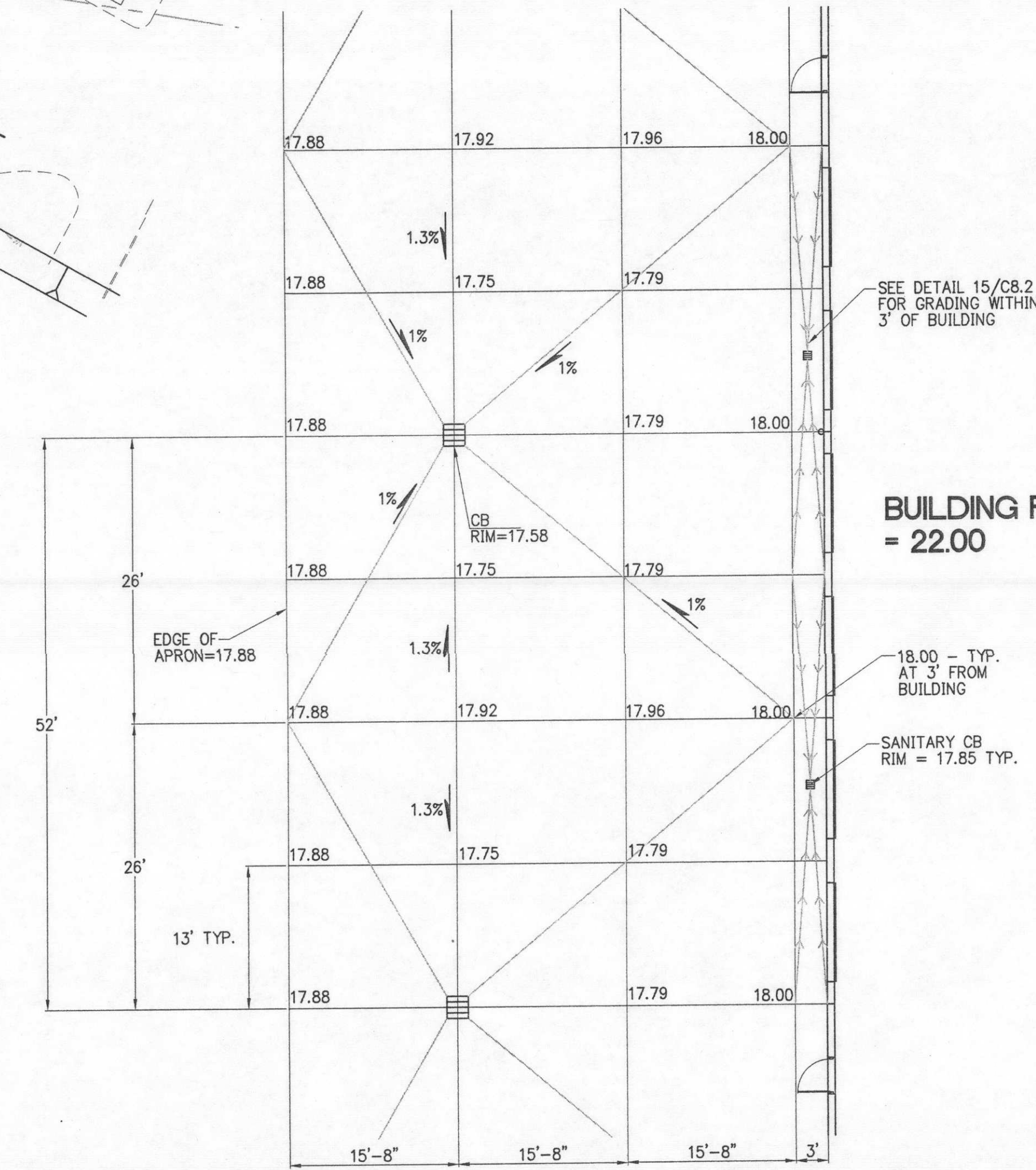
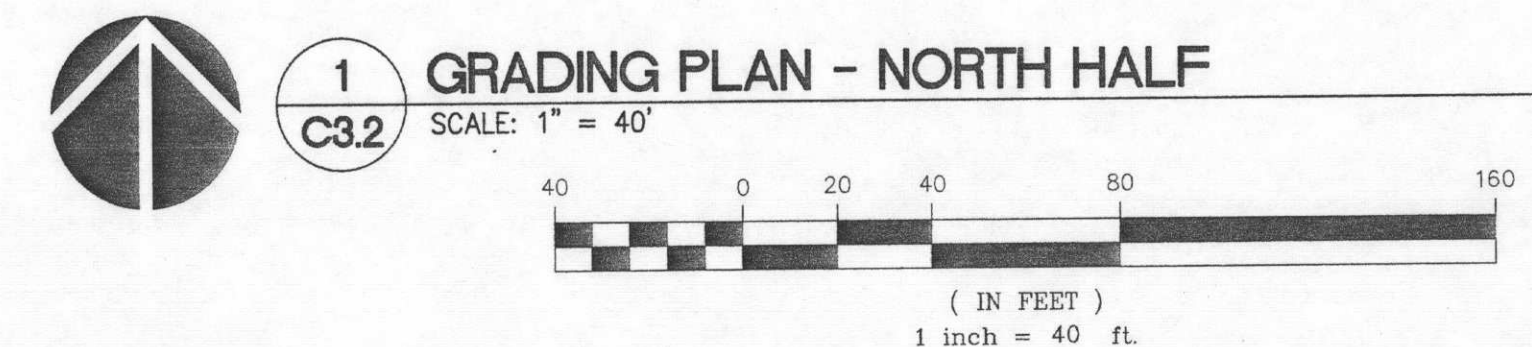


City of Portland
 REVIEWED FOR CODE
 SEP 03 2013
 Permit Number

- LEGEND**
- 25.00 — SPOT GRADE
 - 30 — EXISTING CONTOUR
 - 24 — PROPOSED 1-FT CONTOUR
 - 25 — PROPOSED 5-FT CONTOUR
 - — RIDGE
 - RIP-RAP OUTFALL SEE DETAIL 5/C8.3 FOR MCDD DITCH OUTFALL

ENVIRONMENTAL REVIEW NOTE:
 REFER TO ENVIRONMENTAL REVIEW DECISION CITY OF PORTLAND CASE FILE: LU 12-214260 EN SEE SHEETS ER-1 AND ER-2



2 C3.2 GRADING DETAIL FOR BLDG 1 DOCK APRON
 SCALE: N.T.S.

REGISTERED PROFESSIONAL
 ENGINEER
 11.783
 OREGON
 TIMOTHY W. MCINTYRE
 EXP. DATE 12/31/13

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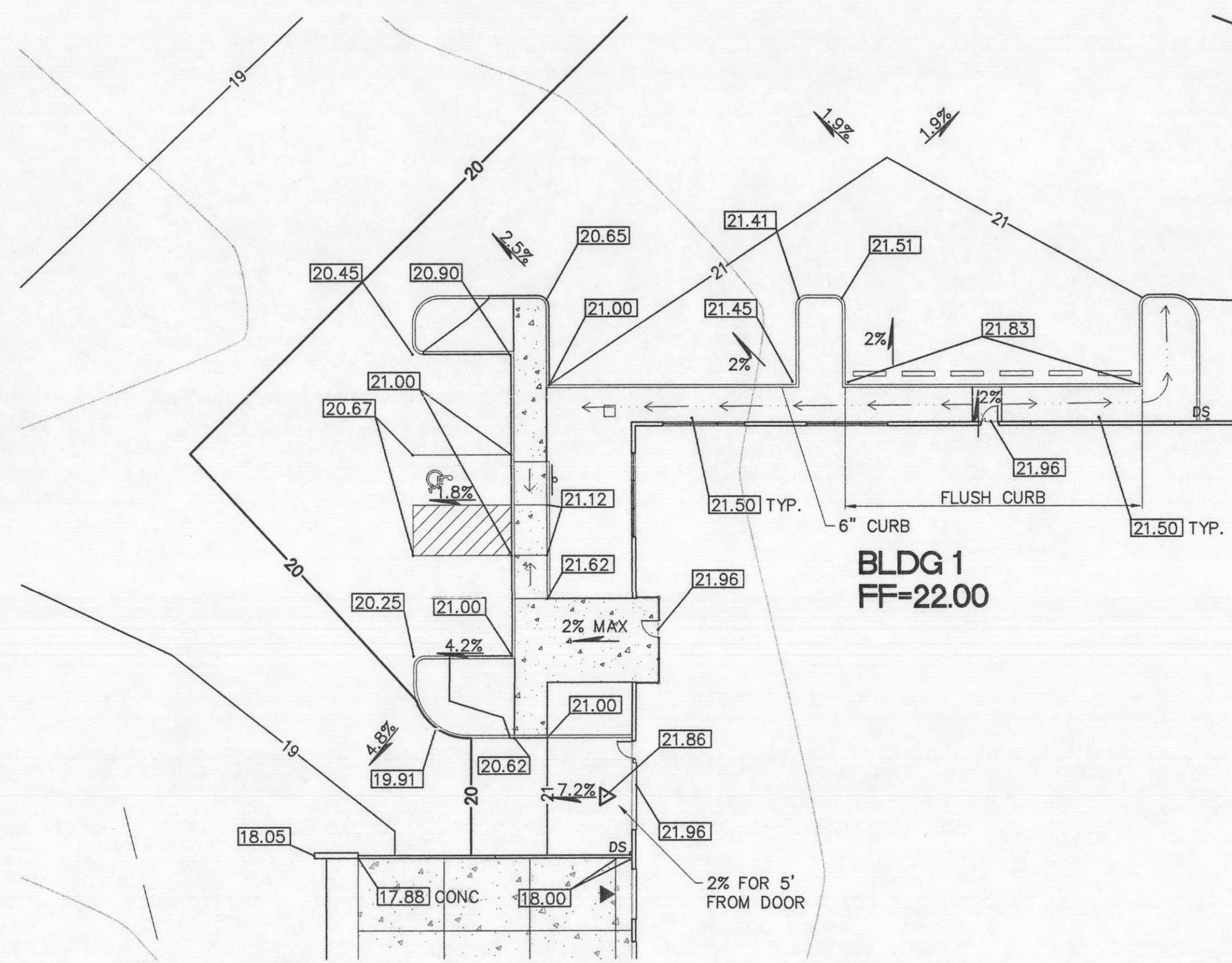
REVISIONS:

NO.	REVISIONS	REVISION DATE	REVISION DELTA
1	05/21/2013		
2	X 06/19/2013		
3	X IN PROGRESS		

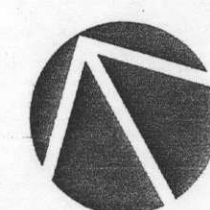
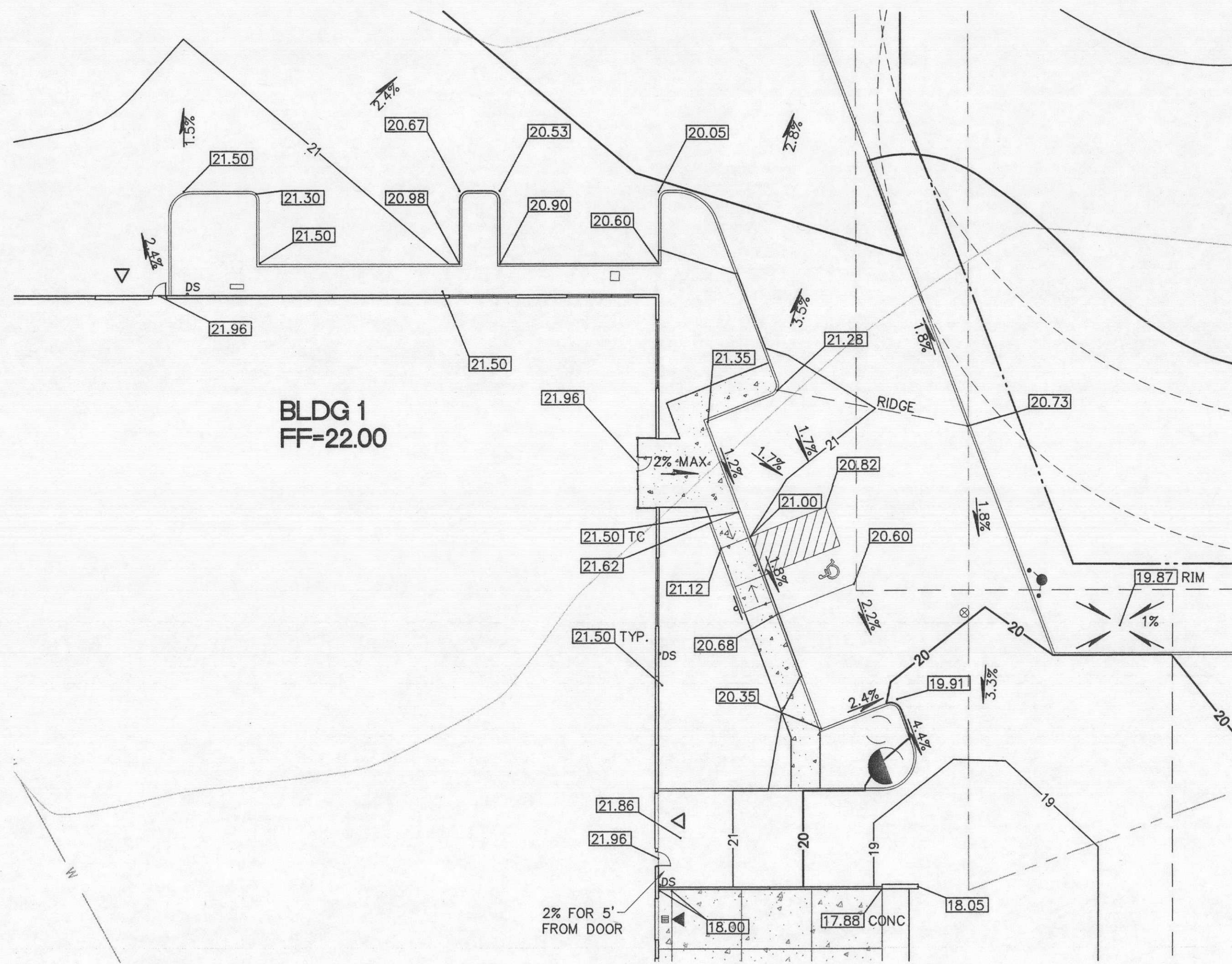
SHEET TITLE:
GRADING PLAN NORTH HALF OF SITE

DRAWN BY: MJS
 CHECKED BY: DGL
 SHEET

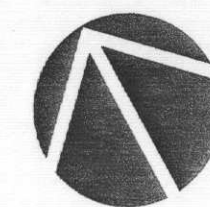
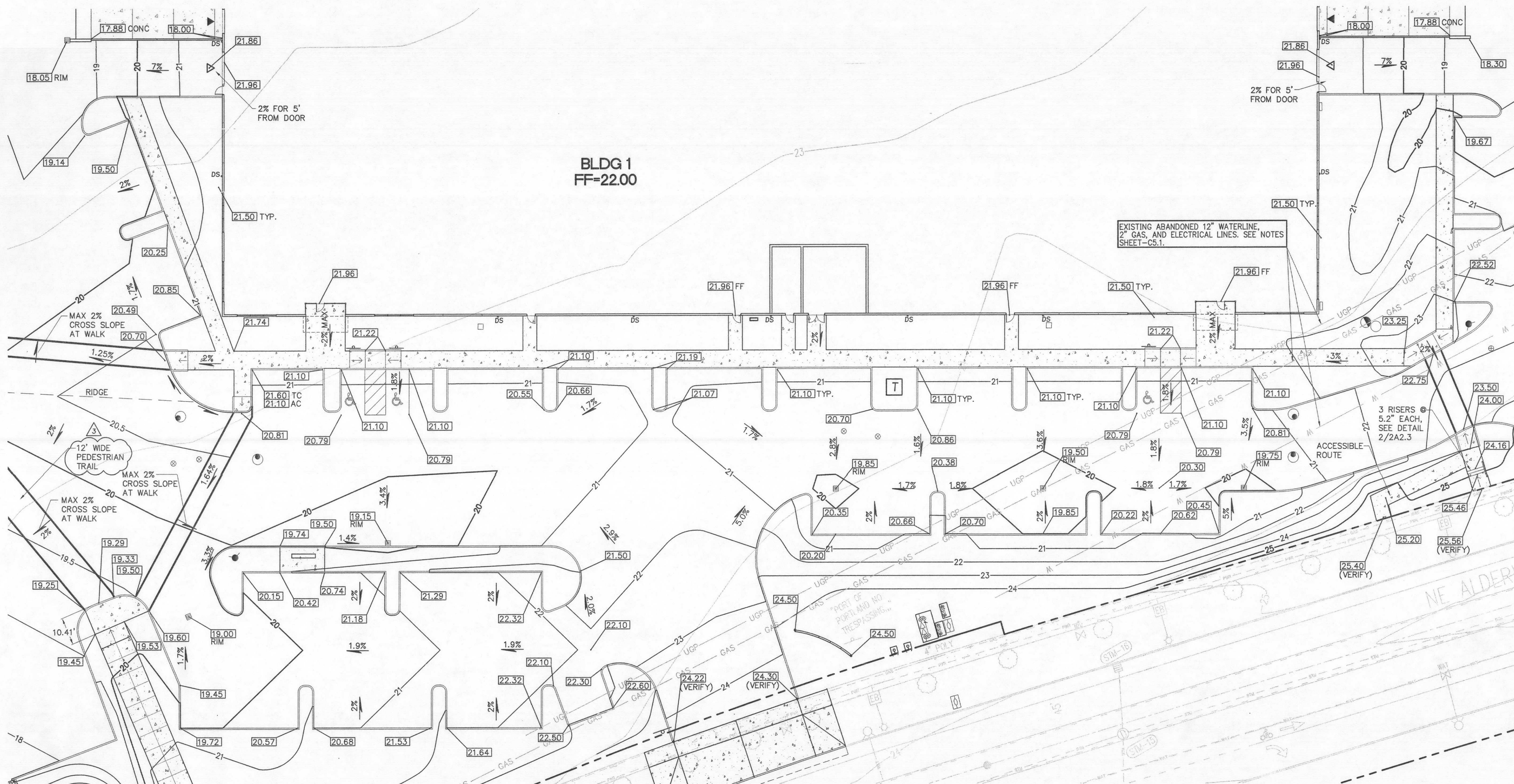
C3.2



1
C3.3 ENLARGED GRADING PLAN NW CORNER BLDG 1
SCALE: 1" = 20'
SEE 1/1A2.9 FOR ARCHITECTURAL AND DIMENSIONAL INFORMATION



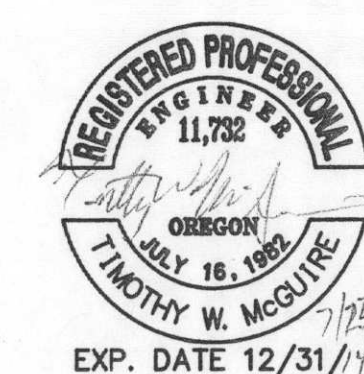
2
C3.3 ENLARGED GRADING PLAN NE CORNER BLDG 1
SCALE: 1" = 20'
SEE 2/1A2.9 FOR ARCHITECTURAL AND DIMENSIONAL INFORMATION



3
C3.3 ENLARGED GRADING PLAN SOUTH BLDG 1
SCALE: 1" = 20'
SEE 1/1A2.8 AND 2/1A2.8 FOR ARCHITECTURAL AND DIMENSIONAL INFORMATION

LEGEND

25.00	SPOT GRADE
30	EXISTING CONTOUR
24	PROPOSED 1-FT CONTOUR
25	PROPOSED 5-FT CONTOUR
---	RIDGE



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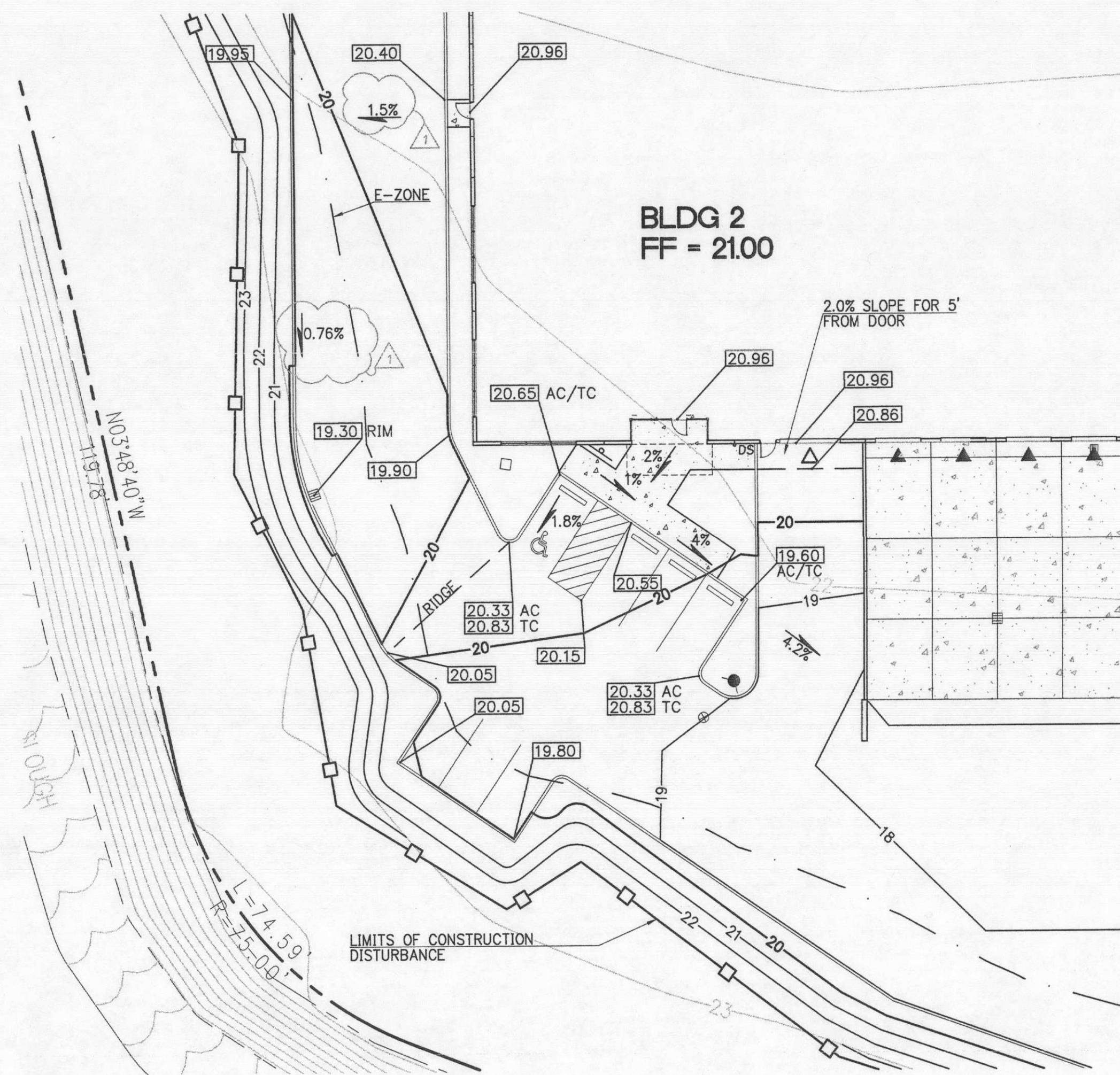
REVISIONS:

NO.	REVISIONS	REVISION DATE	REVISION BY
1	05/21/2013		
2	06/19/2013		
3	X IN PROGRESS		

SHEET TITLE:
**BUILDING 1
GRADING
DETAILS**

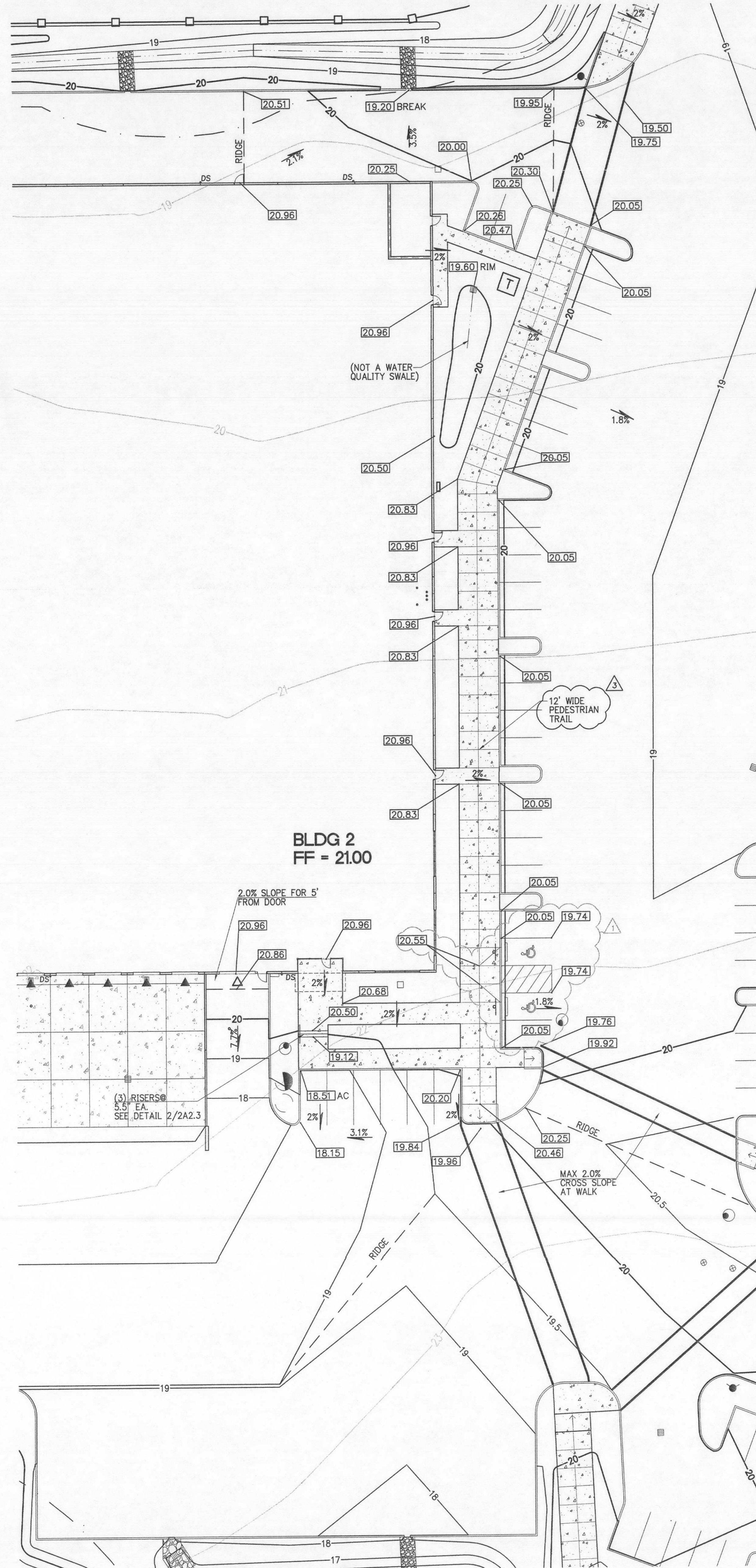
DRAWN BY: MJS
CHECKED BY: TWM
SHEET

C3.3



1 ENLARGED GRADING PLAN SW CORNER BLDG 2
 SCALE: 1" = 20'
 SEE 1/2A2.3 FOR ARCHITECTURAL AND DIMENSIONAL INFORMATION

ENVIRONMENTAL REVIEW NOTE:
 REFER TO ENVIRONMENTAL REVIEW DECISION CITY OF PORTLAND CASE
 FILE: LU 12-214260 EN SEE SHEETS ER-1 AND ER-2



