	X
_				
**X	X	X	X	X
x	X	X	x	x
X	X	X	x	x
X	X	X	X	X
X	X	Х	Х	x

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

COMPANY/AGENCY: POINT ENVIRONMENTAL, MICHAEL ZENTHOEFER CPESC#7386

* HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND * 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 RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON

REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY.

CONTRACTOR

DEVELOPER/COMPANY: WEST COAST HOME SOLUTIONS CONTACT: ALEX LABUNSKY ADDRESS: 25030 SW PARK AVENUE WILSONVILLE. OR, 97361 PHONE: 503-619-9376

PLANNING / ENGINEERING / SURVEYING FIRM

<u> </u>	
CONTACT:	LEI ENGINEERING AND SURVEYING OF OREGON LL
ADDRESS:	2564 19TH AVE SE
	SALEM, OR 97302
PHONE:	503-399-3828
FAX:	866-232-6790

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

VACANT LOT/LAND IN THE CITY OF WOODBURN, MARION COUNTY OREGON

DEVELOPED CONDITIONS

MULTI-FAMILY: TOWN HOMES

* CLEARING (AUGUST 2023)

- * MASS GRADING (AUGUST 2023/ SEPTEMBER 2023)
- * UTILITY INSTALLATION (OCTOBER 2023 / NOVEMBER 2023)
- * STREET CONSTRUCTION (NOVEMBER 2023)
- * VERTICAL CONSTRUCTION (NOVEMBER 2023 / JANUARY 2024) * FINAL STABILIZATION (JANUARY 2024)
- TOTAL SITE AREA = 453,000 SF = 10.40 ACRES

TOTAL DISTURBED AREA = 453.000 SF = 10.40 ACRES

SITE SOIL CLASSIFICATION:

SANDY SILTS AND CLAYS (ML) ENCOUNTERED THROUGHOUT SITE RECEIVING WATER BODIES:

NEAREST WATER BODY: N/A

PROJECT LOCATION:

BOONES FERRY RD, WOODBURN, MARION COUNTY, OREGON LATITUDE = 45.130027° N , LONGITUDE = 122.868052° W

PROPERTY DESCRIPTION:

TAX LOTS 01405 MARION COUNTY TAX MAP 051W18C. LOCATED IN SW 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND SE 1/4 OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, MARION COUNTY, OREGON.

	1200C PERMIT SUB-SET
SHEET #	SHEET TITLE
01	1200C EROSION CONTROL COVER
02	1200C NOTES
03	1200C DEMO, CLEARING, GRADING, EXCAVATING, AND LAND DEVELOPMENT
04	1200C STREETS AND UTILITIES
05	1200C VERTICAL CONSTRUCTION
06	1200C FINAL LANDSCAPING AND SITE STABILIZATION
07	1200C DETAILS

SITE DESCRIPTION:

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:

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)

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.

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE 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 E 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 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 PROVIDE A SET OF PROCEDURES FOR THE FOLLOWING, LISTED IN SECTION 4.4, BEFORE GRADING ACTIVITIES COMMENCE:

RELEASES:

RATE.

CONTROL PROGRAMS:

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



NO STRUCTURES ARE BEING REMOVED/DEMOLISHED.

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 (Qtg) 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."

1. PROCEDURES FOR EXPEDITIOUSLY STOPPING, CONTAINING, AND CLEANING UP SPILLS, LEAKS, AND OTHER

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

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 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

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.

LELER BODNES CROSSING PHASE 6 Salem, Oregon 97302 (503) 399-3828 www.leingineering.com DF OREGON WEST COAST HOME SOLUTIONS, LLC WEST COAST HOME SOLUTIONS, LLC	AND DATE OF THE CONTRACT OF TH	299 MM MM 4
CALLE SCALE POF OREGON CONTROL COVER SCALE PROFECT NO CONTROL COVER PROFECT NO CONTROL COVER SCALE PROFECT NO CONTROL COVER PROFECT NO CONTROL COVER PROFECT NO CONTROL COVER	BOONES CROSSING PHASE 6	REPARED FOR: WEST COAST HOME SOLUTIONS, LLC
1200C EROSION CONTROL COVER	ENGINEERING 2564 19TH STREET SE Salem, Oregon 97302 (503) 399-3828	OF OREGON
	1200C EROS CONTROL CO	SION OVER



