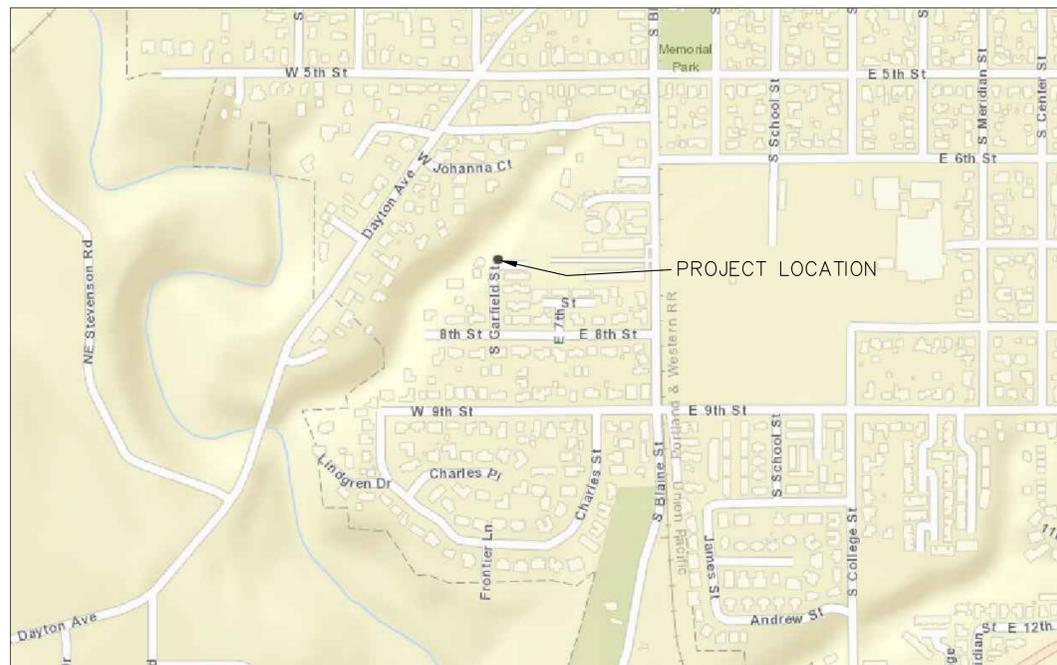


# GARFIELD ST 12-LOT SUBDIVISION TYPE III SITE IMPROVEMENTS LAND USE APPLICATION 100 S GARFIELD ST, NEWBERG, OR 97132



**VICINITY MAP**  
SCALE: 1"=400'

**PROPOSED LEGEND**

PROPERTY LINE	—————
EASEMENT	- - - - -
ROAD CENTERLINE	— · — · —
STANDARD 6" CURB	▬▬▬▬▬
PAVEMENT SAWCUT	- · - · -
AC PAVEMENT	▬▬▬▬▬
CONCRETE SIDEWALK	▬▬▬▬▬
PLANTER STRIP	▬▬▬▬▬
VEGETATED STORMWATER PLANTER	▬▬▬▬▬
WATER LINE	— · — · —
WATER SERVICE & METER	⊠ — — —
DEAD-END BLOWOFF	⊗
VALVE	⊙
SANITARY SEWER LINE	—————
SANITARY MANHOLE	⊙
SANITARY CLEANOUT	○
STORM DRAIN PIPE	▬▬▬▬▬
CURB INLET	▬▬▬▬▬
STORM DRAIN MANHOLE	⊙
MAJOR CONTOUR	—— 100 ——
MINOR CONTOUR	—— 101 ——
STREET TREE	⊕
STREET LIGHT	⊠

**SHEET INDEX**

- 1 - COVER SHEET
- 2 - EXISTING CONDITIONS & DEMO PLAN
- 3 - PRELIMINARY PLAT
- 4 - PRELIMINARY SITE & UTILITY PLAN
- 5 - PRELIMINARY GRADING & ESC PLAN
- 6 - MITIGATION & RE-PLANTING PLAN
- 7 - ESC DETAILS & NOTES

**OWNER**

SCOTT HOLDEN  
100 S GARFIELD ST  
NEWBERG, OR 97132  
PHONE: (503) 502-8006  
EMAIL: scottholden2007@outlook.com

**PROJECT ENGINEER**

KELLI A. GROVER, P.E.  
FIRWOOD DESIGN GROUP, LLC  
359 E. HISTORIC COLUMBIA RIVER HWY.  
TROUTDALE, OR 97060  
PHONE: (503) 668-3737  
EMAIL: kg@firwooddesign.com

**PROJECT SURVEYOR**

DAVE ROEGER, PLS  
CMT SURVEYING & CONSULTING  
20330 SE HIGHWAY 212  
DAMASCUS, OR 97089  
PHONE: (503) 850-4672  
EMAIL: dave@cmtsc.net