2 ENLARGED GRADING PLAN EAST BLDG 2
 SCALE: 1" = 20'
 SEE 2/2A2.3 FOR ARCHITECTURAL AND DIMENSIONAL INFORMATION

LEGEND

25.00	SPOT GRADE
30	EXISTING CONTOUR
25	PROPOSED 1-FT CONTOUR
24	PROPOSED 5-FT CONTOUR
---	RIDGE

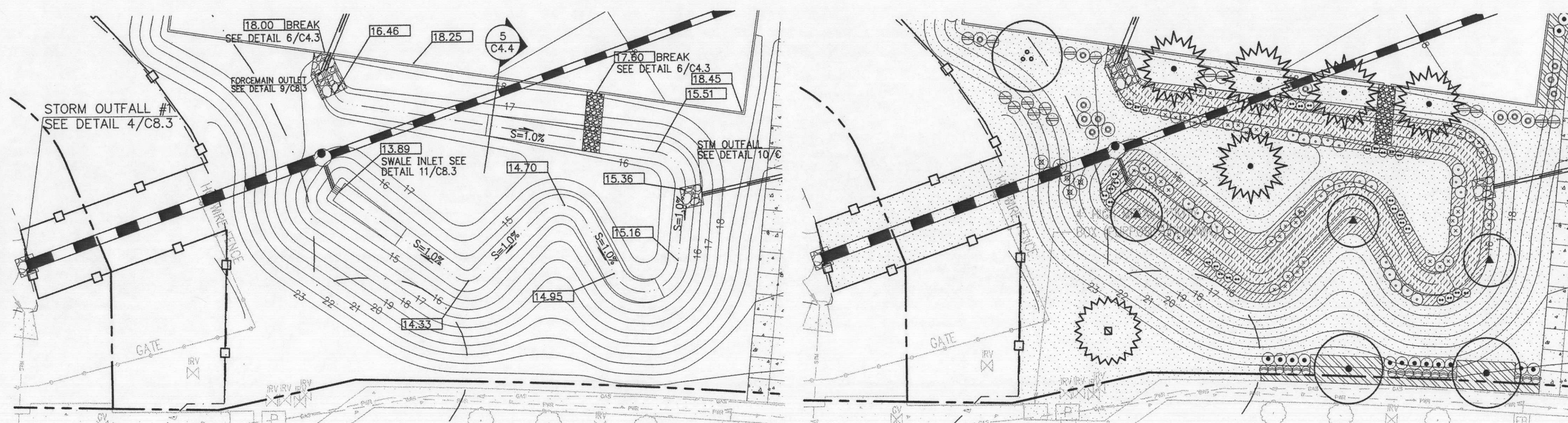
REVISIONS:

NO.	REVISIONS	REVISION DATE
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2	X	06/19/2013
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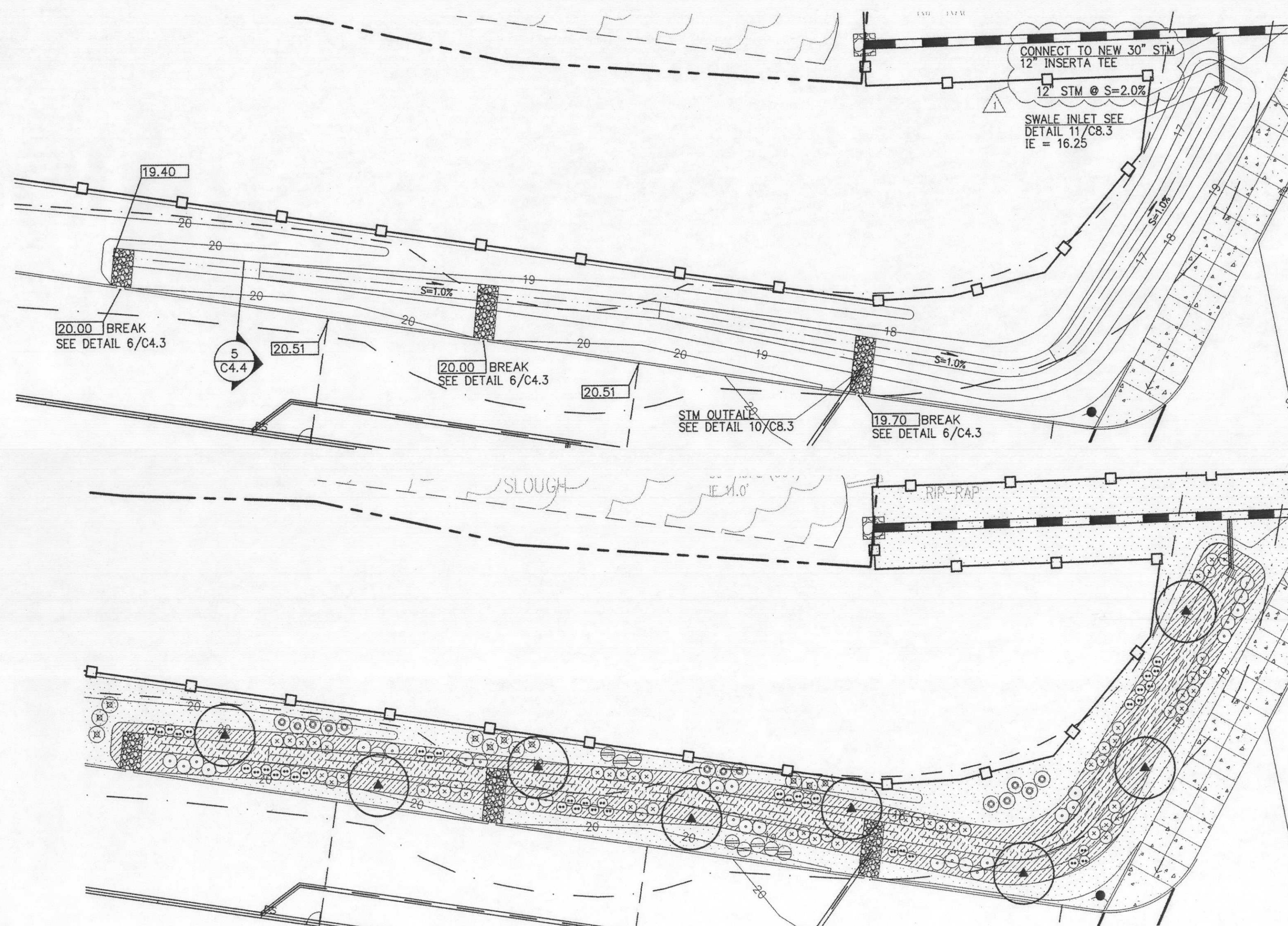
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BUILDING 2 GRADING DETAILS

DRAWN BY: MJS
 CHECKED BY: TWM
 SHEET

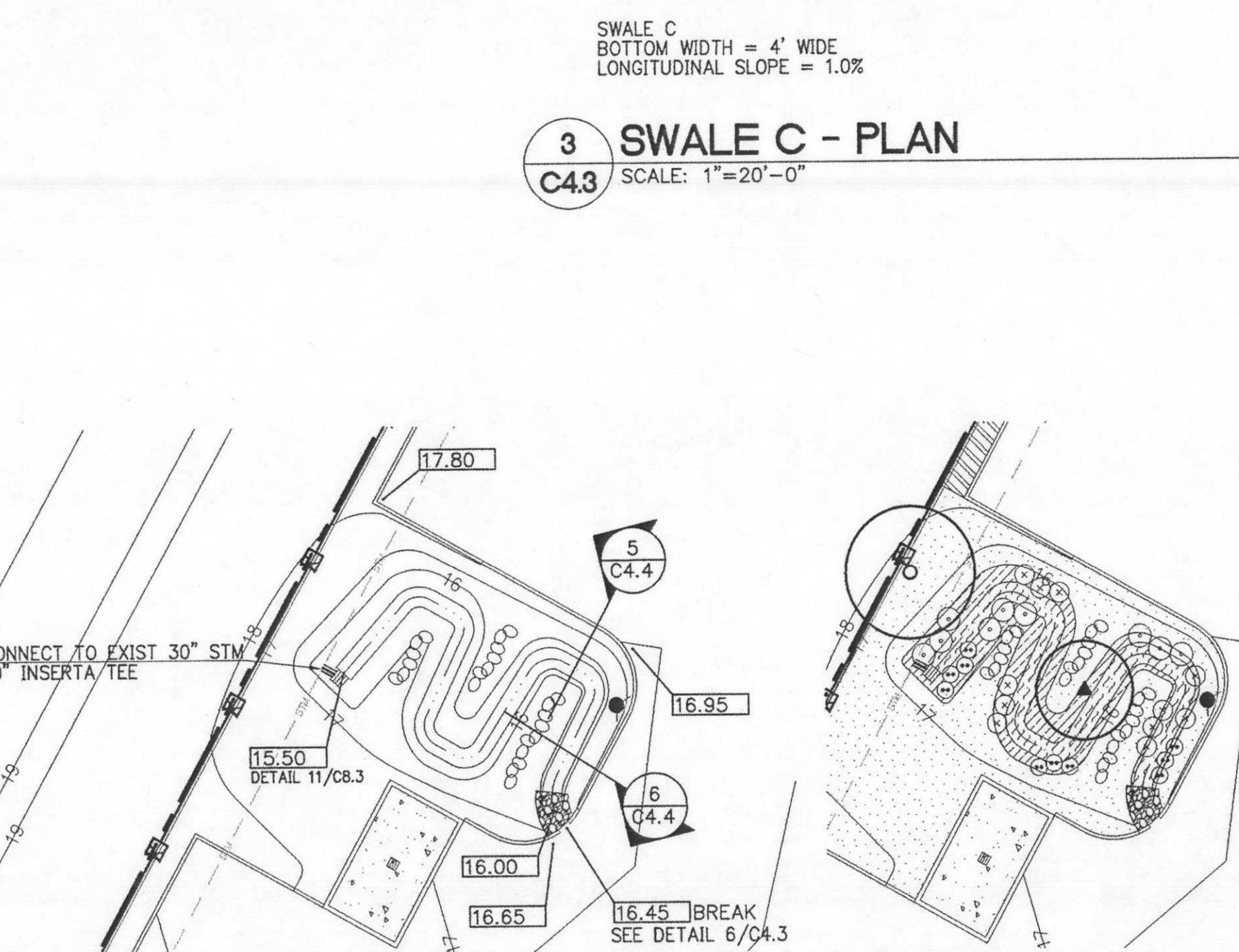
C3.4



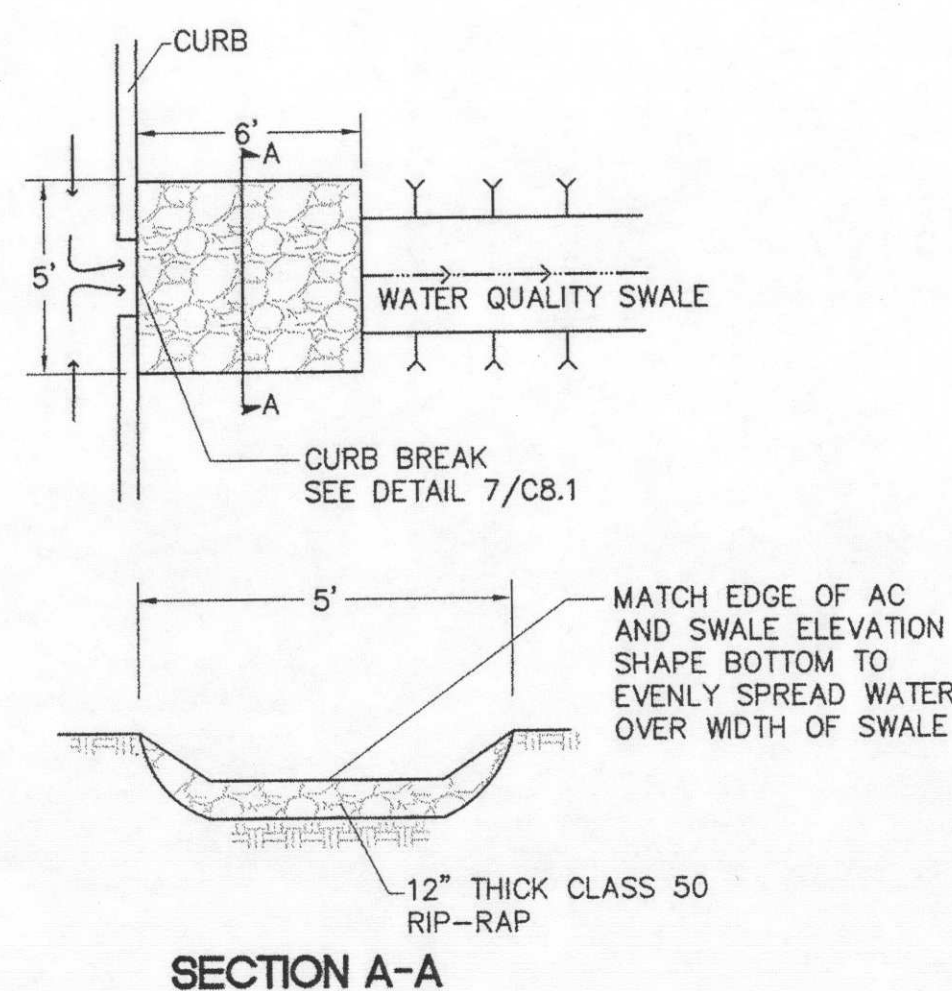
SWALE A - PLAN
SCALE: 1"=20'-0"



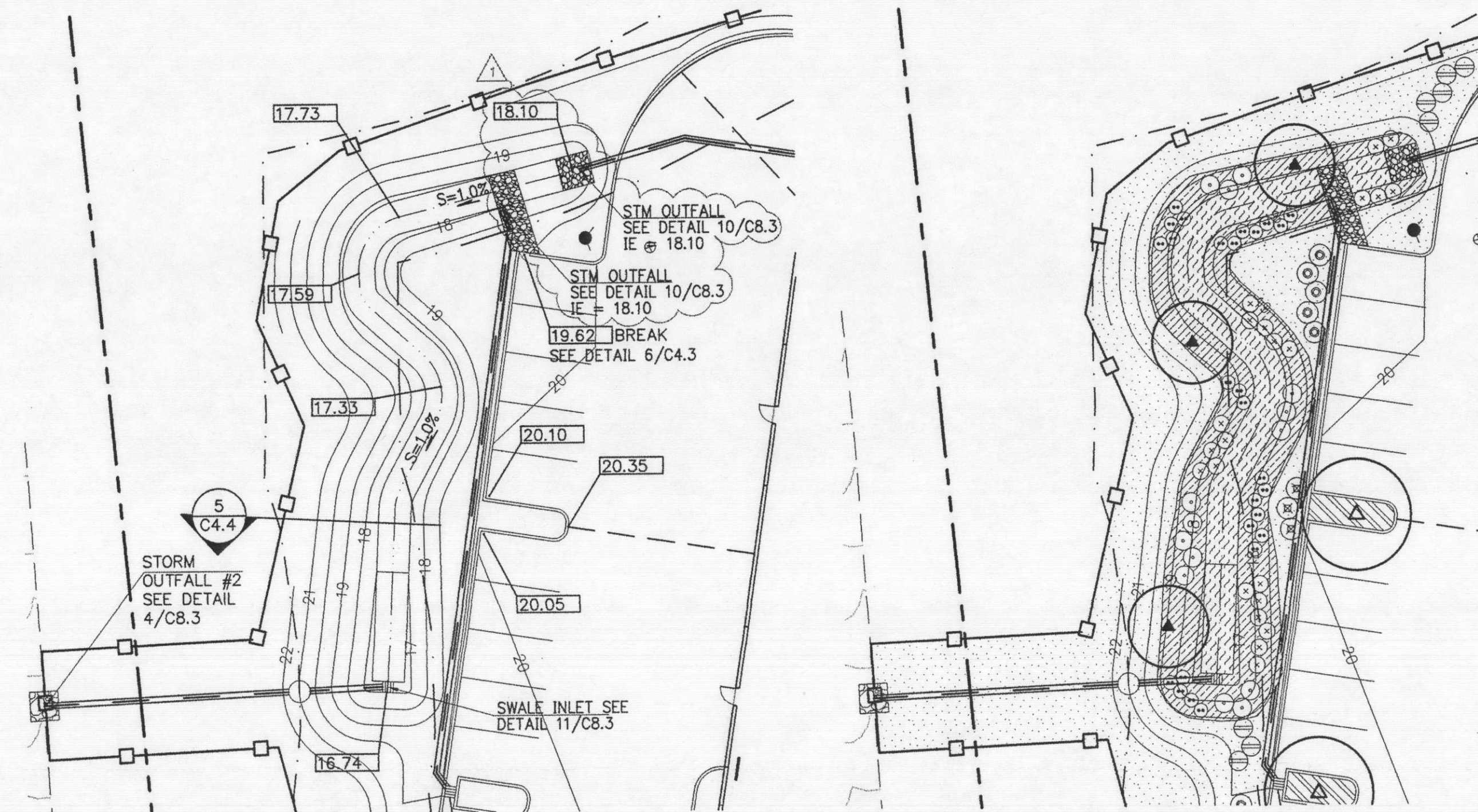
SWALE B - PLAN
SCALE: 1"=20'-0"



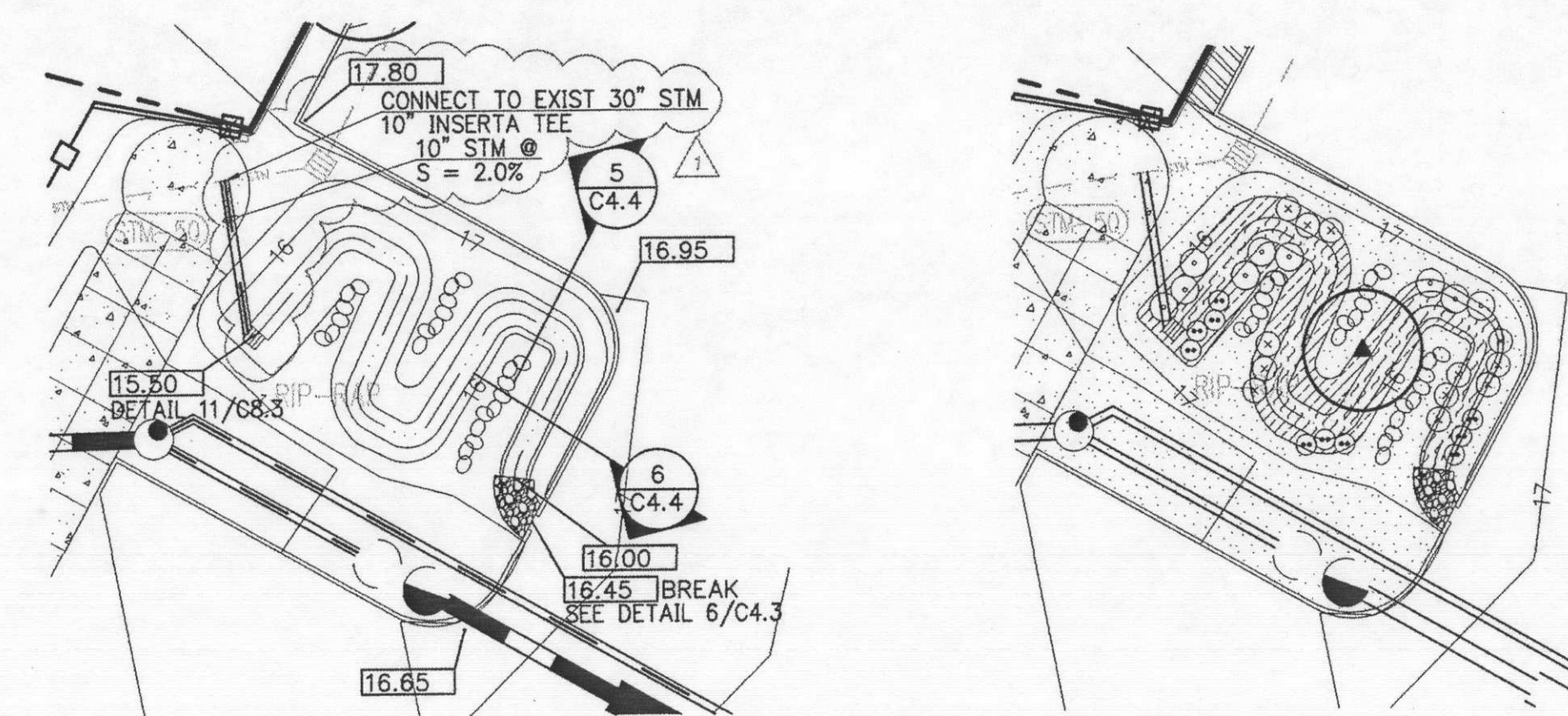
SWALE C - PLAN
SCALE: 1"=20'-0"



RIP-RAP AT WATER QUALITY SWALE
SCALE: 1"=20'-0"



SWALE D - PLAN
SCALE: 1"=20'-0"



SWALE E - PLAN
SCALE: 1"=20'-0"

PLANT MATERIAL SCHEDULE - VEGETATED WATER QUALITY FACILITIES

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE / SPACING	A	B	C	D	E	F	G	H	I
TREES											
▲	ACER GRiseum PAPERBARK MAPLE	1.5" CAL. B&B 6" ABOVE BASE AS SHOWN	3	3	8	1	1	1	3	3	2
SHRUBS											
○	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA	1 GAL. CONT. AS SHOWN	23	14	33	9	9	9	11	9	8
○	CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD	1 GAL. CONT. AS SHOWN	47	21	55	12	12	12	20	31	10
○	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS	1 GAL. CONT. AS SHOWN	30	27	40	10	10	10	15	18	13
GROUND COVER											
■	ARCTOSTAPHYLOS UVA-URSI KINKINNICK	1 GAL. CONT. 12" O.C.	1,447	1,795	2,070	549	549	549	1,115	812	278
■	COMPANION SEED MIX HOBBS AND HOPKINS	7 LBS./1,000 SF AS SHOWN									
■	NATIVE SEED MIX										
■	CLEAN WATER WET AREA MIX HOBBS AND HOPKINS	1 LB./4,000 SF AS SHOWN	1,576 SF	765 SF	1,229 SF	318 SF	318 SF	318 SF	386 SF	655 SF	337 SF

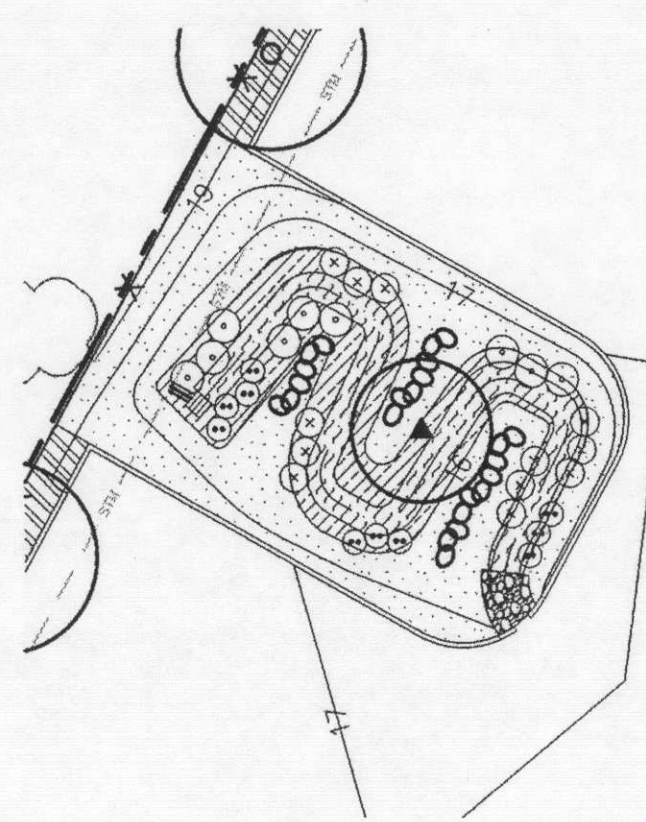
GENERAL NOTES - VEGETATED WATER QUALITY FACILITY

- TREES ARE TO BE PLANTED AT MINIMUM 40 FT. APART PER PORT OF PORTLAND STANDARDS.
- SHRUBS ARE TO BE PLANTED AT MINIMUM 10 FT. FROM THE TRUNK OF ANY TREE PER PORT OF PORTLAND STANDARDS.
- INSTALL JUTE MATTING ON ALL SLOPES 2.5:1 OR GREATER.