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)
- 2. VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION6.5)
- 3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION 6.5.Q)
- 4. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)
- 5. THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11)
- 6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
- 7. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SECTION 4.9)
- 8. SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)
- 9. CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORM WATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3)
- 10. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SECTION 2.2.1)
- 11. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SECTION 2.2.5)
- 12. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SECTION 2.2.4)
- 13. INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
- 14. CONTROL BOTH PEAK FLOW RATES AND TOTAL STORM WATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAM BANKS. (SECTIONS 2.1.1. AND 2.2.16)
- 15. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SECTIONS 2.2.6 AND 2.2.13)
- 16. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION2.2.14)
- 17. 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)
- 18. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORM WATER CONTROLS. (SECTION 2.3.7)
- 19. KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY FOR THOSE CONTAINERS THAT ARE ACTIVELY USED THROUGHOUT THE DAY. FOR WASTE CONTAINERS THAT DO NOT HAVE LIDS, PROVIDE EITHER (1) COVER (E.G., A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO PREVENT EXPOSURE OF WASTES TO PRECIPITATION, OR (2) A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT). (SECTION 2.3.7)
- 20. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND- DISTURBING ACTIVITIES. (SECTION 2.2.7)
- 21. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)
- 22. CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEAN OUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.9)
- 23. ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)
- 24. PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)
- 25. USE BMPS TO PREVENT OR MINIMIZE 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)
- 26. 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)
- 27. IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPOUNDMENT MUST BE INSTALLED. (SEE SECTIONS2.2.17 AND 2.2.18)
- 28. PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4) 29. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES
- AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SECTION 2.3)
- 30. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SECTION 2.2.9)
- 31. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.5)
- 32. IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FILTRATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 1.2.9)
- 33. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SECTION 2.2)
- 34. AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SECTION 2.2.8)
- 35. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SECTION 2.1.5.B)
- 36. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)
- 37. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SECTION 2.1.5.D)
- 38. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS.ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIMEFRAME. (SECTION 2.2.19.A)
- 39. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SECTION 2.2.19)
- 40. DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 6.5.F.)
- 41. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A 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)
- 42. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS NEEDED FOR LONG TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE. (SECTION 2.2.21)

EROSION CONTROL NOTES

CITY OF WOODBURN EROSION CONTROL NOTES:

CONTRACTOR SHALL COMPLY WITH SECTION 00280 OF THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION. **INSPECTION FREQUENCY:**

	SITE CONDITION	
1.	ACTIVE PERIOD	ON INITIAL DA
		WITHIN 24 HO RESULTS IN D
		AT LEAST ON OCCURING.
2.	INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDER DAYS	THE INSPECTO SITE WHERE TWICE PER M THEN ONCE F
3.	PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF SAFE, ACC DISCHARGE P
4.	PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE SUSPENDED AND RUNOFF IS UNLIKELY DUE TO FROZEN CONDITIONS.	VISUAL MONIT RESUME MON DISCHARGES
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BOONES FERRY ROAD TYPICAL SECTION (NOT TO SCALE)



CROWN OF STREET

SOUTH ARTERIAL TYPICAL SECTION (NOT TO SCALE)



MINIMUM FREQUENCY

ATE THAT LAND DISTURBANCE ACTIVITIES COMMENCE. OURS OF ANY STORM EVENT, INCLUDING RUNOFF FROM SNOW MELT, THAT

DISCHARGE FROM THE SITE. ICE EVERY 14 DAYS. REGARDLESS OF WHETHER STORMWATER RUNOFF IS

OR MAY REDUCE THE FREQUENCY OF INSPECTIONS IN ANY AREA OF THE THE STABILIZATION STEPS IN SECTION 2.2.20 HAVE BEEN COMPLETED TO IONTH FOR THE FIRST MONTH, NO LESS THAN 14 CALENDAR DAYS APART, PER MONTH. ESSIBLE AND PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT

POINT OR DOWNSTREAM LOCATION OF THE RECEIVING WATERBODY. TORING INSPECTIONS MAY BE TEMPORARILY SUSPENDED. IMMEDIATELY IITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE LIKELY. TORING INSPECTIONS MAY BE REDUCED TO ONCE A MONTH. IMMEDIATELY

IITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE I IKFI Y.

EXPIRES: 6-30-2	CK-SCOULD CK-SCO
BOONES CROSSING PHASE 6	PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC
ENGINEERING 2564 19TH STREET SE Salem, Oregon 97302	OF OREGON
1200 NOTE	C S

LEC	GEND
EXISTING GROUND CONTOUR (1 FT)	
EXISTING GROUND CONTOUR (5 FT)	100
SEDIMENT BARRIER	
PROPERTY BOUNDARY LINE	
PROPERTY LINE	
STORMWATER LINE	STM
EDGE OF PAVEMENT	
BIOBAG INLET PROTECTION	
CONSTRUCTION ENTRANCE	
CONCRETE WASH AREA	
PRE-DEVELOPED DRAINAGE PATTERN	

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTIÓN, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE <u>SEDIMENT FENCE, BERMS</u> CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES. OR OTHER APPROVED MATERIALS.

3. 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.

4. 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.

5. 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: <u>SLOPE</u> <u>DRAINS</u> (<u>WITH</u> <u>OUTLET</u> PORTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BEANK STABILIZATION.