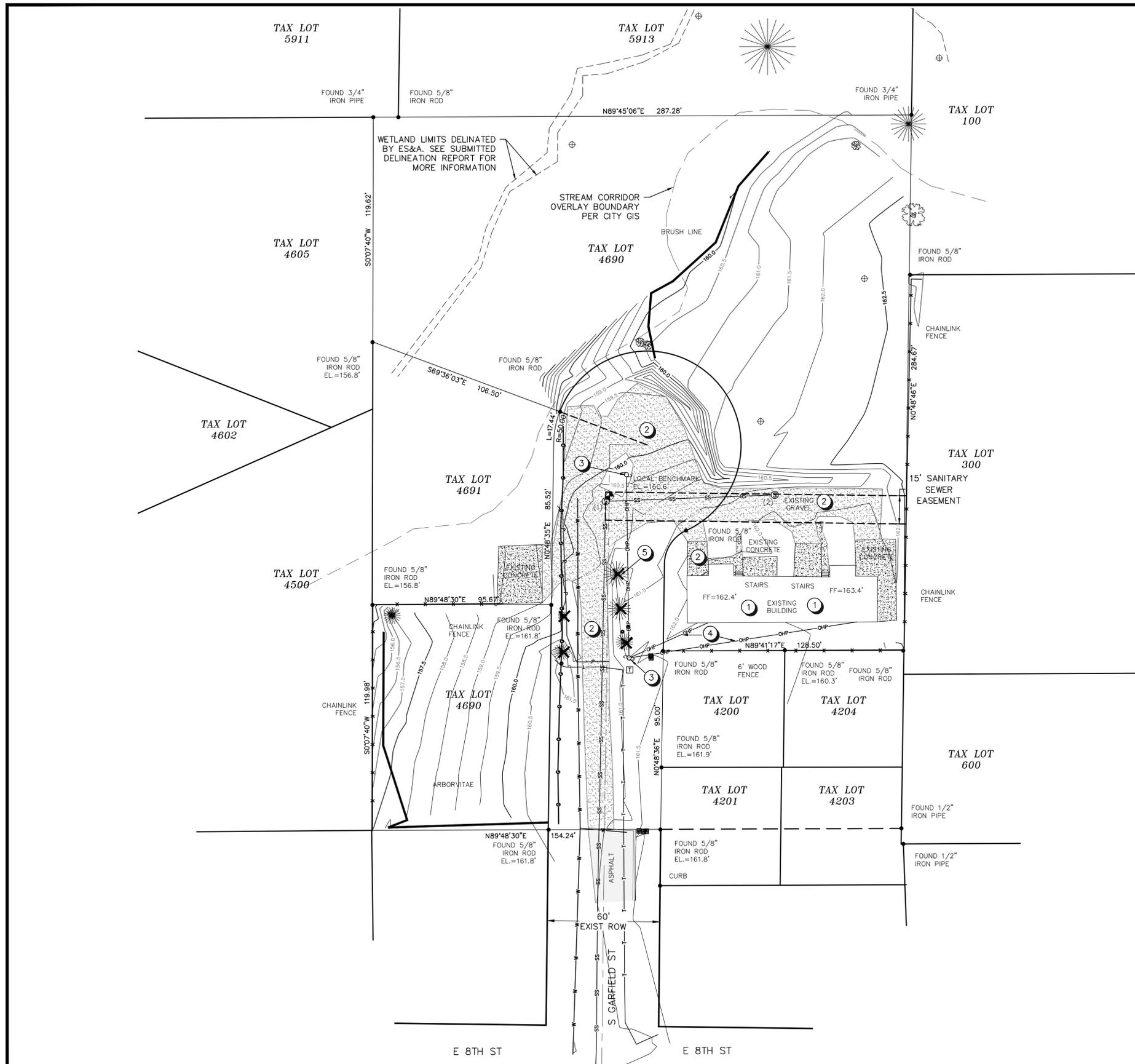
**LEGAL DESCRIPTION:**

TAX LOT 4690  
MAP # R3219DB  
YAMHILL COUNTY, OREGON



EXPIRES: 06/30/23  
SIGNATURE DATE: \_\_\_\_\_

	DRAWN:	DESIGNED:	CHECKED:			359 EAST HISTORIC COLUMBIA RIVER HIGHWAY TROUTDALE, OREGON 97060 BUS: (503) 668-3737 + FAX: (503) 668-3788	SCOTT HOLDEN 100 S GARFIELD ST NEWBERG, OR 97132	COVER SHEET 12-LOT SUBDIVISION	1 7
DATE:	NO.	REVISION	PROJECT NO. E21-049						



- KEY NOTES**
- ① DEMO EXISTING DUPLEX IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
  - ② REMOVE ALL EXISTING CONCRETE AND GRAVEL ROAD / DRIVEWAYS AS NECESSARY FOR NEW ROAD CONSTRUCTION.
  - ③ RELOCATE EXISTING POWER POLES
  - ④ ABANDON EXISTING OVERHEAD POWER LINES
  - ⑤ REMOVE TREES WITHIN CONSTRUCTION AREA (TYP)

**SANITARY STRUCTRES**

- (1) SSMH  
RIM EL.=160.6'  
I.E. IN EAST=154.7'  
I.E. OUT SOUTH=154.4'
- (2) SSMH  
RIM EL.=161.8'  
I.E. IN EAST=155.9'  
I.E. OUT WEST=155.8'

**NOTES**

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 100 S GARFIELD STREET.
2. THE BASIS OF BEARINGS WAS PER RECORD OF SURVEY NO. CSP-8417 YAMHILL COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY GPS OBSERVATION, NAVD88.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF HOLDEN NEWBERG QOZB LLC.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL BE FILED AT A DATE TO BE DETERMINED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. OMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

**LEGEND**

- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING UNDERGROUND TELEPHONE
- EXISTING POWER POLE
- EXISTING UNDERGROUND POWER LINES
- EXISTING OVERHEAD POWER LINES
- EXISTING WATER METER
- EXISTING UNDERGROUND WATER
- EXISTING UNDERGROUND GAS LINE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING UTILITY RISER
- EXISTING FENCE
- FOUND MONUMENTS
- LOCAL BENCHMARK ESTABLISHED
- EXISTING WETLAND DATA POINT
- EXISTING WETLAND LIMITS
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
SEPTEMBER 11, 2018  
DAVID ROEGER  
86811

EXPIRES DECEMBER 31, 2022

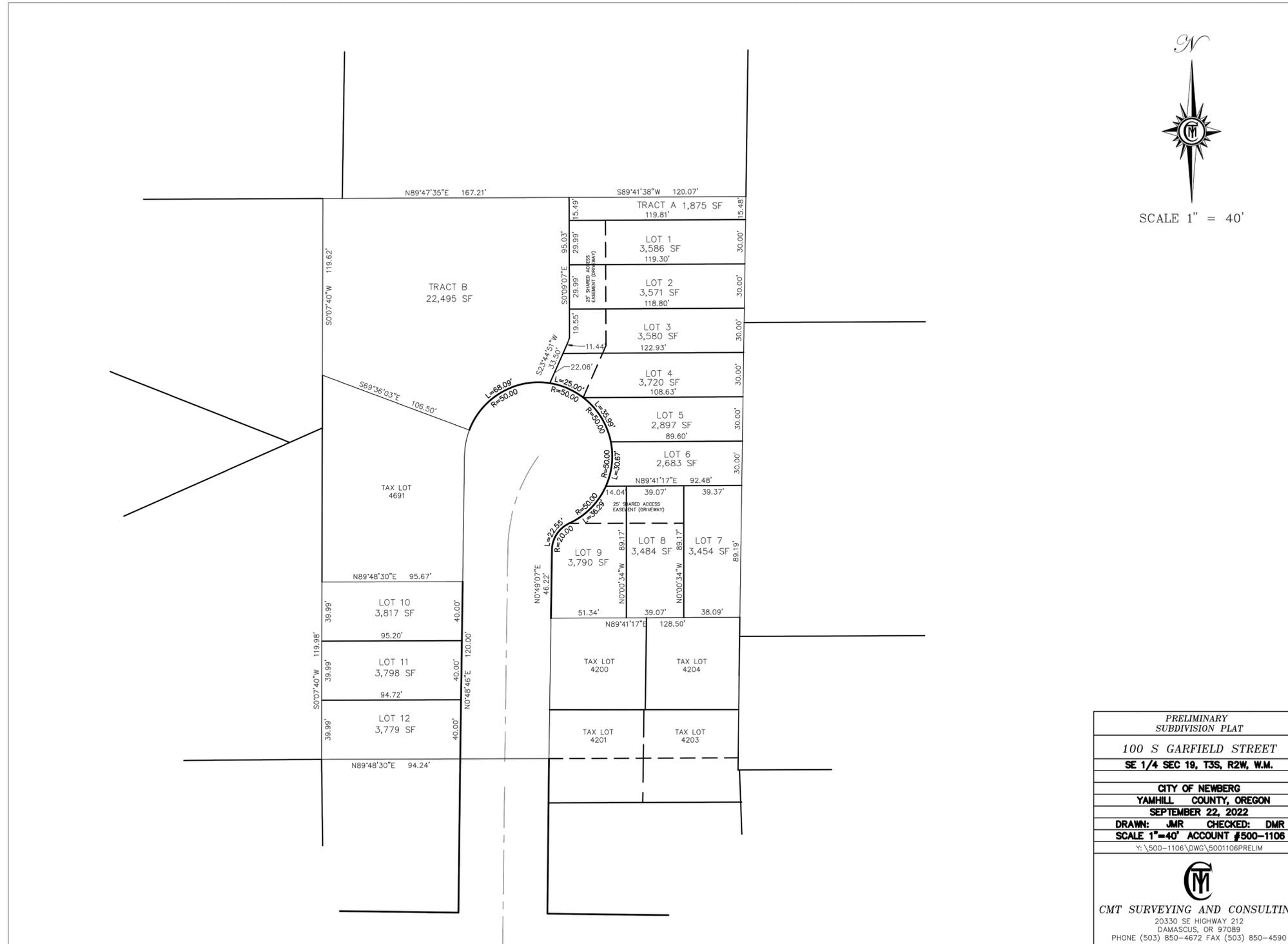
DATE:	NO.	REVISION
DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: SEPTEMBER 2022	
PROJECT NO. E21-049		