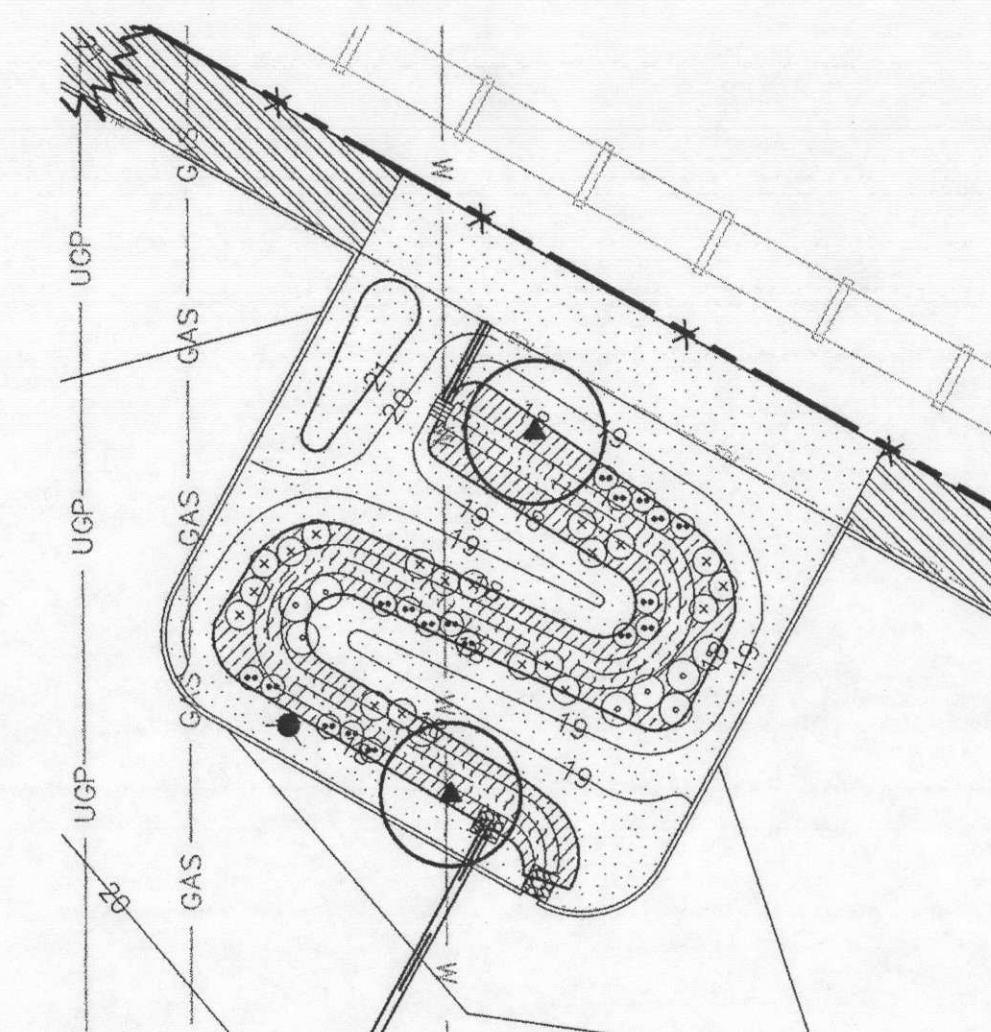
GROWING MEDIUM - VEGETATED WATER QUALITY FACILITY

IMPORTED SOIL SHALL BE A SANDY LOAM MIXED WITH COMPOST OR A SAND/SOIL/COMPOST BLEND. IT SHALL BE ROUGHLY ONE-THIRD COMPOST BY VOLUME, FREE-DRAINING, AND SUPPORT PLANT GROWTH. THE COMPOST SHALL BE DERIVED FROM PLANT MATERIAL; ANIMAL WASTE IS NOT ALLOWED. THE GROWING MEDIUM SHALL BE 18 INCHES DEEP.

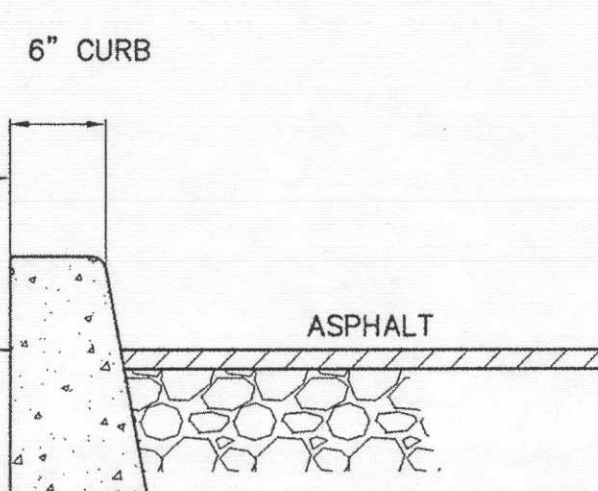
NO.	REVISIONS	REVISION DATE
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2		06/19/2013
3		IN PROGRESS



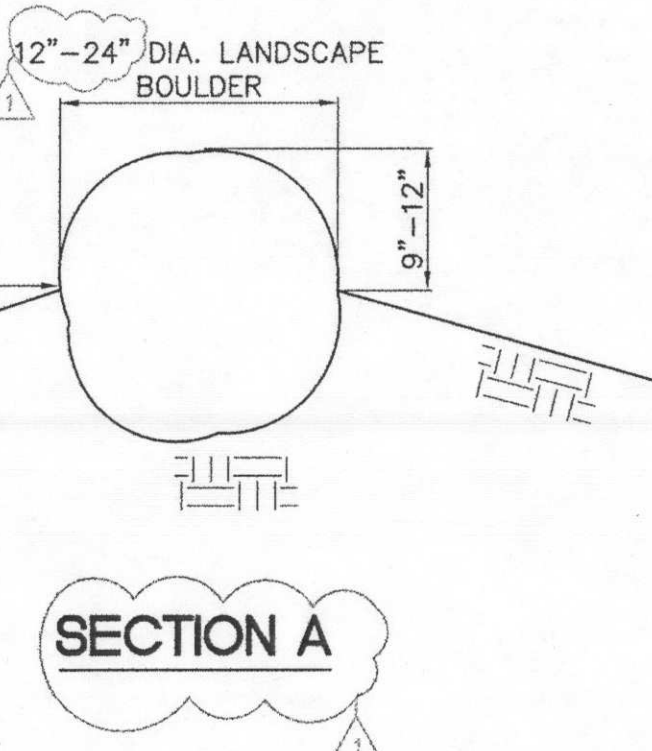
1 SWALE F PLAN
SCALE: 1"=20'-0"



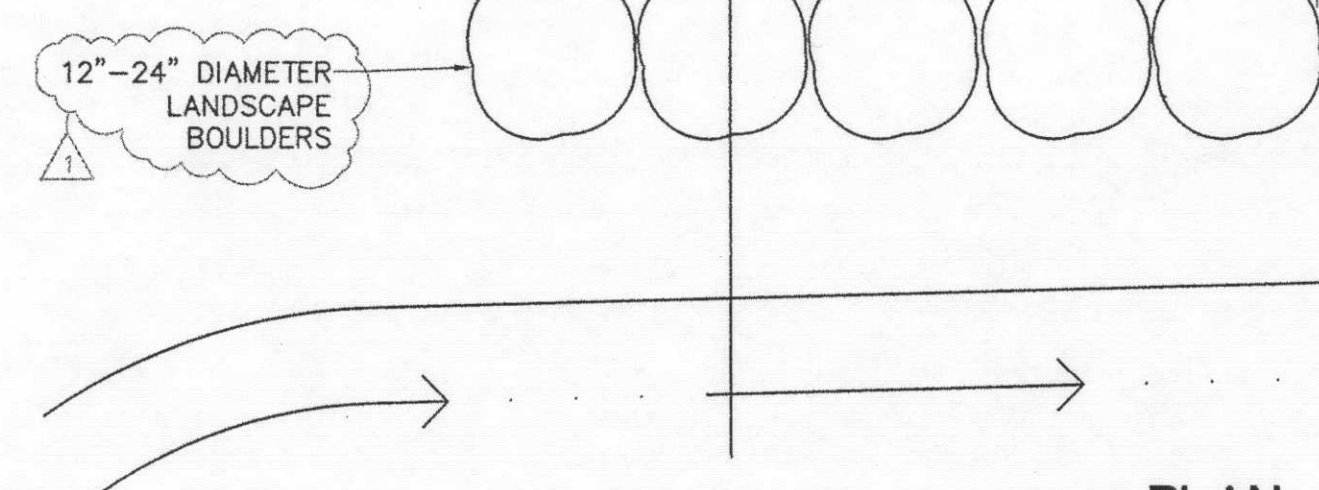
3 SWALE H PLAN
C44 SCALE: 1"=20'-0"



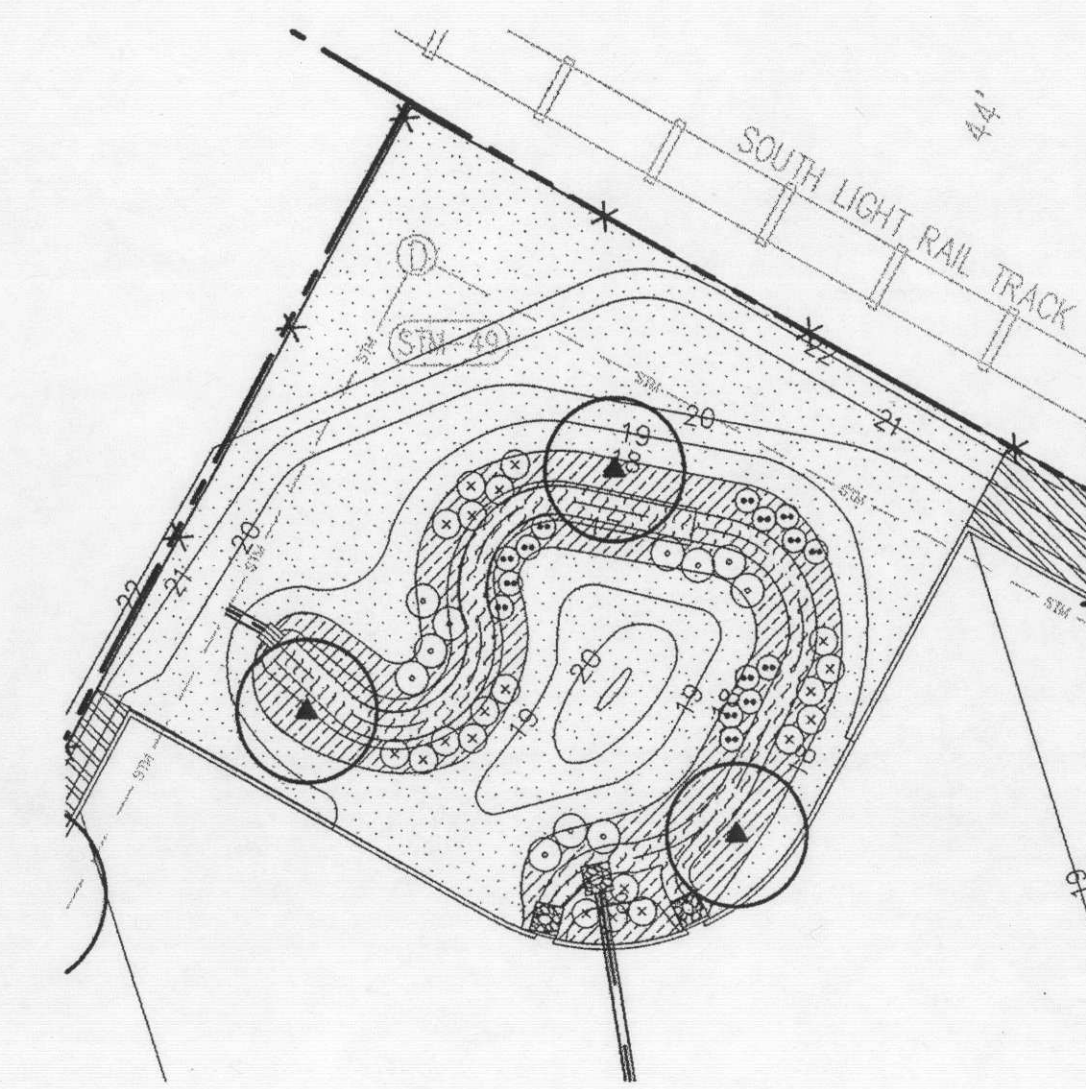
5 SWALE SECTION
C4.4 N.T.S.



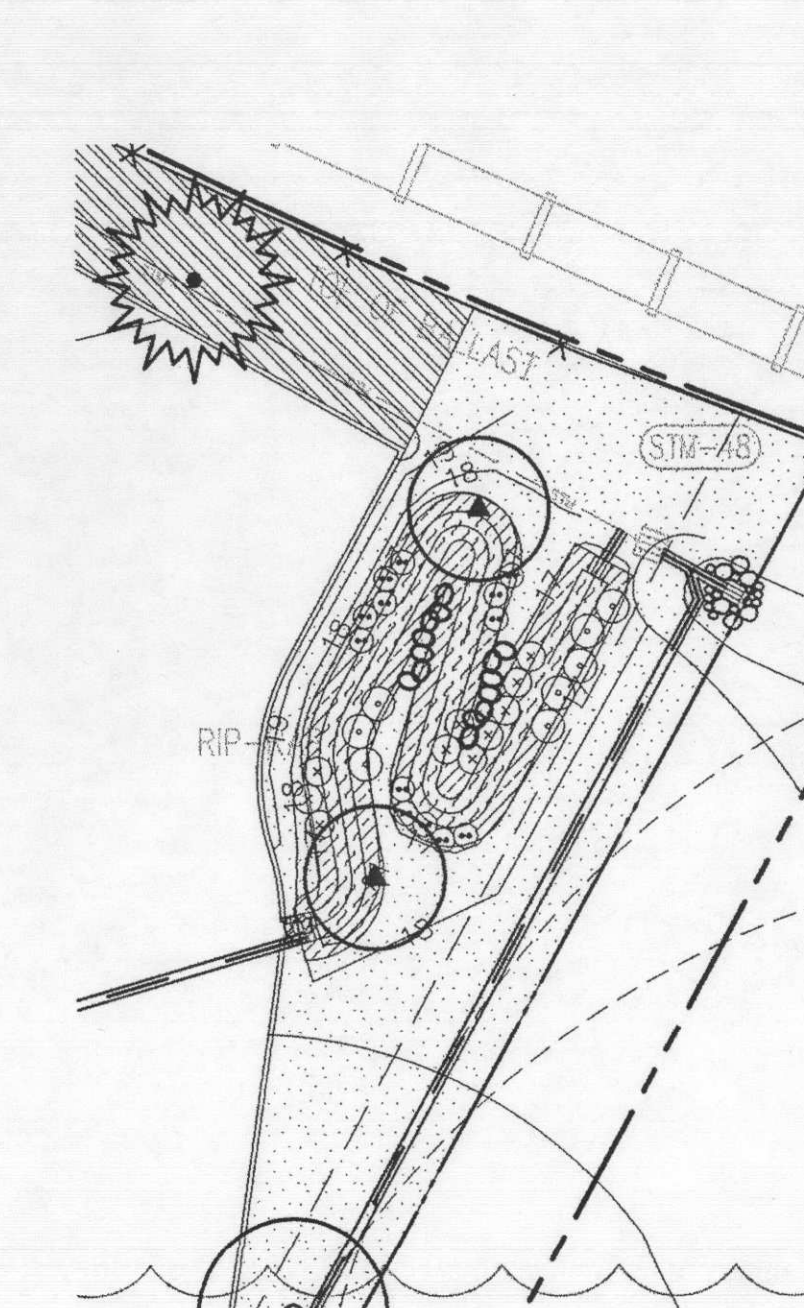
SECTION A



6 SWALE DETAIL
C4.4 N.T.S.

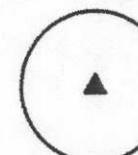


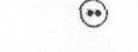





2 SWALE G PLAN
C4.4 SCALE: 1"=20'-0"



4 SWALE I PLAN
C44 SCALE: 1"=20'-0"



PLANT MATERIAL SCHEDULE - VEGETATED WATER QUALITY FACILITIES											
SYMBOL	BOTANICAL NAME -- COMMON NAME	SIZE/ SPACING	A	B	C	D	E	F	G	H	I
	TREES										
	ACER GRISEUM PAPERBARK MAPLE	1.5" CAL. B&B 6" ABOVE BASE AS SHOWN	3	3	8	1	1	1	3	3	2
	SHRUBS										
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA	1 GAL. CONT. AS SHOWN	23	14	33	9	9	9	11	9	8
	CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD	1 GAL. CONT. AS SHOWN	47	21	55	12	12	12	20	31	10
	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS	1 GAL. CONT. AS SHOWN	30	27	40	10	10	10	15	18	13
	GROUND COVER										
	ARCTOSTAPHYLOS UVA-URSII KINNICKINNICK	1 GAL. CONT. 12" O.C.	1,447	1,795	2,070	549	549	549	1,115	812	278
	COMPANION SEED MIX HOBBS AND HOPKINS	7 LBS./1,000 SF AS SHOWN									
	NATIVE SEED MIX										
	CLEAN WATER WET AREA MIX HOBBS AND HOPKINS	1 LB./4,000 SF AS SHOWN	1,576 SF	765 SF	1,229 SF	318 SF	318 SF	318 SF	386 SF	655 SF	337 SF

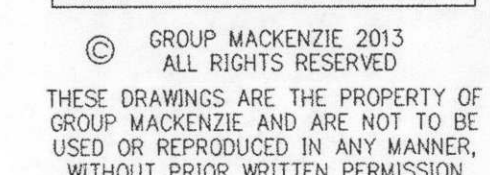
IMPORTED SOIL SHALL BE A SANDY LOAM MIXED WITH COMPOST OR A SAND/SOIL/COMPOST BLEND. IT SHALL BE ROUGHLY ONE-THIRD COMPOST BY VOLUME, FREE-DRAINING, AND SUPPORT PLANT GROWTH. THE COMPOST SHALL BE DERIVED FROM PLANT MATERIAL; ANIMAL WASTE IS NOT ALLOWED. THE GROWING MEDIUM SHALL BE 18 INCHES DEEP.

Client

CAPSTONE
Partners in Construction

CAPSTONE PARTNERS

THE GRADING PLANS AND
DETAILS 5/C4.4
AND 6/C4.4 SHOWN ON
THIS SHEET HAVE BEEN
PREPARED OR REVIEWED
UNDER THE DIRECT
SUPERVISION OF THE
CIVIL ENGINEER OF RECORD.



SHEET TITLE:
**WATER QUALITY
SWALE GRADING
+ LANDSCAPE
DETAILS**

SHEET

C4.4

JOB NO. 2120167.00

212016700\CIVIL\16704-4.DWG: 4230 SKE 06/06/13 06:05 1:20.00

REVISIONS:

REVISION	DATE	REVISIONS	REVISION DATE	CLOSING DATE
1	X	05/21/2013		
2	X	06/19/2013		

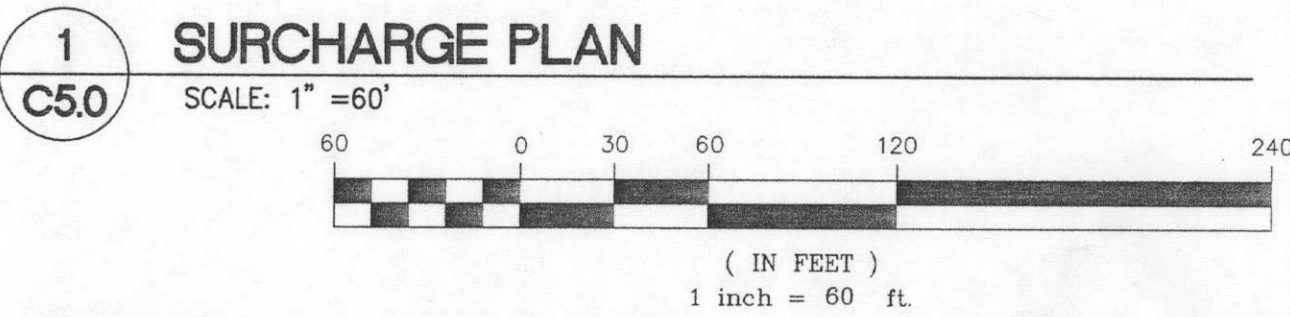
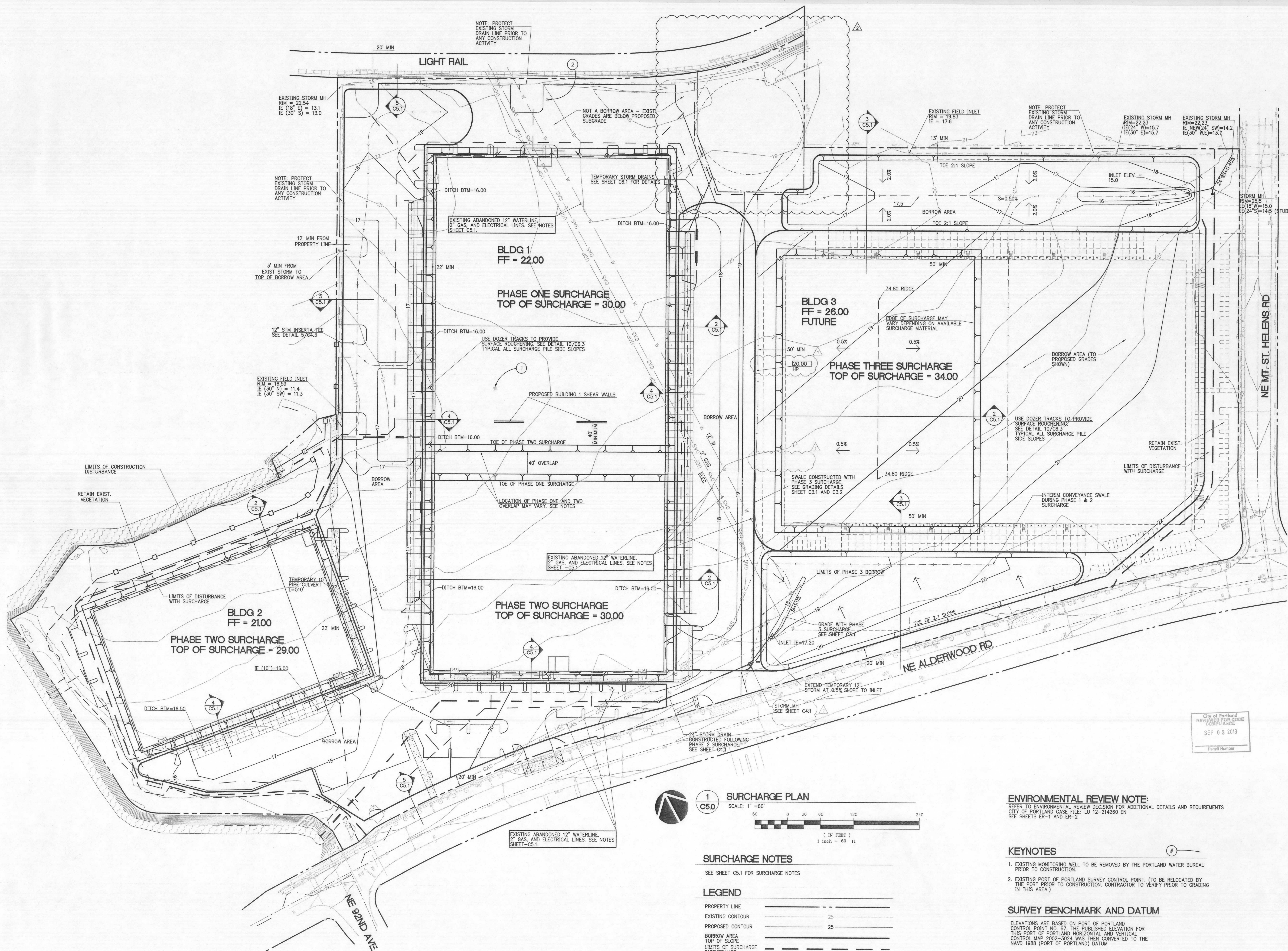
SHEET TITLE:
SURCHARGE PLAN

DRAWN BY: MJS
 CHECKED BY: TWJ
 SHEET

C5.0

JOB NO. 2120167.00

PERMIT SET - 06/19/2013



SURCHARGE NOTES
 SEE SHEET C5.1 FOR SURCHARGE NOTES

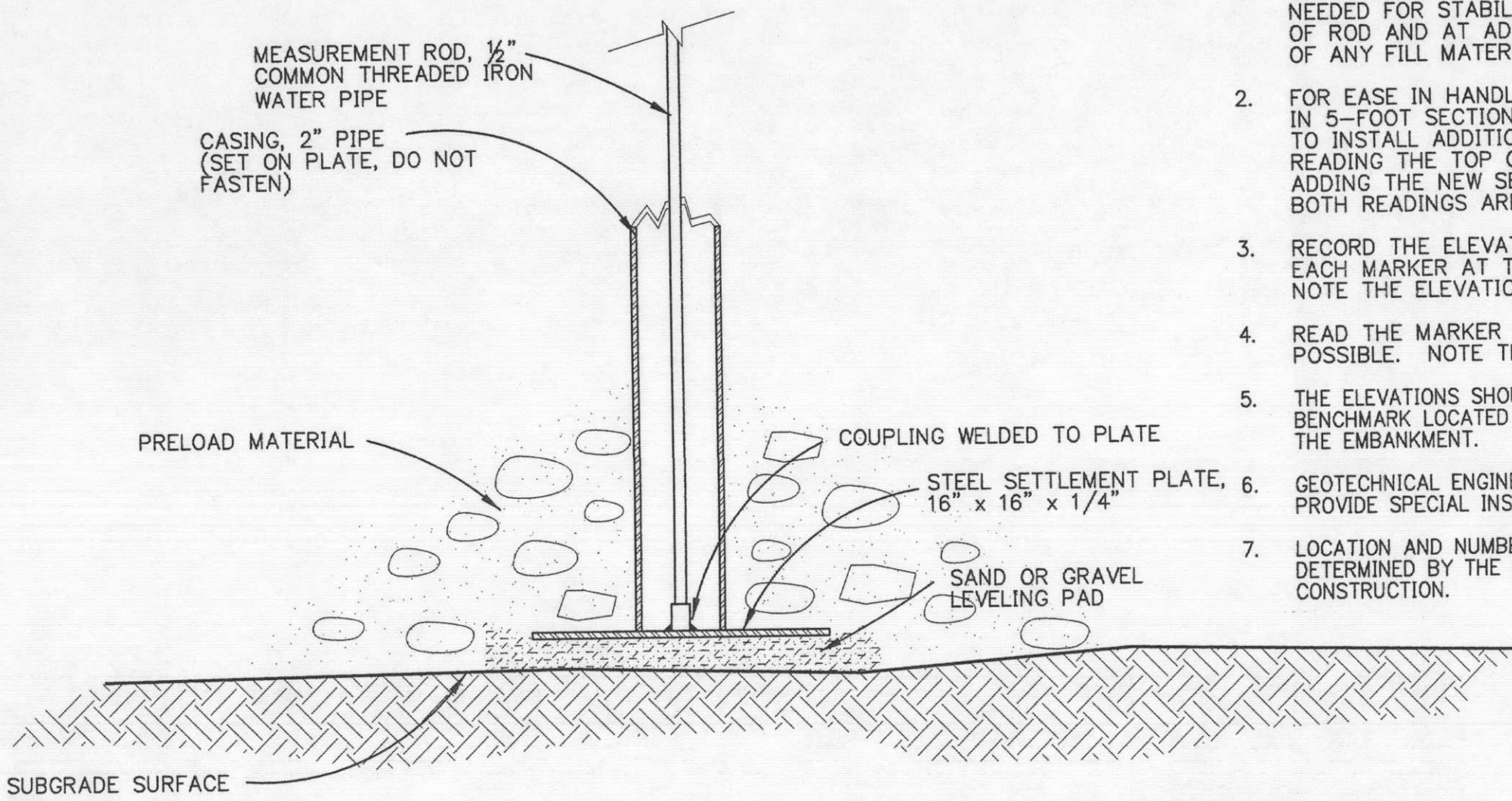
LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
BORROW AREA	---
TOP OF SLOPE	---
LIMITS OF SURCHARGE	---
DISTURBANCE	---

ENVIRONMENTAL REVIEW NOTE:
 REFER TO ENVIRONMENTAL REVIEW DECISION FOR ADDITIONAL DETAILS AND REQUIREMENTS
 CITY OF PORTLAND CASE FILE: LU 12-214260 EN
 SEE SHEETS ER-1 AND ER-2

- KEYNOTES**
- EXISTING MONITORING WELL TO BE REMOVED BY THE PORTLAND WATER BUREAU PRIOR TO CONSTRUCTION.
 - EXISTING PORT OF PORTLAND SURVEY CONTROL POINT. (TO BE RELOCATED BY THE PORT PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY PRIOR TO GRADING IN THIS AREA.)