<u>GENERAL NOTES:</u>

- EXISTING DRAINAGE PATTERNS ASSUME TO FLOW EAST CENTRALIZING IN ONE AREA, GENERALLY. THE SITE IS FLAT.
- 2. NO WETLAND DELINEATION HAS BEEN PERFORMED AT THIS TIME, AND NO WETLAND EVIDENCE IS PRESENT WITHIN THE DEVELOPMENT AREA.
- 3. AREA WITHIN DEVELOPMENT AREA: 453,000 SF = 10.40 ACRES
- 4. THE EXISTING LAND COVER IS PREDOMINANTLY GRASS, LIKELY UNATTENDED FOR SOME TIME AND OVERGROWN NATURALLY.
- 5. THE SURROUNDING PROPERTY IS AGRICULTURAL IN NATURE AND SINGLE FAMILY RESIDENTAIL.
- 6. 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.
- 7. 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.



LEC	GEND
EXISTING GROUND CONTOUR (1 FT)	
EXISTING GROUND CONTOUR (5 FT)	
SEDIMENT BARRIER (PERIMETER)	
PROPERTY BOUNDARY LINE	
PROPERTY LINE	
FINISHED GRADE CONTOUR (1 FT)	<u> </u>
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:

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:

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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.

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.

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.

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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 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.

11. TOTAL SITE AREA DISTURBANCE CUT ≈ 22000 CYD AND FILL ≈ 24000 CYD.



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LEC	GEND	
EXISTING GROUND CONTOUR (1 FT)		
EXISTING GROUND CONTOUR (5 FT)		
SEDIMENT BARRIER (PERIMETER)		
PROPERTY BOUNDARY LINE		
PROPERTY LINE		
FINISHED GRADE CONTOUR (1 FT)	<u> </u>	
FINISHED GRADE CONTOUR (5 FT)	100	
EDGE OF PAVEMENT		
STORMWATER LINE	STM	
DRAINAGE FLOW DIRECTION	*	
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EXISTING GROUND CONTOUR (5 FT)		
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10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.

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		BUUNES CRUSSING PHASE D			PREPARED FOR:	WEST COAST HOME SOLUTIONS, LLC
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BOONES CROSSING - PHASE 6

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

SITE MAP SCALE: 1" = 1000'

01 OF 30

PROJECT TEAM:

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

<u>ENGINEER</u>: 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

<u>GEOTECHNICAL ENGINEER:</u> 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.

<u>BENCHMARK/BASIS OF BEARING:</u> 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
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15	SITE GRADING
16	SITE GRADING
17	SITE GRADING
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23	SITE GRADING DETAILS
24	STRIPING PLAN
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7 FOUND 58: IRON ROD WITH YPC IN MON. BOX. 'XKS ENGR.', SET BP3 8 FOUND 58: IRON ROD WITH YPC IN MON. BOX. 'XKS ENGR.', SET BP3 9 FOUND 58: IRON ROD WITH YPC IN MON. BOX. 'XKS ENGR.', SET BP3 10 FOUND 58: IRON ROD WITH YPC IN MON. BOX. 'XKS ENGR.', SET BP3 11 FOUND 58: IRON ROD WITH YPC, 'MONELL IS 91569; FLUSH, SET PP 2018-057 11 FOUND 58: IRON ROD WITH YPC, 'MAS ENGR.', SET BP5 12 FOUND 58: IRON ROD WITH YPC, 'MAS ENGR.', SET BP5 13 FOUND 58: IRON ROD WITH YPC, 'MAS ENGR.', DOWN 0.2, SET PP 2018-057 14 FOUND 58: IRON ROD WITH YPC, 'MAS ENGR.', LIUSH, SET BP5 17 FOUND 58: IRON ROD WITH YPC, 'MONELL IS 91569; FLUSH, SET BP5 18 FOUND 58: IRON ROD WITH ALC, ILEEBBLE, FLUSH, SET BP5 19 FOUND 58: IRON ROD WITH ALC, ILEEBBLE, FLUSH, SET BP5 20 FOUND 58: IRON ROD WITH ALC, ILEEBBLE, FLUSH, SET BP5 20 FOUND 58: IRON ROD WITH ALC, ILEEBBLE, FLUSH, SET BP5 21 FOUND 58: IRON ROD WITH ALC, ILEEBBLE, FLUSH, SET BP5 22 FOUND 58: IRON ROD WITH ALC, ILEEBBLE, FLUSH, SET BP5 23 FOUND 58: IRON ROD WITH APC, 'CENTERLINE CONCEPTS', FLUSH SET BP5 24 FOUND 58: IRON ROD, OWN 0.4, SET PP 2018-057. FALLS SAR 25 FOUND 58: IRO	 2 FOUND 5/8" IRON ROD WIT 3 FOUND 3" MARION COUNTY 4 FOUND 5/8" IRON ROD WIT 5 FOUND 5/8" IRON ROD WIT 6 FOUND 5/8" IRON ROD WIT 	H YPC, "A ' BRASS I H YPC, "A H YPC, "A H YPC, "A	LPHA ENG. INC.", FLU DISC IN MON. BOX, S KS ENGR.", DOWN 0. KS ENGR.", DOWN 0. KS ENGR.", DOWN 0.	JSH, SET MCSR 3533 HOWN IN PP 2018-0 3', SET PP 2005-29 4', SET PP 2005-29 4', SET PP 2005-29	18 157		-		PREPARED FOR: WEST
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10 FOUND 518" IRON NOD WITH YPC, HOWELL IS 91569", FLUSH, SET PP 2018-057 11 FOUND 518" IRON NOD WITH YPC, HOWELL IS 91569", FLUSH, SET PP 2018-057 12 FOUND 518" IRON NOD WITH ALC, LLEGIBLE, FLUSH, SET PP 2005-29 14 FOUND 518" IRON NOD WITH ALC, LLEGIBLE, FLUSH, SET PP 5 15 FOUND 518" IRON NOD WITH ALC, LLEGIBLE, FLUSH, SET PP 5 16 FOUND 518" IRON NOD WITH ALC, LLEGIBLE, FLUSH, SET PP 2018-057 17 FOUND 518" IRON NOD WITH ALC, LLEGIBLE, FLUSH, SET PP 2018-057, FALLS 534" 34" 54" 5" - 0.10 18 FOUND 518" IRON NOD WITH ALC, LLEGIBLE, FLUSH, SET PP 2018-057, FALLS 534" 34" 54" 5" - 0.10 19 FOUND 518" IRON NOD WITH ALC, LLEGIBLE, FLUSH, SET PP 2018-057, FALLS 534" 34" 54" 5" - 0.10 19 FOUND 518" IRON NOD WITH ALC, CENTERLINE CONCEPTS, FLUSH, SET PP 2018-057 20 FOUND 518" IRON NOD WITH ALC, CENTERLINE CONCEPTS, FLUSH, SET PP 5 21 FOUND 518" IRON NOD WITH ALC, CENTERLINE CONCEPTS, FLUSH, SET PP 5 22 FOUND 518" IRON NOD WITH ALC, CENTERLINE CONCEPTS, FLUSH, SET PP 5 23 FOUND 518" IRON NOD WITH ALC, CENTERLINE CONCEPTS, FLUSH, SET PP 5 24 FOUND 518" IRON NOD WITH ALC, CENTERLINE CONCEPTS, FLUSH, SET PP 5 25 FOUND 518" IRON NOD WITH ARC, CENTERLINE CONCEPTS, FLUSH SET PP 5 26 FOUND 518" IRON NOD WITH ARC, CE	9 FOUND 5/8" IRON ROD WIT	H YPC IN H YPC IN	MON. BOX, "AKS ENC MON. BOX, "AKS ENC	GR.", SET BP3				KEE1 n 973 -3828	ering.c
11 FOUND 5/8* IRON ROD WITH YPC, YASS ENGRY, LUSH, SET BP5 12 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5 13 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S/8* 10 15/2 - 0.10 15 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S/8* 10 15/2 - 0.10 16 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S/8* 10 15/2 - 0.10 17 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S/8* 0/4* 5/4* - 0.18* 18 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5 19 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5 20 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5 21 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5 22 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5 23 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5 24 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5 25 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5 26 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET MCSR 39856 27 FOUND 5/8* IRON ROD, OWN 0.2*, SET PP 2018-057 26 FOUND 5/8* IRON ROD, OWN 0.2*, SET PP 2018-057 27 FOUND 5/8* IRON ROD, OWN 0.2*, SET PP 2018-057	10 FOUND 5/8" IRON ROD WIT	H YPC, "H	IOWELL LS 91569", F	LUSH, SET PP 2018-	057			тн 51 Drego (399-	nginee
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 ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S63" 10' 15'E - 0.10''' 16 FOUND 5/8" IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S34" 34" 54'E - 0.18''' 17 FOUND 5/8" IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S34" 34" 54'E - 0.18''' 18 FOUND 5/8" IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S34" 34" 54'E - 0.18''' 19 FOUND 5/8" IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S34" 34" 54'E - 0.18''' 20 FOUND 5/8" IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S34" 34" 54'E - 0.18''' 21 FOUND 5/8" IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S4'''' 22 FOUND 5/8" IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BP5, FALLS S4'''' 23 FOUND 5/8" IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET MCSR 33656 24 FOUND 5/8" IRON ROD, DOWN 0.2', SET PP 2018-057, FALLS S24'' 33 18''' - 0.17'' 25 FOUND 5/8" IRON ROD, DOWN 0.2', SET PP 2018-057, FALLS S57'' 52'' 18''' - 0.12'' 28 FOUND 5/8' IRON ROD WITH HOC QAP, FLUSH, SET MCSR 33656 29 FOUND 5/8' IRON ROD WITH HC, 'HOWELL LS 91'S59'' 18''' - 0.17'' 21 FOUND 5/8' IRON ROD WITH HC, 'HO	11 FOUND 5/8" IRON ROD WIT 12 FOUND 5/8" IRON ROD WIT	H YPC, "A H ALC, ILI	KS ENGR.", FLUSH, S LEGIBLE, FLUSH, SET	ET PP 2005-29 BP5				4 19. em, ((503)	w.leie
14 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET PPS, FALLS S63* 10 15°E - 0.10 15 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET PPS 16 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET PPS, FALLS S34* 34* 54°E - 0.18 17 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET PPS, FALLS S34* 34* 54°E - 0.18 18 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET PP 2018-057, FALLS S34* 34* 54°E - 0.18 18 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET PP 2018-057 20 FOUND 5/8* IRON ROD WITH ALC, ILLEGIBLE, FLUSH, SET PPS, FALLS S0* 04* 27°E - 0.17 19 FOUND 5/8* IRON ROD WITH ALC, CUENTERLINE CONCEPTS', FLUSH, SET PP 2018-057 21 FOUND 5/8* IRON ROD WITH ALC, CUENTERLINE CONCEPTS', FLUSH, BP5 22 FOUND 5/8* IRON ROD WITH ALC, CUENTERLINE CONCEPTS', FLUSH, BP5 23 FOUND 5/8* IRON ROD WITH ALC, CUENTERLINE CONCEPTS', FLUSH, BP5 24 FOUND 5/8* IRON ROD WITH ALC, LIE 050-057. 25 FOUND 5/8* IRON ROD, DOWN 0.2', SET PP 2018-057. 26 FOUND 5/8* IRON ROD, DOWN 0.2', SET PP 2018-057. 27 FOUND 5/8* IRON ROD WITH NO C.P. FLUSH, SET MCSR 33516, FALLS S7* 52* 18*W - 0.12' 28 FOUND 5/8* IRON ROD WITH BPC, 'LEI OF OREGON', FLUSH SET MCSR 39656 GEENERAL NOTES: THE LOCATION OF UTILITIES SERVING THE PROPER	13 FOUND 5/8" IRON ROD WIT	H YPC, "A	KS ENGR.", DOWN 0.	2', SET BP3, FALLS N	143° 30' 09"E - 0.10	י		ocz Sal	MM
Image: Control of the information of the informatinformation of the information of the information of the informati	14 FOUND 5/8" IRON ROD WIT 15 FOUND 5/8" IRON ROD WIT	H ALC, ILI H YPC "H	LEGIBLE, FLUSH, SET	BP5, FALLS S63° 10	" 15"E - 0.10" 		- Ľ) ()
17 FOUND 5/8" (RON ROD WITH YPC, "HOWELL LS 91569", FLUSH, SET PP 2018-057, FALLS S34" 34" 54" 5 - 0.18 18 FOUND 5/8" (RON ROD WITH ALC, ILLEGIBLE, FLUSH, SET BPS, FALLS S0" 04" 27" - 0.17" 19 FOUND 5/8" (RON ROD WITH YPC, "HOWELL LS 91569", DOWN 0.2", SET PP 2018-057 21 FOUND 5/8" (RON ROD WITH YPC, "HOWELL S9 91569", DOWN 0.2", SET PP 2018-057 21 FOUND 5/8" (RON ROD WITH ALC, "CENTERLINE CONCEPTS", FLUSH, SET BP5 22 FOUND 5/8" (RON ROD WITH ALC, "CENTERLINE CONCEPTS", FLUSH, BP5 23 FOUND 5/8" (RON ROD WITH ALC, "CENTERLINE CONCEPTS", FLUSH, BP5 24 FOUND 5/8" (RON ROD WITH ALC, "CENTERLINE CONCEPTS", FLUSH, BP5 25 FOUND 5/8" (RON ROD, DOWN 0.2", SET PP 2018-057, FALLS S0" 0.17" 25 FOUND 5/8" (RON ROD, DOWN 0.4", SET PP 2018-057, FALLS S24" 33" 18"W - 0.17" 27 FOUND 5/8" (RON ROD WITH NO CAP, FLUSH, SET MCSR 39356 28 FOUND 5/8" (RON ROD WITH NO CAP, FLUSH, SET MCSR 39356 29 FOUND 5/8" (RON ROD WITH BPC, "LEI OF OREGON", FLUSH, SET MCSR 39656 29 FOUND S/8" IRON ROD WITH BPC, "LEI OF OREGON", FLUSH, SET MCSR 39656 29 FOUND S/8" IRON ROD WITH BPC, "LEI OF OREGON", FLUSH, SET MCSR 39656 29 FOUND S/8" IRON ROD WITH BPC, "LEI OF OREGON", FLUSH, SET MCSR 39656 29 FOUND S/8" IRON ROD WITH BPC, "LEI OF ORE	16 FOUND 5/8" IRON ROD WIT	H ALC, ILI	LEGIBLE, FLUSH, SET	BP5				Ż	
19 FOUND SIG* IRON ROD WITH RPC, "CENTERLINE CONCEPTS", FLUSH, SET BPS 20 FOUND SIG* IRON ROD WITH RPC, "CENTERLINE CONCEPTS", FLUSH, SET BPS 21 FOUND SIG* IRON ROD WITH RPC, "CENTERLINE CONCEPTS", FLUSH, BPS 22 FOUND SIG* IRON ROD WITH RPC, "CENTERLINE CONCEPTS", FLUSH, BPS 23 FOUND SIG* IRON ROD WITH RPC, "CENTERLINE CONCEPTS", FLUSH, BPS 24 FOUND SIG* IRON ROD WITH RPC, "CENTERLINE CONCEPTS", FLUSH, BPS 25 FOUND SIG* IRON ROD, DOWN 0.2, SET PP 2018-057, FALLS NGB* 11' 24'W - 0.18 24 FOUND SIG* IRON ROD, DOWN 0.4, SET PP 2018-057, FALLS S24* 33 18'W - 0.17' 25 FOUND SIG* IRON ROD, DOWN 0.4, SET PP 2018-057, FALLS S24* 33 18'W - 0.12' 26 FOUND SIG* IRON ROD WITH ND CAP, FLUSH, SET MCSR 33518, FALLS S7* 52' 18'W - 0.12' 27 FOUND SIG* IRON ROD WITH BPC, "LEI OF OREGON", FLUSH, SET MCSR 39656 29 FOUND SIG* 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 COMPANKES, B11 OREGON UTILITY NOTIFICIANC CHERE, THE UCOATION OF THE UTILITIES, SERVING THE PROPERTY HAVE BEEN DETERMINED BY ABOVE GROUUT UTILY NOTIFICIANCE CHERE, THE CONTRACTOR SHALL CALL FOR PRIVATE UTILITY LOCATES AND FELD VERICE AND FILE UTILITY SUPPORTS HAVE BEEN PROVIDED BY UTILITY COMPANKES, B11 OREGON UTILITY NOTIFICIANC CHERE, THE CONTROL TABLE FOR DESCRIP	17 FOUND 5/8" IRON ROD WIT	Н ҮРС, "Н Н ДГС И И	IOWELL LS 91569", F	LUSH, SET PP 2018-	057, FALLS S34° 3.	4' 54"E - 0.18'		╧⋝	-
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 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 27 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, DOWN 0.4", SET PP 2018-057, FALLS S24" 33 18"W - 0.12" 28 FOUND 5/8" IRON ROD, DOWN 0.4", SET PP 2018-057, FALLS S24" 33 18"W - 0.12" 29 FOUND 5/8" IRON ROD WITH NO CAP, FLUSH, SET MCSR 33656 29 FOUND 5/8" IRON ROD WITH NO CAP, FLUSH, SET MCSR 33656 29 FOUND 5/8" IRON ROD WITH BPC, "LEI OF OREGON", FLUSH, SET MCSR 39656 GENERAL NOTES: THE LOCATION OF UTILITIES, SHOWN HEREON, DETERMINED BY ABOVE GROUND EVIDENCE, AND ILLUSTRATED WITH HEVE FIRON DITILTY COMPANIES: 811 OREGON UTILTY NOTIFICATION CENTER, THE CONTRACTOR SHALL CALL FOR PRIVATE UTILITY COMPANIES: 01 THE LOCATION OF THE UTILITIES. THE EDUNDARY SHOWN ON THIS MAP IS FOR ENGINEERING PURPOSES ONLY. NO MONUMENTATION SHALL BE SET AND THIS MAP IS FOR ENGINEERING PURPOSES ONLY. NO MONUMENTATION SHALL BE SET ON THE CONTROL TABLE FOR DESCRIPTIONS. THE BOUNDARY SHOWN ON THIS MAP IS FOR ENGINEERING PUR	19 FOUND 5/8" IRON ROD WIT	H RPC, "(CENTERLINE CONCEP	TS", FLUSH, SET BP5			_ Ц	╎╙	1
22 FOUND S/B "IRON ROD WITH REC, "CENTERLINE CONCEPTS", FLUSH, BP5 23 FOUND S/B "IRON ROD, DOWN 0.2, SET PP 2018-057, FALLS NGB" 11' 24'W - 0.18 24 FOUND S/B "IRON ROD, DOWN 0.2, SET PP 2018-057 25 FOUND S/B "IRON ROD, DOWN 0.4, SET PP 2018-057 26 FOUND S/B "IRON ROD, DOWN 0.4, SET PP 2018-057, FALLS S24" 33 18'W - 0.17' 27 FOUND S/B "IRON ROD WITH ND CAP, FLUSH, SET MCSR 35318, FALLS S7" 52' 18'W - 0.12' 28 FOUND S/B "IRON ROD WITH ND CAP, FLUSH, SET MCSR 35318, FALLS S7" 52' 18'W - 0.12' 28 FOUND S/B "IRON ROD WITH BPC, "LEI OF OREGON", FLUSH, SET MCSR 39656 29 FOUND S/B "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 UTILLY COMPANIES: B11 OREGON UTILLY NOTHICATION CENTER. THE LOCATION OF THE UTILITIES. SHOWN HEREON, DETERMINED BY ABVE GROUND EVIDENCE AND ILLUSTRATE WITH MARKINGS PROVIDED BY UTILLY COVERANCE. NO AS-BULT SURVEYS HAVE BEEN PROVIDED OR REVIEWED AT THIS TIME. LEI MAKES NO WARRANTES TO THE LOCATION OF THE UTILITIES. THE CONTRACTOR SHALL CALL FOR PRIVATE UTILITY LOCATES AND FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION ACTIVITES. • 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. ELEGEND: • CONTROL POINT. REFERENCE SITE CONTROL TABLE FOR DESCRIPTIONS.	20 FOUND 5/8" IRON ROD WIT	Н ҮРС, "Н н лго "С	IOWELL LS 91569", D	OWN 0.2', SET PP 20)18-057				ŻZ
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 CBENERAL NOTES: • THE LOCATION OF UTILITIES SERVING THE PROPERTY HAVE BEEN DETERMINED BY ADDRESE OF CHOLONCE, TOGETHER WITH MARKINGS PROVIDED BY UTILITY COMPANIES, B1' I OREGON UTILT'N UTILITICS COMPANIES, B' I OREGON UTILT'N UTILITIES. SHOW HEREON, DETERMINED BY ADDRESO OR UNDENCE AND ILLUSTRATED WITH MELP FROM CITY MAPS, IS APPROXIMATE. NO AS-BUILT SURVEYS HAVE BEEN PROVIDED CA RAD ILLUSTRATED WITH MELP FROM CITY MAPS, IS APPROXIMATE. NO AS-BUILT SURVEYS HAVE BEEN PROVIDED OR REVIEWED AT THIS TIME. LEI MAKES NO WARBANTIES TO THE LOCATION OF THE UTILITIES. THE CONTRACTOR SHALL CALL FOR PRIVATE UTILITY LOCATES AND FIELD VERIFY ALL UTILITIES. THE CONTRACTOR SHALL CALL CAL POR PRIVATE UTILITY LOCATES AND FIELD VERIFY ALL UTILITIES. THE CONTRACTOR SHALL CALL FOR PRIVATE UTILITY LOCATES AND FIELD VERIFY ALL UTILITIES. THE CONTRACTOR SHALL NOT BE FILED WITH THE COUNTY AS RECORD. SOME CONTROL POINT. REFERENCE SITE CON	21 FOUND 5/8" IRON ROD WIT	H RPC, "C	CENTERLINE CONCEP	TS", FLUSH, BP5	, г <i>шоп, з</i> еі ВР5			5 =	<u>j</u> <u>O</u>
22 FOUND 5/8" (RON ROD, DOWN 0.2, SET PP 2018-057 25 FOUND 5/8" (RON ROD, DOWN 0.4, SET PP 2018-057, FALLS S24° 33' 18"W - 0.17" 27 FOUND 5/8" (RON ROD WITH NO CAP, FLUSH, SET MCSR 35318, FALLS S7° 52' 18"W - 0.12" 28 FOUND 5/8" (RON ROD WITH NO CAP, FLUSH, SET MCSR 39656 29 FOUND 5/8" (RON ROD WITH BPC, "LEI OF OREGON", FLUSH, SET MCSR 39656 29 FOUND 5/8" (RON ROD WITH BPC, "LEI OF OREGON", FLUSH, SET MCSR 39656 29 FOUND 5/8" (RON 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-BULIT SURVEYS HAVE BEEN PROVIDED OR REVEWED AT THIS TIME. LEI MAKES NO WARBANTIES TO THE LOCATION OF THE UTILITIES. THE CONTRACTOR SHALL CALL FOR PRIVATE UTILITY LOCATES AND FIELD VERIFY ALL UTILITIES. THE CONTRACTOR SHALL CALL FOR PRIVATE UTILITY LOCATES AND FIELD VERIFY ALL UTILITIES. • 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. • 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. • CONTROL POINT. REFERENCE SITE CONTROL	23 FOUND 5/8" IRON ROD, DO	WN 0.2',	SET PP 2018-057, FA	LLS N68° 11' 24"W -	0.18') Ш
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 UTILITES, SHOWN HEREON, DETERMINED BY ABOVE GROUND EVIDENCE AND ILLUSTRATED WITH HELP FROM CITY MAPS, IS APPROXIMATE. NO AS-BULL 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. THE CONTRACTOR SHALL CALL FOR PRIVATE UTILITY LOCATES AND FIELD VERIFY ALL UTILITIES. 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. SOUND ECONTROL POINT. REFERENCE SITE CONTROL TABLE FOR DESCRIPTIONS. PC RPC • CONTROL POINT. REFERENCE SITE CONTROL TABLE FOR DESCRIPTIONS. PC RPC • FOUND MONUMENT. REFERENCE MONUMENT TABLE FOR DESCRIPTIONS. PC RPC • FOUND MONUMENT. REFERENCE MONUMENT TABLE FOR DESCRIPTIONS. PC <td>24 FOUND 5/8" IRON ROD, DO 25 FOUND 5/8" IRON ROD, DO</td> <td>WN 0.2', . WN 0.4', .</td> <td>SET PP 2018-057 SET PP 2018-057</td> <td></td> <td></td> <td></td> <td> ⊔</td> <td>l ď</td> <td>7 <u>7</u></td>	24 FOUND 5/8" IRON ROD, DO 25 FOUND 5/8" IRON ROD, DO	WN 0.2', . WN 0.4', .	SET PP 2018-057 SET PP 2018-057				⊔	l ď	7 <u>7</u>
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: FUELOCATION 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 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. CONTROL POINT. REFERENCE SITE CONTROL TABLE FOR DESCRIPTIONS. BE SET AND THIS MAP SHALL NOT BE FILED WITH THE COUNTY AS RECORD. CONTROL POINT. REFERENCE SITE CONTROL TABLE FOR DESCRIPTIONS. PC = RED PLASTIC CAP ALC = ALUMINUM CAP SOURE SUP FOR DISC CORPINIENT AS RECORD.	26 FOUND 5/8" IRON ROD, DO	WN 0.4', S	SET PP 2018-057, FA	LLS S24° 33' 18"W -	0.17'				
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 HALP 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 IS FOR ENGINEERING PURPOSES ONLY. NO MONUMENTATION SHALL BE SET AND THIS MAP SHALL NOT BE FILED WITH THE COUNTY AS RECORD. LEGGEND: • CONTROL POINT. REFERENCE SITE CONTROL TABLE FOR DESCRIPTIONS. POUND MONUMENT. REFERENCE MONUMENT TABLE FOR DESCRIPTIONS. RPC = RED PLASTIC CAP ALC = ALUMINUM CAP BUILT YPC = YELLOW PLASTIC CAP ALC = ALUMINUM CAP	27 FOUND 5/8" IRON ROD WIT 28 FOUND 5/8" IRON ROD WIT	H NO CAF H BPC. "L	P, FLUSH, SET MCSR EI OF OREGON". FLU	35318, FALLS S7° 52 SH. SET MCSR 39650	2' 18"W - 0.12' 6				Ц О
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ДN	 ID BEDDING - CITY OF WI	OODBURN DETAIL 3800-	1 AND 3800-2							
		PVI STA: 16+83 98				11				
	, ,	PVI ELEV: 198.61 K : 200.00 LVC: 200.00				EVCS: 17+83.9 EVCE: 198.1				
									-0.50%	
ADE ERL	E ATEATEX	KISTING GRADE AT ROPOSED CENTERLINE								
			18" SD ~ 429.	2' @ 0.20%						
										ST/ 0 10" IE (OUT-SI
197.8	198.33 197.7	198.36 197.7	198.35 197.6	198.32 197.7	198.25 197.6	198.15 197.7	198.03 197.7	197.90	197.78 197.8	<i>cg761</i>
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RIGHT OF WA	4Y	13+00			14+00	

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244 PM G. MALDONADOL CHECKED J. VAN AGTIMAEL P.L.S. APPROVED

P-160 West Crast Home Solutions\160-19 Boones Crassino Phase 61dwn|Pan Set160-19 Gradinn dwa 2023-6-15 12-44 PM

	0 5 10' SCALE IN FEET	FE REVISION BY APVD	EXPIRES	ED P 500 500 500 500 500 500 500 50	ROFE SCORE	
	CONSTRUCTION NOTES:	VO. DATE				
	XXX.XX (XXX) PROPOSED SPOT ELEVATION. EXISTING GROUND SPOT ELEVATION. AC = ASPHALT CONCRETE TFC = TOP FACE OF CUBB FG = FINISH GRADE RIM = RIM ELEVATION PROPOSED PERCENT SLOPE Image: Image		ROONES CROSSING PHASE 6			
				ENGINERING 2564 19TH STREET SE Salem, Oregon 97302	A SURVEYING (503) 399-3828 www.leiengineering.com	OF OREGON
(<i>GB</i>)	GENERAL NOTES:	-	SIT	TE GI	RAING	
		SCALI PROJ SHEE 22	е <u>1" = 5'</u> ест но. 5 0-1 9 т 2 OF 3	DETA 9 30	GR-1	12

0 5' 10' SCALE IN FEET	EXPIRE EXPIRE	RED PROF	THE CONTRACT
CONSTRUCTION NOTES: XXX.X (XXX) PROPOSED SPOT ELEVATION. EXISTING GROUND SPOT ELEVATION AC = ASPHALT CONCRETE TFC = TOP FACE OF CURB FG = FINISH GRADE RIM = RIM ELEVATION YXX% PROPOSED PERCENT SLOPE 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.			PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC
GENERAL NOTES:	SCALE 1" = 5 РПОЈЕСТ ПО. 60-1 SHEET 23 OF	00 6 - - C 10TH STREET SE 00 6 -	B-13

	CALL CALL	PROFILE INEER 220 GOIN 12 198 TARTMIN
HEAD" SIGN	BOONES CROSSING PHASE 6	PREPARED FOR: WEST COAST HOME SOLUTION, LLC
	LEL EL ENGINEERING & SURVEYING OF OREGON	2564 19TH ST SE Salem, Oregon 97302 (503) 399-3828 www.leiengineering.com
	GRA PERMIT CONTRO	DING TRAFFIC OL PLAN
	SCALE 1" = 150' PROJECT NO. 60-19 TOTAL SHEETS 1 OF 1	TC-1