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 ♦ FAX: (503) 668-3788

SCOTT HOLDEN  
100 S GARFIELD ST  
NEWBERG, OR 97132

EXISTING CONDITIONS & DEMO PLAN  
12-LOT SUBDIVISION



DATE:	NO.	REVISION

DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: SEPTEMBER 2022	
PROJECT NO. E21-049		

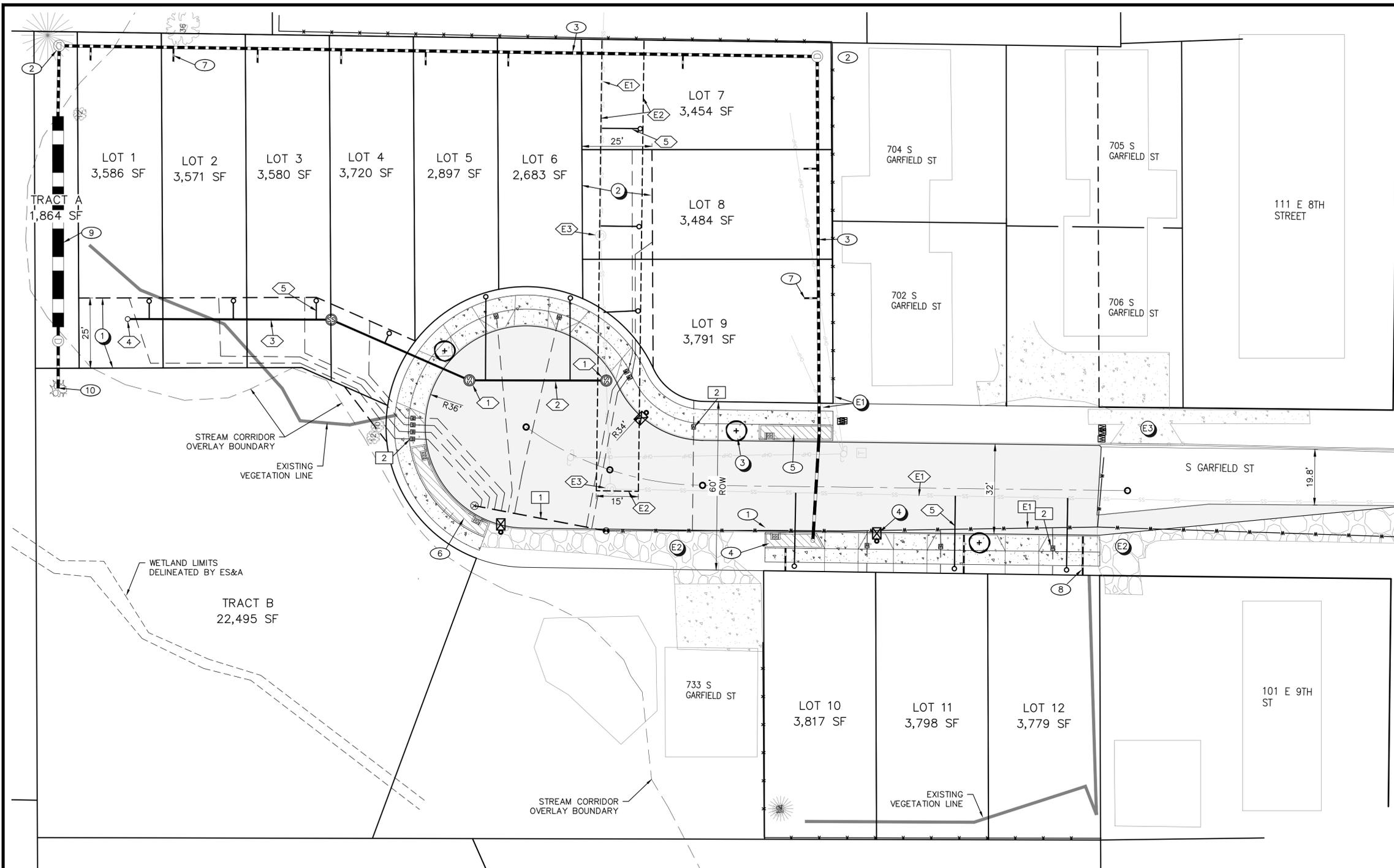


359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
 TROUTDALE, OREGON 97060  
 BUS: (503) 668-3737 ♦ FAX: (503) 668-3788