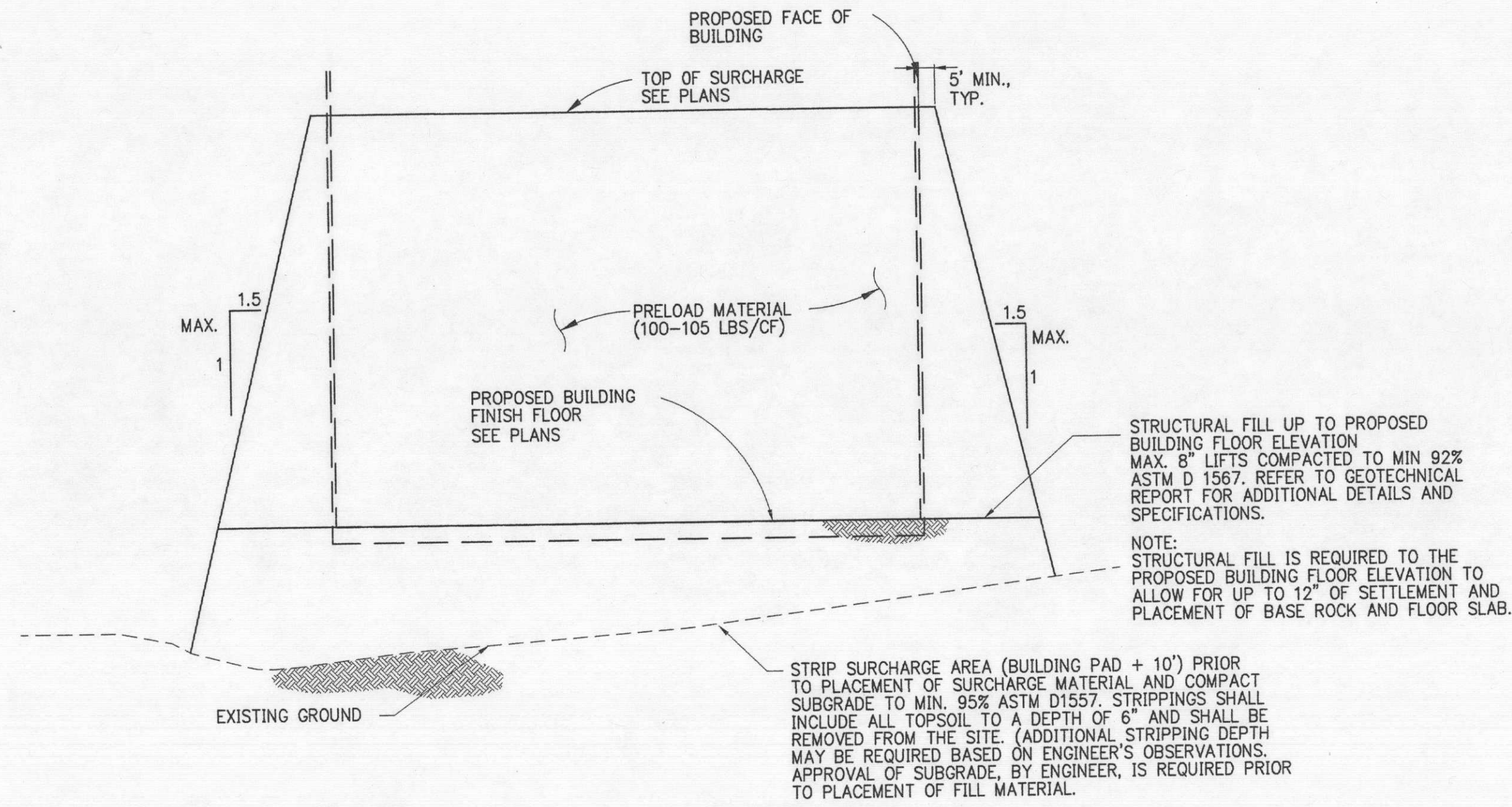
SURVEY BENCHMARK AND DATUM
 ELEVATIONS ARE BASED ON PORT OF PORTLAND CONTROL POINT NO. 67, THE PUBLISHED ELEVATION FOR THIS PORT OF PORTLAND HORIZONTAL AND VERTICAL CONTROL MAP 2002-2024 WAS THEN CONVERTED TO THE NAVD 1988 (PORT OF PORTLAND) DATUM



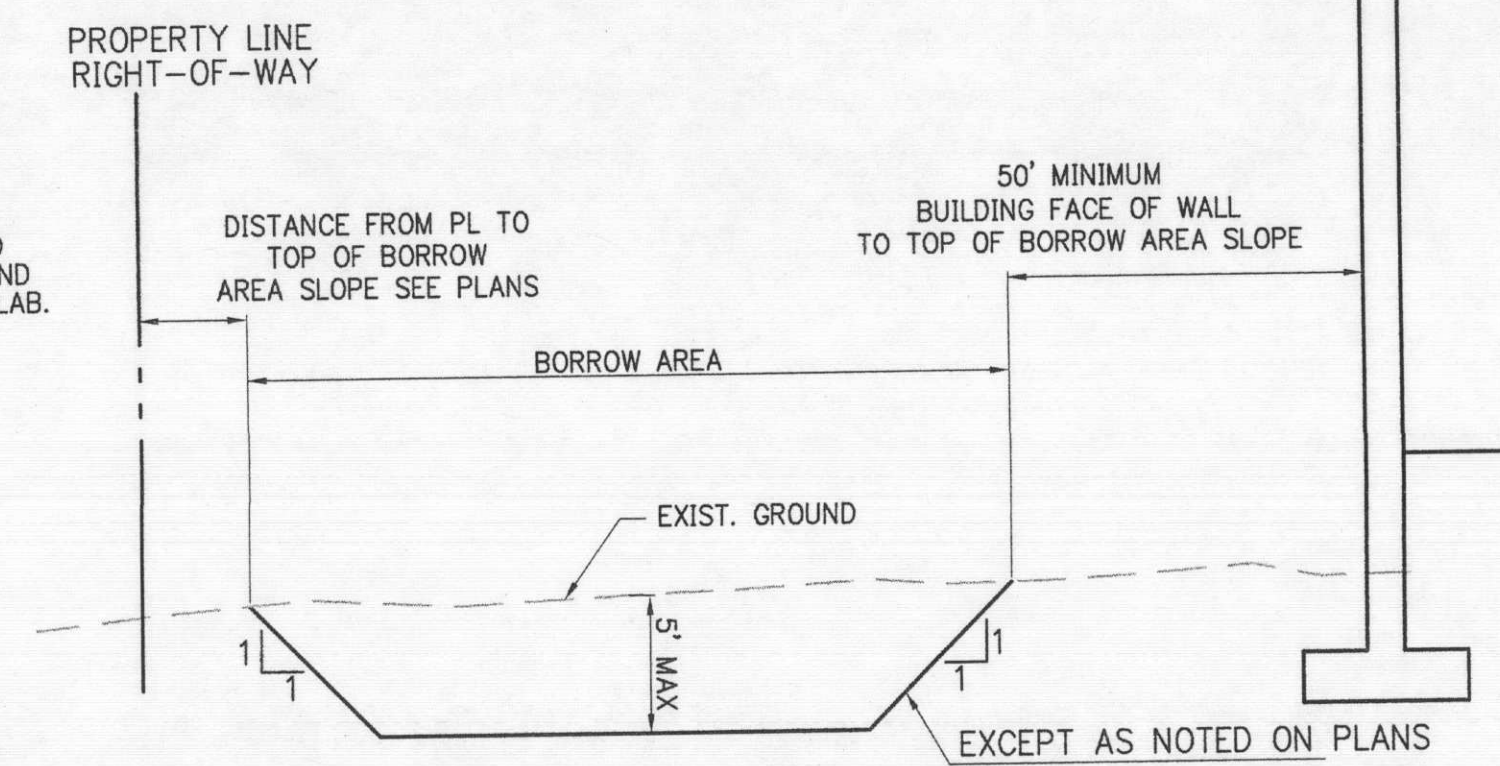
1 PRELOAD SETTLEMENT MONITORING PLATE
N.T.S. (SUPPLIED AND INSTALLED BY CONTRACTOR)
COORDINATE PLACEMENT WITH
GEOTECHNICAL ENGINEER

NOTES: (MONITORING PLATES)

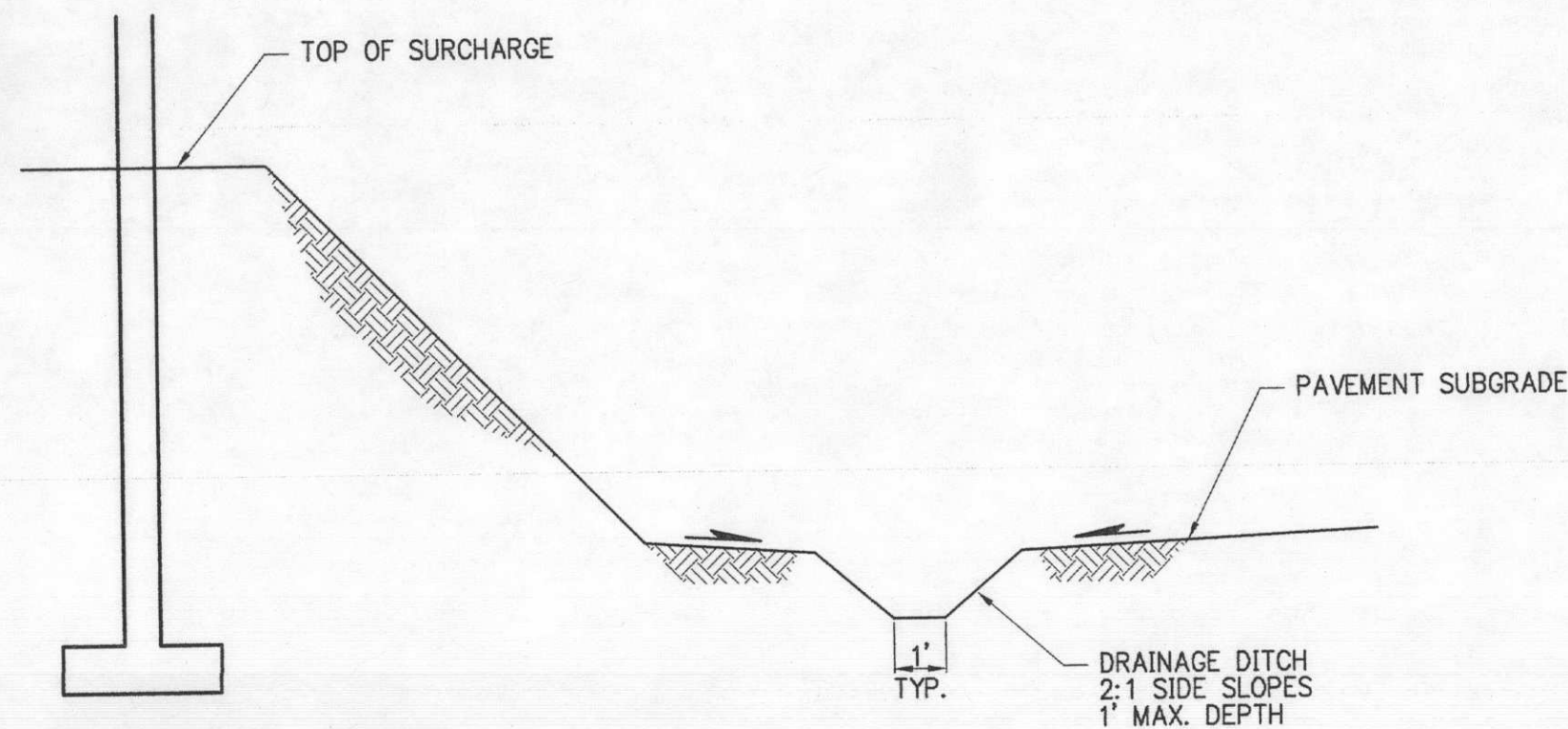
1. INSTALL MARKERS ON FIRM GROUND OR ON SAND PADS IF NEEDED FOR STABILITY. TAKE INITIAL READING ON TOP OF ROD AND AT ADJACENT GROUND LEVEL PRIOR TO PLACEMENT OF ANY FILL MATERIAL.
2. FOR EASE IN HANDLING, ROD AND CASING ARE USUALLY INSTALLED IN 5-FOOT SECTIONS. AS FILL PROGRESSES, COUPLINGS ARE USED TO INSTALL ADDITIONAL LENGTHS. CONTINUITY IS MAINTAINED BY READING THE TOP OF THE MEASUREMENT ROD, THEN IMMEDIATELY ADDING THE NEW SECTION AND READING THE TOP OF THE ADDED ROD. BOTH READINGS ARE RECORDED.
3. RECORD THE ELEVATION OF THE TOP OF THE MEASUREMENT ROD IN EACH MARKER AT THE RECOMMENDED TIME INTERVALS. EACH TIME, NOTE THE ELEVATION OF THE ADJACENT FILL SURFACE.
4. READ THE MARKER TO THE NEAREST 0.01 FOOT, OR 0.005 FOOT IF POSSIBLE. NOTE THE FILL ELEVATION TO THE NEAREST 0.1 FOOT.
5. THE ELEVATIONS SHOULD BE REFERENCED TO A TEMPORARY BENCHMARK LOCATED ON STABLE GROUND AT LEAST 100 FEET FROM THE EMBANKMENT.
6. GEOTECHNICAL ENGINEER (GEO DESIGN INC.) WILL PROVIDE SPECIAL INSPECTION AND MONITOR SURCHARGE.
7. LOCATION AND NUMBER OF MONITORING PLATES WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.



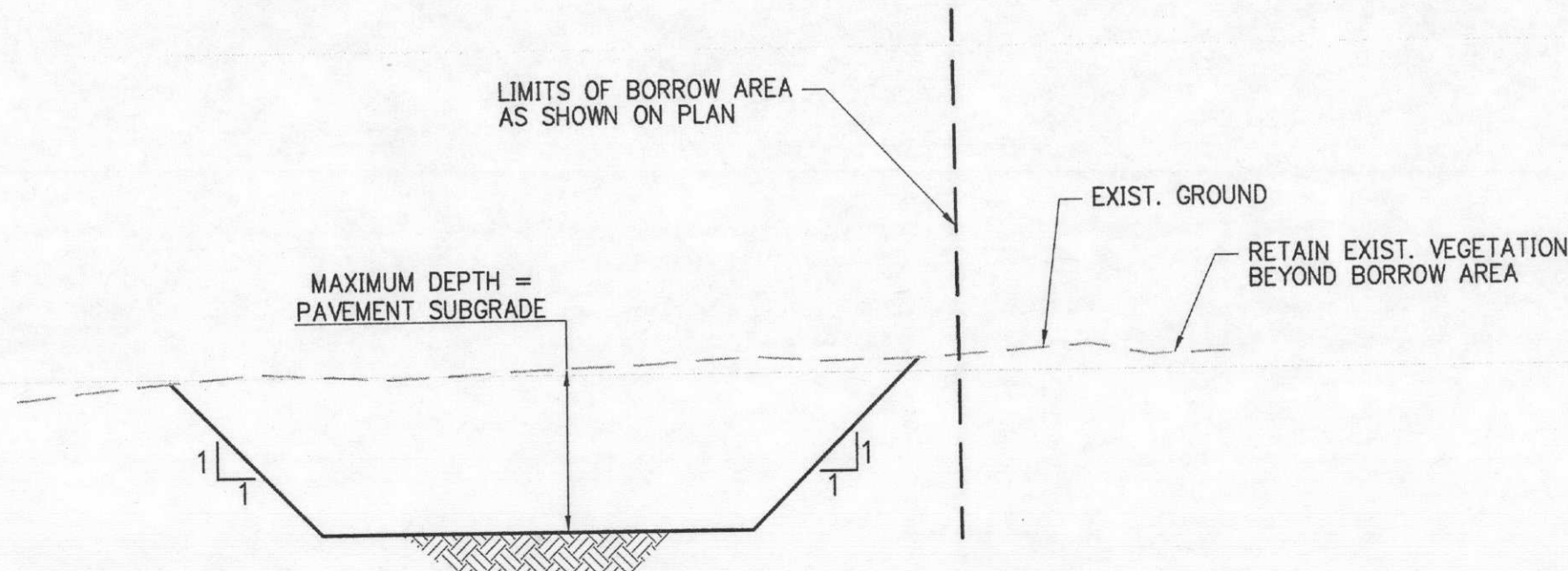
2 SURCHARGE PILE TYP. SECTION
N.T.S.



3 BORROW AREA DETAIL
N.T.S.



4 BORROW AREA DETAIL
N.T.S.



5 BORROW AREA DETAIL
N.T.S.

GENERAL SURCHARGE SEQUENCE NOTES:

PHASE 1 SURCHARGE:

1. CONSTRUCTS THE SURCHARGE PILE LOCATED ON THE NORTHERLY PART OF BUILDING 1.
2. BORROW MATERIAL WILL COME FROM THE TRUCK DOCK AND ASPHALT AREAS SURROUNDING BUILDINGS 1, 2 AND 3 AS SHOWN. ADDITIONAL BORROW MATERIAL WILL COME FROM THE BUILDING 3 FOOTPRINT AS SHOWN. THE DEPTH OF THE ALLOWED BORROW IS SHOWN ON THE PLAN AND NOTES.
3. PHASE 1 SURCHARGE REMAINS IN PLACE FOR APPROXIMATELY 3-4 MONTHS AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

PHASE 2 SURCHARGE:

1. MOVES THE PHASE 1 SURCHARGE TO THE SOUTH HALF OF BUILDING 1 AND ALSO BUILDING 2.
2. ALL THE MATERIAL TO CONSTRUCT THE PHASE 2 SURCHARGE IS ANTICIPATED TO COME FROM THE PHASE 1 SURCHARGE PILE. NO ADDITIONAL BORROW MATERIAL IS REQUIRED.
3. PHASE 2 SURCHARGE REMAINS IN PLACE FOR APPROXIMATELY 3-4 MONTHS AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

PHASE 3 SURCHARGE:

1. MOVES THE PHASE 2 SURCHARGE FROM BUILDINGS 1 AND 2 TO THE SURCHARGE LOCATION SHOWN ON THE BUILDING 3 FOOTPRINT.
2. THE SURCHARGE IS PLACED AS A STRUCTURAL FILL UP TO THE PROPOSED FLOOR ELEVATION, HOWEVER, DEPENDING ON WEATHER CONDITIONS THIS MAY HAPPEN FOLLOWING THE INITIAL PLACEMENT OF THE BUILDING 3 SURCHARGE.
3. THE BORROW AREAS SURROUNDING BUILDING 3 REMAIN AT THE BORROW GRADES SHOWN.
4. THE PHASE 3 SURCHARGE REMAINS IN PLACE WITH THE COMPLETION OF BUILDINGS 1 AND 2.

SURCHARGE NOTES

1. EXCAVATOR(S) MUST COMPLY WITH O.R.S. 757.541 THROUGH 757.571; EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ONE-CALL UTILITY NOTIFICATION CENTER FOR OREGON: 503-246-6699 OR 1-800-332-2344.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE GEOTECHNICAL ENGINEER 3 DAYS PRIOR TO PLACEMENT OF THE MONITORING PLATES TO ALLOW COORDINATION OF INITIAL READINGS.
3. THE OWNER WILL PROVIDE A COPY OF THE GEOTECHNICAL REPORT PREPARED BY GEODESIGN.
4. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY NW SURVEYING INC. DATED AUGUST 2012.
5. SETTLEMENT PLATES SHALL BE SURVEYED TWICE PER WEEK DURING SURCHARGE CONSTRUCTION AND IMMEDIATELY FOLLOWING PLACEMENT. CONTINUE TWICE WEEKLY READINGS FOR ONE MONTH FOLLOWING SURCHARGE COMPLETION FOLLOWED BY ONCE WEEKLY THEREAFTER. CONTRACTOR SHALL VERIFY THE SURVEY SCHEDULE WITH THE GEOTECHNICAL ENGINEER PRIOR TO STARTING WORK.
6. BORROW AREA SHALL BE GRADED AND MAINTAINED SUCH THAT NO STANDING WATER IS ALLOWED TO REMAIN FOLLOWING A RAINFALL EVENT.
7. THE LOCATION OF THE PHASE ONE/TWO SURCHARGE OVERLAP MAY VARY DEPENDING ON AVAILABLE MATERIAL. GEOTECHNICAL ENGINEER'S APPROVAL IS REQUIRED PRIOR TO ANY CHANGE IN LOCATION.

EROSION CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL PROVISIONS OF THE DEQ 1200-G PERMIT ISSUED FOR THE PROJECT. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL APPLICABLE CITY OF PORTLAND CODES AND REQUIREMENTS RELATED TO SEDIMENT AND EROSION CONTROL.
2. SEE THE SURCHARGE EROSION AND SEDIMENT CONTROL PLANS FOR ADDITIONAL DETAILS AND REQUIREMENTS.

MONITORING PLATES

1. THE NUMBER AND LOCATION OF MONITORING PLATES WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION OF THE SURCHARGE PILE. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS PRIOR TO CONSTRUCTION.

BORROW AREAS

1. BORROW FROM THE AREAS SURROUNDING BUILDINGS 1 AND 2 IS LIMITED TO NO DEEPER THAN THE PROPOSED SUBGRADE DEPTH. (WITH THE EXCEPTIONS OF DRAINAGE DITCHES.)
2. BORROW FROM THE AREAS NORTH AND SOUTH OF BUILDING 3 IS LIMITED TO NO DEEPER THAN 5 FEET BELOW EXISTING GRADES AND NO CLOSER THAN 50 FEET FROM THE BUILDING FOOTPRINT AS SHOWN.
3. BORROW FROM THE BUILDING 3 FOOTPRINT AREA IS LIMITED TO 3 FEET BELOW EXISTING GRADES.
4. RETAIN EXISTING VEGETATION IN ALL AREAS BEYOND THE DESIGNATED BORROW AREAS.

EXISTING UTILITIES

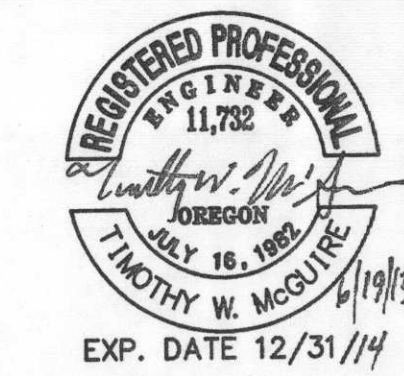
1. PORT GIS RECORDS INDICATE THERE ARE ABANDONED WATER, GAS, AND ELECTRICAL LINES AS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO POTHOLE, IN A MINIMUM OF 3 LOCATIONS, AND CONFIRM THE LOCATION OF THE UTILITIES (IT IS UNKNOWN IF THE UTILITIES HAVE BEEN REMOVED OR ARE ABANDONED IN PLACE).
3. THE 12" WATERLINE SHALL BE REMOVED (IF IT EXISTS) AND ALL EXCAVATIONS BACKFILLED AS REQUIRED BY THE SPECIFICATIONS AND GEOTECHNICAL REPORT.