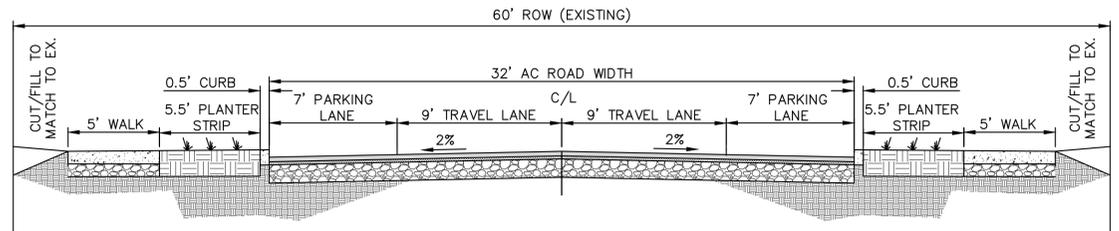
SCOTT HOLDEN  
 100 S GARFIELD ST  
 NEWBERG, OR 97132

PRELIMINARY PLAT  
 12-LOT SUBDIVISION

3  
7



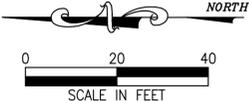
- SITE NOTES:**
- (E1) EXISTING OVERHEAD TO BE UNDERGROUNDED (BY OTHERS).
  - (E2) EXISTING GRAVEL TO REMAIN
  - (E3) EXISTING CONCRETE APPROACH TO REMAIN
  - (1) NEW 25' UTILITY AND ACCESS EASEMENT FOR LOTS 1-4
  - (2) NEW 25' UTILITY AND ACCESS EASEMENT FOR LOTS 7-9
  - (3) NEW STREET TREE (TYP).
  - (4) NEW STREET LIGHT (TYP), SEE NOTE 3 THIS SHEET.
- WATER NOTES:**
- (E1) EXISTING PUBLIC 4" DUCTILE IRON WATER MAIN. SEE NOTE 8 THIS SHEET.
  - (1) EXTEND PUBLIC 4" WATER MAIN AND CONSTRUCT BLOWOFF ASSEMBLY AT TERMINUS.
  - (2) NEW 3/4" WATER SERVICE & METER (TYP, ALL LOTS). WATER METER TO BE PLACED IN PLANTER STRIP.
- STORM NOTES:**
- (1) NEW CURB INLET (TYP, 4 TOTAL)
  - (2) NEW PRIVATE STORM DRAIN MANHOLE (TYP, 2 TOTAL)
  - (3) NEW PRIVATE 12" HDPE STORM MAIN
  - (4) NEW PUBLIC 20' LONG VEGETATED STORM PLANTER, CONSTRUCTED WITH BEEHIVE GRATE WITH OVERFLOW TO PRIVATE STORM MAIN.
  - (5) NEW PUBLIC 25' LONG VEGETATED STORM PLANTER, CONSTRUCTED WITH BEEHIVE GRATE WITH OVERFLOW TO PRIVATE STORM MAIN.
  - (6) NEW PUBLIC 45' LONG VEGETATED STORM PLANTER, CONSTRUCTED WITH OVERFLOW NOTCH TO SHEET FLOW TO THE NORTH INTO STREAM CORRIDOR.
  - (7) NEW 4" STORM DRAIN LATERAL FOR LOTS 1-9 ROOF DRAINS (TYP)
  - (8) LOTS 10-12 TO BE CONSTRUCTED WITH WEEP HOLE IN CURB FOR ROOF DRAINS.
  - (9) NEW PRIVATE 60" DIAMETER, 70 LF CMP FOR UNDERGROUND DETENTION, CONSTRUCT WITH FLOW CONTROL MANHOLE.
  - (10) NEW 12" OUTFALL INTO STREAM CORRIDOR WITH RIP-RAP EROSION CONTROL PROTECTION. 12" IE = 593.8'. DISTURBED AREA TO BE MITIGATED PER MITIGATION PLAN (BY OTHERS)
- SANITARY NOTES:**
- (E1) EXISTING PUBLIC 8" SANITARY MAIN
  - (E2) EXISTING 15' SANITARY EASEMENT
  - (E3) EXISTING SANITARY MANHOLE
  - (1) NEW SANITARY SEWER MANHOLE (TYP, 3 TOTAL)
  - (2) NEW PUBLIC 6" PVC SANITARY MAIN
  - (3) NEW PRIVATE 6" PVC SANITARY MAIN CONTAINED WITHIN EASEMENT
  - (4) NEW PRIVATE MAINLINE CLEANOUT
  - (5) NEW 4" SANITARY SEWER SERVICE AND CLEANOUT (TYP, ALL LOTS)



S GARFIELD ST TYPICAL SECTION  
SCALE: N.T.S.

- NOTES:**
1. DEVELOPER / CONTRACTOR RESPONSIBLE FOR COORDINATION OF INSTALLATION OF OTHER UTILITIES NOT SHOWN ON THESE PLANS, INCLUDING GAS, ELECTRICITY, AND COMMUNICATIONS.
  2. ALL STORMWATER MANAGEMENT FACILITIES AS A PART OF THIS PROJECT ARE PROPOSED TO MANAGE BOTH NEWLY CREATED PUBLIC IMPERVIOUS AREA AND STORMWATER FROM FUTURE IMPERVIOUS AREA ON EACH OF THE LOTS. SEE SUBMITTED STORMWATER REPORT FOR MORE INFORMATION. NEWLY CREATED TRACT A WILL BE DEDICATED TO STORMWATER MANAGEMENT FOR LOTS 1-9 AND PUBLIC OVERFLOW STORMWATER.
  3. STREET LIGHTING TO BE INSTALLED ALONG NEW STREET AS NECESSARY TO COMPLY WITH NEWBERG PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS. STREET LIGHTS SHOWN CONCEPTUALLY ON THIS PLAN. FINAL STREET LIGHTING & PHOTOMETRIC PLAN TO BE PROVIDED WITH CONSTRUCTION PLAN SET.
  4. 12' WIDE STANDARD DRIVEWAYS SHOWN CONCEPTUALLY FOR EACH LOT PER CITY OF NEWBERG STANDARD DETAIL 508.

- NOTES (CONT.):**
5. NEW S GARFIELD ST FULL ROAD SECTION TO BE CENTERED ON THE EXISTING ROW. NO ROW DEDICATION IS PROPOSED. SEE TYPICAL ROAD SECTION THIS SHEET. NO FRONTAGE IMPROVEMENTS WILL BE CONSTRUCTED ALONG NEIGHBORING LOTS (SIDEWALK & PLANTER STRIP)
  6. A REDUCED RADIUS CUL-DE-SAC (36') IS PROPOSED DUE TO THE EXISTING ROW WIDTH. AS A RESULT, THE BUILDINGS ON LOTS 1-9 WILL ALL BE SPRINKLERED, IN ACCORDANCE WITH FIRE ACCESS STANDARDS
  7. PUE = PUBLIC UTILITY EASEMENT WITH THE CITY OF NEWBERG  
10' PUE TO BE CREATED ON ALL PROPERTY FRONTAGES
  8. THE EXISTING 4" WATER MAIN IN S GARFIELD ST IS UNDERSIZED PER CITY STANDARDS. HOWEVER, A WATER SYSTEM ANALYSIS WAS PERFORMED BY WESTERN STATES FIRE PROTECTION TO VERIFY THE MAIN IS OF ADEQUATE SIZE TO SERVICE THE NEW SUBDIVISION. A COPY OF THIS ANALYSIS REPORT IS SUBMITTED WITH THE LAND USE APPLICATION TO THE CITY.



DATE:	NO.	REVISION

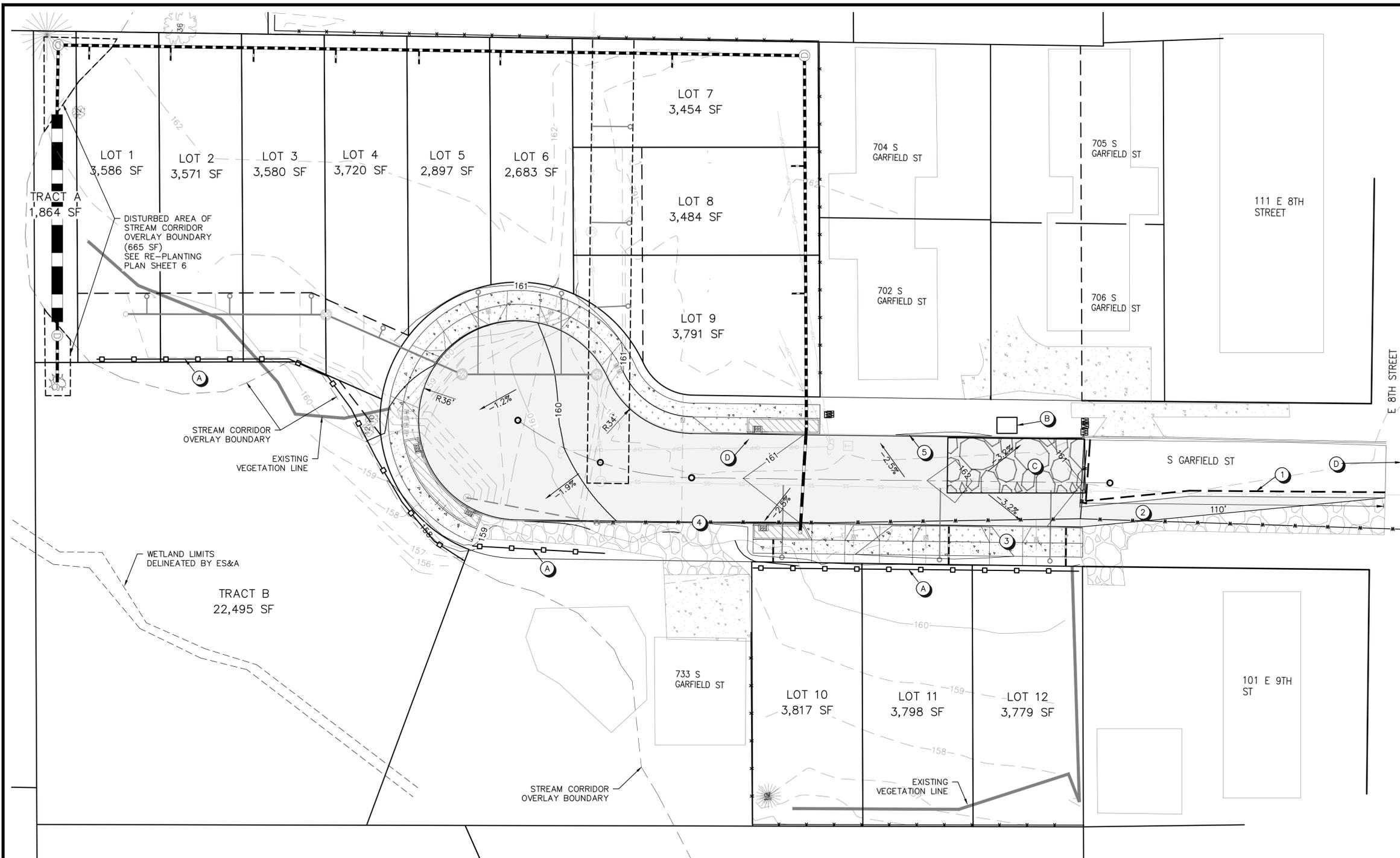
DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: SEPTEMBER 2022	
PROJECT NO. E21-049		



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 + FAX: (503) 668-3788

SCOTT HOLDEN  
100 S GARFIELD ST  
NEWBERG, OR 97132

PRELIMINARY SITE & UTILITY PLAN  
12-LOT SUBDIVISION



**STREET NOTES:**

- ① SAWCUT LINE, MIN. 2' INTO EXISTING ASPHALT
- ② 110' ASPHALT TAPER TO EXISTING ROAD EDGE, PER AASTHO GREEN BOOK CHAPTER 5C-2, BASED ON 25 MPH DESIGN SPEED AND 11' ROAD WIDTH LOSS.
- ③ NEW 12' DRIVEWAY APPROACH FOR EACH LOT (TYP)
- ④ 12' CURB CUT FOR EXISTING HOME AT 733 S GARFIELD ST
- ⑤ NEW 6" EXPOSURE STANDARD CUTB AND GUTTER ALONG NEW S GARFIELD ST

**ESC NOTES:**

- Ⓐ INSTALL SEDIMENT FENCE DOWNHILL OF ALL GRADING ACTIVITIES
- Ⓑ CONCRETE WASH OUT
- Ⓒ GRAVEL CONSTRUCTION ENTRANCE
- Ⓓ INSTALL INLET PROTECTION ON ALL EXISTING AND PROPOSED STORM DRAIN INLETS WITHIN 200' DOWNSTREAM OF THE PROJECT SITE.