SEEDING NOTES

1. ALL BUILDING 3 AREA SEEDED W/ INITIAL EXCAVATION
2. BUILDING 3 SURCHARGE PILE SEEDED ONCE PLACED

PRECONSTRUCTION MEETING

1. A PRECONSTRUCTION MEETING INCLUDING, AT A MINIMUM, PORT STAFF, GENERAL CONTRACTOR, AND EXCAVATOR IS REQUIRED PRIOR TO CONSTRUCTION. THE CONTRACT SHALL BE RESPONSIBLE TO SCHEDULE THE FOLLOWING MEETINGS.
 - A. MEETING PRIOR TO FIRST SURCHARGING
 - B. MEETING PRIOR TO MOVING FIRST SURCHARGE PILE
 - C. MEETING PRIOR TO MOVING SURCHARGE TO PHASE TWO



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REVISIONS:

NO.	REVISIONS	REVISION DATE
1	X	05/21/2013
2		06/19/2013

SHEET TITLE:
**SURCHARGE
DETAILS**

DRAWN BY: MJS

CHECKED BY: TWM

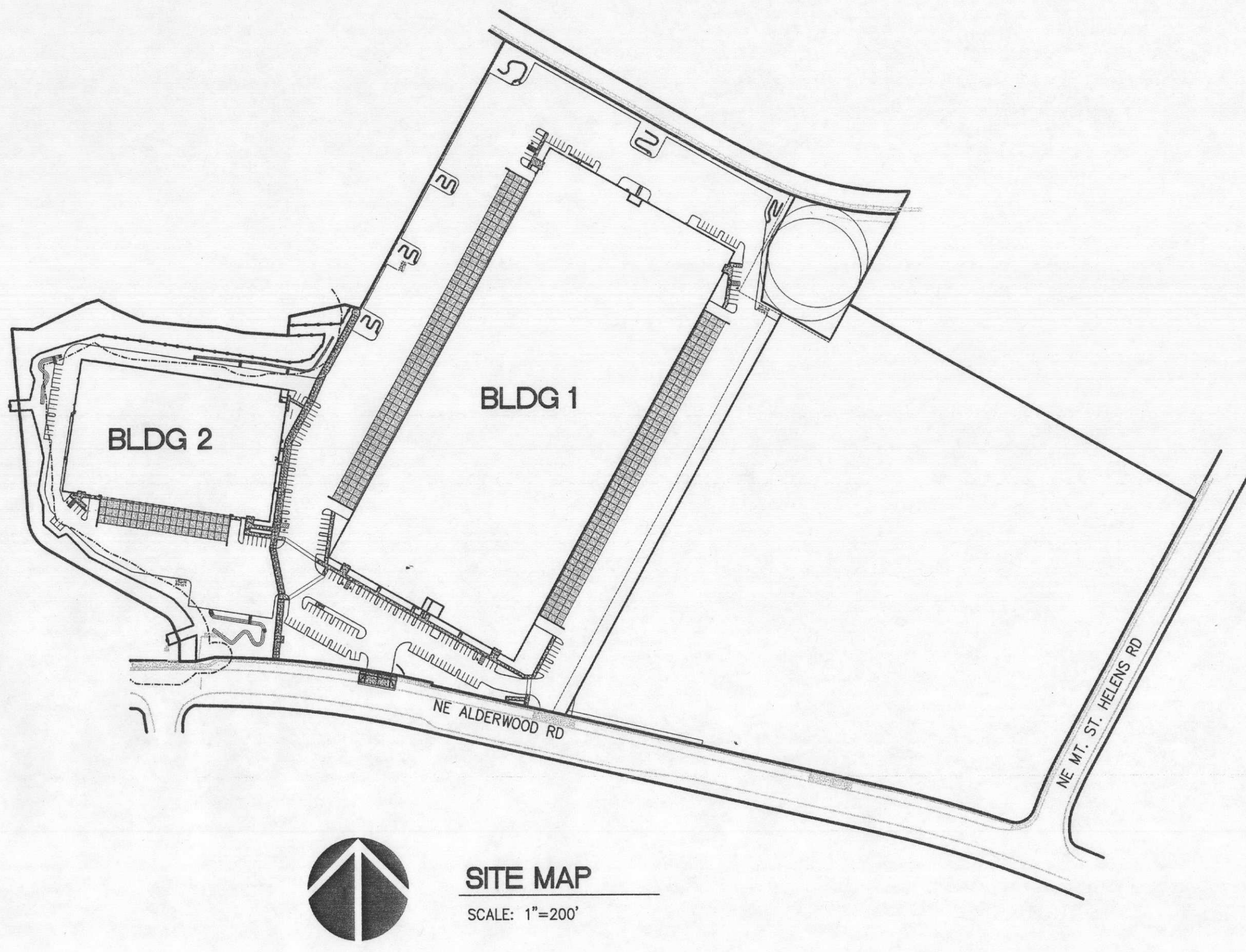
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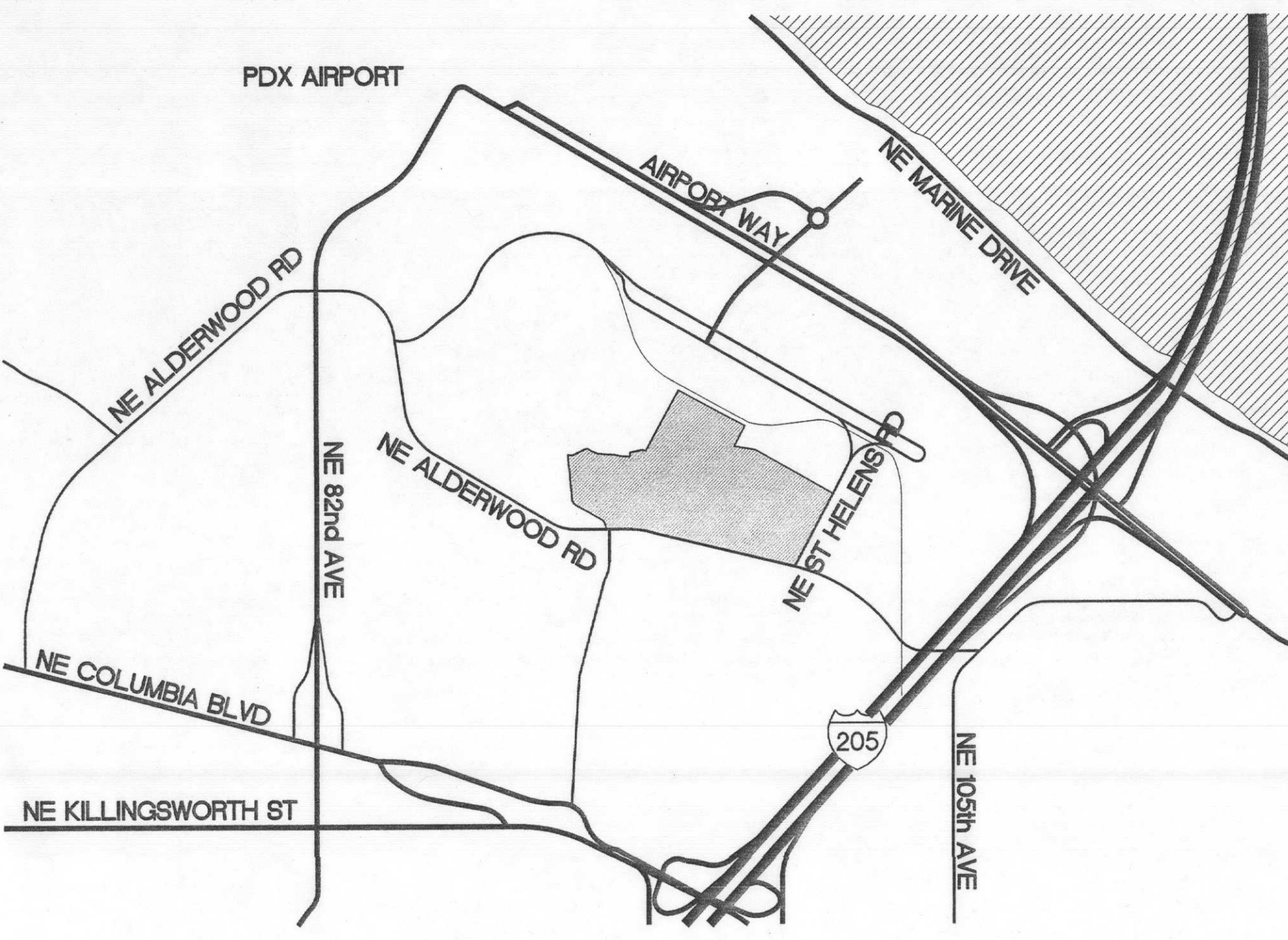
JOB NO. 2120167.00

PERMIT SET - 06/19/2013

EROSION AND SEDIMENT CONTROL PLANS



SITE MAP
SCALE: 1"=200'



VICINITY MAP

PROJECT LOCATION:
NW CORNER OF INTERSECTION OF NE ALDERWOOD RD AND NE MT. ST. HELENS RD
PORTLAND, OR
LATITUDE = 45°34'16" N LONGITUDE = -122°33'57" W

PROPERTY DESCRIPTION:
TAX LOTS 100 AND 200 SECTION 16, TOWNSHIP 1 NORTH, RANGE 2
EAST, WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON

ATTENTION EXCAVATORS:
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE
OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET
FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU
MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY
CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE
RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE
CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN
EXCAVATION. CALL 503-246-6699.

DEVELOPER
CAPSTONE PARTNERS LLC
CONTACT: LAUREN GOLDEN-JONES
1015 NW 11TH AVENUE, SUITE 243
PORTLAND, OR 97209
PHONE: 503-224-9560
FAX: 503-228-1282

ARCHITECT
GROUP MACKENZIE
CONTACT: BOB THOMPSON
1515 SE WATER AVE, SUITE 100
PORTLAND, OR 97214
PHONE: 503-224-9560
FAX: 503-228-1285

CIVIL ENGINEER
GROUP MACKENZIE
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1515 SE WATER AVE, SUITE 100
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FAX: 503-228-1285

LANDSCAPE ARCHITECT
GROUP MACKENZIE
CONTACT: ROBIN LAUGHLIN
1515 SE WATER AVE, SUITE 100
PORTLAND, OR 97214
PHONE: 503-224-9560
FAX: 503-228-1285

SURVEYOR
NORTHWEST SURVEYING, INC.
CONTACT: SCOTT FIELD
1815 NW 169TH PLACE, SUITE 2090
BEAVERTON, OR 97006
PHONE: 503-848-2127
FAX: 503-848-2179

GEOTECHNICAL
GEO DESIGN
CONTACT: GEORGE SAUNDERS
15575 SW SEQUOIA PKWY
PORTLAND, OR 97224
PHONE: 503-968-8787

NARRATIVE DESCRIPTION
EXISTING SITE CONDITIONS

- * VACANT FIELD
- 1% TO 5% SLOPES

DEVELOPED CONDITIONS

- * TWO INDUSTRIAL BUILDINGS AND PARKING FACILITIES

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

- * CLEARING AND DEMOLITION (JULY 2013)
- * GRADING/SURCHARGE (JULY 2013 - JANUARY 2014)
- * UTILITY INSTALLATION (MARCH 2014 - JUNE 2014)
- * SITE CONSTRUCTION (NOVEMBER 2013 - SEPTEMBER 2014)
- * FINAL STABILIZATION (SEPTEMBER 2014)

TOTAL SITE AREA = 1,949,100 SF = 44.7 ACRES

TOTAL DISTURBED AREA = 1,949,100 SF = 44.7 ACRES

SITE SOIL CLASSIFICATION:

SAUVE SILT-LOAM

ON-SITE SOILS HAVE A SLIGHT EROSION POTENTIAL. ALL FILL MATERIAL
SHALL BE GENERATED ON-SITE FROM GRADING EXCAVATION AND
UTILITY TRENCH SPOILS.

RECEIVING WATER BODIES:

ALL STORM RUNOFF TO BE TREATED ON SITE AND CONVEYED TO THE PUBLIC STORM
SEWER. EVENTUALLY STORMWATER IS RECEIVED BY THE COLUMBIA RIVER.

PERMITTEE'S SITE INSPECTOR: FRED LUTZ
COMPANY/AGENCY: PERLO CONSTRUCTION
PHONE: (503) 704-0967
FAX: (503) 639-4134
E-MAIL: FLUTZ@PERLO.BIZ
DESCRIPTION OF EXPERIENCE: OVER 15 YEARS IN THE COMMERCIAL
CONSTRUCTION BUSINESS. OVER 200 HOURS OF INSPECTION AND
OBSERVATION OF EROSION MEASURES.

INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING. AT LEAST ONCE EVERY TWO WEEKS, REGARDLESS OF WHETHER OR NOT RUNOFF IS OCCURRING.
2. PRIOR TO SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE.
3. INACTIVE PERIODS GREATER THAN (7) CONSECUTIVE CALENDAR DAYS	ONCE EVERY (2) TWO WEEKS
4. PERIODS AT WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.

STANDARD EROSION AND SEDIMENT
CONTROL PLAN DRAWING NOTES:

- HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR
TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (SCHEDULE A.8.C.I.(3))
- ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS.
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS.
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ,
AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE
CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION. (SCHEDULE B.2.A)
- ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES
OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SCHEDULE A.8.A)
- THE ESCP MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS.
DURING THE CONSTRUCTION PERIOD, UPGRADE THESE MEASURES AS NEEDED TO COMPLY WITH ALL APPLICABLE
LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS. (SCHEDULE A.8.C.I.(1)(C))
- 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. (SCHEDULE A.12.C.III)
- PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS
FROM BECOMING A SOURCE OF EROSION. (SCHEDULE A.8.C.I.(1)(D))
- IDENTIFY, MARK, AND PROTECT (BY FENCING OFF 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. (SCHEDULE A.8.C.I.(1) & (2))
- 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. (SCHEDULE A.7.B.III(1) AND A.7.B.III(3))
- EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE
BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY
IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING
PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER
POLLUTION CONTROLS. (SCHEDULE A.7.D.I AND A.8.C)
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE
WORK. (SCHEDULE A.8.C.I.(6))
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS
AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS. (SCHEDULE A.8.C.II.(2))
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SCHEDULE
A.8.C.I.(7))
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: 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. (SCHEDULE A.7.D.II.(1) AND
A.8.C.I.(4))
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON
SITE. (SCHEDULE A.7.D.II.(3))
- USE BMPs TO PREVENT OR MINIMIZE STORMWATER 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, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION
OPERATIONS. (SCHEDULE A.7.E.II.(2))
- 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. (SCH A.7.E.III.)
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN
SOIL. (SCHEDULE A.7.B.I)
- 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. (SCHEDULE A.9.B.III)
- IF A STORMWATER TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION,
ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE
PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE,
DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE
TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND
MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SCHEDULE A.9.D)
- 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. (SCHEDULE A.7.B)
- 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. (SCHEDULE A.7.B.II.(2))
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET
WEATHER. (SCHEDULE A.7.A.I)
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE
HEIGHT AND BEFORE FENCE REMOVAL. (SCHEDULE A.8.C.I)
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBARS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH
ABOVE GROUND HEIGHT, AND BEFORE BMP REMOVAL. (SCHEDULE A.8.C.II)
- 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. (SCHEDULE A.8.C.III & IV)
- 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 RECURRENT OF
THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED
ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME. (SCHEDULE A.8.B.I)
- THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGEWAYS MUST NOT OCCUR.
VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS.
(SCHEDULE A.8.B.II)
- THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER,
TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE.
(SCHEDULE A.7.F.I)
- 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 ABSOLUTE
COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SCHEDULE A.7.F.II)
- PROVIDE PERMANENT EROSION CONTROL MEASURES ON ALL EXPOSED AREAS. DO NOT REMOVE TEMPORARY
SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS
ESTABLISHED. HOWEVER, DO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS EXPOSED AREAS BECOME
STABILIZED, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. PROPERLY DISPOSE OF CONSTRUCTION
MATERIALS AND WASTE, INCLUDING SEDIMENT RETAINED BY TEMPORARY BMPs. (SCHEDULE A.7.B.II(2) AND
A.8.C.III)

DEQ 1200-C PERMIT


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

LOCAL AGENCY-SPECIFIC EROSION
CONTROL NOTES:

- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL
EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND
ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD DURING THE
CONSTRUCTION PERIOD. NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITEE MUST
MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED
WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUIV.
- PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED ARE A GRAVEL CONSTRUCTION
ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE
DURATION OF THE PROJECT.
- IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1; THE TYPE AND
PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
- NOT USED.
- THE ESC PLAN MUST BE KEPT ON SITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO
ENSURE THAT SEDIMENT OR SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR
OTHER PROPERTIES.
- THE ESC MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING
THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO COMPLY WITH ALL APPLICABLE
LOCAL, STATE, AND FEDERAL EROSION CONTROL REGULATIONS. CHANGES TO THE APPROVED ESC PLAN MUST BE
SUBMITTED IN THE FORM OF AN ACTION PLAN TO DEQ FOR THE 1200-C PERMIT.
- IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF
FINE WATER SPRINKLING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
- ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD.

BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF
AVAILABLE BMPs.

BMPs	YEAR: 2013												2014											
	MONTHS:	06	07	08	09	10	11	12	01	02	03	04	05	06	07	08	09	10						
Pipe Slope Drains																								
Energy Dissipaters																								
Temporary Diversion Dikes																								
Check Dams		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
Temporary Seeding and Planting			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
Permanent Seeding and Planting																								
Mycofertilizer Biofertilizers																								
Mulches (Specify Type)																								
Construction Entrances		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
Compost Blankets																								
Compost Socks																								
Compost Berm																								
Soil Tackifiers		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
Sodding Vegetative Buffer Strips																								
Sediment Fencing		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
Erosion Control Blankets & Mats (Specify type)																								
Earth Dikes (Shrinkage)																								
Drainage Swales		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
Rock Outlet Protection		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
Plastic Sheeting																								
Sediment Trap																								
Straw Wattles (Loose compaction rice straw)		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X						
Storm Drain Inlet Protection																								
Temporary or Permanent Sedimentation Basins																								
Unpaved roads gravelled or other BMP on the road																								
Dewatering (treatment location, schematic, & sampling plan required)												X	X	X	X	X	X	X						
Paving Operations Controls												X	X	X	X	X	X	X						
Concrete Truck Washout												X	X	X	X	X	X	X						

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 BMPs 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.

TIM MCQUIRE

SHEET INDEX

EROSION AND SEDIMENT CONTROL PLANS

- C6.0 EROSION AND SEDIMENT CONTROL COVER SHEET
- C6.1 CLEARING AND SURCHARGE EROSION AND SEDIMENT CONTROL PLAN
- C6.2 BUILDING AND UTILITY CONSTRUCTION
EROSION AND SEDIMENT CONTROL PLAN
- C6.3 EROSION AND SEDIMENT CONTROL DETAILS

REVISIONS:

REV	REVISIONS	REVISION DATE
1	X	05/21/2013
2		06/19/2013

SHEET TITLE:
EROSION AND
SEDIMENT
CONTROL
COVER SHEET

DRAWN BY: MJS
CHECKED BY: TWM
SHEET

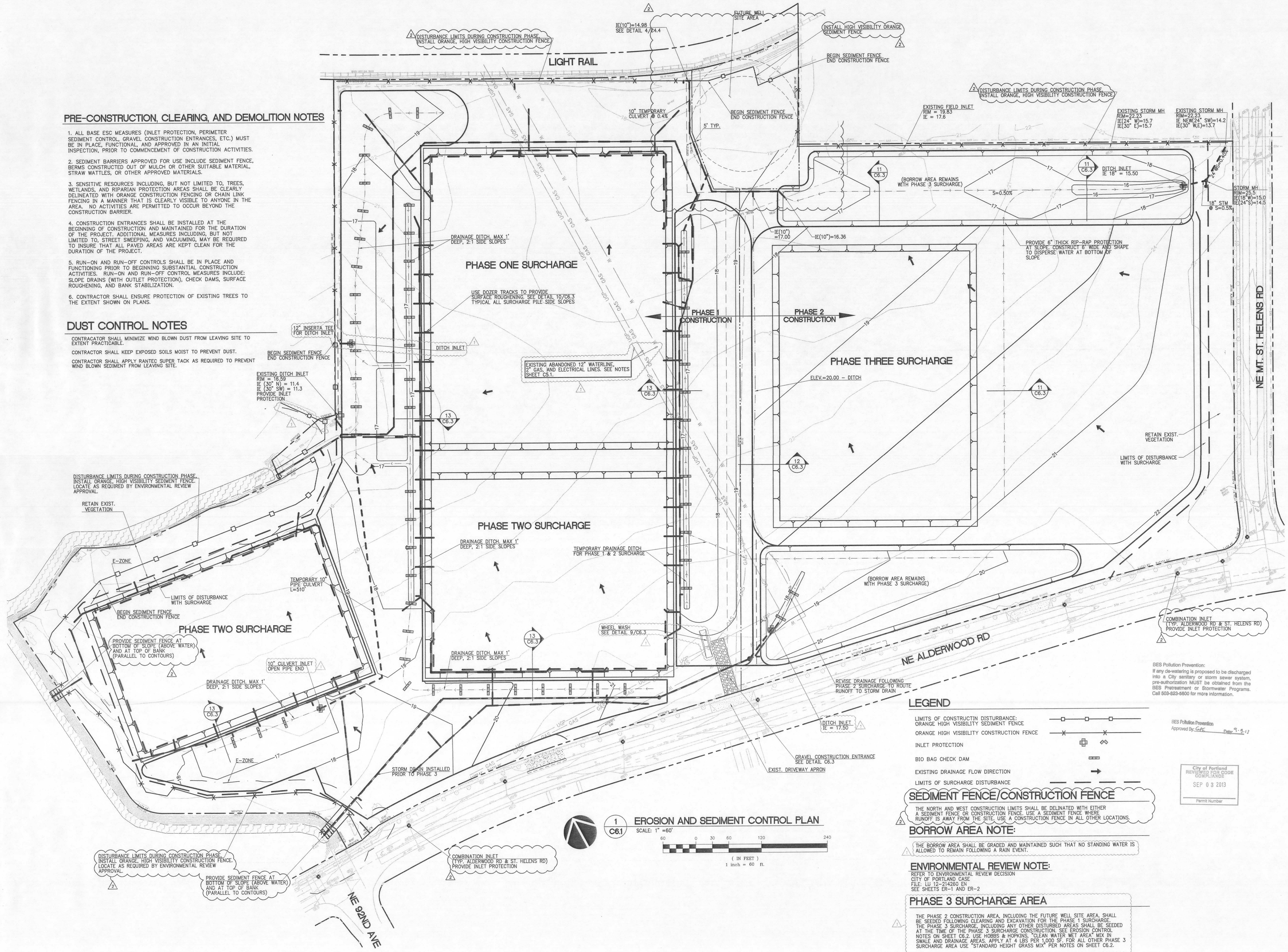
C6.0

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 INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH 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: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.
6. CONTRACTOR SHALL ENSURE PROTECTION OF EXISTING TREES TO THE EXTENT SHOWN ON PLANS.

DUST CONTROL NOTES

- CONTRACTOR SHALL MINIMIZE WIND BLOWN DUST FROM LEAVING SITE TO EXTENT PRACTICABLE.
- CONTRACTOR SHALL KEEP EXPOSED SOILS MOIST TO PREVENT DUST.
- CONTRACTOR SHALL APPLY RATED SUPER TACK AS REQUIRED TO PREVENT WIND BLOWN SEDIMENT FROM LEAVING SITE.



LEGEND

- LIMITS OF CONSTRUCTION DISTURBANCE: ORANGE HIGH VISIBILITY SEDIMENT FENCE
- ORANGE HIGH VISIBILITY CONSTRUCTION FENCE
- INLET PROTECTION
- BIO BAG CHECK DAM
- EXISTING DRAINAGE FLOW DIRECTION
- LIMITS OF SURCHARGE DISTURBANCE
- SEDIMENT FENCE/CONSTRUCTION FENCE

BORROW AREA NOTE:

- THE BORROW AREA SHALL BE GRADED AND MAINTAINED SUCH THAT NO STANDING WATER IS ALLOWED TO REMAIN FOLLOWING A RAIN EVENT.

ENVIRONMENTAL REVIEW NOTE:

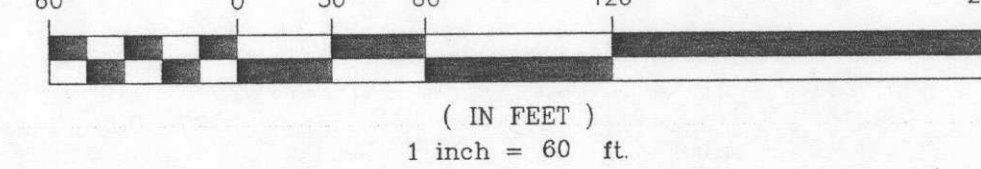
- REFER TO ENVIRONMENTAL REVIEW DECISION CITY OF PORTLAND CASE FILE LU 12-214600 EN SEE SHEETS ER-1 AND ER-2

PHASE 3 SURCHARGE AREA

- THE PHASE 2 CONSTRUCTION AREA, INCLUDING THE FUTURE WELL SITE AREA, SHALL BE SEEDED FOLLOWING CLEARING AND EXCAVATION FOR THE PHASE 1 SURCHARGE. THE PHASE 3 SURCHARGE, INCLUDING ANY OTHER DISTURBED AREAS SHALL BE SEEDED AT THE TIME OF THE PHASE 3 SURCHARGE CONSTRUCTION. SEE EROSION CONTROL NOTES ON SHEET C6.2. USE HOBBS & HOPKINS "CLEAN WATER WET AREA" MIX IN SWALE AND DRAINAGE AREAS. APPLY AT 4 LBS PER 1,000 SF. FOR ALL OTHER PHASE 3 SURCHARGE AREA USE "STANDARD HEIGHT GRASS MIX" PER NOTES ON SHEET C6.2.

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 60'



EROSION AND SEDIMENT CONTROL NOTES

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:

- STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
- ANNUAL RYEGRASS (40% BY WEIGHT)
- TURF-TYPE FESCUE (60% BY WEIGHT)

2. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.

3. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.

4. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION, DURING "WET WEATHER" PERIODS. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.

5. 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.

6. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

7. 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.

8. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.

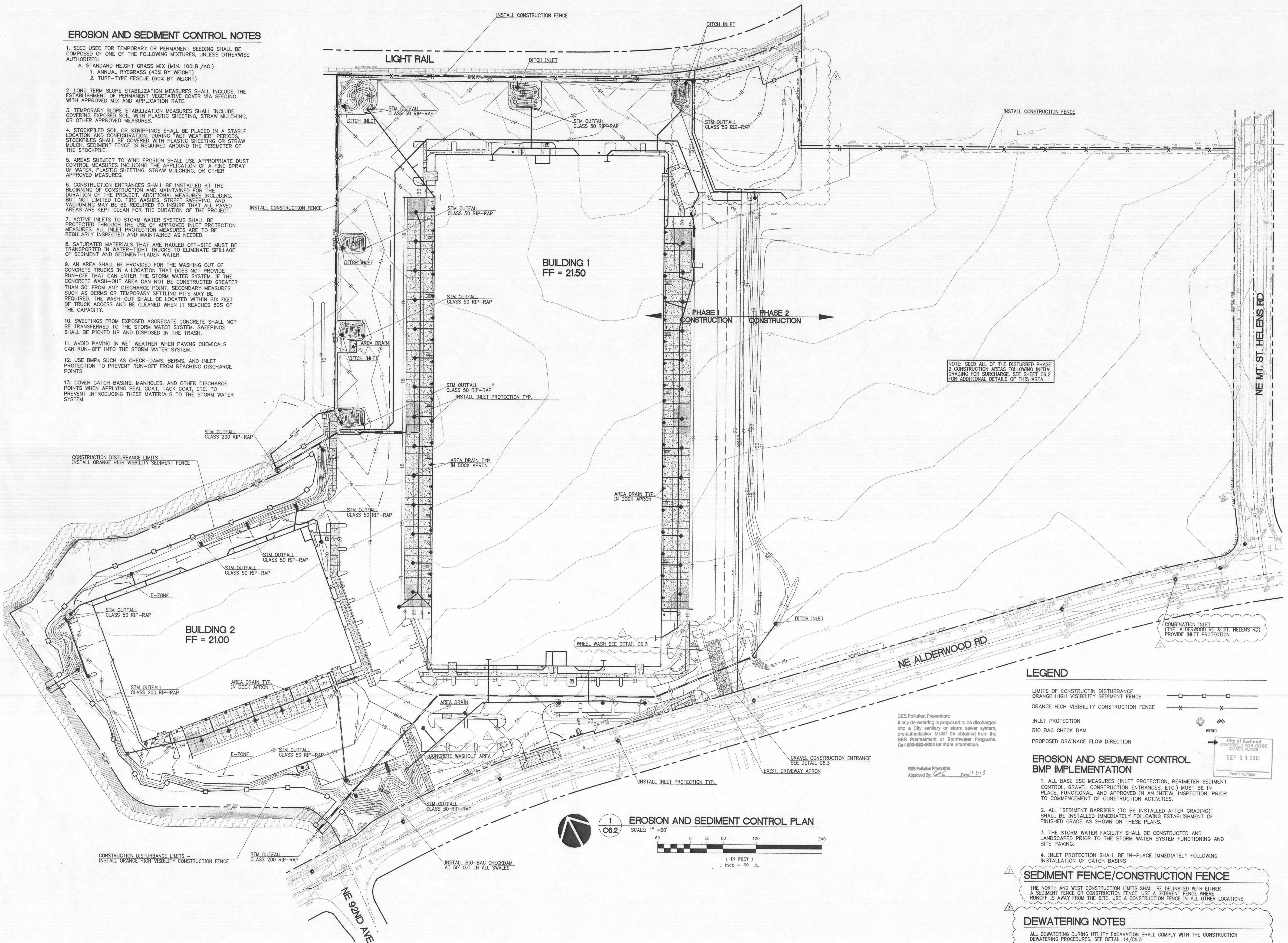
9. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING 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.

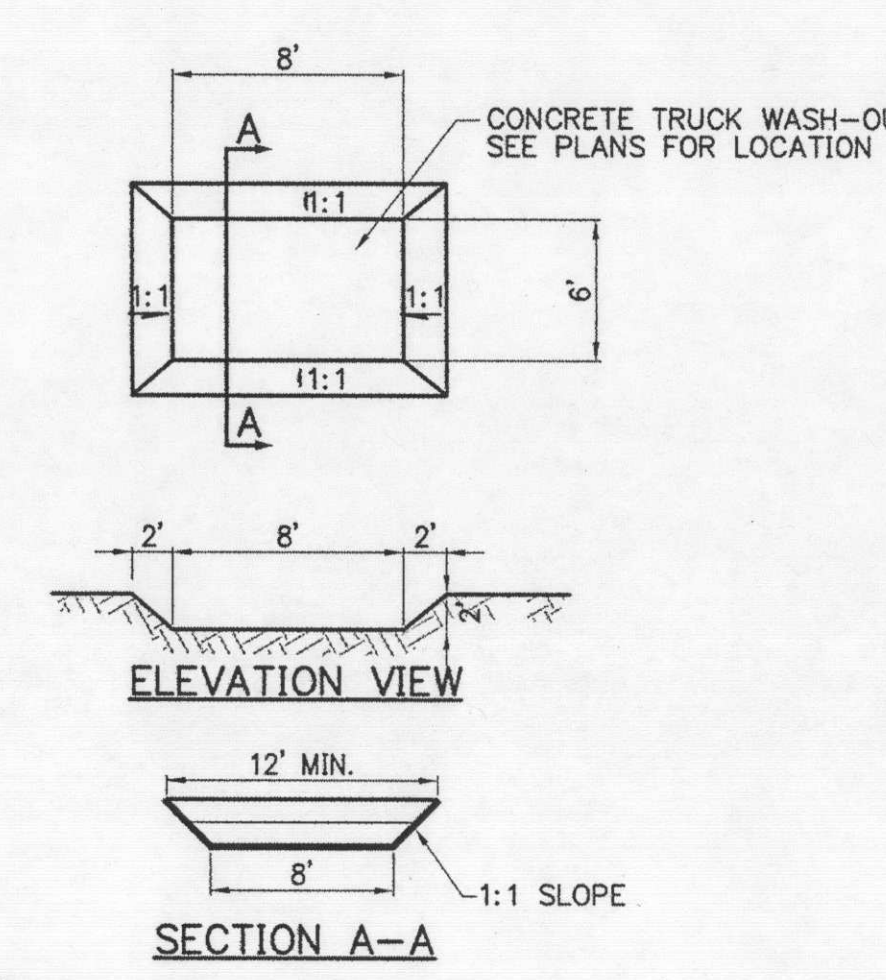
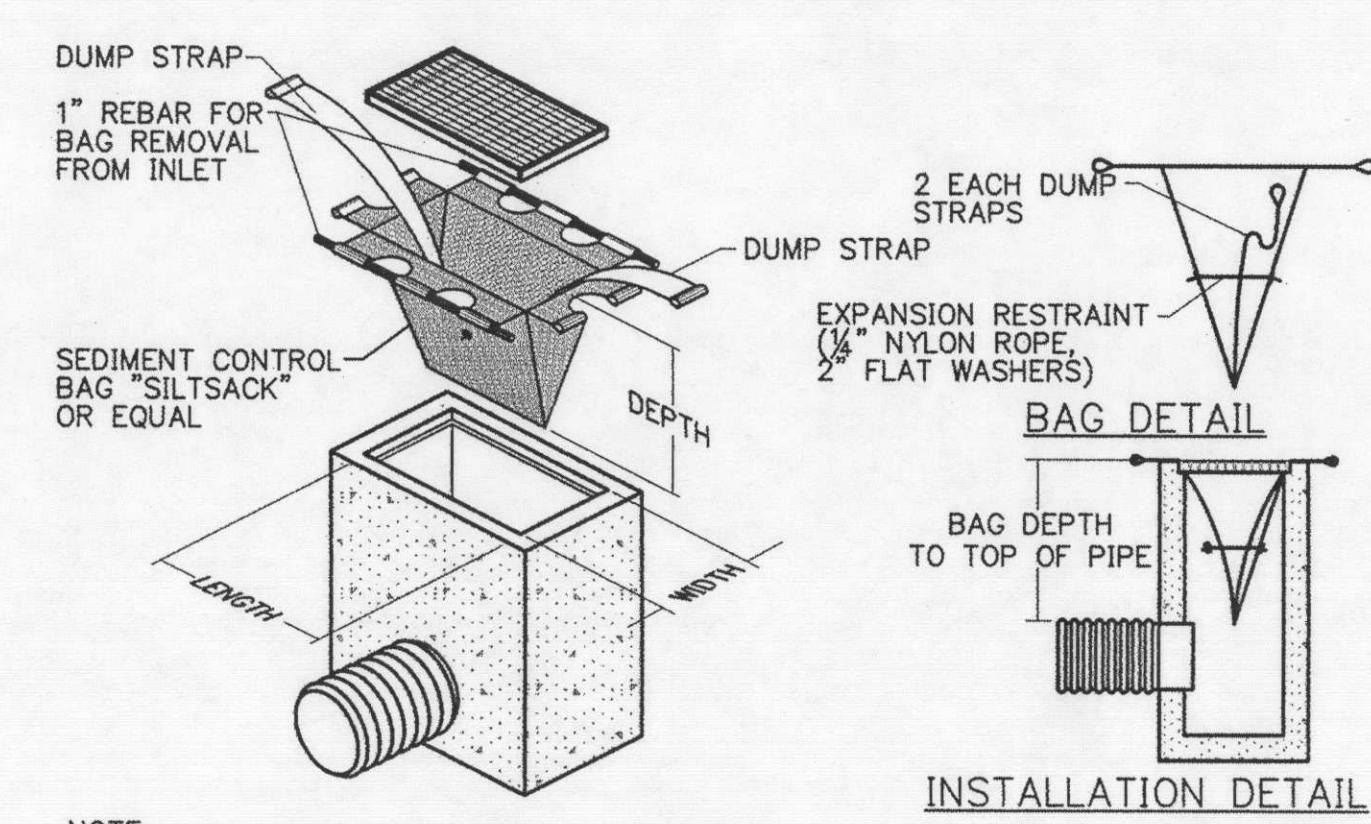
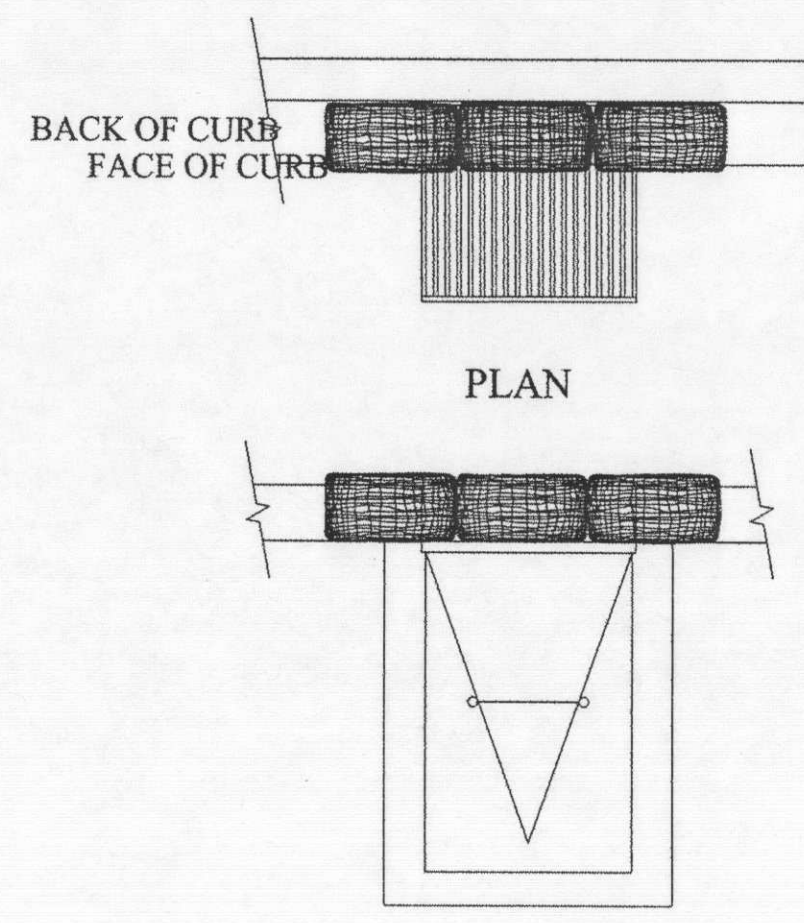
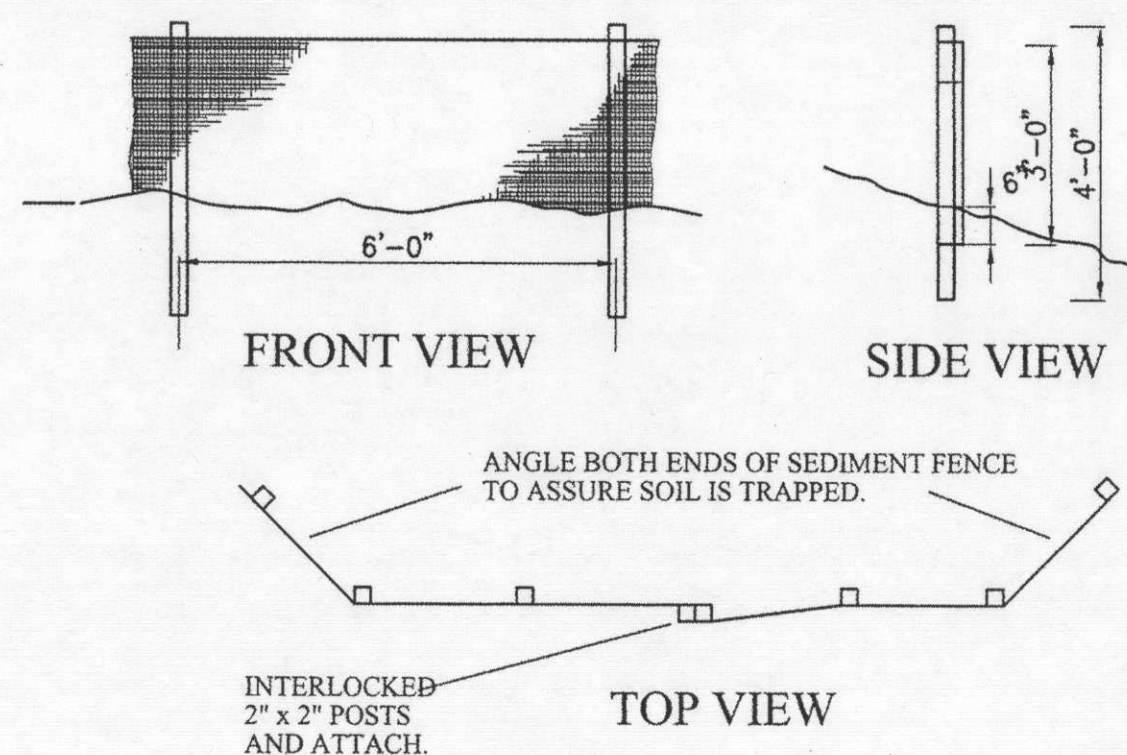
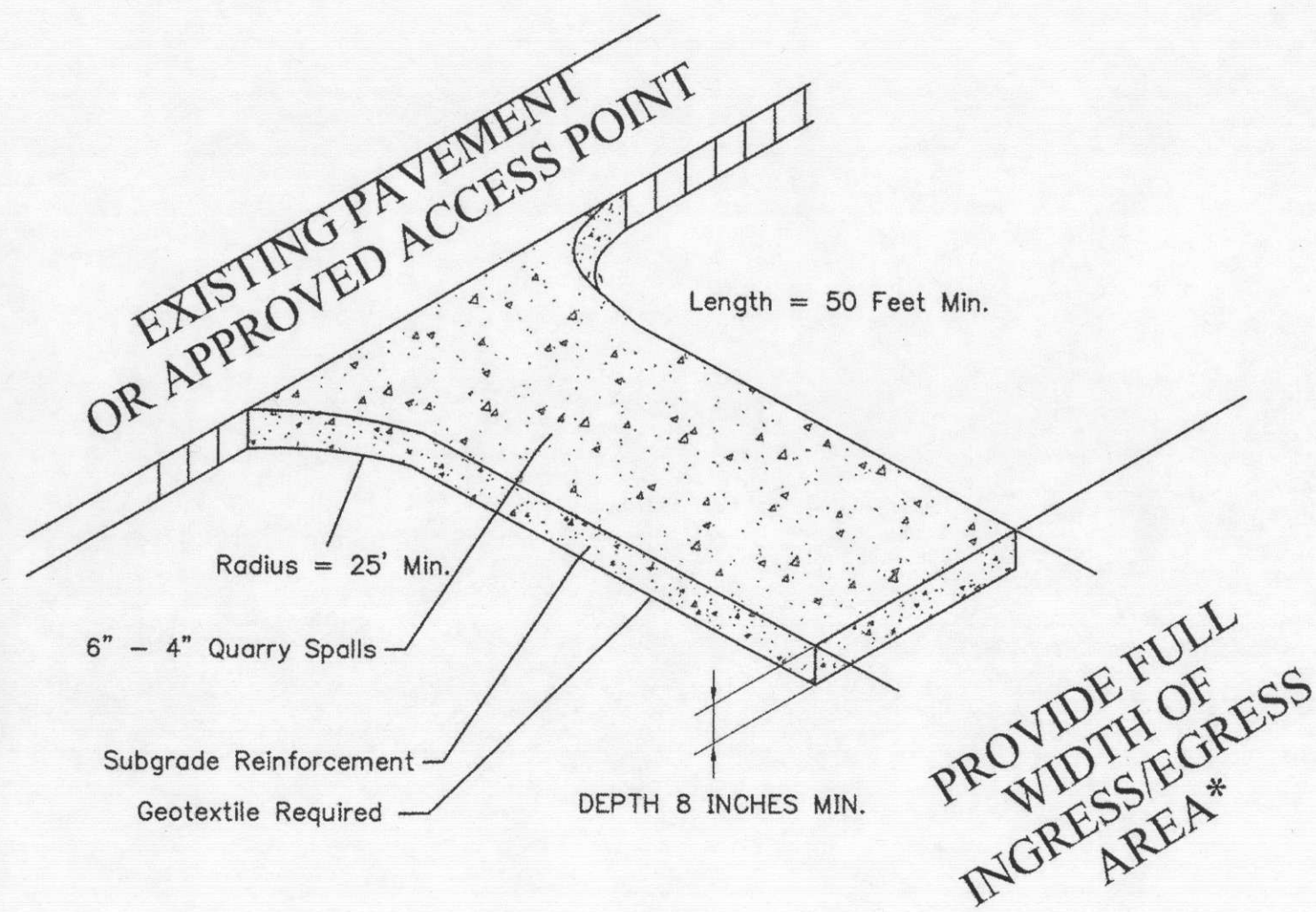
10. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.

11. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.

12. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.

13. 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.





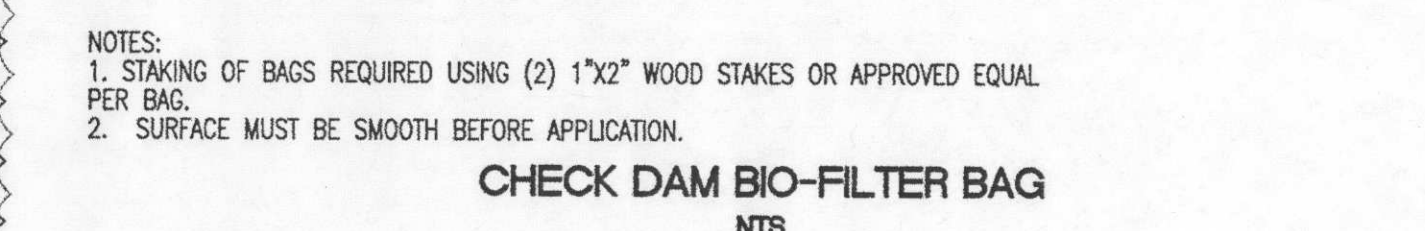
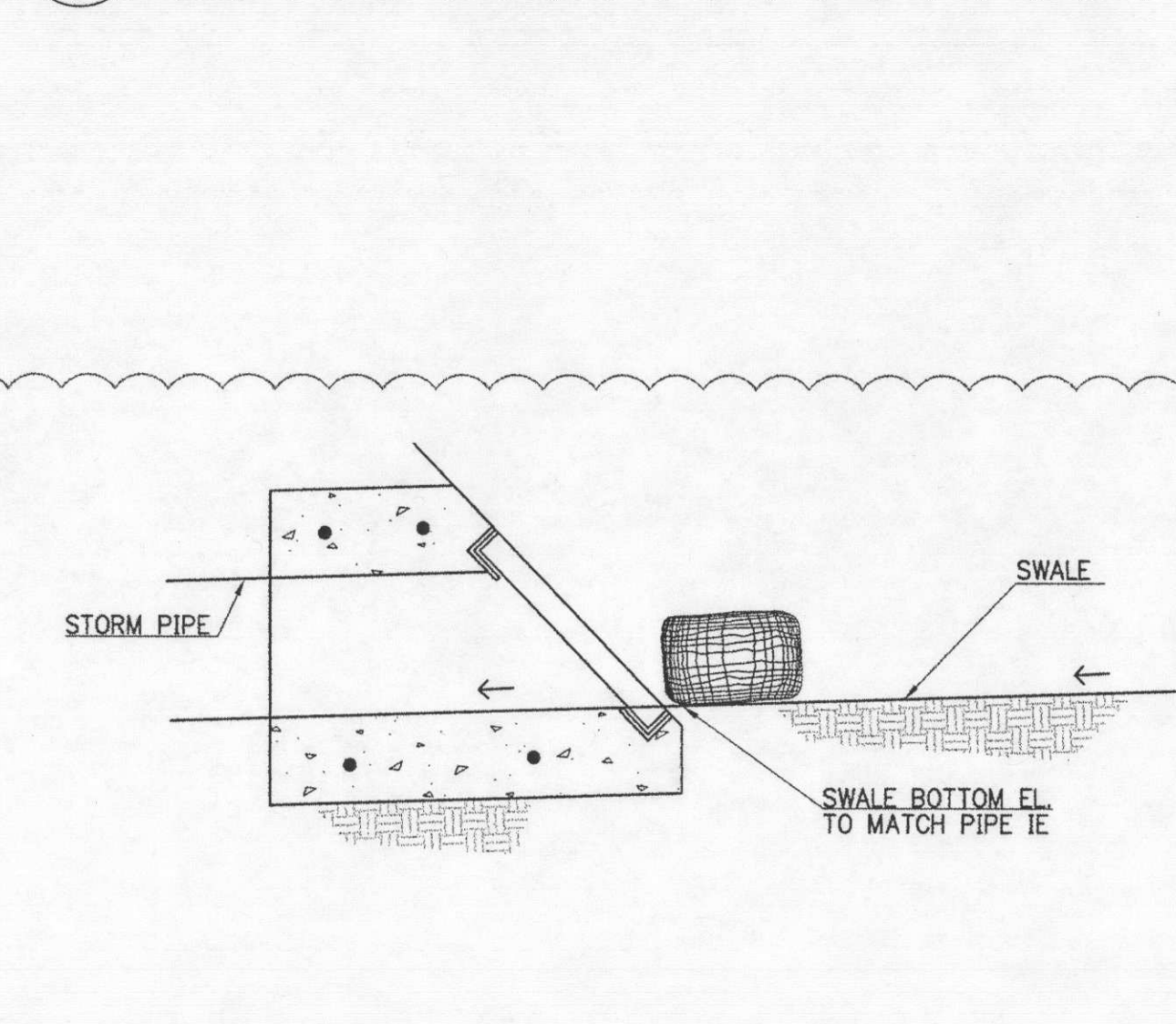
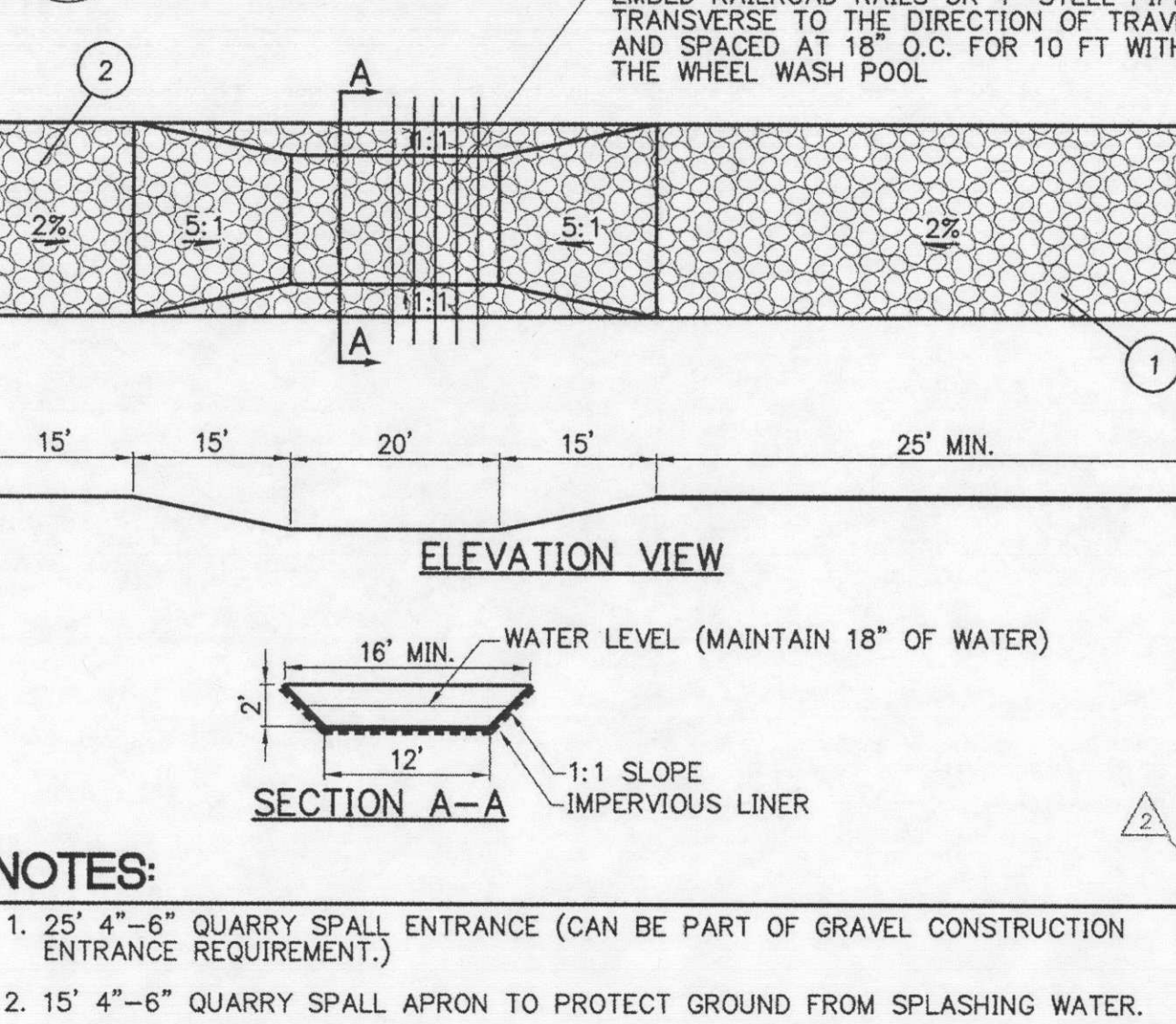
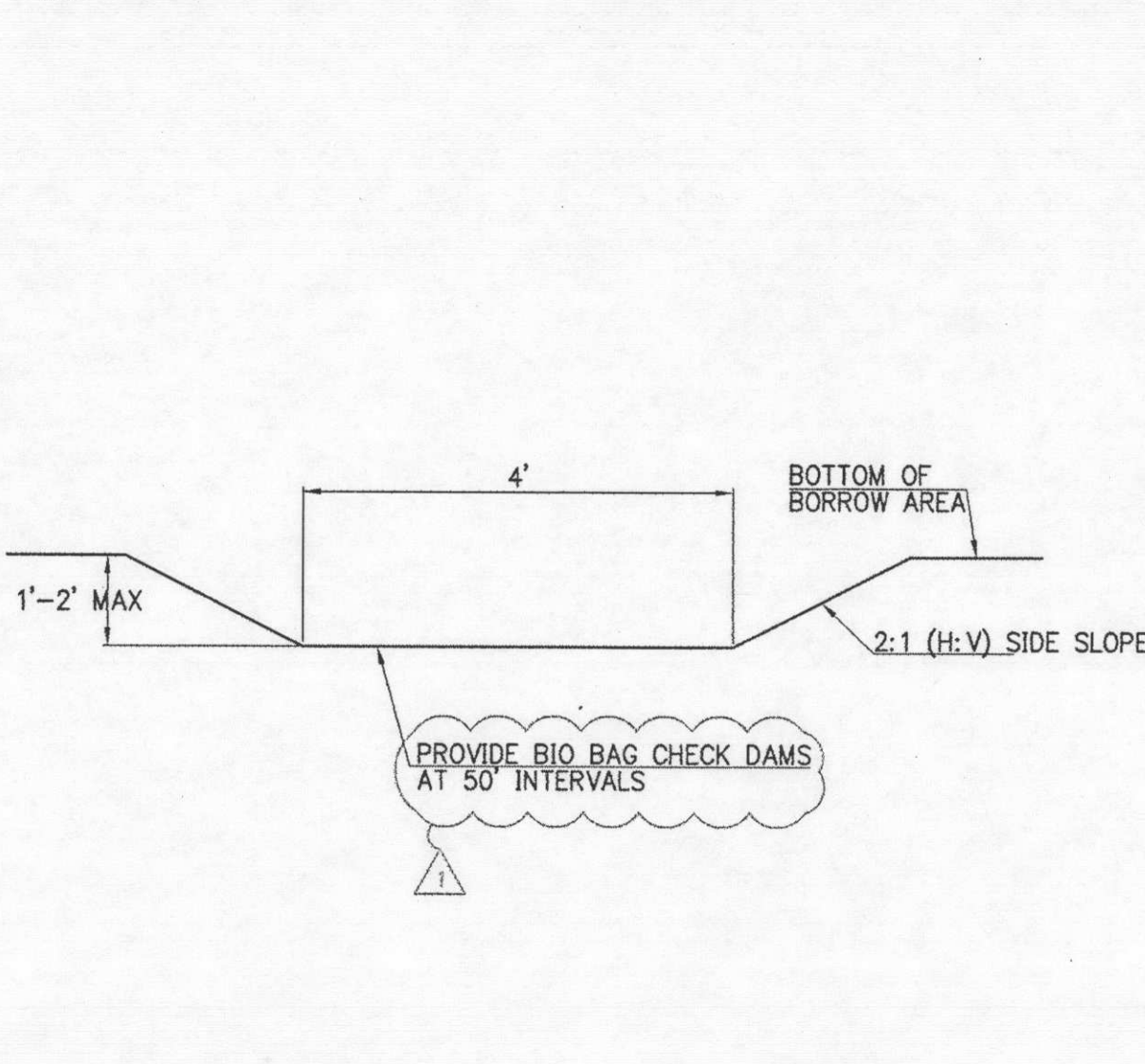
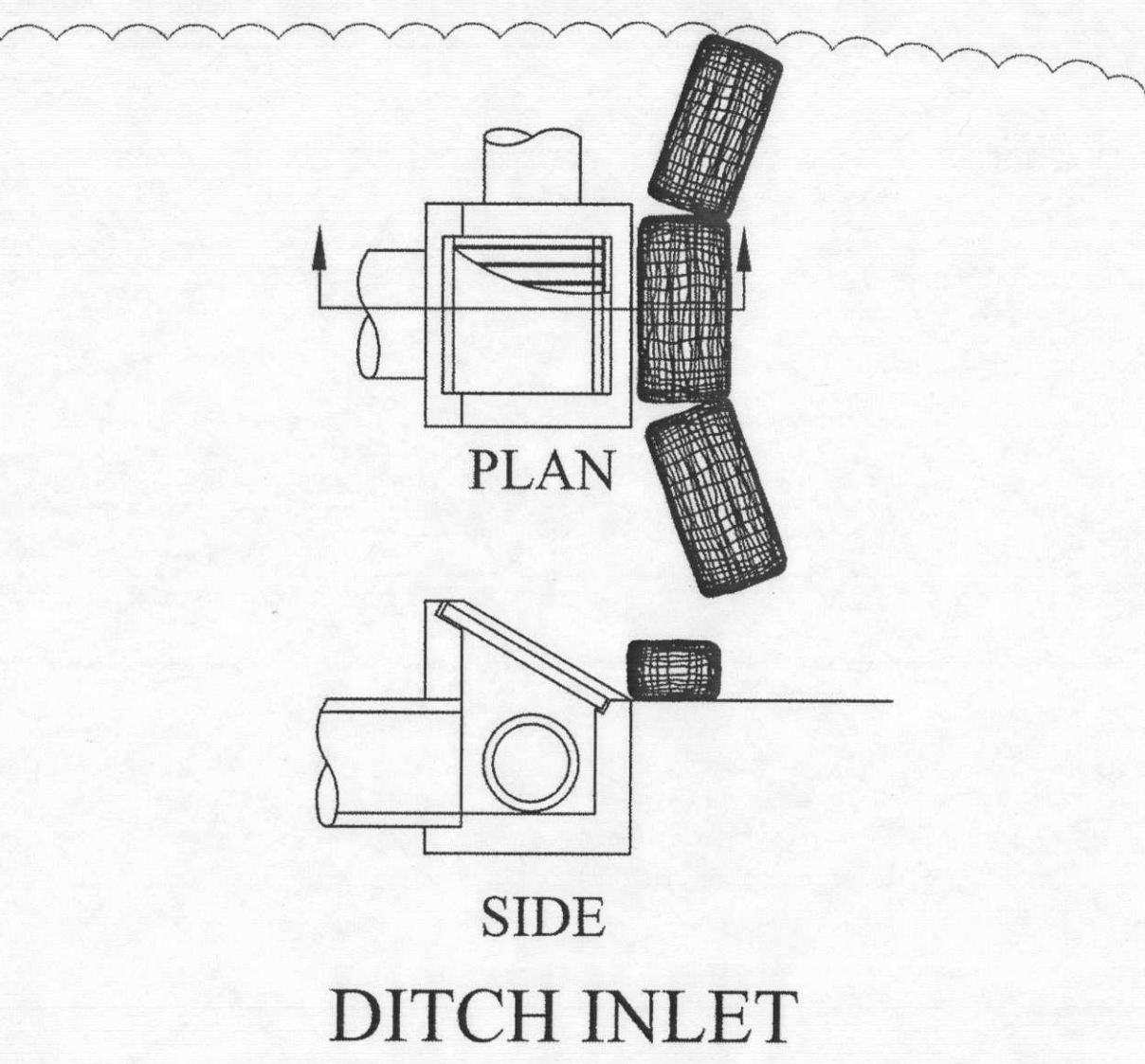
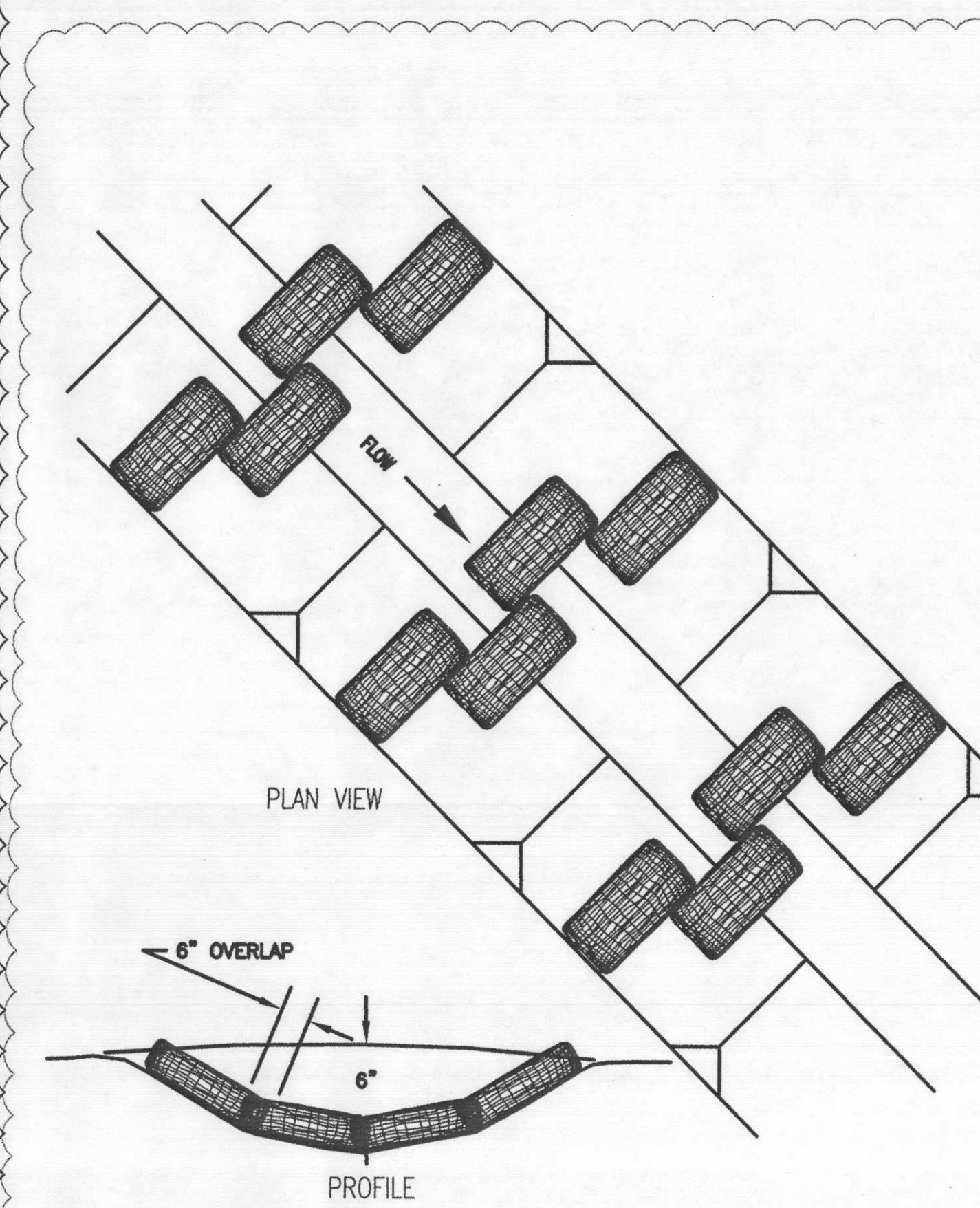
1 CONSTRUCTION ENTRANCE

2 SEDIMENT FENCE

3 COMBINATION C.B. INLET PROTECTION

4 CATCH BASIN SEDIMENT FILTER BAG

5 CONCRETE WASH-OUT



6 DITCH INLET - INLET PROTECTION

8 RUNOFF COLLECTION SWALE

9 GRAVEL WHEEL WASH

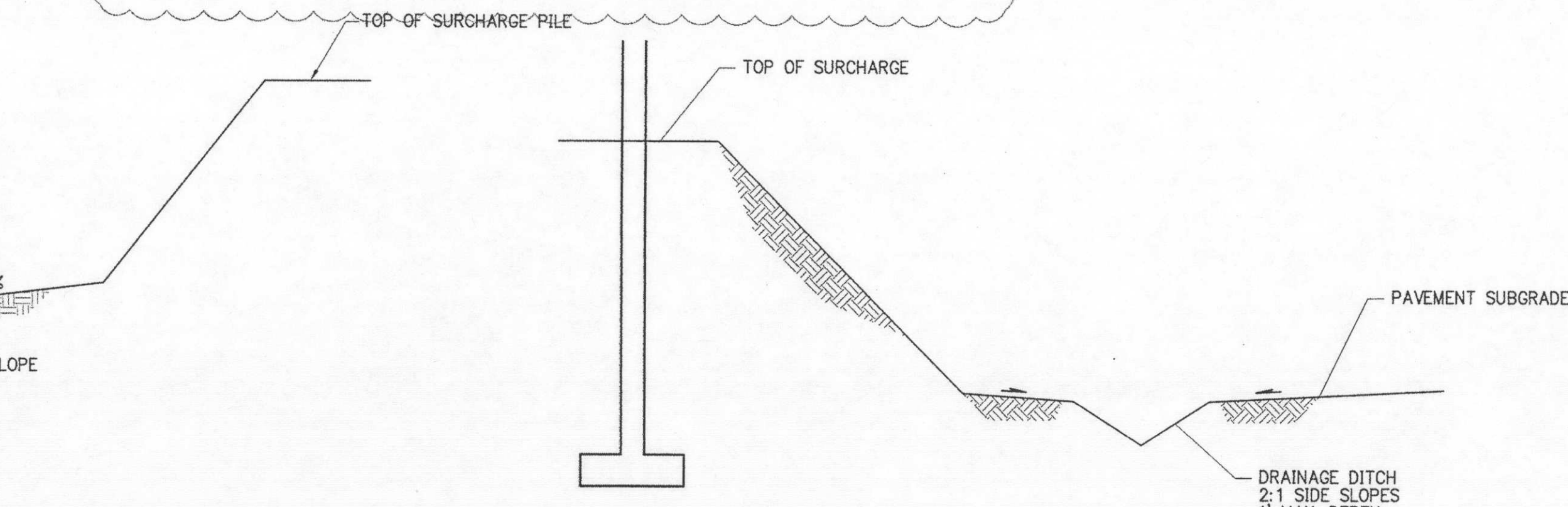
14 PIPE INLET - INLET PROTECTION

7 BIOBAG CHECK DAM

"Tracking" with machinery up and down the slope provides grooves that will catch seed, rainfall, and reduce runoff.

10 DOZER TRACK SURCHARGE PILE SIDESLOPES

11 DRAINAGE SWALE SECTION



12 DRAINAGE SWALE SECTION

13 BORROW AREA DETAIL

14 CONSTRUCTION DEWATERING PROCEDURES

07/31/13

COFFMAN
EXCAVATION

Construction Dewatering Procedures - PDX Logistics Center

Coffman Excavation intends to perform subsurface dewatering during earthwork and utility trenching operations at the future PDX Logistics Center project. Please find below a general description of our dewatering approach for site construction.

Dewatering Liaison

For the purposes of the PDX Logistics Center Phase 1 site work contract, Coffman Excavation's dewatering liaison will be the site superintendent Bill Green (o:503-656-7000; m:503-710-0943) and if he is unavailable, General Superintendent Ty Kitchens (o:503-656-7000; m:503-710-0914).

Excavation Schedule

Depending on the timing of contracts and start dates, anticipated dates of excavation that may require dewatering will be from August 2013 through August 2014. Coffman anticipates the most significant dewatering during trenching activities for the deep sanitary sewer occurring in August through October 2013.

Inspection Reports

The mandatory 1200-C Erosion Control Inspection Log will be means to document any dewatering activities associated with the site. This log will document date, effectiveness, and location of the onsite activities.

Proposed Methods of Dewatering

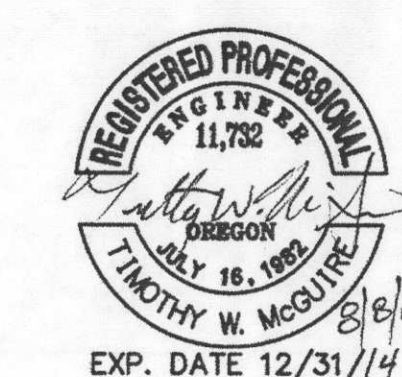
Land Disposal

The most likely scenario for dewatering during this project will occur during utility excavation and installation. The general procedure for temporarily dewatering a trench

would be to excavate native soil to the bottom of "pipe zone" and install a small 2-inch submersible discharge pump. Non-collapsible flex hose will be connected to the pump and routed from the bottom of the excavation and discharged behind the trenching operation into the previously opened trench that has been partially backfilled. If such quantity of water is encountered that cannot be effectively contained in the trench, all water will be pumped into a sediment bag and land applied for evaporation. This dewatering system will allow flexibility and convenience during utility installation to dewater isolated locations and minimize a high volume disposal.

In the event that recirculating groundwater during trenching activities becomes a hindrance to the installation, Coffman Excavation may opt to route the discharge point to the site conveyance ditches. Please reference Group Mackenzie design drawing C6.1 titled Clearing and Surcharge Erosion Control and Sediment Control Plan. This plan utilizes a series of ditches and check dams to collect and convey water for proper discharge to the adjacent slough. All water being pumped from subsurface dewatering will be filtered via sedimentation bags.

City of Portland
REVIEWED FOR CODE
COMPLIANCE
SEP 03 2013
Permit Number



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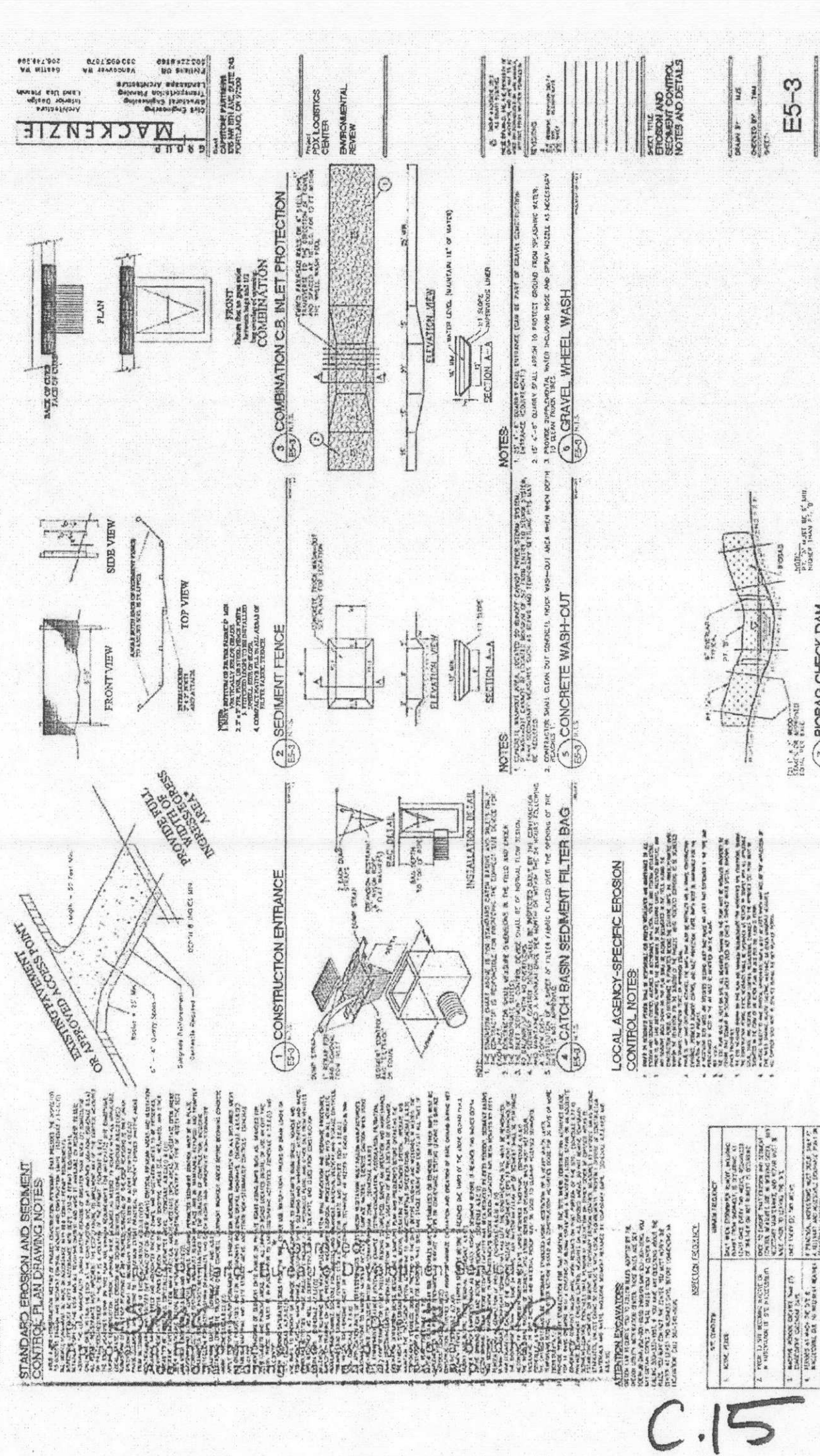
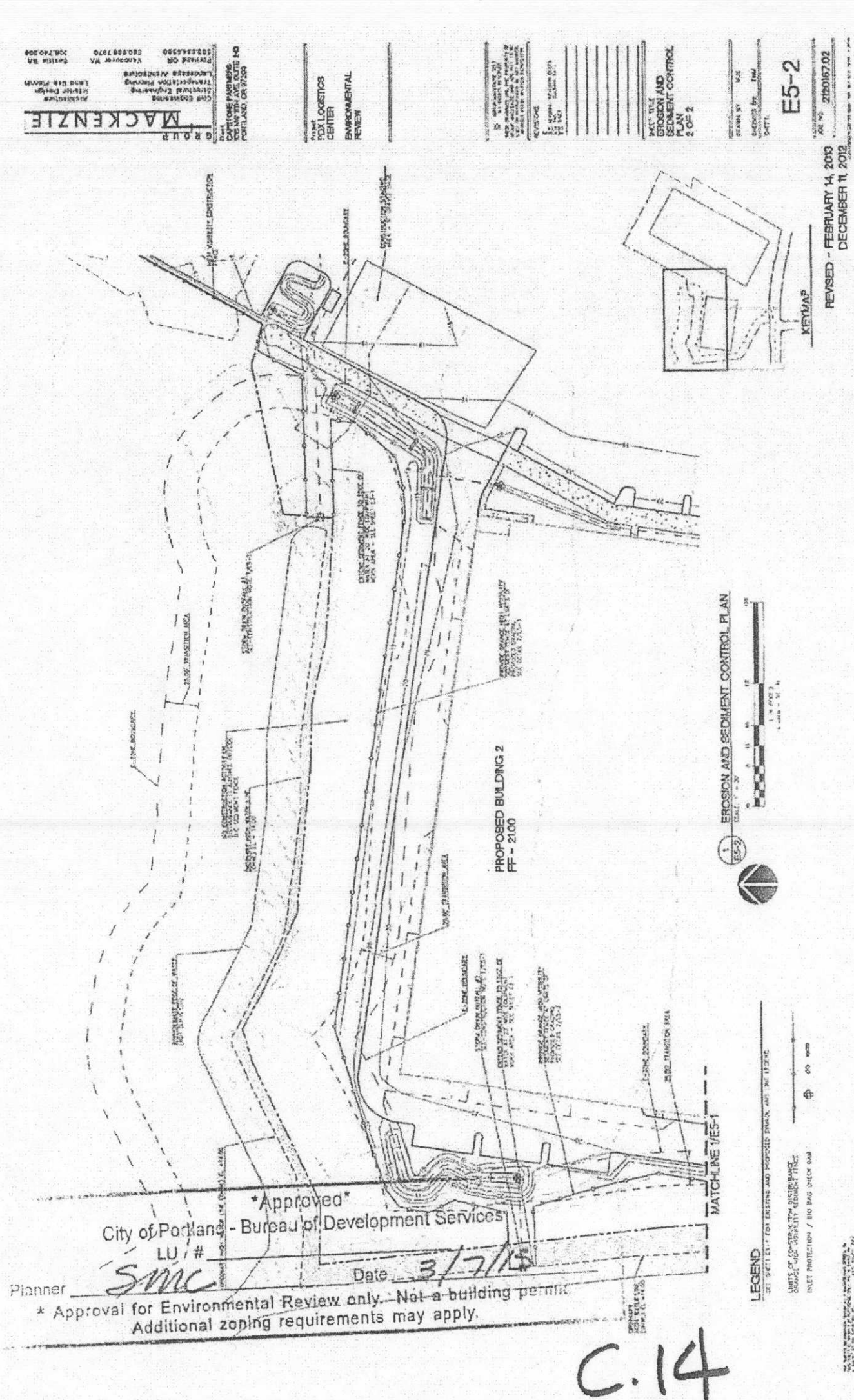
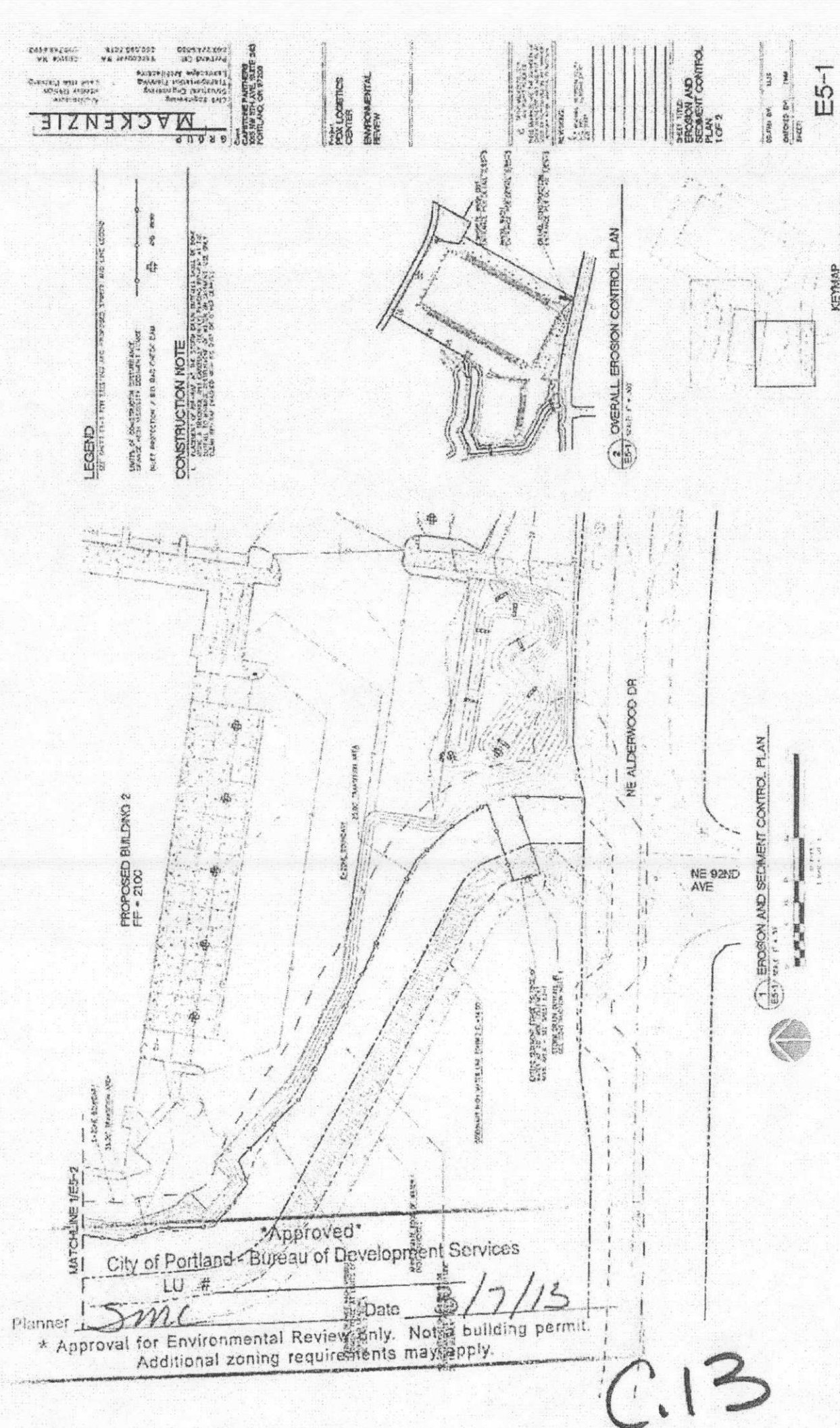
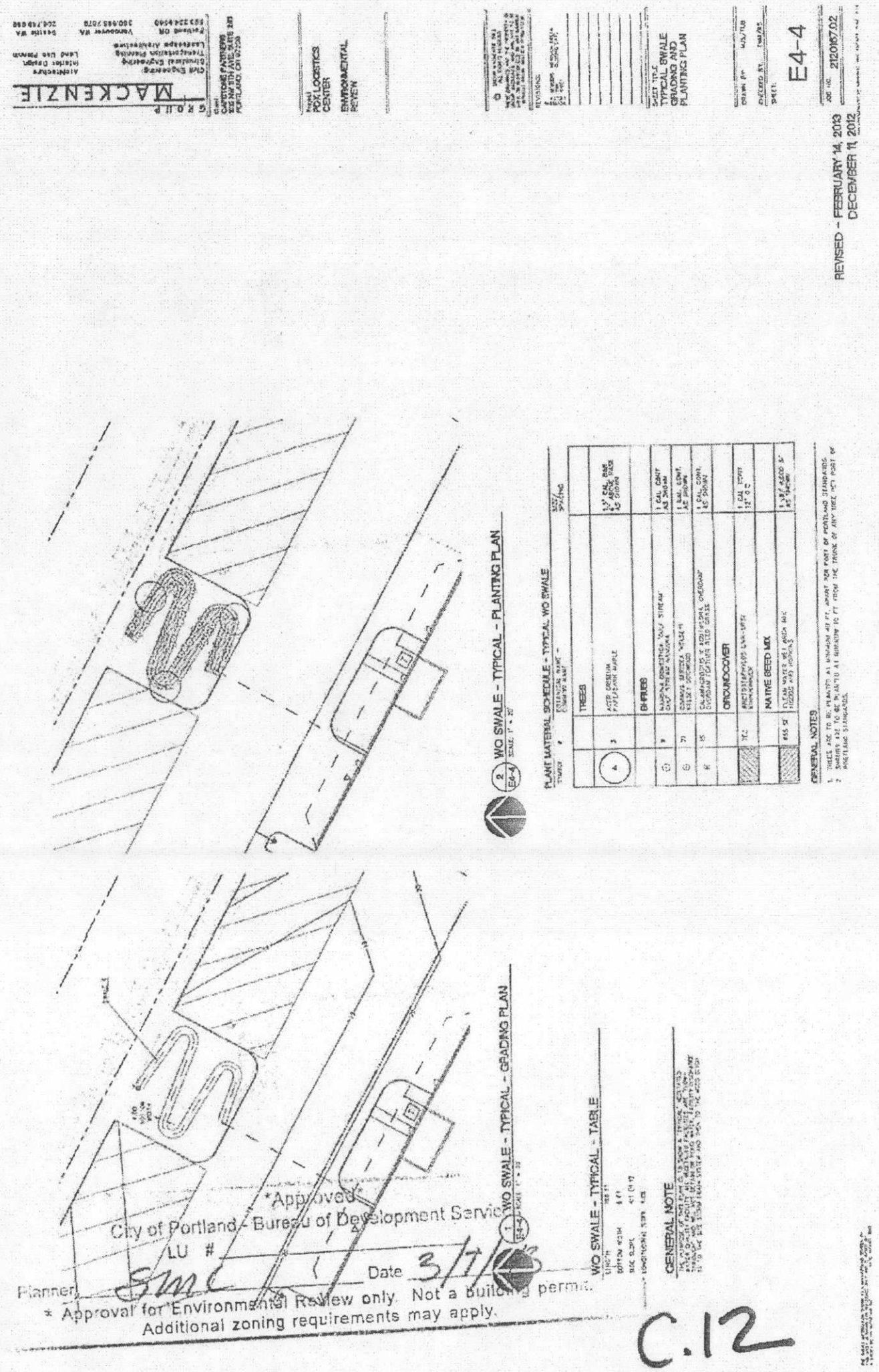
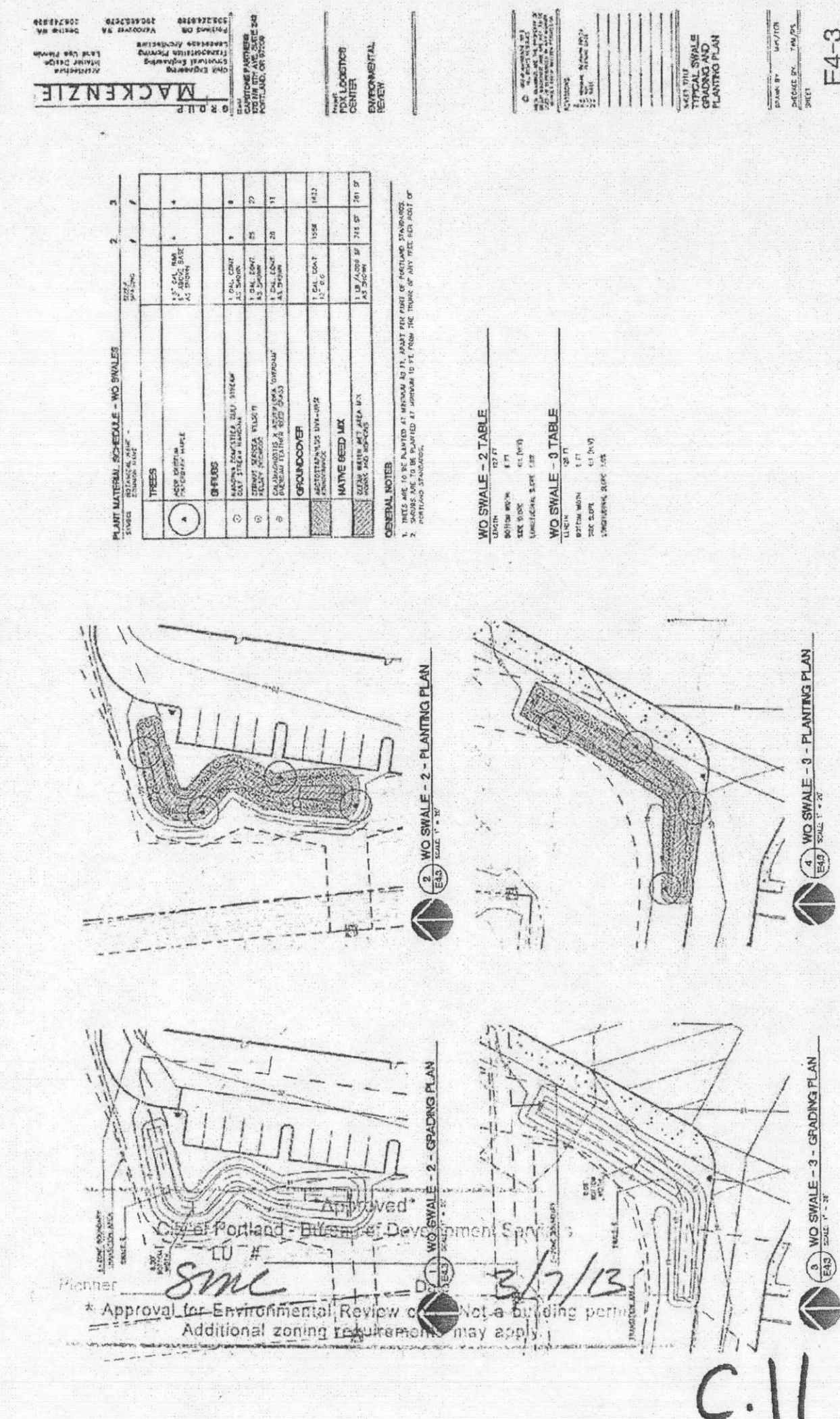
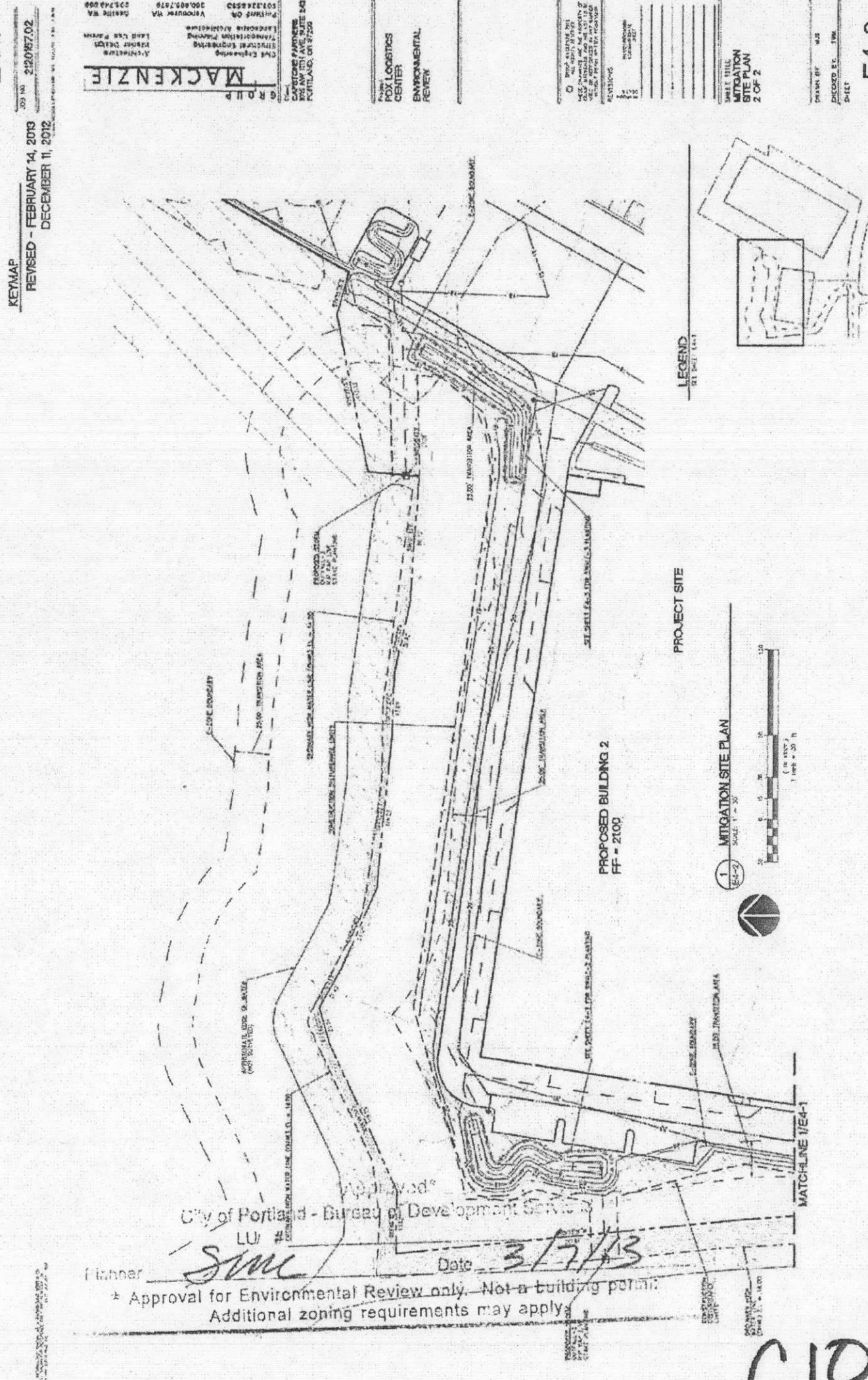
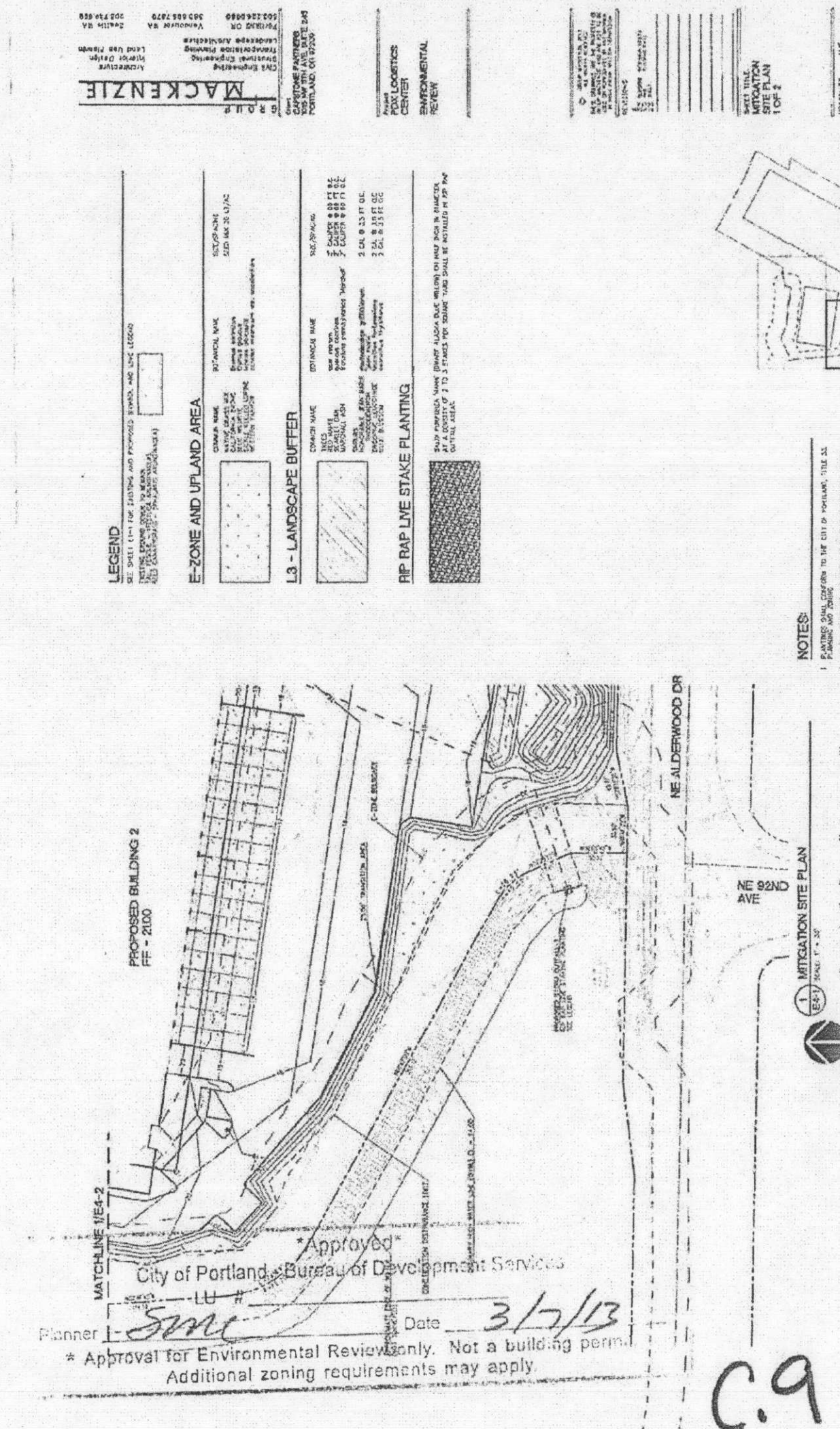
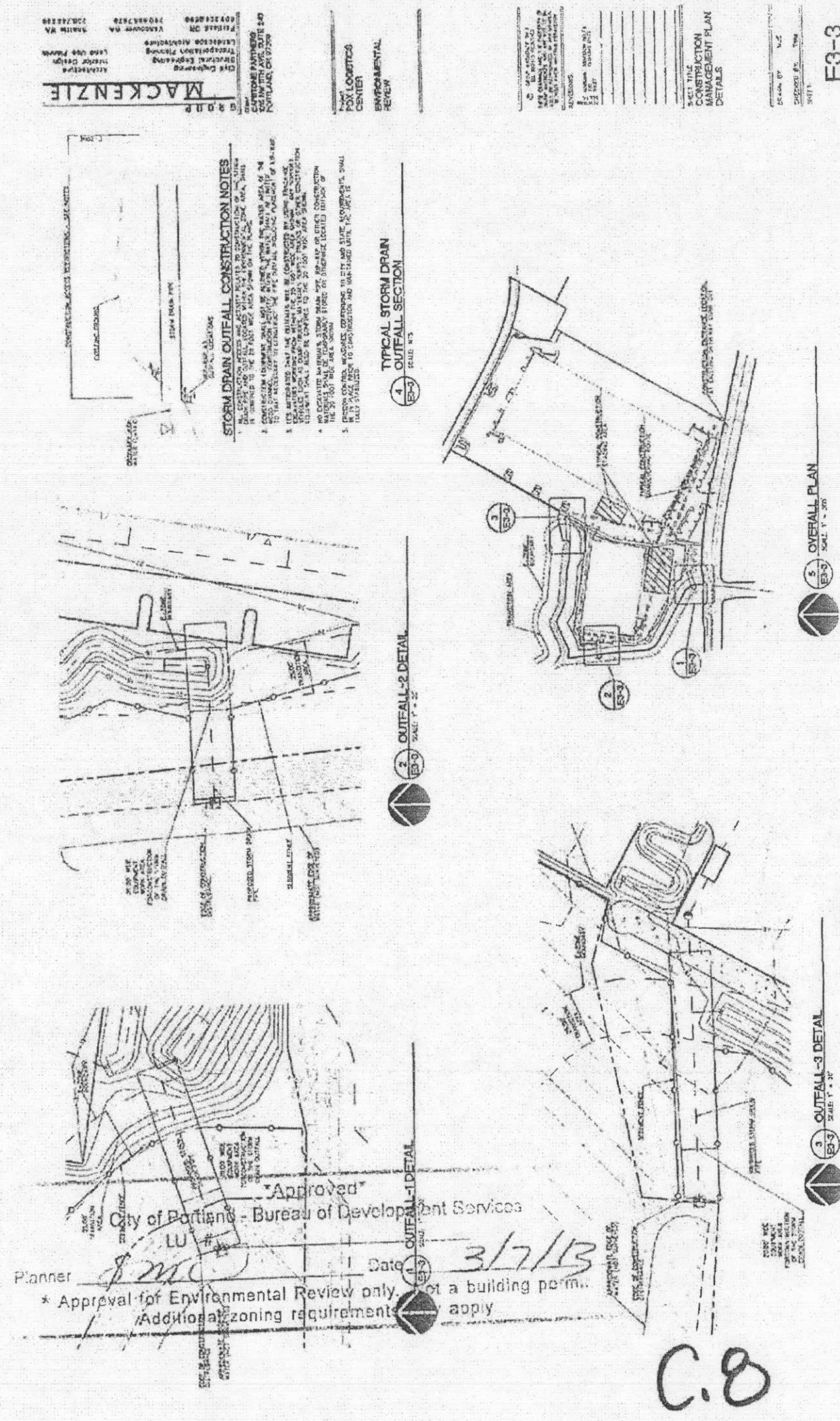
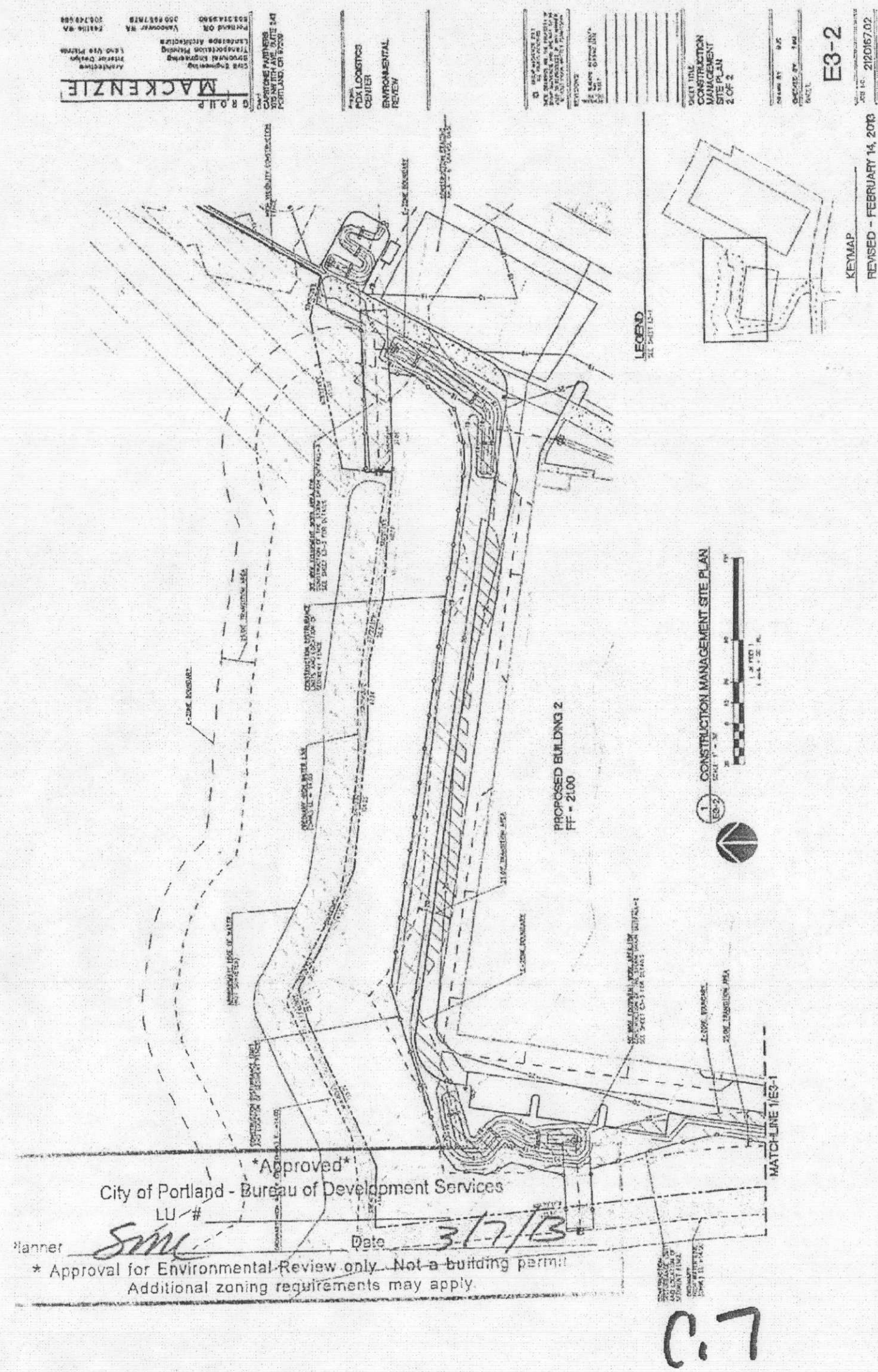
REVISIONS	REVISION	REVISION DATE
1	X	05/21/2013
2	X	06/19/2013
3	X	IN PROGRESS

SHEET TITLE:
**EROSION AND
SEDIMENT
CONTROL
DETAILS**

DRAWN BY: MJS
CHECKED BY: TWM
SHEET

JOB NO. 2120167.00

CHECK SHEET RESPONSE - AUGUST 8, 2013
PERMIT SET - 06/19/2013



- NOTES:
- THIS SHEET IS PROVIDED IN ACCORDANCE WITH LU-12-214260 EN.
 - ANY FIELD CHANGES SHALL BE IN SUBSTANTIAL CONFORMANCE WITH APPROVED EXHIBITS C.4-C.15
 - THE ENGINEER WILL PROVIDE FULL SIZE COPIES OF THE CITY APPROVED SHEETS UPON REQUEST.



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REVISIONS:

NO.	DATE	DESCRIPTION
1	05/21/2013	05/21/2013
2	06/19/2013	06/19/2013

SHEET TITLE:
ENVIRONMENTAL
REVIEW
COMPLIANCE
2 OF 2

DRAWN BY: MJS
CHECKED BY: TWM
SHEET

ER-2

JOB NO. 2120167.00

PERMIT SET - 06/19/2013

2120167.00/CIVIL/UTER-2.DWG B7S 06/19/13 08:55 1:10