**ESTIMATED SITE DATA:**

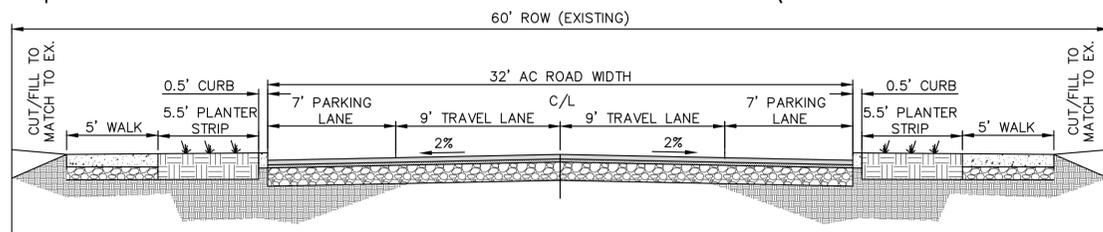
AREA OF DISTURBANCE: 60,550 SF [1.4 ACRES] (INCLUDE ALL OF LOTS 1-12 AND TRACT A, AND DISTURBED AREA OF TRACT B)

NEW ASPHALT ROAD: 10,410 SF

NEW CONCRETE SIDEWALK: 2,520 SF

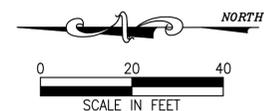
PROPOSED FINISH GRADE TO EXISTING GRADE  
 CUT: 135 CY  
 FILL: 205 CY

ENGINEER'S ESTIMATE IS APPROXIMATE AND PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR TAKEOFFS USED IN BIDDING AND ACTUAL QUANTITIES OF IMPORTED/EXPORTED MATERIAL AS NEEDED FOR CONSTRUCTION



**S GARFIELD ST TYPICAL SECTION**  
SCALE: N.T.S.

**MITIGATION REPLANTING DETAIL**



EXPIRES: 06/30/23  
SIGNATURE DATE: \_\_\_\_\_

DATE:	NO.	REVISION

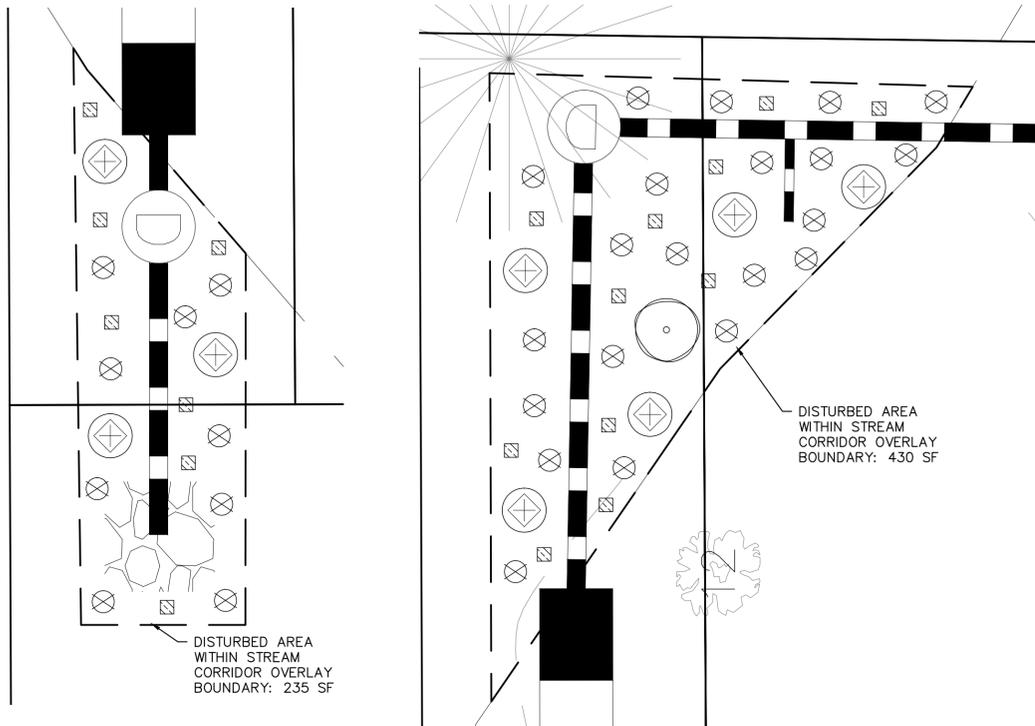
DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: SEPTEMBER 2022	
PROJECT NO. E21-049		

**FIRWOOD**  
 DESIGN GROUP

359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
 TROUTDALE, OREGON 97060  
 BUS: (503) 668-3737 + FAX: (503) 668-3788

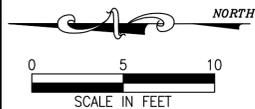
**SCOTT HOLDEN**  
 100 S GARFIELD ST  
 NEWBERG, OR 97132

**PRELIMINARY GRADING & ESC PLAN**  
**12-LOT SUBDIVISION**



DISTURBED AREA WITHIN STREAM CORRIDOR OVERLAY BOUNDARY: 430 SF

DISTURBED AREA WITHIN STREAM CORRIDOR OVERLAY BOUNDARY: 235 SF



MITIGATION REPLANTING DETAIL  
SCALE: 1"=5'

**LEGEND**

- TREE
- LARGE SHRUB
- SMALL SHRUB
- GRASSES, GROUNDCOVER

**MITIGATION NOTES:**

- ALL DISTURBED AREAS SHALL BE REGRADED AND CONTOURED TO APPEAR NATURAL.
- ALL FILL MATERIAL SHALL BE NATIVE SOIL
- REPLANTING SHALL BE REQUIRED USING A COMBINATION OF TREES, SHRUBS AND GRASS
- AREAS TO BE REPLANTED MUST BE COMPLETED AT THE TIME OF FINAL INSPECTION OR COMPLETION OF THE WORK
- EXISTING VEGETATION THAT CAN BE SAVED AND REPLANTED IS ENCOURAGED, ALTHOUGH NOT REQUIRED
- ALL DISTURBED AREAS SHALL BE REPLANTED TO ACHIEVE 90 PERCENT COVER IN ONE YEAR.
- ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION CONTROL DEVICES PRIOR TO CONSTRUCTION ACTIVITY. THESE DEVICES SHALL REMAIN IN PLACE UNTIL 90 PERCENT COVER IS ACHIEVED.

**PLANTING NOTES:**

1. ALL PLANTS AND PLANTINGS SHALL CONFORM TO CITY OF NEWBERG STANDARDS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
3. SOIL PREPARATION: GROWING MEDIUM SHALL MEET CITY OF NEWBERG AND YAMHILL COUNTY STANDARDS FOR NATIVE SOIL MIXES.
4. PLANTING SYMBOLS ARE MEANT TO CONVEY GENERAL PLANT LOCATION. PLANT COVERAGE, SPACING, AND LAYOUT SHALL BE CONSISTENT WITH THE SPACING LISTED IN THE PLANT LEGEND FOR FULL COVERAGE. ADJUST AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, EXISTING VEGETATION, ETC.

**PLANTING SCHEDULE**

TYPE	QTY	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHT	SPACING/WIDTH
	1	RHAMNUS PURHSIANA	CASCARA	30'	20'
	4	AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	6'	10'
	4	SAMBUCUS RACEMOSA	RED ELDERBERRY	8'	6'
	10	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	3'	2'
	10	RIBES LOBBI	GUMMY GOOSEBERRY	4'	4'
	10	ROSA GYMNOCARPA	BALDHIP ROSE	5'	2'
	AS NECESSARY	JUNCUS ENSIFOLIUS	DAGGER-LEAF RUSH	1'	1'
	AS NECESSARY	ATHYRIUM FILIX-FEMINA	LADY FERN	4'	2'



EXPIRES: 06/30/23  
SIGNATURE DATE: \_\_\_\_\_

DATE:	NO.	REVISION

DRAWN: \_\_\_\_\_ DESIGNED: \_\_\_\_\_ CHECKED: \_\_\_\_\_  
SCALE: AS SHOWN DATE: SEPTEMBER 2022  
PROJECT NO. E21-049



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 ♦ FAX: (503) 668-3788

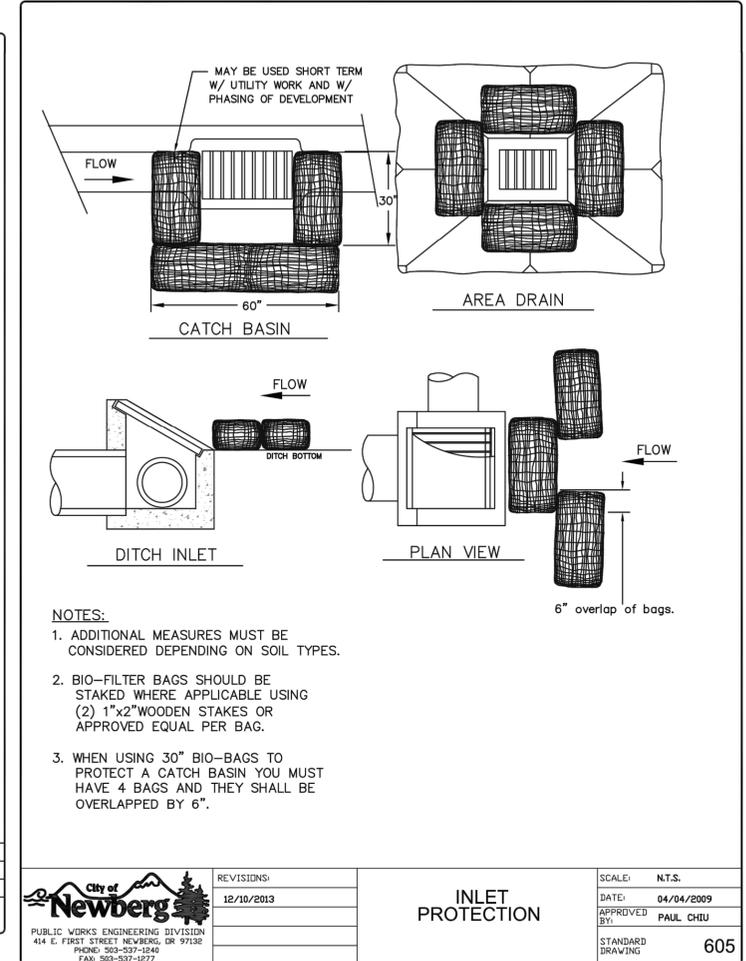
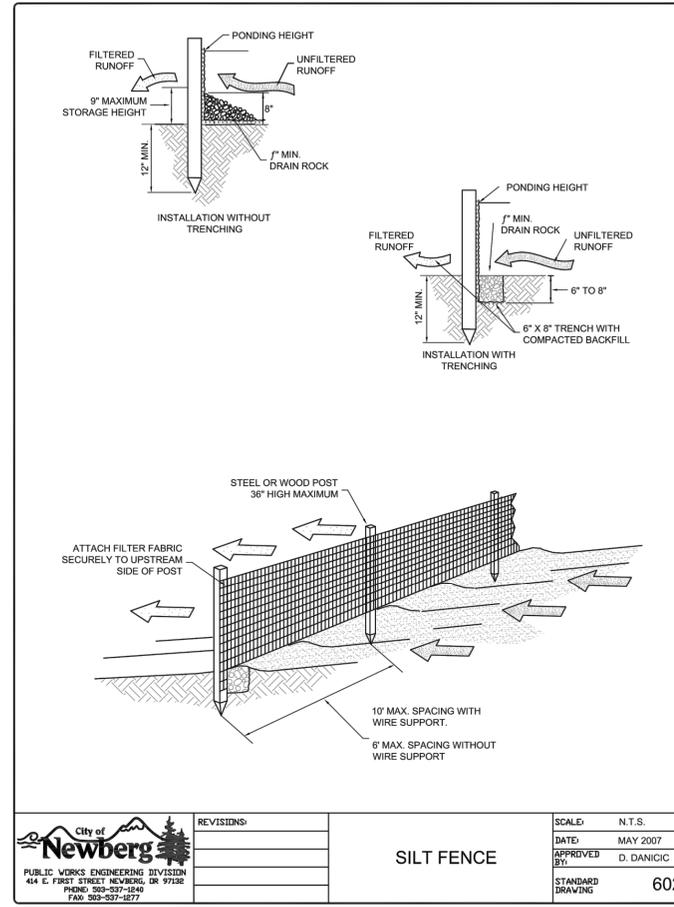
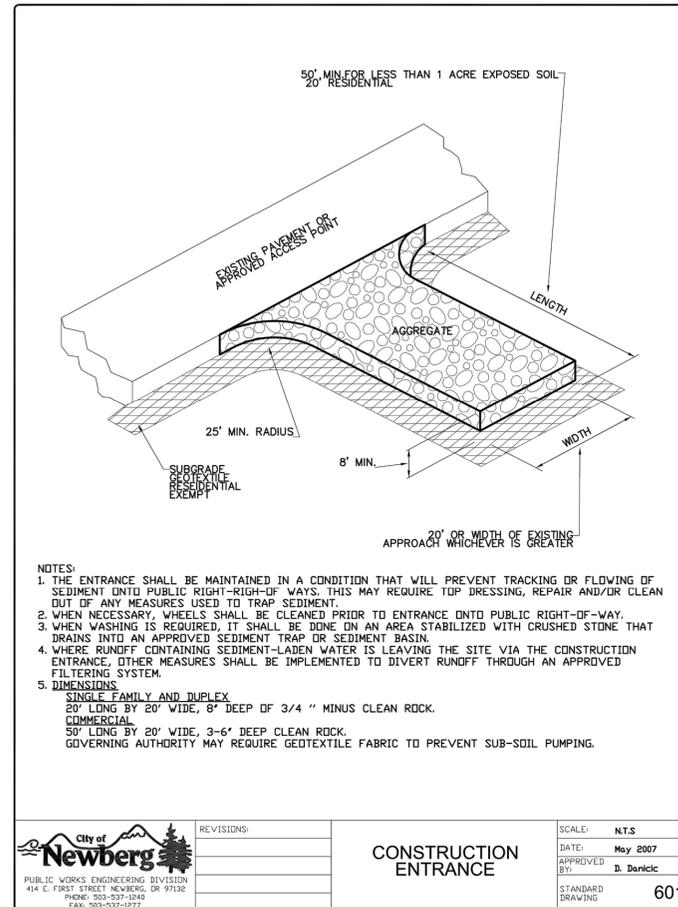
SCOTT HOLDEN  
100 S GARFIELD ST  
NEWBERG, OR 97132

MITIGATION & RE-PLANTING PLAN  
12-LOT SUBDIVISION

6  
7

CITY OF NEWBERG EROSION CONTROL GENERAL NOTES

1. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED, APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
2. THE ESC PLAN, ANY REVISIONS, AND INSPECTION LOGS SHALL BE KEPT ONSITE AT ALL TIMES.
3. THE ESC MEASURES SHOWN ON THE PLAN ARE THE MINIMUM REQUIREMENTS FOR THE PROJECT SITE AND SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
4. ALL ESC MEASURES SHALL BE APPROVED, IN PLACE, AND FUNCTIONAL PRIOR TO ANY GROUND DISTURBANCE OF THE SITE. CONTRACTOR SHALL MAINTAIN ALL ESC MEASURES THROUGHOUT CONSTRUCTION.
5. CLEARING LIMITS, CRITICAL RIPARIAN AREAS, BUFFER ZONES, AND PRESERVED VEGETATION (INCLUDING IMPORTANT TREES AND ASSOCIATED CRITICAL ROOT ZONES) SHALL HAVE HIGH VISIBILITY FENCE INSTALLED BEFORE GRADING OR CONSTRUCTION TO IDENTIFY, MARK, AND PROTECT THE AREAS.
6. CONSTRUCTION ACTIVITIES WILL AVOID OR MINIMIZE ANY EXCAVATION OR OTHER SOIL DESTABILIZATION FROM OCTOBER 1ST TO MAY 31ST OF THE FOLLOWING YEAR.
7. TEMPORARY SITE STABILIZATION MEASURES WILL BE INSTALLED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND OR AT THE END OF EACH WORKDAY IF RAIN IS FORECAST IN THE NEXT 24 HOURS.
8. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ALONG THE SITE PERIMETER ON ALL DOWN-GRADIENT SIDES OF THE CONSTRUCTION SITE AND AT ALL ACTIVE AND OPERATIONAL INTERNAL STORMDRAINS AT ALL TIMES DURING CONSTRUCTION.
9. DRY METHODS MUST BE USED TO REMOVE SEDIMENT AND CONCRETE SWEEPINGS FROM AREAS WHERE DISCHARGE IS LIKELY TO THE STORM DRAINS, STREETS, WATERCOURSES, OR SENSITIVE AREAS.
10. ALL DIRT AND DEBRIS TRACKED ONTO STREETS MUST BE REMOVED IMMEDIATELY IF IT CAN BE SPREAD BY TRAFFIC OR OTHERWISE REACH STORM DRAINS, WATERCOURSES, OR SENSITIVE AREAS.
11. SEDIMENT DISCHARGED OFFSITE MUST BE PLACED BACK ONSITE WITHIN 24 HOURS AND STABILIZED. IN-STREAM WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROCEDURES AND TIMEFRAMES OF THE OREGON DEPARTMENT OF STATE LANDS.
12. NO SEDIMENT-LADEN WATER MAY BE PUMPED, DIVERTED, OR OTHERWISE DISCHARGED OFFSITE UNLESS APPROVED BY THE ESC PLAN.
13. SEDIMENT MUST BE REMOVED WHEN IT HAS REACHED THE LEVEL SPECIFIED IN THE STANDARD DETAIL.
14. SEDIMENT MUST BE REMOVED FROM SUMPED STRUCTURES WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 1/3RD AND WITHIN 30 DAYS OF PROJECT COMPLETION.
15. WHEN REMOVING SATURATED SOILS FROM THE SITE, EITHER WATERTIGHT TRUCKS MUST BE USED OR LOADS MUST BE DRAINED ONSITE UNTIL DRIPPING HAS BEEN REDUCED TO MINIMIZE SPILLAGE.
16. EROSION CONTROL MEASURES WILL BE INSPECTED ON ACTIVE SITES AT LEAST WEEKLY OR AFTER PRECIPITATION IN EXCESS OF 0.5 INCHES IN 24 HOURS. IF A SITE WILL BE INACTIVE MORE THANFOURTEEN (14) DAYS, EROSION CONTROL MEASURES WILL BE INSPECTED PRIOR TO THE INACTIVE PERIOD AND EVERY TWO (2) WEEKS DURING THE INACTIVE PERIOD.
17. ALL CONSTRUCTION SITES MUST FOLLOW PROPER STORAGE, APPLICATION, AND DISPOSAL PROCEDURES OF CONSTRUCTION MATERIALS. NO DUMPING OR DISPOSAL OF CONSTRUCTION DEBRIS, WASTE, OR SPOIL MATERIAL WILL OCCUR IN ANY STREAM, STORMWATER SYSTEM, WETLANDS, SURFACE WATERS, OR OTHER WATERCOURSES OR SENSITIVE AREAS.
18. WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES ARE REQUIRED FOR ALL SITES.
19. TOXIC AND HAZARDOUS MATERIALS MUST HAVE COVER AND SECONDARY CONTAINMENT.
20. CONCRETE TRUCKS SHALL NOT DISCHARGE WASHWATER WHERE IT IS LIKELY TO FLOW INTO STORM DRAINS, STREETS, WATERCOURSES, OR SENSITIVE AREAS.
21. PAVING ACTIVITIES SHALL BE MINIMIZED BETWEEN OCTOBER 1ST AND MAY 31ST OF THE FOLLOWING YEAR TO AVOID POTENTIAL DISCHARGE OF PAVING CHEMICALS INTO THE STORM DRAINS, STREETS, WATERCOURSES, OR SENSITIVE AREAS.
22. ALL ESC MEASURES SHALL BE REMOVED FROM THE SITE 30 DAYS AFTER CONSTRUCTION IS COMPLETED AND APPROVED BY THE CITY.



DATE:	NO.	REVISION



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 + FAX: (503) 668-3788

SCOTT HOLDEN  
100 S GARFIELD ST  
NEWBERG, OR 97132

ESC DETAILS & NOTES  
12-LOT SUBDIVISION



EXPIRES: 06/30/23  
SIGNATURE DATE: