

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	CATCH BASIN
●	IRON REBAR FOUND	℄	CENTERLINE
○	IRON REBAR SET	CMP	CORRUGATED METAL PIPE
⊙	MONUMENT FOUND	CP	CONCRETE PIPE
○	BOLLARD	EL	ELEVATION
WV	WATER VALVE	EXIST.	EXISTING
WM	WATER METER	℄	FLOWLINE
⊙	SEWER MANHOLE	IE	INVERT ELEVATION
○	UTILITY POLE	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
⊙	FIRE HYDRANT	℄	PROPERTY LINE
⊙	WETLAND FLAG	PP	POWER POLE
⊙	SIGN	PVC	POLYVINYL CHLORIDE PIPE
CB	CATCH BASIN	R/W	RIGHT-OF-WAY
⊙	TREE CONIFEROUS	STA	STATION
⊙	TREE DECIDUOUS	SD	STORM DRAIN
SS	SANITARY SEWER	SS	SANITARY SEWER
W	WATER LINE	SSMH	SANITARY SEWER MANHOLE
SD	STORM DRAIN	SWPE	SOLID WALL POLYETHYLENE PIPE
OH	OVERHEAD POWER LINE	TYP	TYPICAL
---	EG CONTOUR (10')	TBR	TO BE REMOVED
---	EG CONTOUR (2')		
---	FG CONTOUR (10')		
---	FG CONTOUR (2')		
---	PROPERTY LINE		
---	LOT LINE		
---	ROAD ℄		
---	ADJACENT PARCEL LINE		
---	EX R/W LINE		
---	STREAM BUFFER LINE		
---	EXISTING STREAM		
---	EX EOP LINE		
---	EX FENCE LINE		
---	EX ASPHALT HATCH		
PROPOSED WATER SYMBOLS		PROPOSED SURVEY SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
℄	SD CAP	●	SURVEY MONUMENT IN PROPOSED ROAD
■	TYPE 1 CATCH BASIN, GRATED LID		
■	TYPE 1 CATCH BASIN, SOLID LID		
⊙	TYPE 2 CATCH BASIN, GRATED LID		
⊙	TYPE 2 CATCH BASIN, SOLID LID		
⊙	BEEHIVE MANHOLE COVER		
□	SQUARE YARD DRAIN		
⊙	ROUND YARD DRAIN		
○	STORM CLEAN OUT		
---	STORM PIPE		

PROJECT INFORMATION

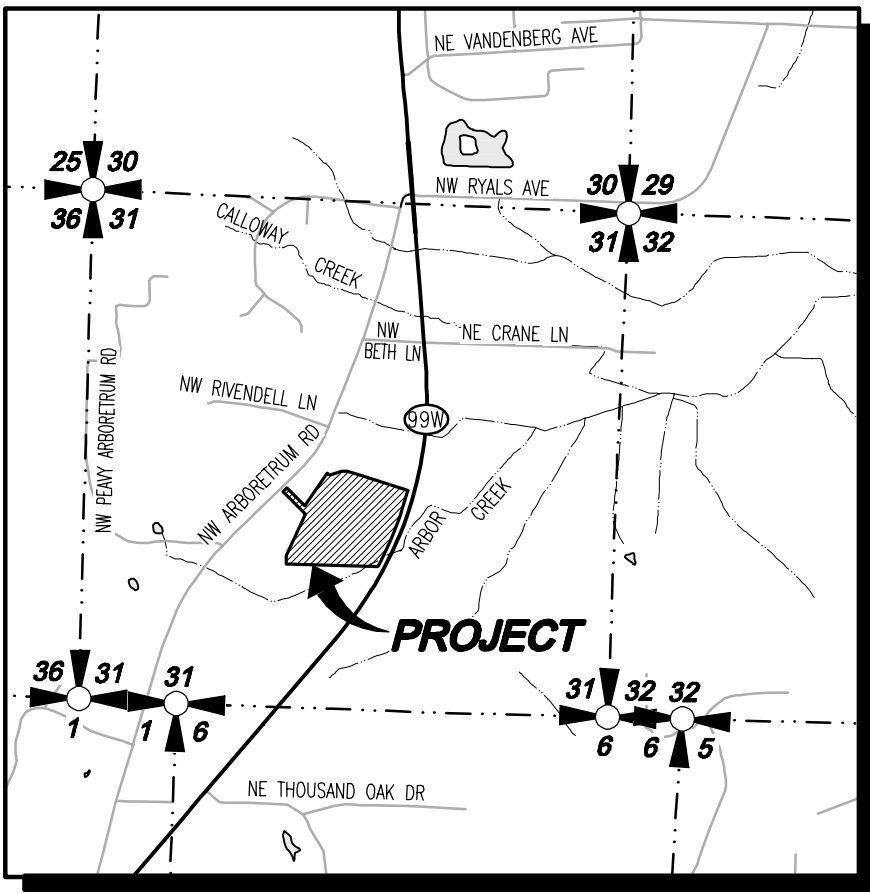
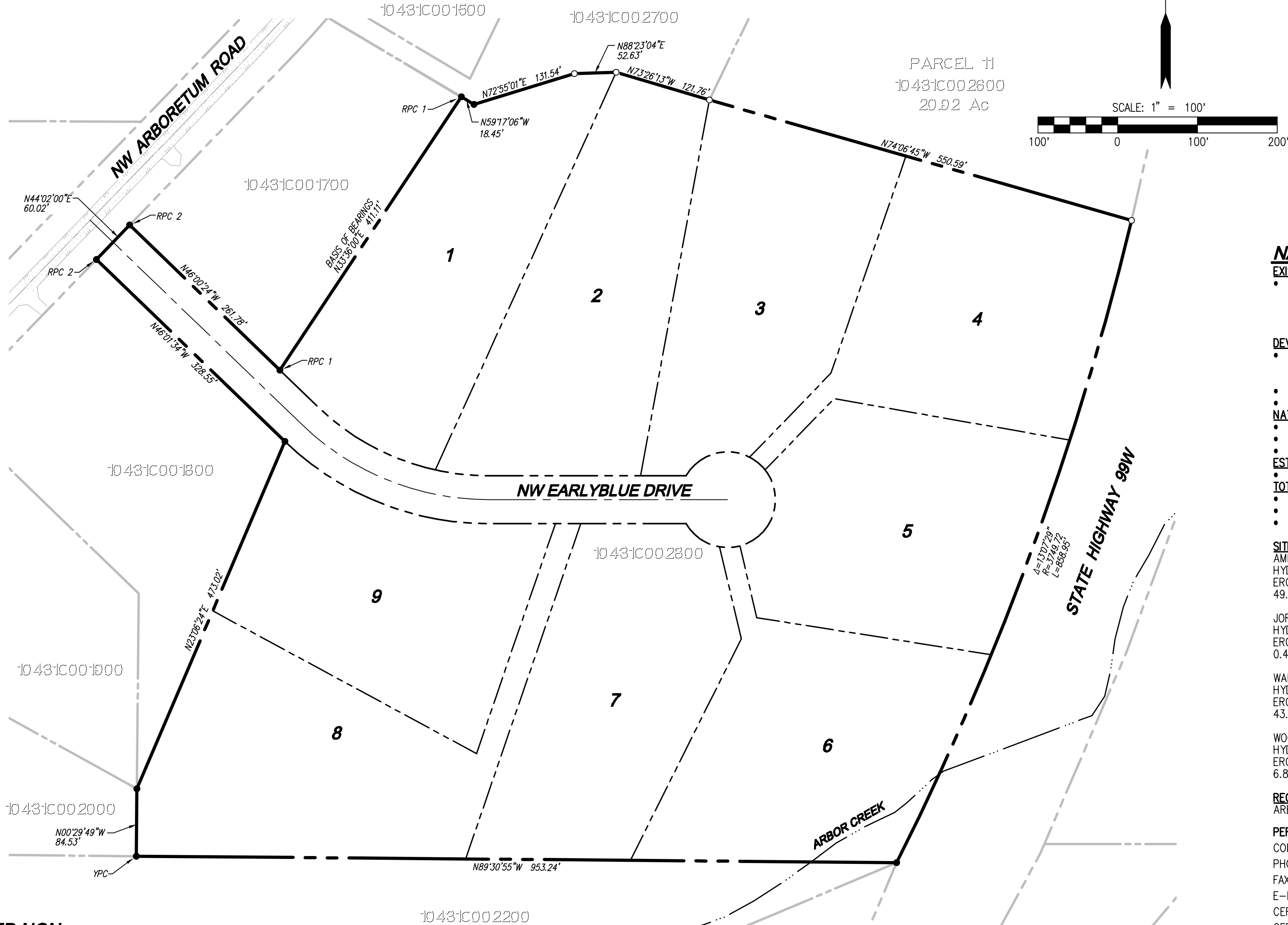
SITE ADDRESS: UNASSIGNED CORVALLIS, OR 97330 10431C002800 911,326 SF (20.92 AC) AGRI-CULTURAL SINGLE FAMILY RR-2 845,516 SF (19.62 AC) 9 94,946 SF (2.18 AC) 94,690 SF (2.17 AC) CITY OF ADAIR VILLAGE SEPTIC 65,810 SF (1.51 AC)

CONTACT LIST

OWNER: SANDRA VILWOCK 600 PERRYDALE RD DALLAS, OREGON 97338 PHONE: (503) 623-4323 EMAIL: pvilwock1@hotmail.com APPLICANT: SCOTT TAYLOR CONSTRUCTION ATTN: SCOTT TAYLOR P.O. BOX 540 DALLAS, OREGON 97338 CONTACT: SCOTT TAYLOR PHONE: (503) 559-2009 EMAIL: staylorconstruction@msn.com CIVIL ENGINEER: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WASHINGTON 98072 CONTACT: MARK VILWOCK, PE PHONE: (425) 806-1869 EMAIL: mvilwock@ldccorp.com SURVEYOR: DPS & ASSOCIATES, INC. DBA NORTHSTAR SURVEYING 720 NW 4TH ST CORVALLIS, OREGON 97330 CONTACT: BOB COOK, PLS PHONE: (541) 757-9050 EMAIL: bcook@northstarsurveying.com

A PORTION OF THE NE 1/4, SW 1/4 OF SEC 31, TWN 10 S, RGE 4 W, W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON

LEGACY ESTATES CONSTRUCTION PLANS



VICINITY MAP SCALE: 1"=2000'

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS: THE EXISTING SITE IS A SINGLE TAX LOT THAT IS PRIMARILY USED FOR AGRICULTURE. THE AREAS OF THE SITE THAT ARE NOT CURRENTLY PLANTED ARE UNDEVELOPED BARE EARTH. ARBOR CREEK PASSES THROUGH THE SE CORNER OF THE SITE. THE SITE SLOPES FROM WEST TO EAST, AND HAS STEEPER SLOPES ON THE WESTERN PORTION OF THE SITE. THE ONSITE PROPERTY IS APPROXIMATE 20.92 ACRES IN SIZE. DEVELOPED SITE CONDITIONS: THE PROPOSED ONSITE DEVELOPMENT CONSISTS OF THE SUBDIVISION AND CONSTRUCTION OF 9 LOTS WITH SINGLE FAMILY HOMES, AN ASPHALT PAVEMENT ACCESS ROAD AND STORMWATER MANAGEMENT SYSTEMS. NEW RESIDENCES AND ACCESS ROAD = 84,248 SF. NEW OR EXISTING TO REMAIN LANDSCAPED AND VEGETATION = 853,027 SF. NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE: CLEARING AND GRADING (JUNE-JULY 2021) UTILITY INSTALLATION AND PAVING (JUNE-AUGUST 2021) FINAL STABILIZATION (JULY-SEPTEMBER 2021) ESTIMATE OF TOTAL PERMITTED PROJECT AREA: TOTAL ESTIMATED PERMITTED SITE AREA = 911,275 SF (20.92 AC) TOTAL DISTURBED AREA: TOTAL PRIVATE ONSITE AREA = 188,517 SF (4.33 AC) TOTAL PUBLIC OFFSITE AREA = 2,187 SF (0.05 AC) TOTAL AREA = 190,704 SF (4.38 AC)

SITE SOIL CLASSIFICATION: JURY SILTY CLAY LOAM, 0-3% SLOPES HYDROLOGIC SOIL GROUP C/D EROSION POTENTIAL IS LOW 49.3% OF ONSITE AREA

WALDO SILTY CLAY LOAM, 0-3% SLOPES HYDROLOGIC SOIL GROUP C/D EROSION POTENTIAL IS LOW 43.5% OF ONSITE AREA

WOODBURN SILT LOAM, 0-3% SLOPES HYDROLOGIC SOIL GROUP C EROSION POTENTIAL IS LOW 6.8% OF ONSITE AREA

RECEIVING WATER BODY: ARBOR CREEK

PERMITTEE'S SITE INSPECTOR: SCOTT TAYLOR COMPANY/AGENCY: TAYLOR CONSTRUCTION PHONE: (503) 558-2009 FAX: E-MAIL: staylorconstruction@msn.com CERTIFICATION TYPE: CESCQ CERTIFICATION NUMBER: 83009 DESCRIPTION OF EXPERIENCE:

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

BENTON COUNTY APPROVAL

RENEWED: 6/30/2022 JOB NUMBER: C20180C-CS-PL DRAWING NAME: C20180C-CS-PL DESIGNER: MEV DRAFTING BY: DPN DATE: 3-23-21 SCALE: 1"=100' JURISDICTION: BENTON COUNTY

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SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL 11: PARTITION PLAT NO 2017-005, RECORDED APRIL 17, 2017 AS 2017-556476, IN THE COUNTY OF BENTON, STATE OF OREGON.

BENCHMARK

THE ELEVATIONS REFERENCED ON THIS TOPOGRAPHY SURVEY ARE ARBITRARY AND DO NOT RELATE TO A SPECIFIC VERTICAL DATUM.

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.

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY DPS & ASSOCIATES, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call 2 Business Days Before You Dig 811 or 1-800-424-5555 Utilities Underground Location Center

SANDRA VILWOCK

LEGACY ESTATES

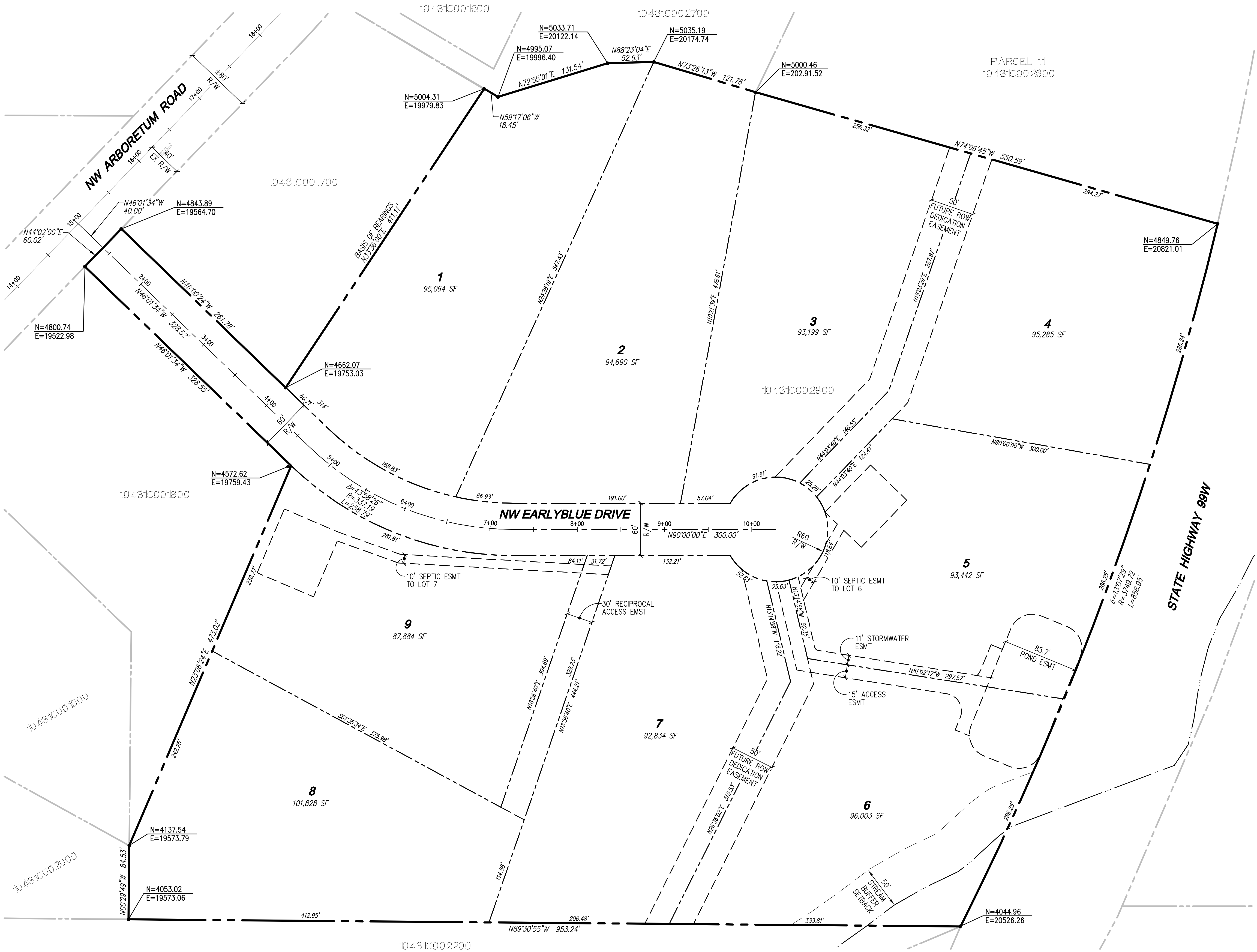
COVER SHEET



RENEWED: 6/30/2022 JOB NUMBER: C20180C-CS-PL DRAWING NAME: C20180C-CS-PL DESIGNER: MEV DRAFTING BY: DPN DATE: 3-23-21 SCALE: 1"=100' JURISDICTION: BENTON COUNTY

CS-01

A PORTION OF THE NE 1/4, SW 1/4 OF SEC 31, TWN 10 S, RGE 4 W, W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON



PROJECT INFORMATION

SITE ADDRESS: UNASSIGNED
CORVALLIS, OR 97330
TAX PARCEL: 10431C002800
SITE AREA: 911,326 SF (20.92 AC)
EXISTING USE: AGRICULTURAL
PROPOSED USE: SINGLE FAMILY
EXISTING ZONING: RR-2
NET LOT ACREAGE: 845,516 SF (19.62 AC)
TOTAL NUMBER OF LOTS: 9
AVERAGE LOT SIZE: 94,946 SF (2.18 AC)
MINIMUM LOT SIZE: 94,690 SF (2.17 AC)
CITY OF ADAIR VILLAGE
WATER SERVICE: SEPTIC
SEWER SERVICE: SEPTIC
AREA OF PUBLIC ROADS: 65,810 SF (1.51 AC)

SURVEY INFORMATION

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2017-556476, IN THE COUNTY OF BENTON, STATE OF OREGON.

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BENTON COUNTY APPROVAL

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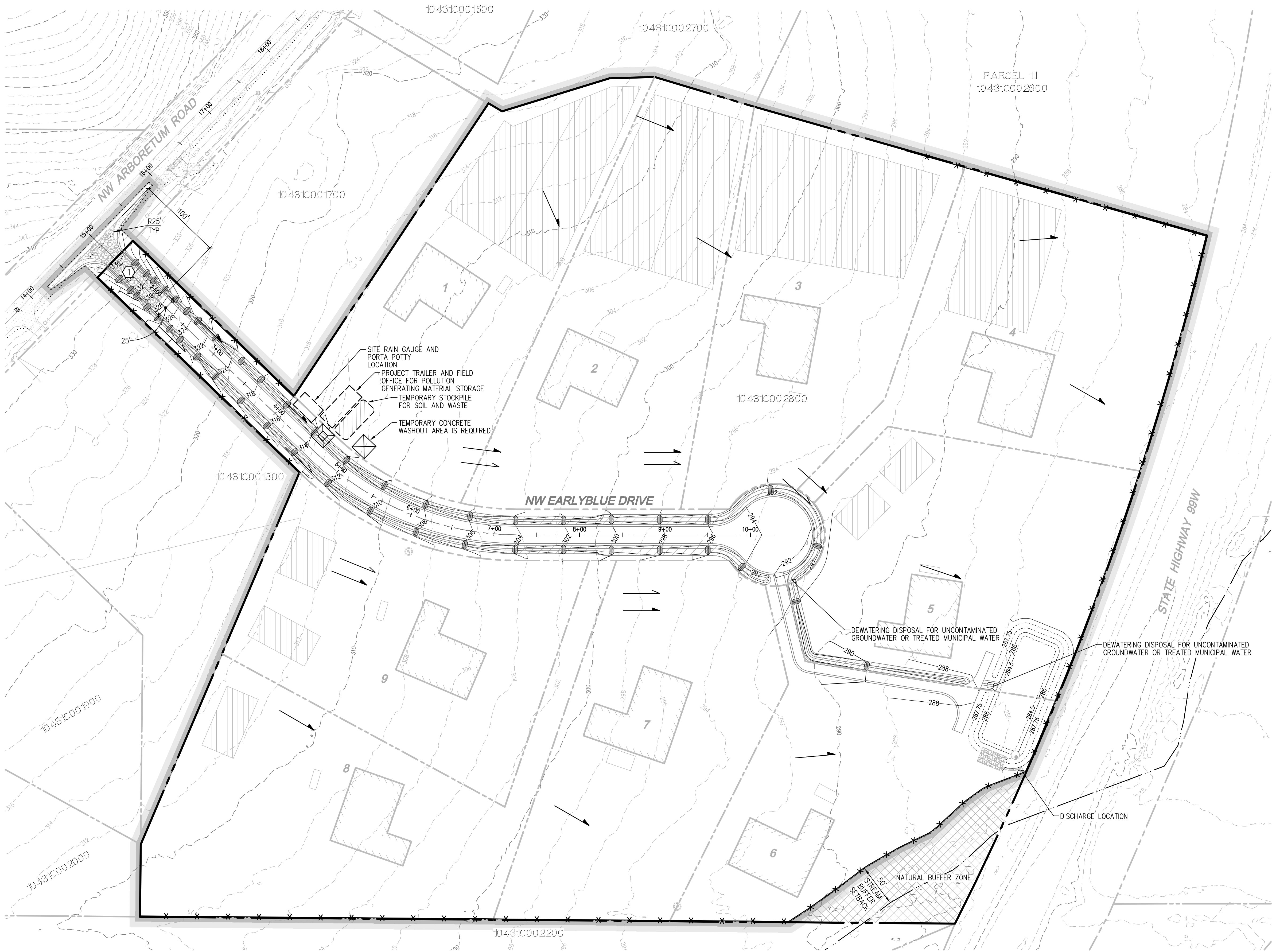
NO.	DATE	DESCRIPTION	BY
1	9-30-21	REVISED PER COUNTY COMMENTS	MEV

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Woodinville, WA 98030
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SANDRA VILWOCK
LEGACY ESTATES
HORIZONTAL CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER
629358E
OREGON
MAY 11, 2005
MARK E. VILWOCK
RENEWS: 6/30/2022
JOB NUMBER: C20-180
DRAWING NAME: C20180C-HC-PL
DESIGNER: MEV
DRAFTING BY: DPN
DATE: 3-23-21
SCALE: 1"=60'
JURISDICTION: BENTON COUNTY
HC-01
SHEET 2 OF 12

A PORTION OF THE NE 1/4, SW 1/4 OF SEC 31, TWN 10 S, RGE 4 W, W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON



LEGEND

- TEMPORARY CONCRETE WASH OUT AREA
- CLEARING AREA
- PROTECTED AREA
- CLEARING LIMITS
- SILT FENCE
- ROCK CONSTRUCTION ENTRANCE
- CATCH BASIN PROTECTION
- PRE-DEVELOPMENT DRAINAGE PATTERN
- POST-DEVELOPMENT DRAINAGE PATTERN
- DRAINFIELD
- INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES

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

BENTON COUNTY APPROVAL

EARTHWORK QUANTITIES

CUT: 300 CY
FILL: 700 CY
DISTURBED AREA: 895,840 SF (20.57 AC)
*EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY

NOTES

- PER THE CONSTRUCTION SEQUENCING IT IS ANTICIPATED THAT THE DESCRIBED ACTIVITIES WILL RESULT IN SEDIMENT AND POTENTIALLY FUEL SPILLS DURING CONSTRUCTION ALONG WITH MINOR SOLVENT SPILLS.
- CONTRACTOR TO PROVIDE A OIL SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPOC) PLAN AND KEEP A COPY ON-SITE AT ALL TIMES ALONG WITH OUTLINED COUNTERMEASURES FOR EASY DEPLOYMENT. STOCK OF THESE COUNTERMEASURES SHALL BE LOGGED AND UPKEPT WEEKLY OR IN THE EVENT OF A SPILL. AT MIN A SPILL PREVENTION KIT SHALL BE KEPT IN THE STORAGE CONTAINER AND A SMALLER FIELD KIT SHALL BE KEPT WITH ANY HEAVY EQUIPMENT.
- SILT FENCE ALONG THE NATURAL BUFFER ZONE SHALL BE MAINTAINED FOR THE ENTIRE PROJECT DURATION TILL THE SITE HAS BEEN FULLY STABILIZED.
- ALL INDIVIDUAL LOTS WILL BE REQUIRED TO PULL 1200-C PERMITS PRIOR TO ANY FURTHER PERMIT ISSUANCE.

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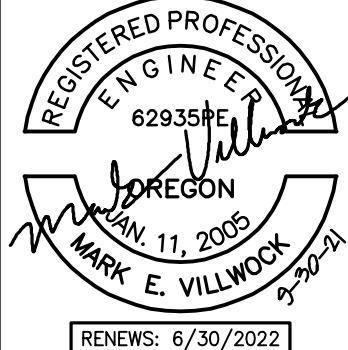
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SANDRA VILWOCK

LEGACY ESTATES

CLEARING AND GRADING

CLEARING, GRADING, EROSION AND SEDIMENT CONTROL PLAN



JOB NUMBER: C20-180
DRAWING NAME: C20180C-ER-PL
DESIGNER: MEV
DRAFTING BY: DPN
DATE: 3-23-21
SCALE: 1"=60'
JURISDICTION: BENTON COUNTY

ER-01

SHEET 3 OF 12

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	9-30-21	REVISED PER COUNTY COMMENTS	MEV

Surveying
Engineering
Planning

LDC

Woodinville
20210 142nd Avenue NE
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www.LDCorp.com
Kent
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Kent, WA 98030
F 425.482.2893

A PORTION OF THE NE 1/4, SW 1/4 OF SEC 31, TWN 10 S, RGE 4 W, W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES

1. INCLUDE A LIST OF ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF STORMWATER CONTROL MEASURES (E.G. ESCP DEVELOPER, BMP INSTALLER (SEE SECTION 4.10), AS WELL AS THEIR INDIVIDUAL RESPONSIBILITIES. (SECTION 4.4.C.ii)
2. VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION 6.5)
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 INFORM 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 STORMWATER 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 IMPERMEABLE 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-FOOT 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 STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (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. (SECTION 2.2.14)
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 UNVEGETATED, 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-STORMWATER 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 ON-SITE, 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 CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.5)
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 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, 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/IMPONDEMENT MUST BE INSTALLED. (SEE SECTIONS 2.2.17 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 RE-ESTABLISH 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, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN ENVIRONMENTAL PLAN APPROVAL 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 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. 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 REOCCURRENCE 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 2.2.2)
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)

CONSTRUCTION SEQUENCE

1. A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE PUBLIC WORKS CONSTRUCTION INSPECTOR, THE DEVELOPER, AND THE DEVELOPER'S CONSTRUCTION REPRESENTATIVE BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY.
2. SCHEDULE CLEARING LIMIT AND TREE PROTECTION INSPECTION AND APPROVAL BEFORE INSTALLING TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES OR ANY SITE CLEARING.
3. INSTALL TESC MEASURES AND SCHEDULE TESC INSPECTION AND APPROVAL BEFORE STARTING SITE CONSTRUCTION.
4. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, SEDIMENT POND, TEMPORARY PIPE, SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
5. GRADE AND STABILIZE CONSTRUCTION ROADS AND INSTALL WHEEL WASH FACILITY.
6. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
7. RELOCATE SURFACE WATER CONTROLS OR EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES SO THAT AS THE SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENTATION CONTROL IS ALWAYS IN ACCORDANCE WITH THE DEQ EROSION AND SEDIMENTATION CONTROL STANDARDS.
8. CONSTRUCT PERMANENT DETENTION FACILITY PRIOR TO MAJOR CLEARING AND GRADING ACTIVITIES. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM FACILITY. NO MORE THAN 1-FOOT DEPTH SHALL BE ALLOWED TO ACCUMULATE.
9. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH DEQ STANDARDS AND MANUFACTURERS' RECOMMENDATIONS.
11. CLEAR AND GRUB SITE. RETAIN VEGETATION AS POSSIBLE. SELECTIVE CLEARING IS ENCOURAGED TO MINIMIZE EFFORT SPENT ON TESC ACTIVITIES.
12. GRADE SITE AND ROUGH GRADE ROADWAYS PER PLANS. GRADE SITE WITHIN 1-FOOT OF FINISH ROAD ELEVATION AND FINISHED GRADE EXCEPT WHERE TOPOGRAPHY REQUIRES CONFORMING TO A SPECIFIC GRADING PLAN. ANY WALLS MUST INCLUDE DRAINAGE AND FALL PROTECTION IF WALL HEIGHT EXCEEDS 30-INCHES.
13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
14. INSTALL UTILITIES AND PERMANENT STORM DRAINAGE SYSTEM AS SOON AS POSSIBLE.
15. GEOTECHNICAL TESTING, AND PERFORMANCE PROOF ROLL. SUBGRADE APPROVAL IS REQUIRED PRIOR TO PAVING. THE CONTRACTOR MUST REQUEST A PAVING PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO PAVING.
16. CONSTRUCT FINAL ENTRANCE ROAD AND REMOVE TEMPORARY CONSTRUCTION ENTRANCE.
17. ALL ACCESS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION, WITHOUT EXCEPTION. ATB OR THE FIRST LIFT OF ASPHALT IS ACCEPTABLE.
18. HYDROSEED AND MULCH ALL EXPOSED AREAS THAT HAVE NOT BEEN PREVIOUSLY STABILIZED. SLOPES STEEPER THAN 15% MUST BE STABILIZED WITH JUTE MATTING OR OTHER APPROVED EROSION CONTROL PRODUCT.
19. AFTER ENTIRE SITE IS STABILIZED AND THE POTENTIAL FOR EROSION HAS PASSED, TESC FACILITIES MUST BE REMOVED UPON APPROVAL.
20. CLEAN ANY SILT THAT HAS ACCUMULATED IN THE PERMANENT STORM DRAINAGE SYSTEM AND VIDEO-INSPECT STORM DRAINAGE SYSTEM.
21. REQUEST A PUNCHLIST INSPECTION AND COMPLETE ALL CORRECTIONS PRIOR TO FINAL APPROVAL OF COMPLETION OF WORK AND COMPLIANCE OF PERMIT REQUIREMENTS.
22. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs IF APPROPRIATE. REMOVE ALL ACCUMULATED SEDIMENT FROM DETENTION FACILITY AND OUTLET STRUCTURE.

BMP MATRIX FOR CONSTRUCTION

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

	CLEARING AND GRADING	UTILITY INSTALLATION AND PAVING	FINAL STABILIZATION	WET WEATHER (OCT 1 - MAY 31)
EROSION PREVENTION				
PRESERVE NATURAL VEGETATION	X	X	X	X
GROUND COVER				
HYDRAULIC APPLICATIONS				
PLASTIC SHEETING	X	X	X	X
STRAW MULCH COVER	X			X
ROCK COVER				
DUST CONTROL	X	X	X	X
TEMPORARY/PERMANENT SEEDING		X	X	X
BUFFER ZONE	X	X	X	X
OTHER:				
SEDIMENT CONTROL				
SEDIMENT FENCE (INTERIOR)	*X	X	X	X
STRAW WATTLES				
FILTER BERM				
INLET PROTECTION		X	X	X
DEWATERING				
SEDIMENT TRAP				
NATURAL BUFFER ENCROACHMENT				
OTHER:				
RUNOFF CONTROL				
CONSTRUCTION ENTRANCE	*X	X	X	X
PIPE SLOPE DRAIN				
OUTLET PROTECTION		X	X	X
SURFACE ROUGHENING				
OTHER:				
POLLUTION CONTROL				
PROPER SIGNAGE	X	X	X	X
HAZ WASTE MGMT	X	X	X	X
SPILL KIT ON-SITE	X	X	X	X
CONCRETE WASHOUT AREA		X	X	X
OTHER:				

*SIGNIFIES BMPs THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY.

SEED OPTIONS MIX

Table 4.1 represents the standard mix for those areas where just a temporary vegetative cover is required.

TABLE 4.1 Temporary Erosion Control Seed Mix			
	% Weight	% Purity	% Germination
Chewings or annual blue grass Festuca rubra var. commutata or poa anna	40	98	90
Perennial rye Lolium perenne	50	98	90
Redtop or colonial bentgrass Agrostis alba or Agrostis tenuis	5	92	85
White dutch clover Trifolium repens	5	98	90

This turf seed mix in Table 4.3 is for dry situations where there is no need for much water. the advantage is that this mix requires very little maintenance.

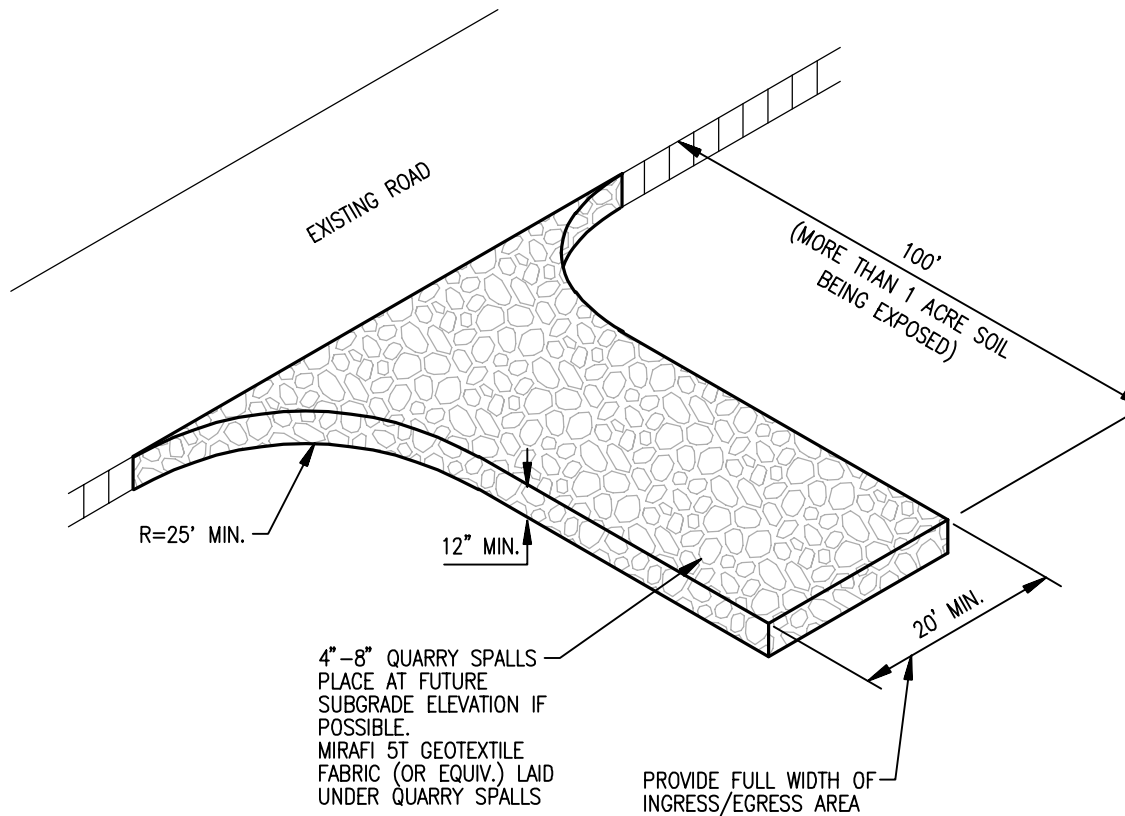
TABLE 4.3 Low-Growing turf Seed Mix			
	% Weight	% Purity	% Germination
Dwarf tall fescue (several varieties) Festuca arundinacea var.	45	98	90
Dwarf perennial rye (Barelay) Lolium perenne var. barelay	30	98	90
Red fescue Festuca rubra	20	98	90
Colonial bentgrass Agrostis tenuis	5	98	90

Table 4.4 presents a mix recommended for bioswales and other intermittently wet areas.

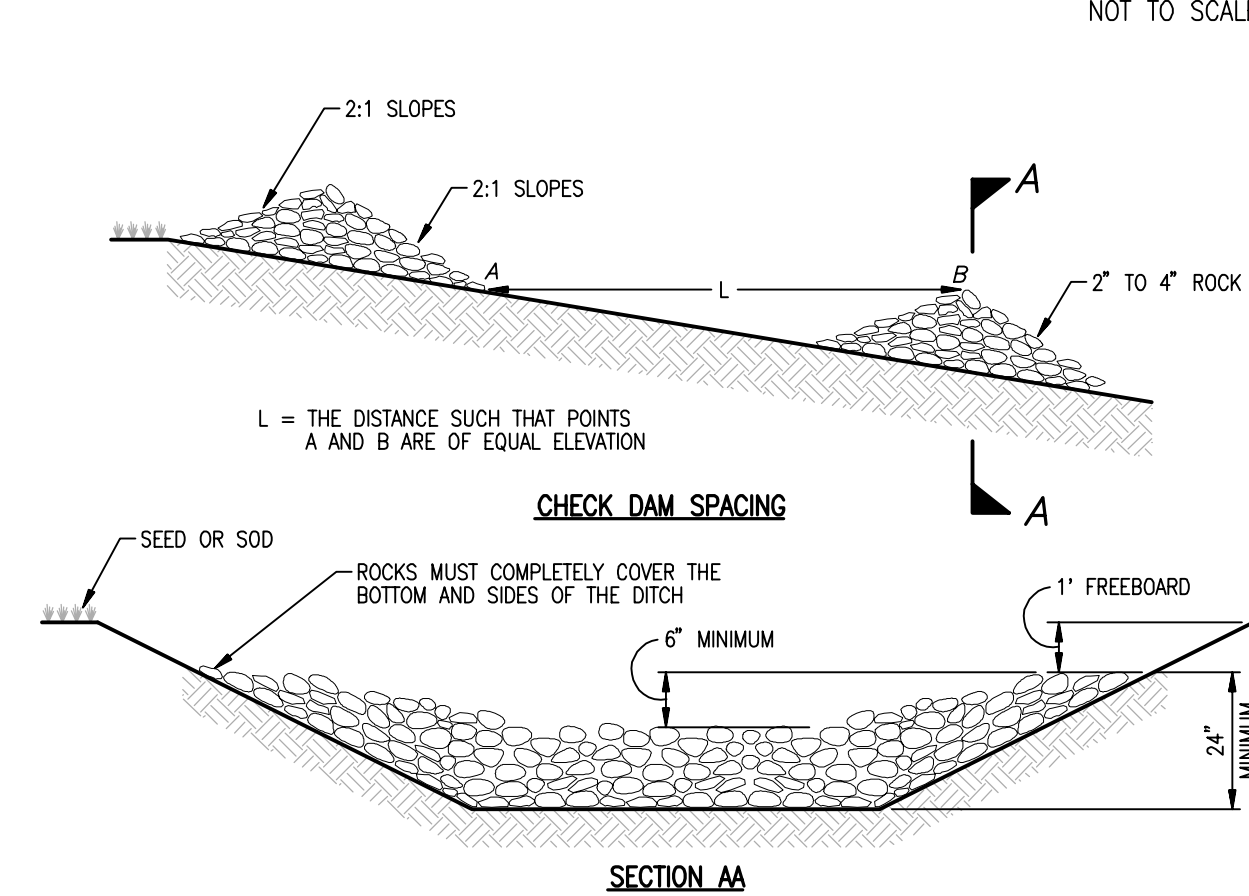
TABLE 4.4 Bioswale Seed Mix			
	% Weight	% Purity	% Germination
Tall or meadow fescue Festuca arundinacea or festica elatior	75-80	98	90
Seaside/Creeping bentgrass Agrostis palustris	10-15	92	85
Redtop bentgrass Agrostis alba or Agrostis gigantea	5-10	90	80

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE:

1. INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBSTACLES. MATERIAL THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. AGGREGATE: 4" TO 8" CRUSHED BALLAST ROCK.
3. ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 100 FEET.
4. WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.



ROCK CONSTRUCTION ENTRANCE

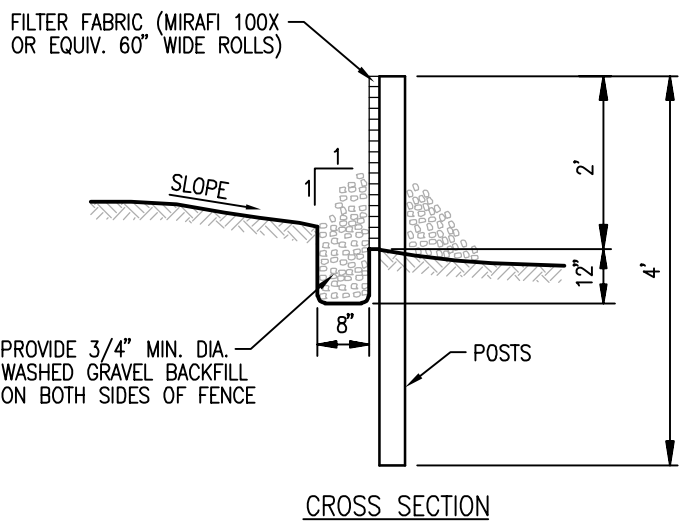
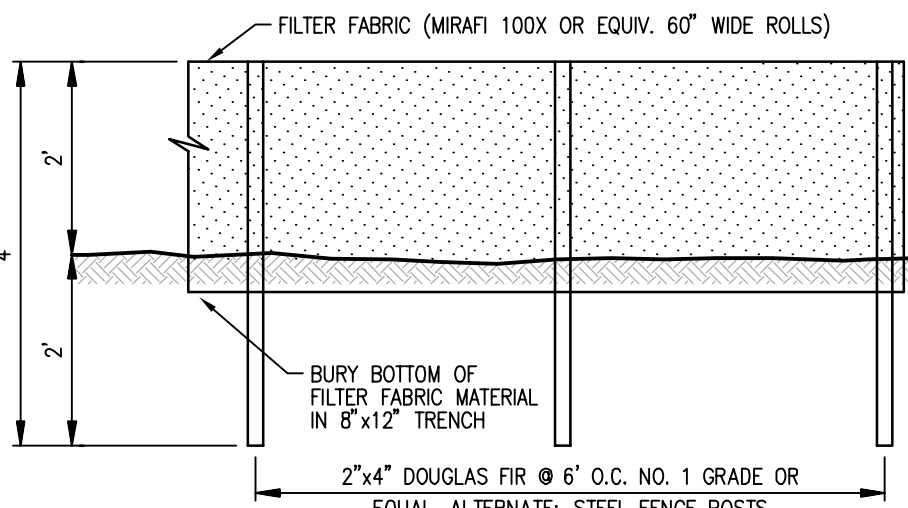


NOTES:

1. PROVIDE ROCK CHECK DAMS EVERY 100 FT. OR EVERY 2 FT. OF VERTICAL FALL.
2. ANY SEDIMENT DEPOSITION OF MORE THAN 0.5 FT. IN DEPTH SHALL BE REMOVED SO THAT THE CHANNEL IS RESTORED TO ITS ORIGINAL DESIGN CAPACITY.
3. THE CHANNEL SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURRED, AFFECTED AREAS SHALL BE PROTECTED BY RIP-RAP OR AN EROSION CONTROL BLANKET OR NET.
4. SUMP SHOULD BE PROVIDED IMMEDIATELY UPSTREAM OF CHECK DAM FOR OPTIMUM EFFECTIVENESS.

ROCK CHECK DAM

NOT TO SCALE



CROSS SECTION

SILT FENCE DETAIL

NOT TO SCALE

BENTON COUNTY APPROVAL



JOB NUMBER: C20-180
DRAWING NAME: C20180C-ER-01
DESIGNER: MEV
DRAFTING BY: DPN
DATE: 3-23-21
SCALE: AS NOTED
JURISDICTION: BENTON COUNTY

ER-02

SHEET 4 OF 12

SANDRA VILWOCK

LEGACY ESTATES

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

REVISIONS

NO.

DATE

DESCRIPTION

REVISED PER COUNTY COMMENTS

BY

MEV

1

9-30-21

1

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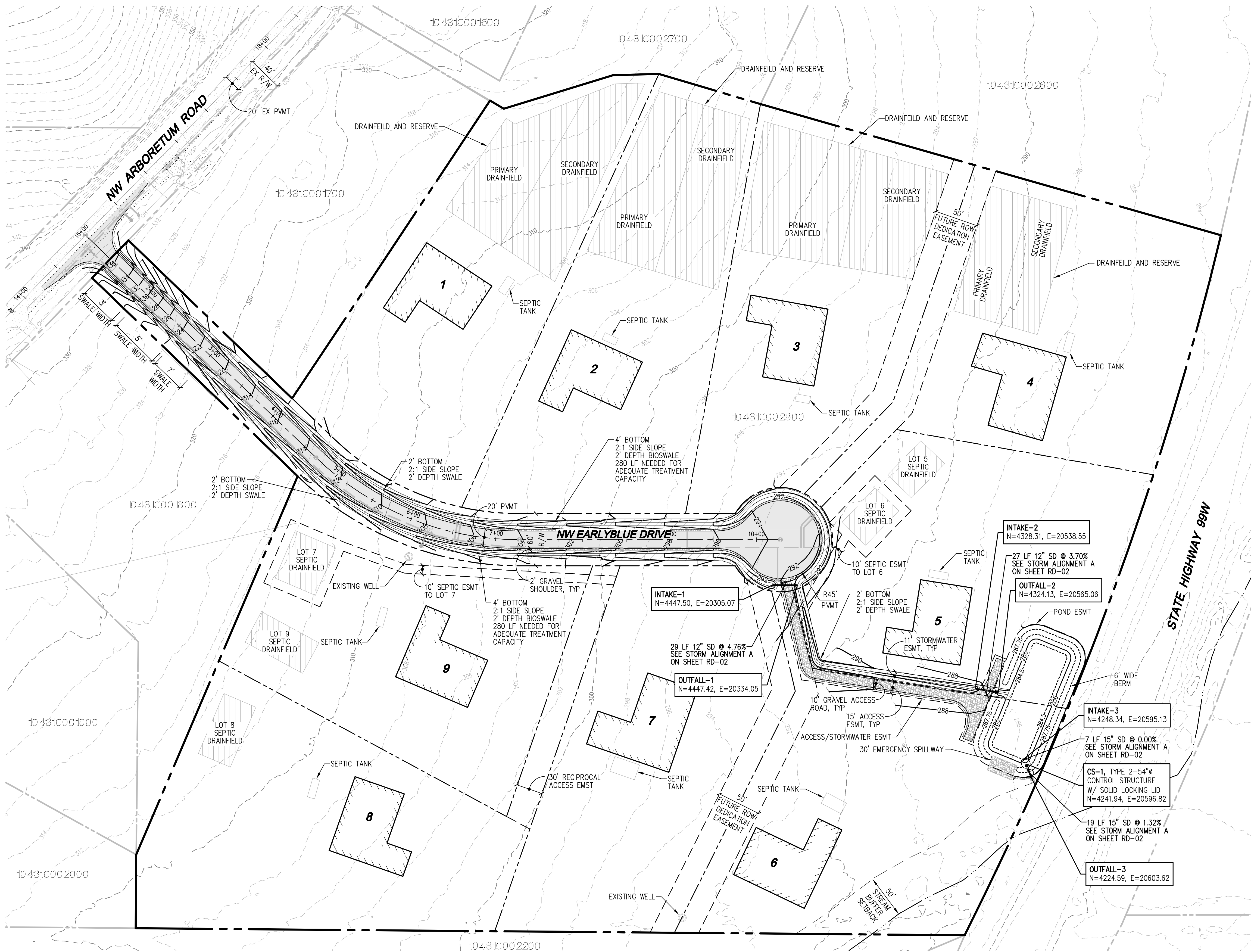
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A PORTION OF THE NE 1/4, SW 1/4 OF SEC 31, TWN 10 S, RGE 4 W, W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON



LEGEND

- TYPE 1 CATCH BASIN, GRATED LID
- TYPE 1 CATCH BASIN, SOLID LID
- TYPE 2 CATCH BASIN, GRATED LID
- TYPE 2 CATCH BASIN, SOLID LID
- STORM PIPE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- EXISTING ASPHALT
- EXISTING GRAVEL
- STORM DRAINAGE FEATURE
- SEPTIC DRAINAGE

NOTES

- ALL EXISTING STRUCTURE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- ALL ADJACENT STRUCTURES ARE SHOWN IN THERE APPROPRIATE LOCATIONS.

SECTION NOTE

- SEE SHEET RD-04 FOR ROAD SECTIONS.

EARTHWORK QUANTITIES

CUT: 300 CY
FILL: 700 CY
DISTURBED AREA: 895,840 SF (20.57 AC)
*EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY

BENTON COUNTY APPROVAL

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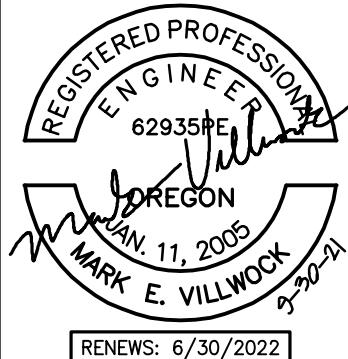


Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

SANDRA VILWOCK

LEGACY ESTATES

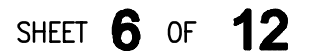
ROAD AND STORM DRAINAGE PLAN



JOB NUMBER: C20-180
DRAWING NAME: C20180C-RD-PL
DESIGNER: MEV
DRAFTING BY: DPN
DATE: 3-23-21
SCALE: 1"=60'
JURISDICTION: BENTON COUNTY

RD-01

SHEET 5 OF 12

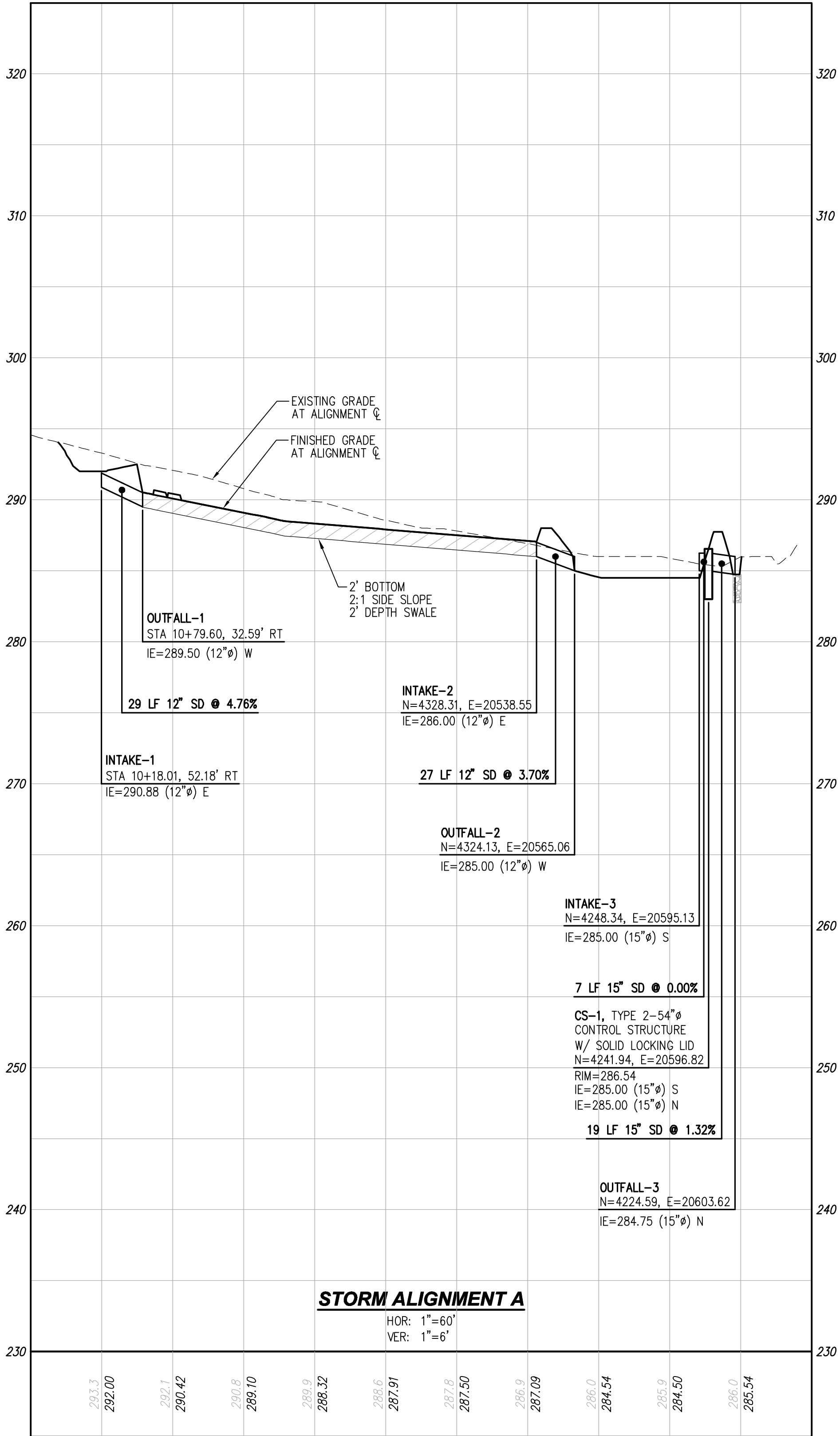


ROAD AND STORM DRAINAGE PROFILES

Woodinville 20210 142nd Avenue NE Woodinville, WA 98072 **Kent** 1851 Central Pl S, #101 Kent, WA 98030

T 425.806.1869 **www.LDCcorp.com** F 425.482.2893

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NO.	DATE	DESCRIPTION	BY
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LDC | Surveying Engineering Planning

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20210 142nd Avenue NE
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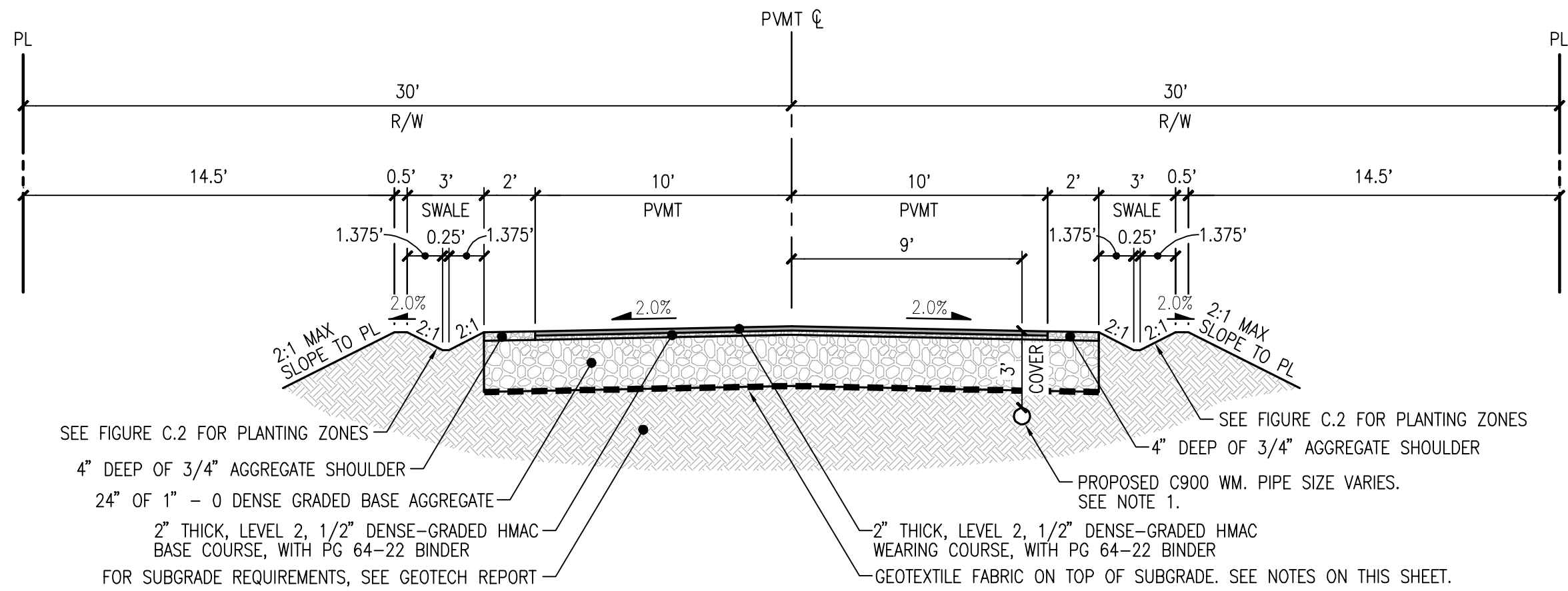
LEGACY ESTATES

ROAD AND STORM DRAINAGE PROFILES


RENEWS: 6/30/2022

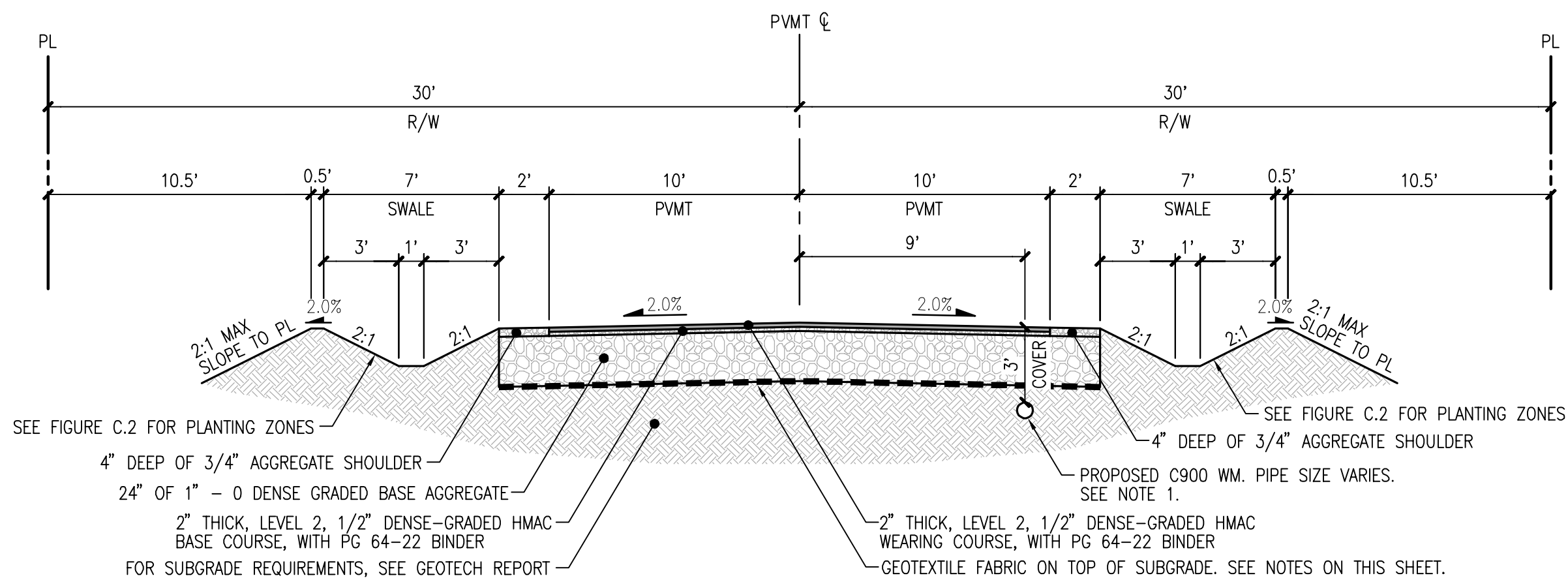
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DRAWING NAME: C20180C-RD-PR
DESIGNER: MEV
DRAFTING BY: DPN
DATE: 3-23-21
SCALE: 1"=60'
JURISDICTION: BENTON COUNTY

A PORTION OF THE NE 1/4, SW 1/4 OF SEC 31, TWN 10 S, RGE 4 W, W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON



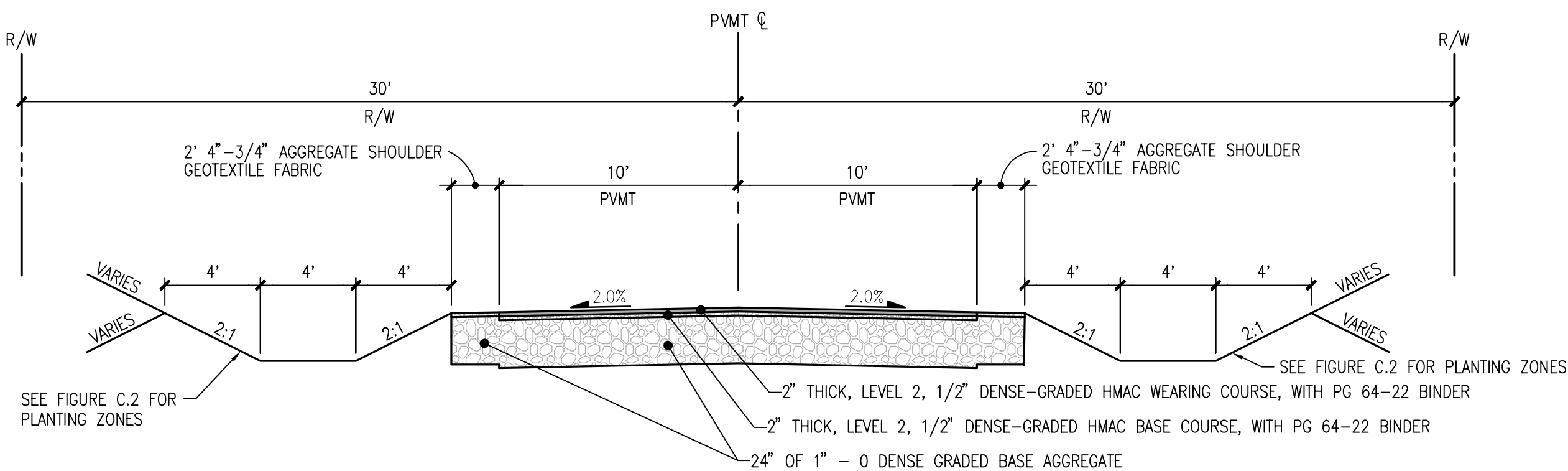
NW EARLYBLUE DRIVE
(STA 1+40 TO 1+90)

SCALE: 1"=5'



NW EARLYBLUE DRIVE
(STA 2+60 TO 3+00)

SCALE: 1"=5'

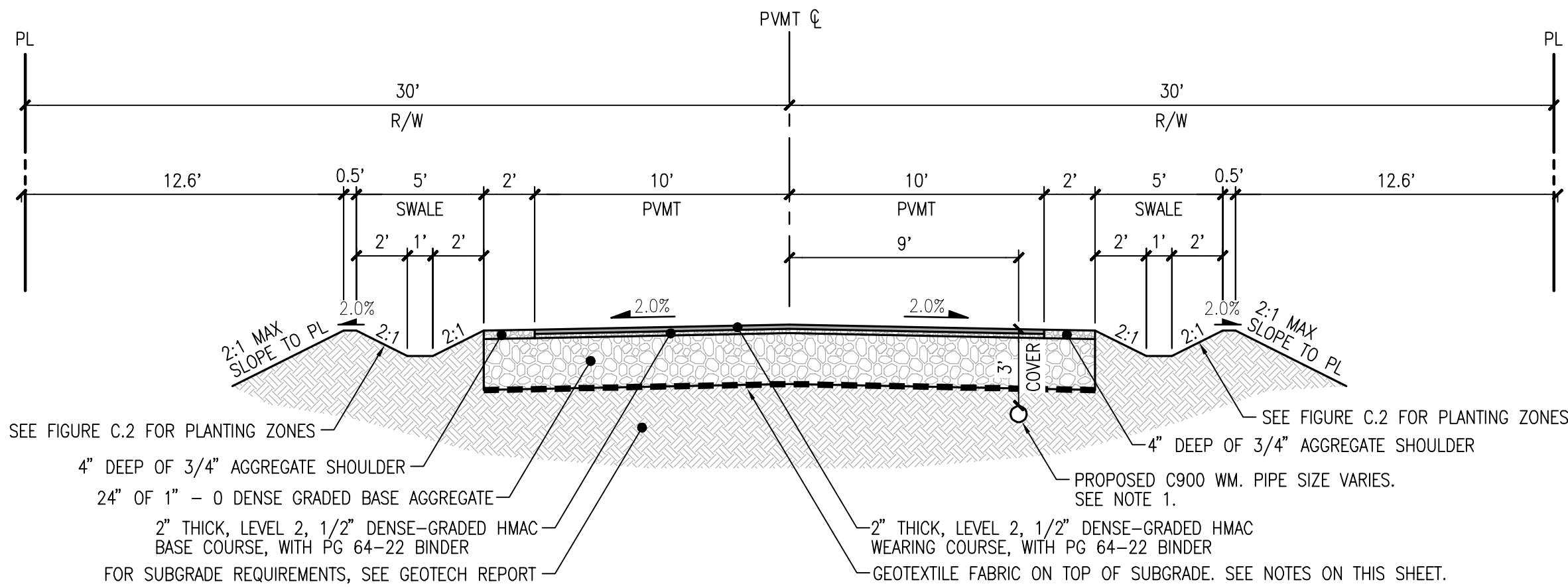


NW EARLYBLUE DRIVE
(STA 8+40 TO 10+28)

SCALE: 1"=5'

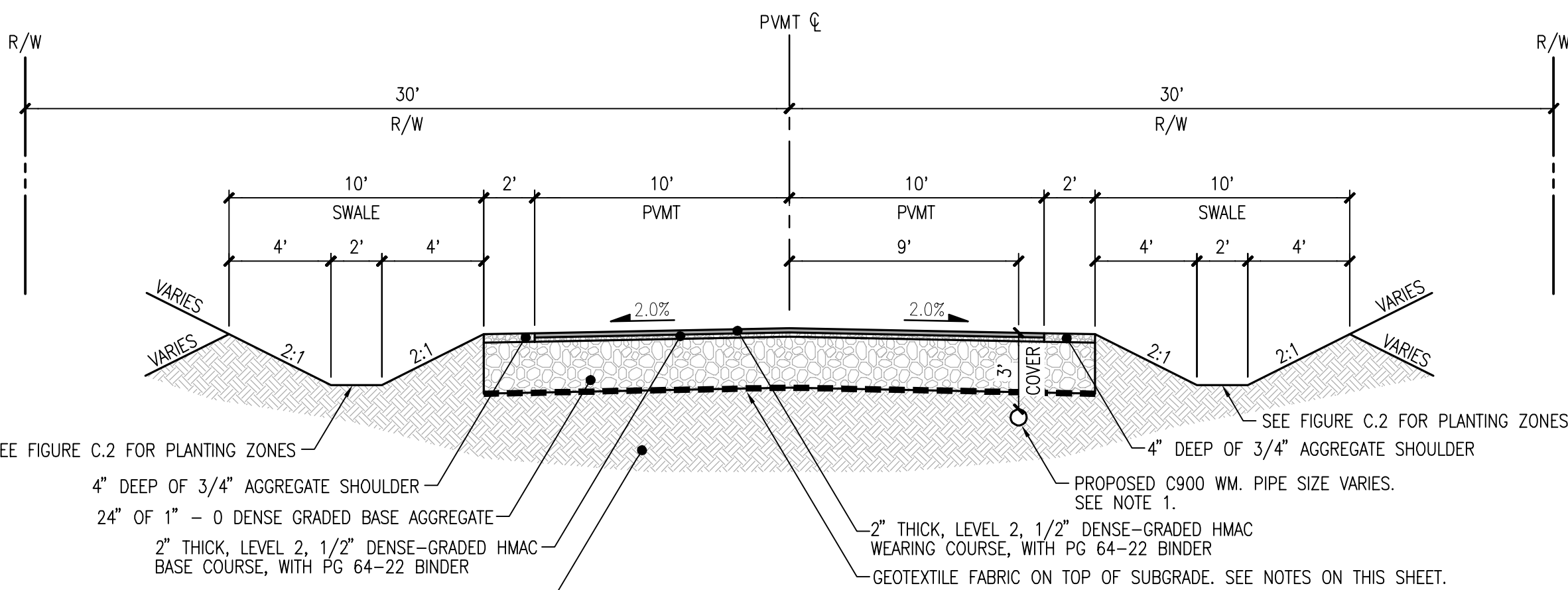
NOTES

- FOR WATER MAIN PLACEMENT AND DETAILS SEE LEGACY ESTATES WATER PLANS SHEET WA-05.
- PLEASE SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS FROM GEOTECHNICAL INVESTIGATION BY FOUNDATION ENGINEERING INC. PREPARED DECEMBER 8, 2020.
- BASE AGGREGATE MATERIAL TO CONFORM TO ODOT (2019), SECTION 02630 AND GRADING REQUIREMENTS OF TABLE 02630-1 FOR TRENCH BACKFILL, BASE AND SHOULDER ROCK.
- SEPARATION GEOTEXTILE SHALL BE PLACED OVER THE PREPARED SUBGRADE.
- GEOTEXTILE SHALL CONFORM TO AASHTO M 288 17 CLASS 2 GEOTEXTILE WITH A MINIMUM PERMITTIVITY OF 0.1 SEC AND APPARENT OPENING SIZE LESS THAN 0.6 MM. GEOTEXTILE SHALL ALSO CONFORM TO ODOT STANDARD SPECIFICATION 02320, TABLE 02320-4, WOVEN GEOTEXTILE.



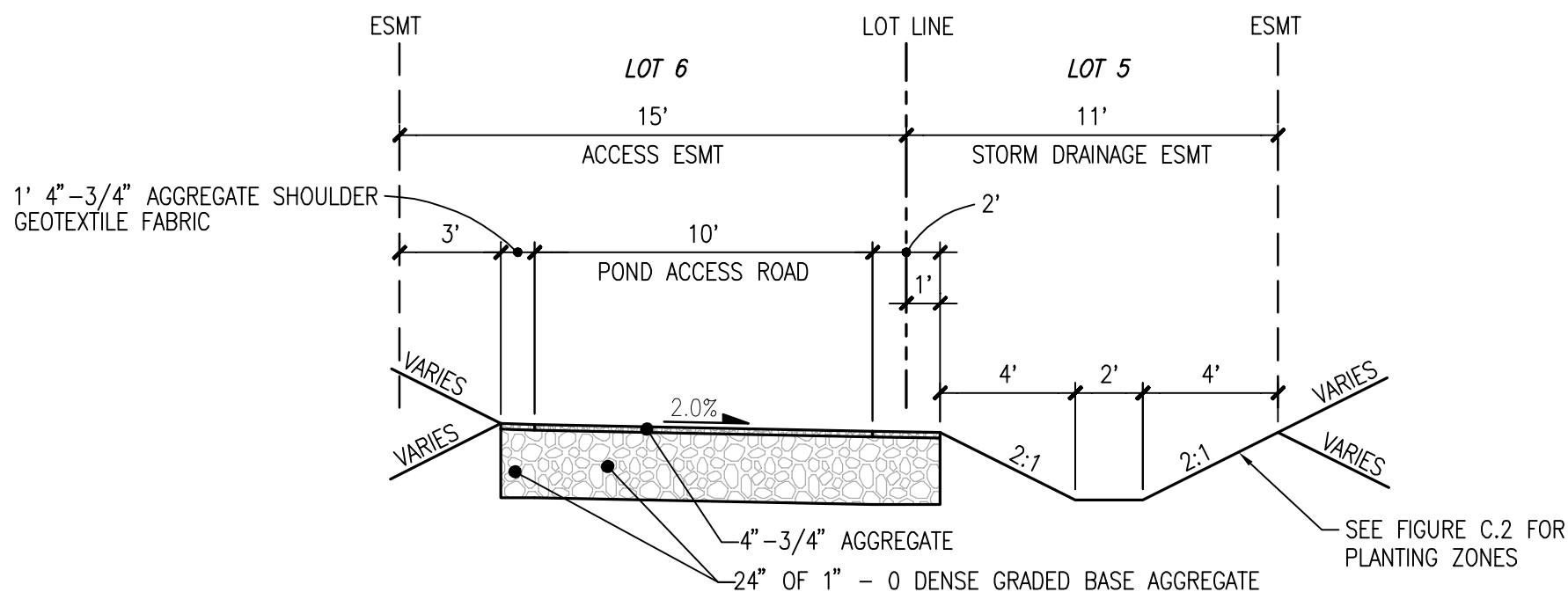
NW EARLYBLUE DRIVE
(STA 2+00 TO 2+50)

SCALE: 1"=5'



NW EARLYBLUE DRIVE
(STA 3+10 TO 8+40)

SCALE: 1"=5'



POND ACCESS ROAD SECTION

SCALE: 1"=5'

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www.LDCorp.com

SANDRA VILWOCK
LEGACY ESTATES
ROAD SECTIONS

REGISTERED PROFESSIONAL ENGINEER
6293558
OREGON
MAY 11, 2005
MARK E. VILLWOCK
RENEW: 6/30/2022

JOB NUMBER: C20180C-RO-PR
DRAWING NAME: C20180C-RO-PR
DESIGNER: MEV
DRAFTING BY: DPN
DATE: 3-23-21
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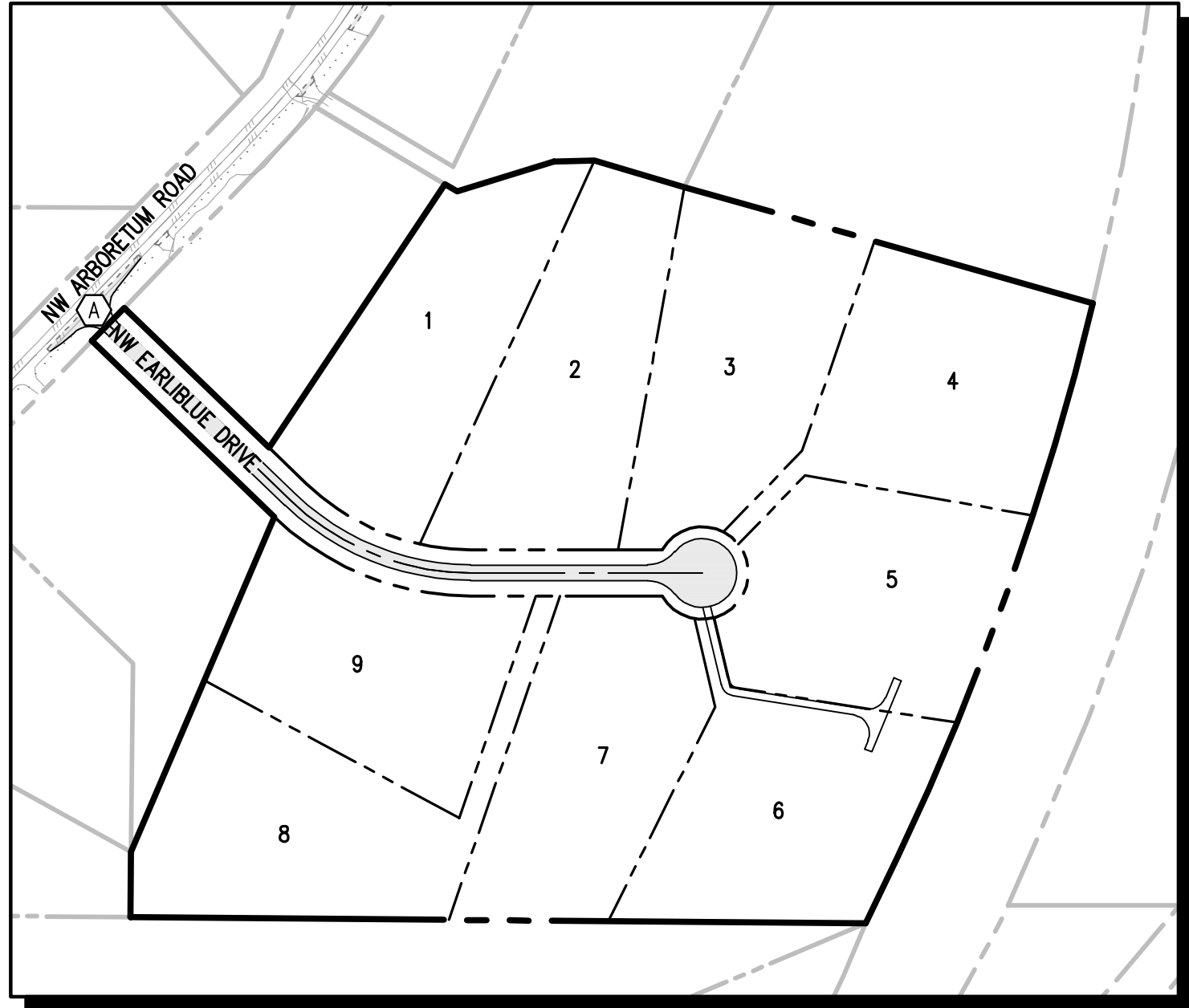
RD-04

SHEET 8 OF 12

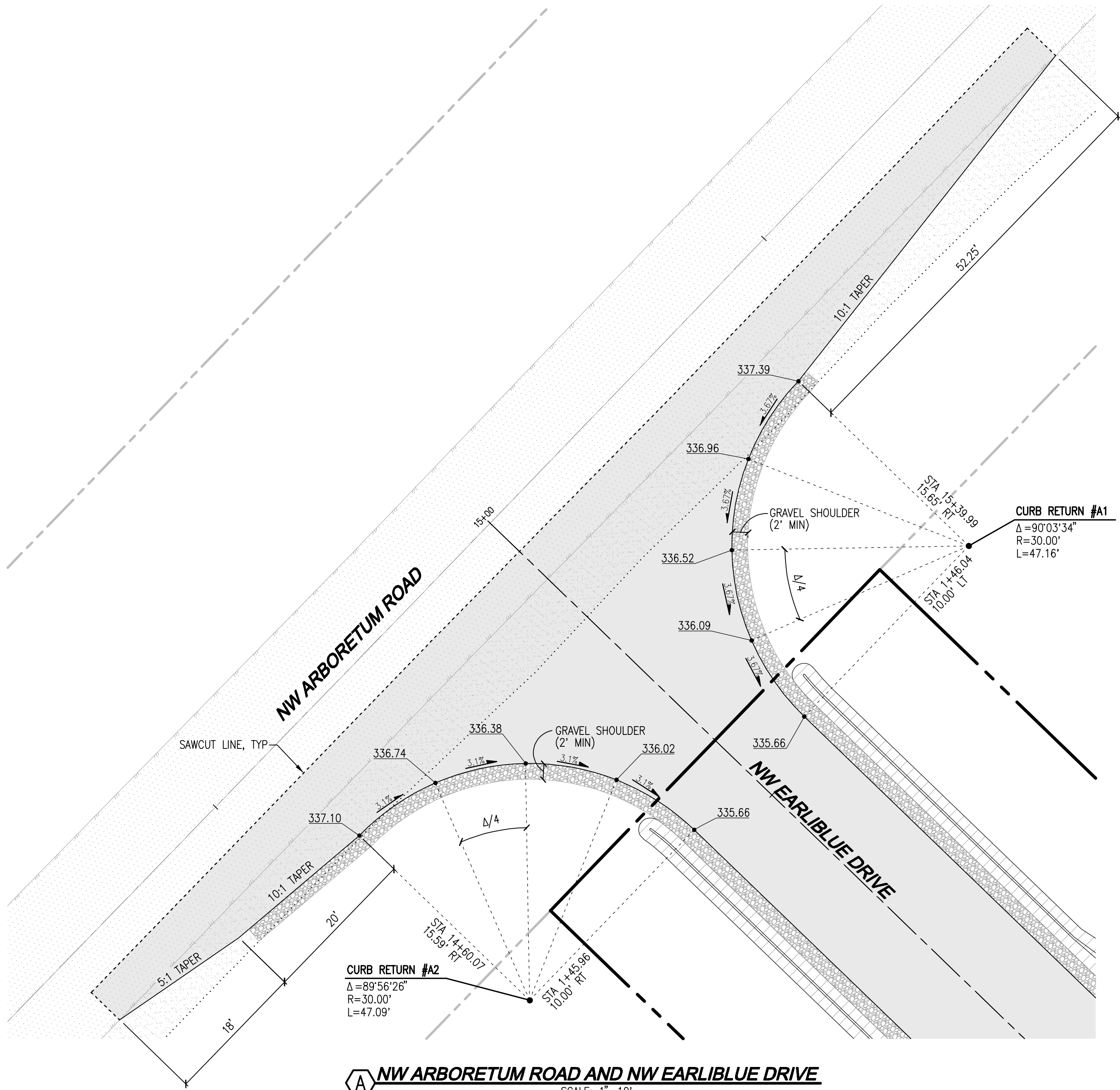
A PORTION OF THE NE 1/4, SW 1/4 OF SEC 31, TWN 10 S, RGE 4 W, W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON

NOTES

1. PAVEMENT SECTION OF ARBORETUM ROAD SHALL CONSIST OF FOUR INCHES OF HMAC OVER A MIN OF TWELVE INCHES OF COMPACT AGGREGATE BASE (CAB).
2. SEE TRENCH DETAILS AND WIDENING T-CUT DETAIL ON SHEET DT-01.



VICINITY MAP
SCALE: 1"=200'



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BENTON COUNTY APPROVAL



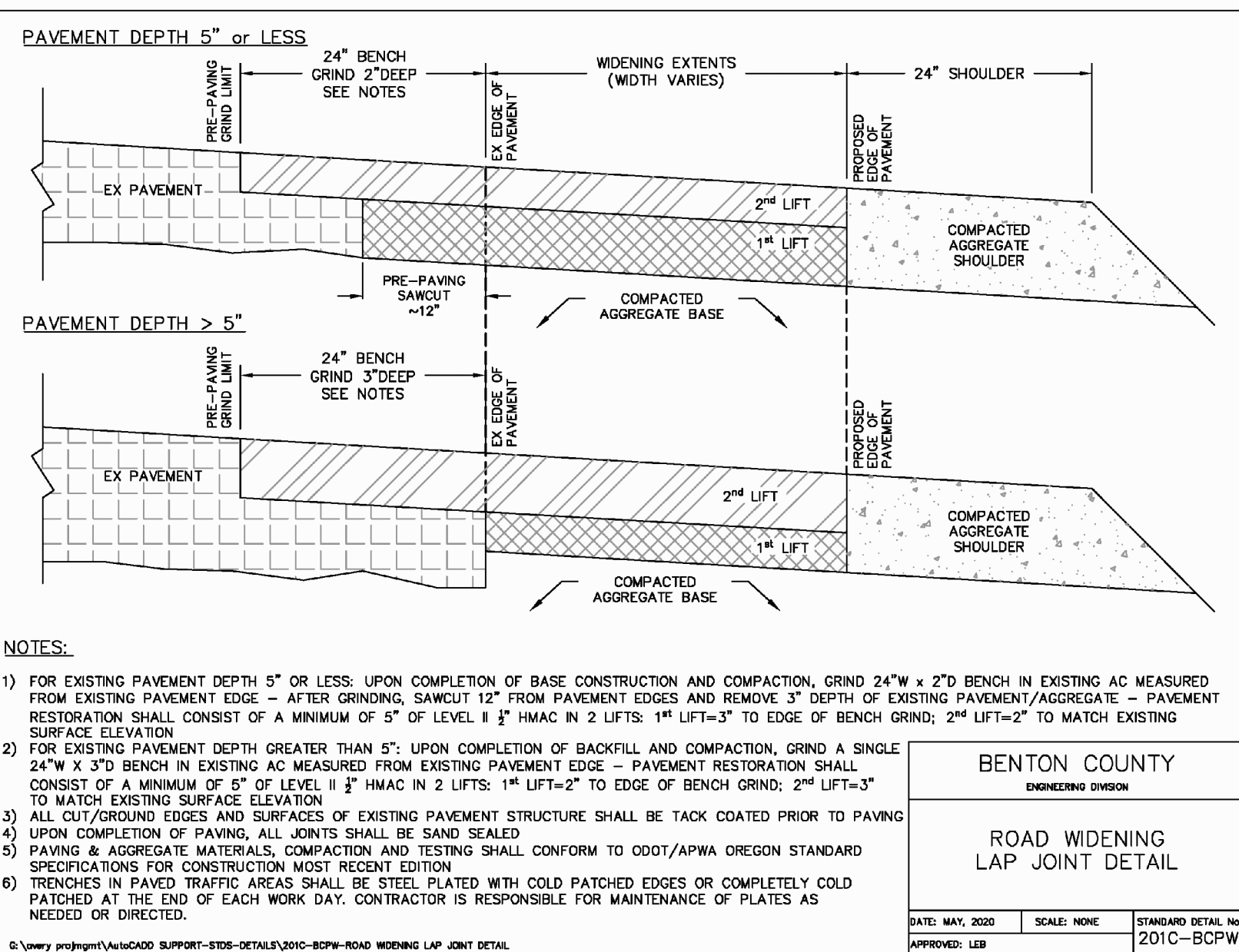
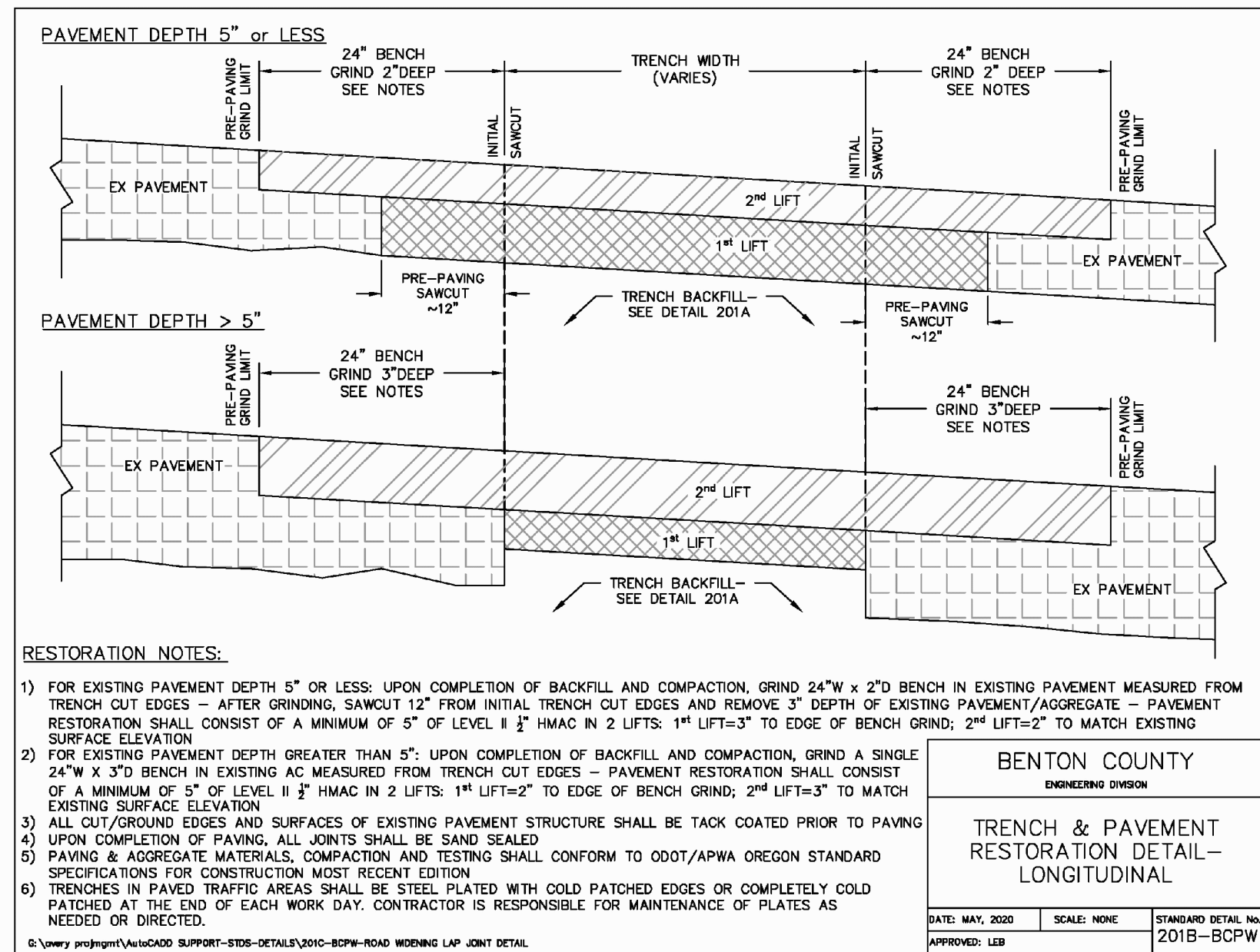
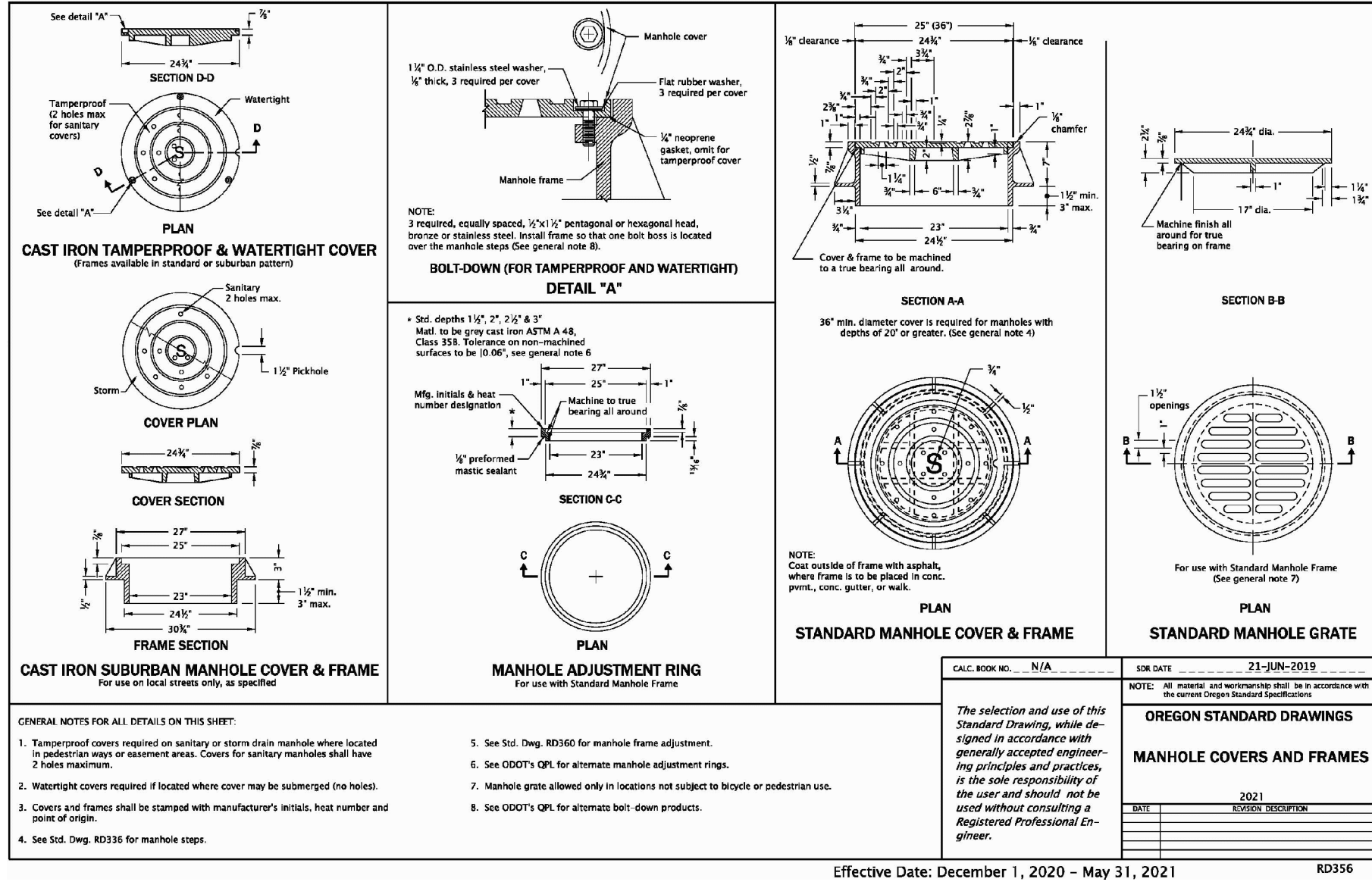
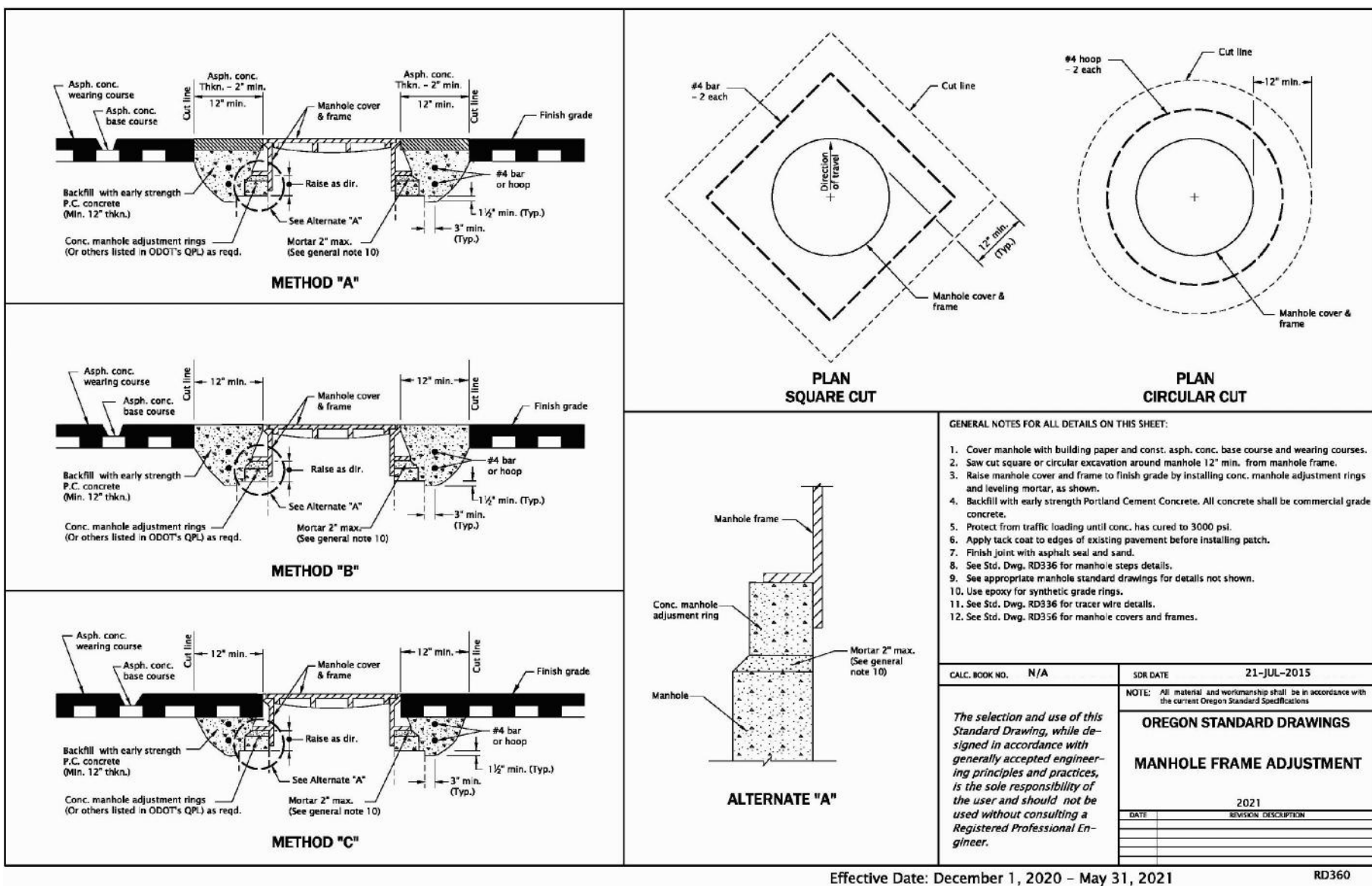
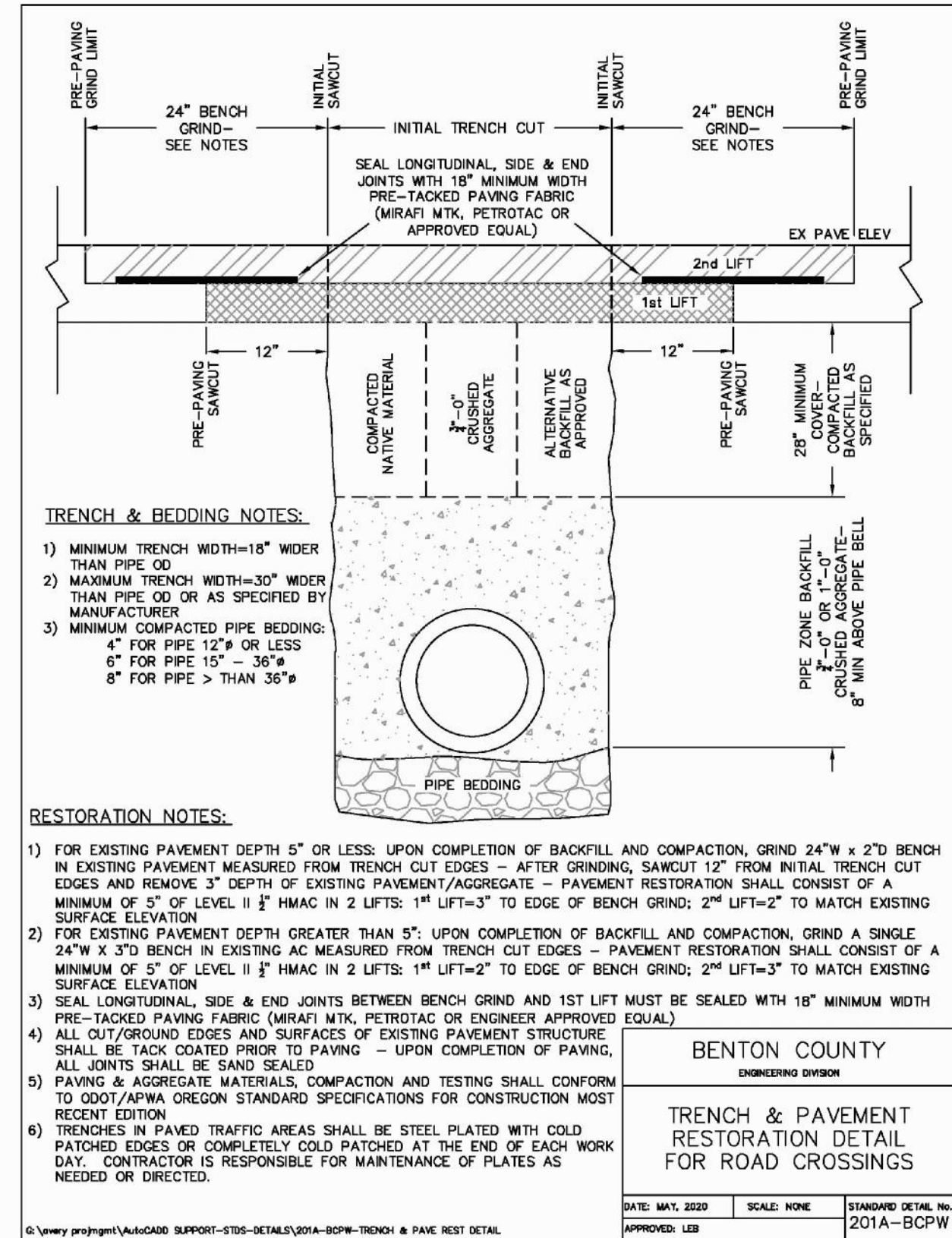
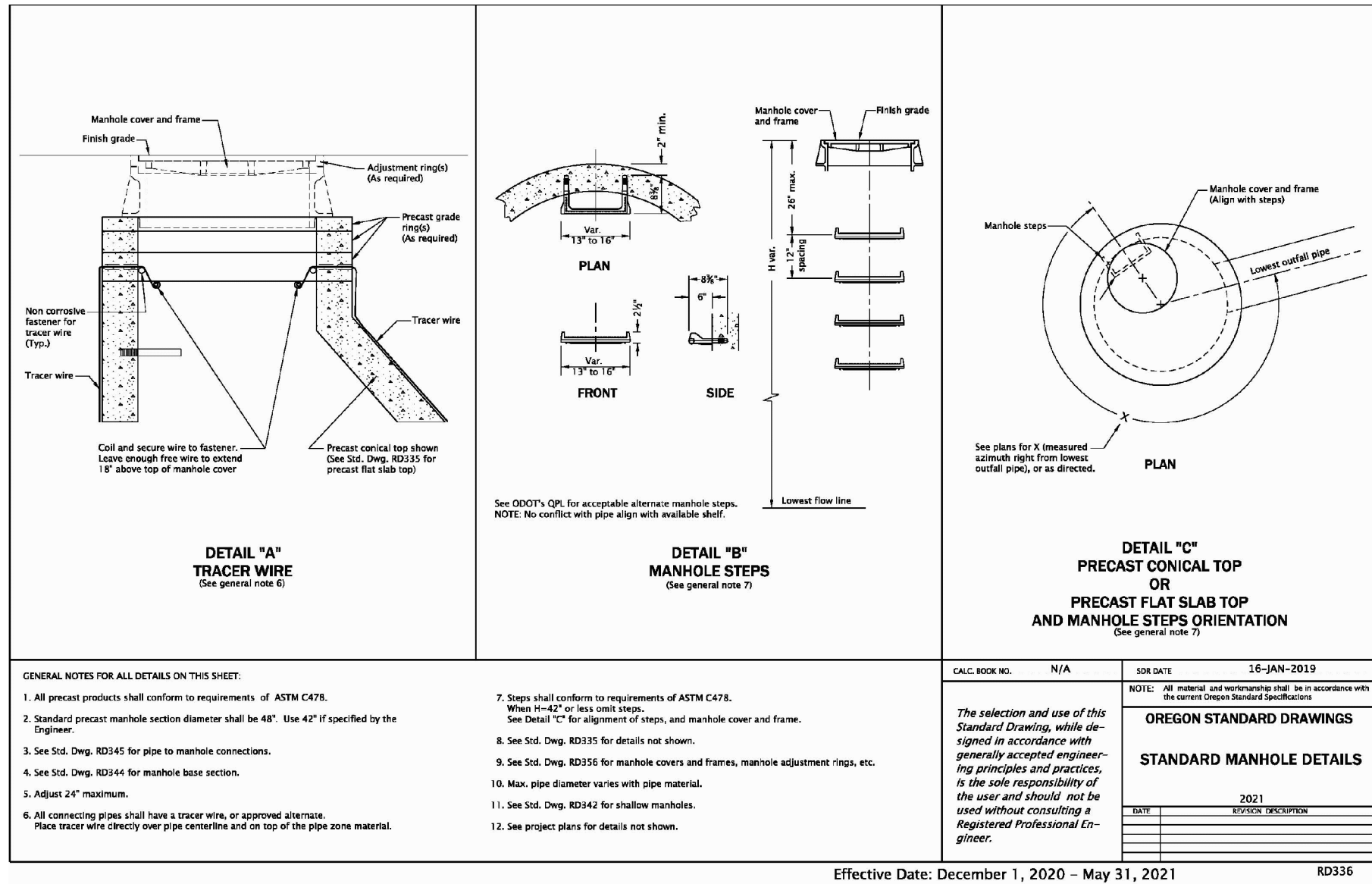
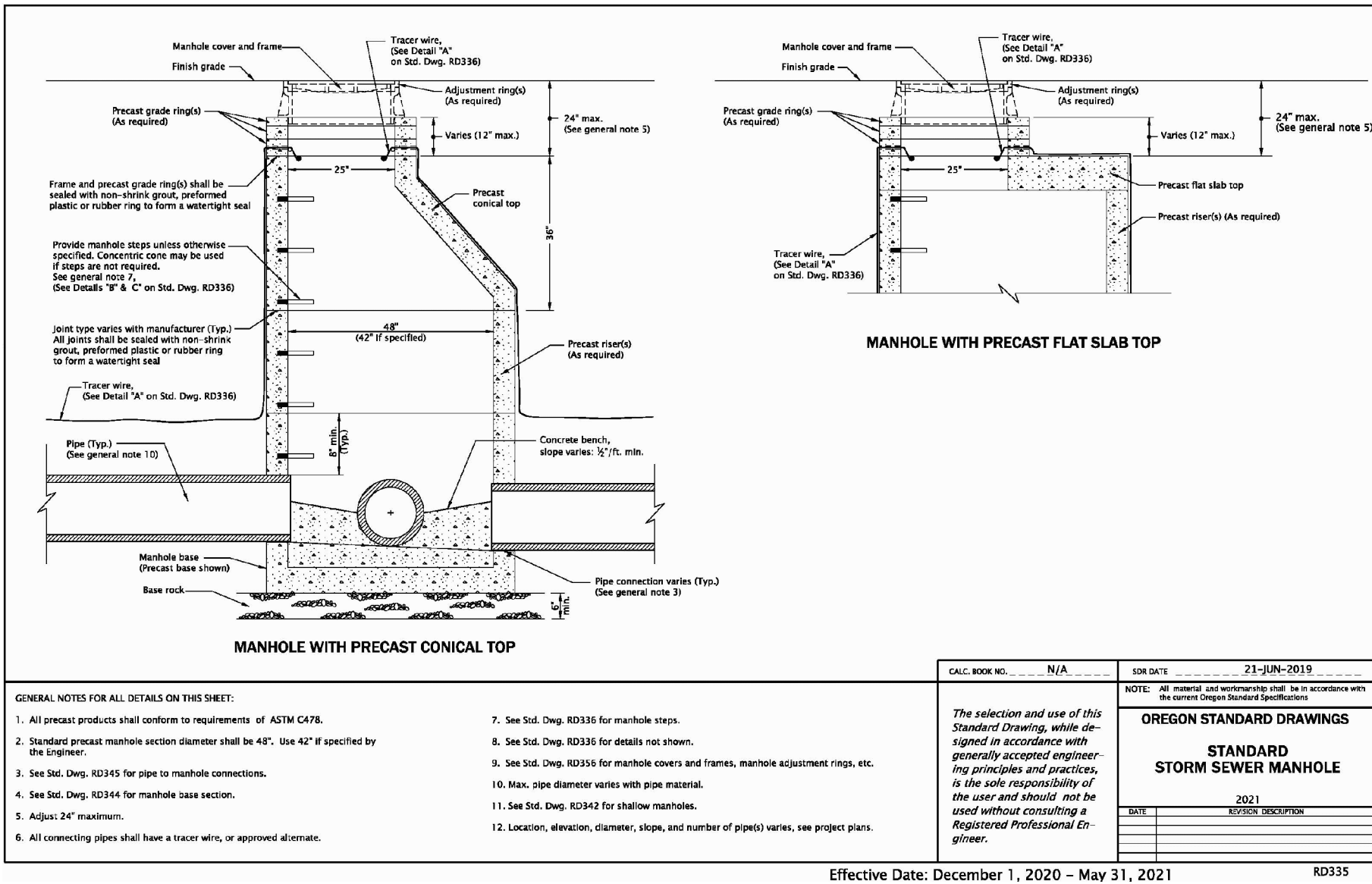
JOB NUMBER:	C20-180
DRAWING NAME:	C20180C-GR-DT
DESIGNER:	MEV
DRAFTING BY:	DPN
DATE:	3-23-21
SCALE:	1" = 10'
JURISDICTION:	BENTON COUNTY

GR-01

SHEET 9 OF 12

Drawing: P:\Civil\2020\c20-180 south anderson blues\Drawings\construction\C20180C-GR-DT.dwg Plotted: Sep 30, 2021 - 12:10pm

A PORTION OF THE NE 1/4, SW 1/4 OF SEC 31, TWN 10 S, RGE 4 W, W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON



UTILITY NOTE

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DISCLAIMER

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

BENTON COUNTY APPROVAL

REGISTERED PROFESSIONAL ENGINEER
6293548
MARK E. VILLWOCK
DATE: MAY 11, 2025
RENEW: 6/30/2022

JOB NUMBER: C20-180
DRAWING NAME: C20180C-DT-PL
DESIGNER: MEV
DRAFTING BY: DPN
DATE: 3-23-21
SCALE: AS NOTED
JURISDICTION: BENTON COUNTY

DT-01

SHEET 10 OF 12

SANDRA VILWOCK

LEGACY ESTATES

NOTES AND DETAILS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	9-30-21	REVISED PER COUNTY COMMENTS	MEV

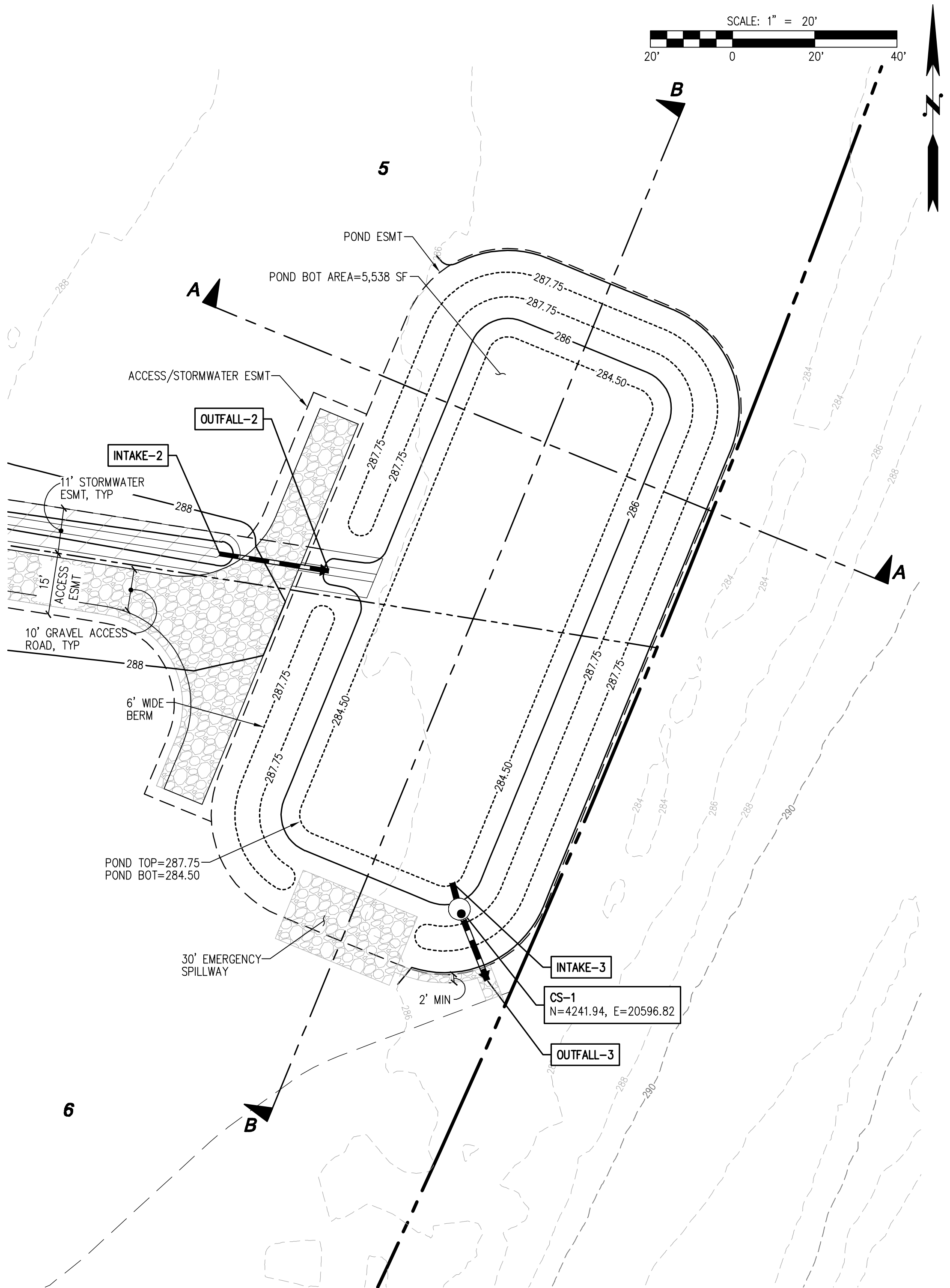
Surveying Engineering Planning

LDC

Kent
1851 Central Pl S, #101
Kent, WA 98030
www.LDCcorp.com
F: 425.482.2893

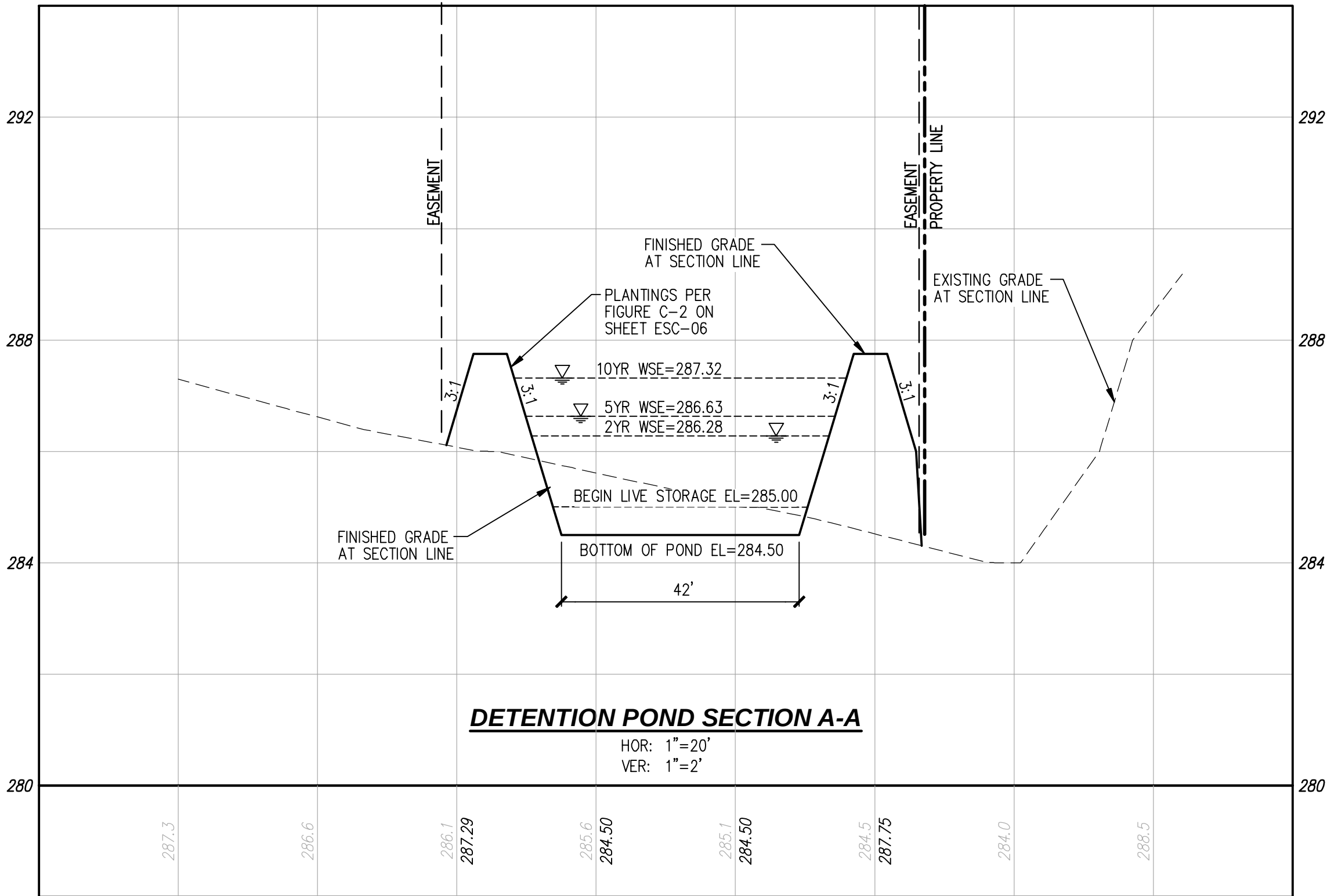
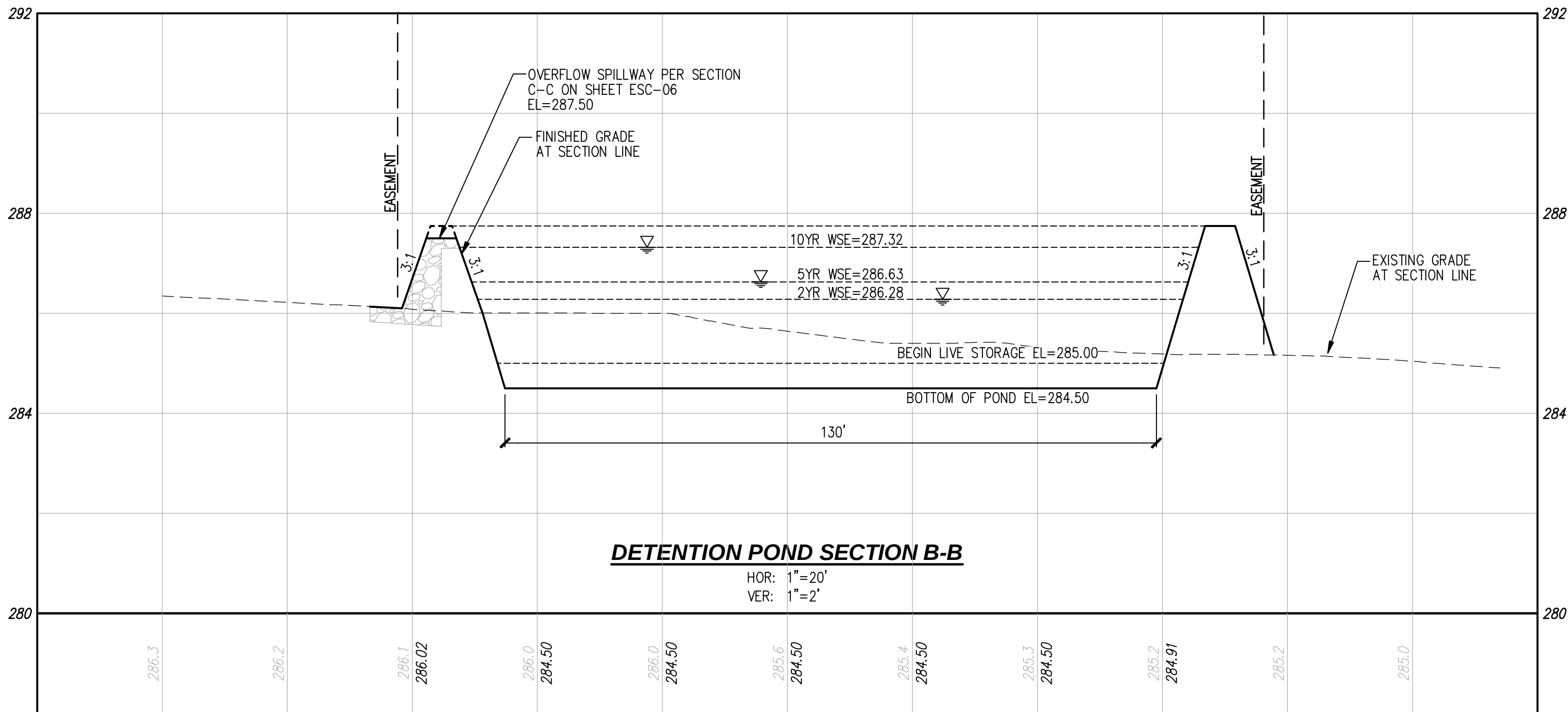
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T: 425.806.1869

A PORTION OF THE NE 1/4, SW 1/4 OF SEC 31, TWN 10 S, RGE 4 W, W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON



DETENTION SUMMARY CHART

STORM EVENT	RELEASE RATE (CFS)		
	REQUIRED	DESIGNED	AS-BUILT
2 YR	3.1664	3.0717	
5 YR	4.1320	4.0178	
10 YR	6.2175	6.0135	



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Utilities Underground Location Center

BENTON COUNTY APPROVAL

APPROVAL SIGNATURE AND SEAL

SANDRA VILWOCK

LEGACY ESTATES

DETENTION POND PLAN AND SECTIONS



JOB NUMBER: C20-180
DRAWING NAME: C20180C-SD-VLT
DESIGNER: MEV
DRAFTING BY: DPN
DATE: 3-23-21
SCALE: 1"=20'
JURISDICTION: BENTON COUNTY

SD-01

SHEET 11 OF 12

REVISIONS

NO.	DATE	DESCRIPTION
1	9-30-21	REVISED PER COUNTY COMMENTS

Surveying
Engineering
Planning

LDC

Woodinville
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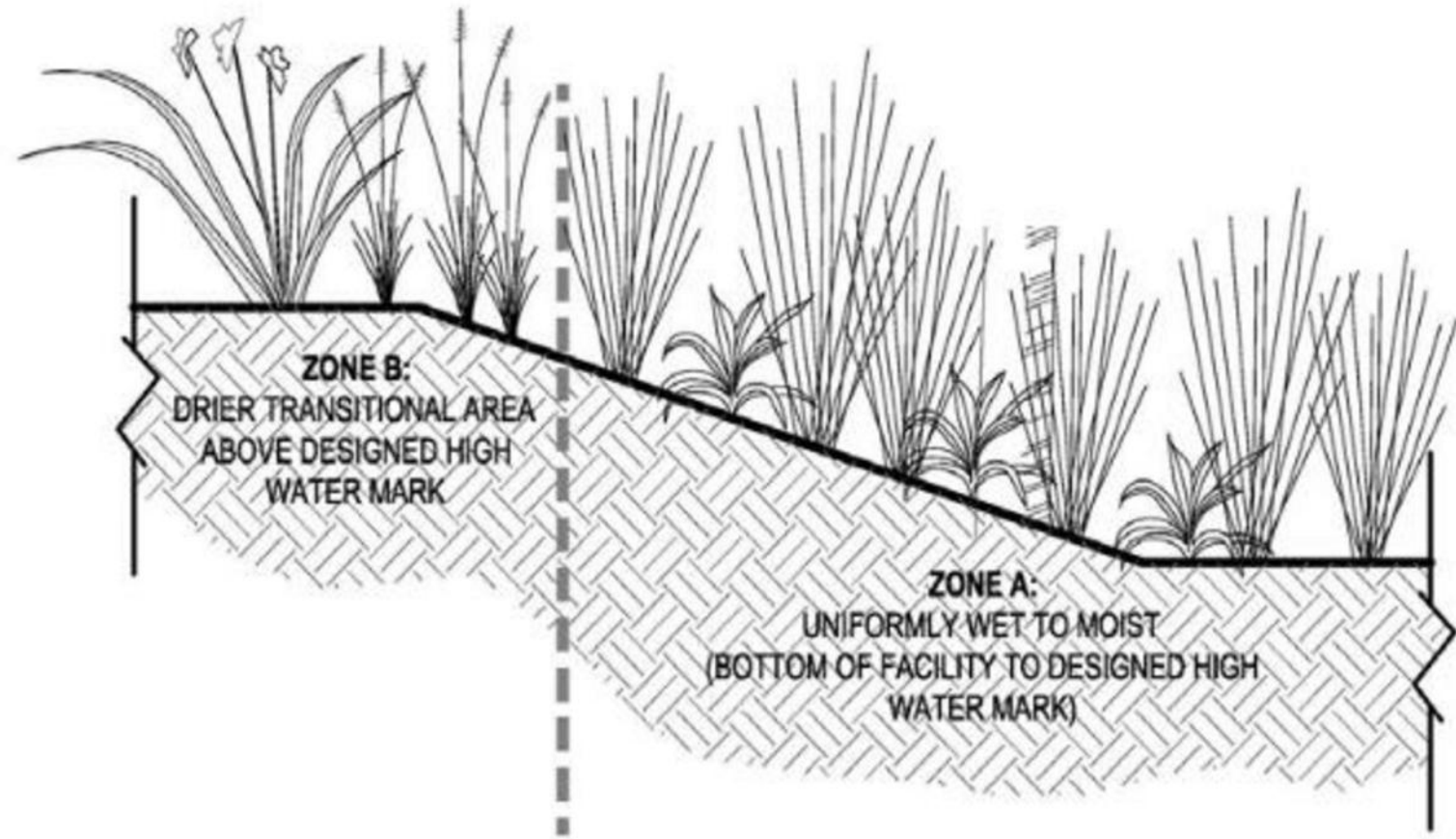
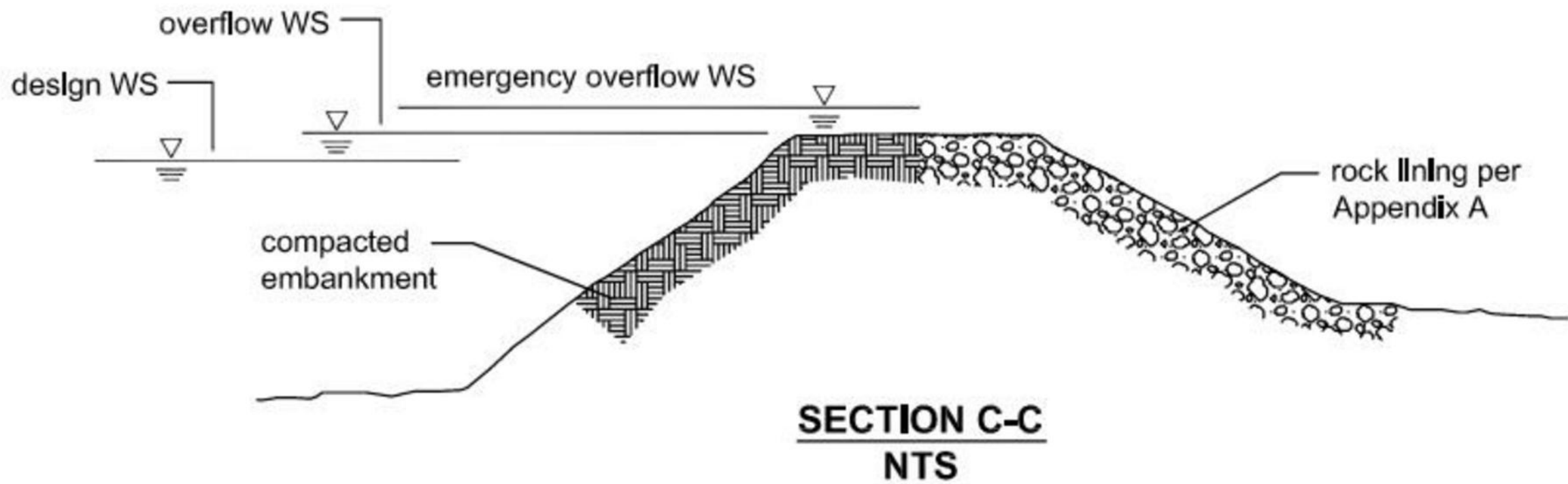
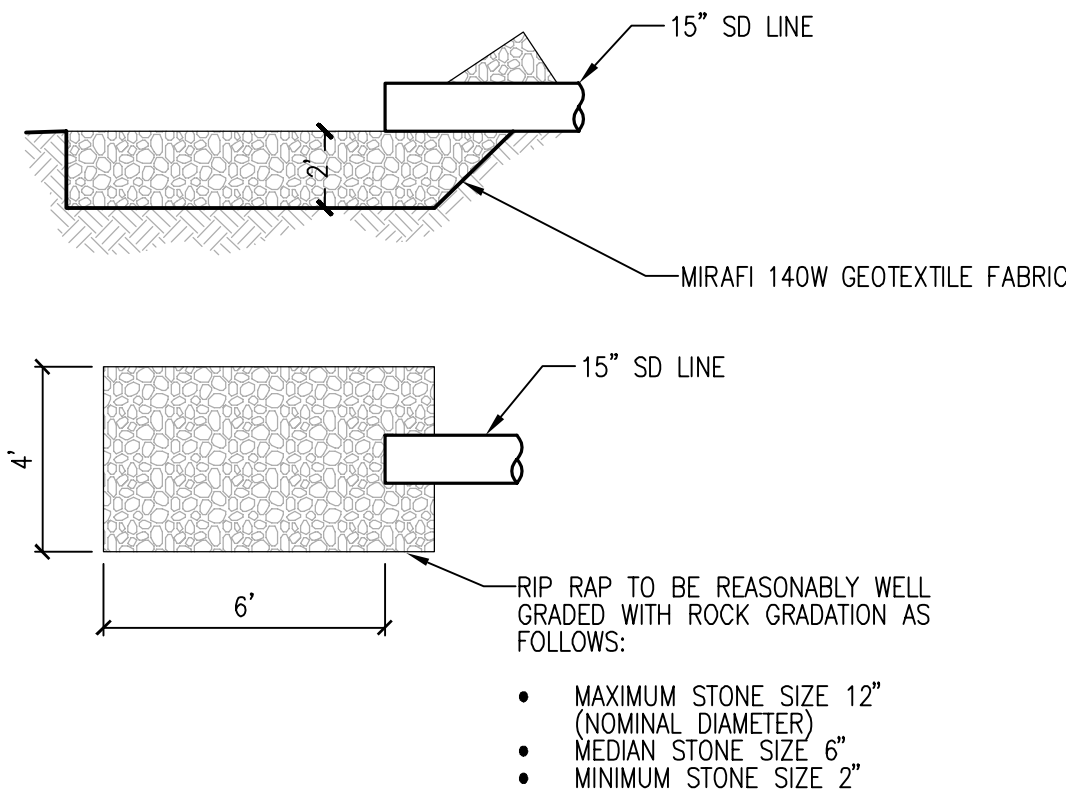


Figure C-2. Planting Zones for basic biofiltration swales, continuous biofiltration swales, detention ponds, and filter strips

FIGURE C-2 - PLANTING ZONE DETAIL
NOT TO SCALE



SECTION C-C - OVERFLOW SPILLWAY
NOT TO SCALE

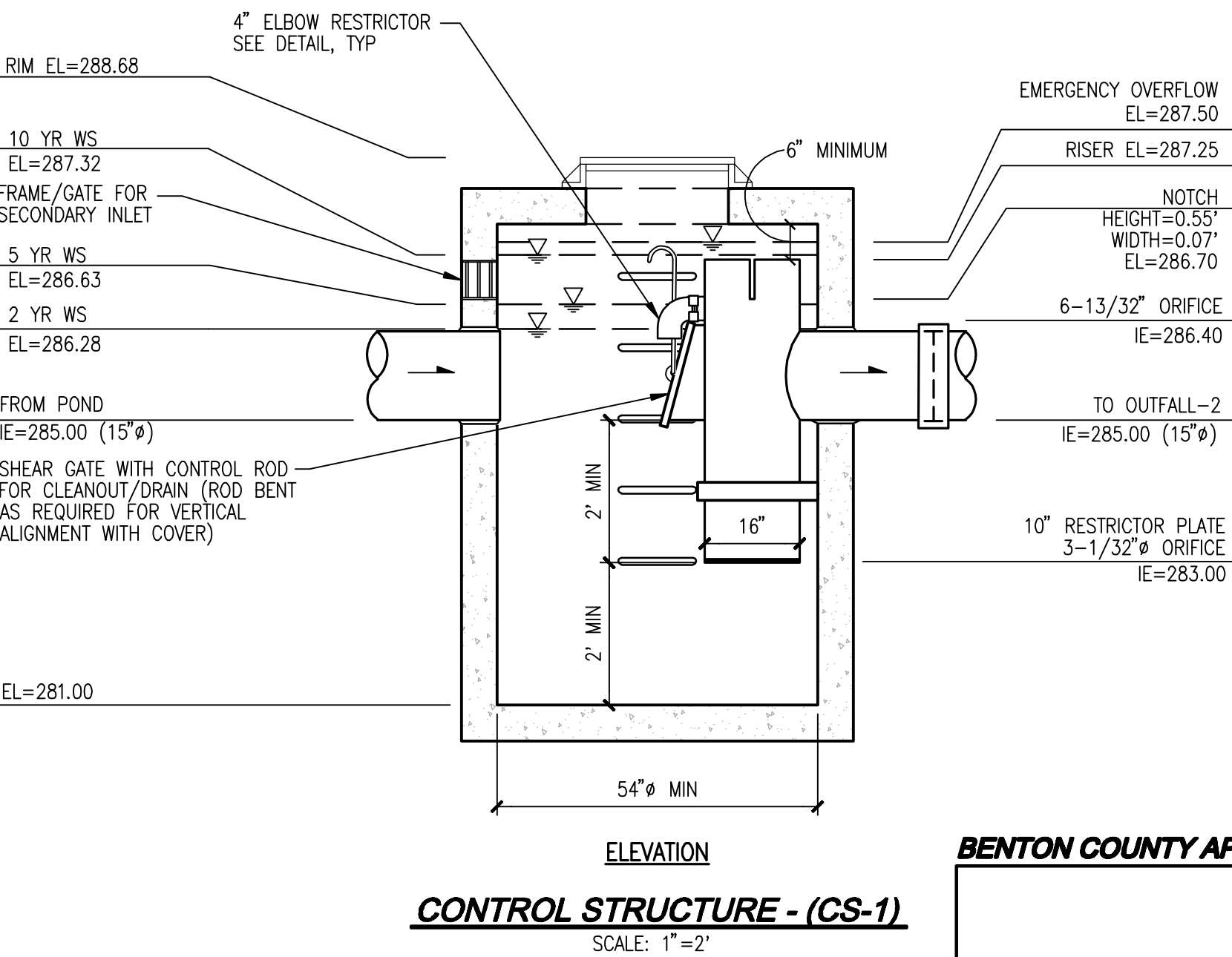
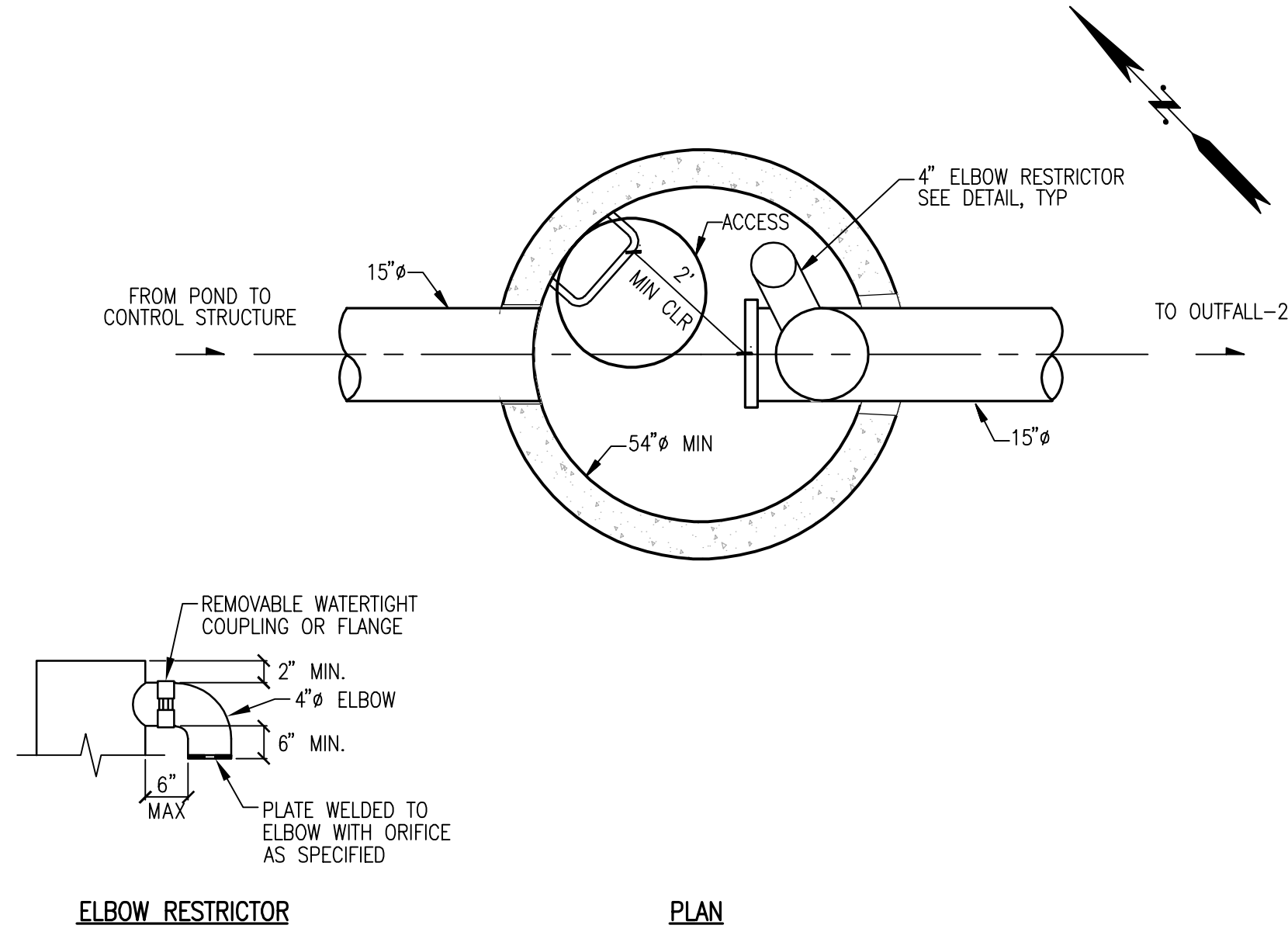


OUTFALL PROTECTION
NOT TO SCALE

SEED MIXTURE SPECIFICATIONS

MOIST, ZONE A		
MOIST ZONE: MIX 1		
BOTANICAL NAME	COMMON NAME	% BY WEIGHT
ELYMUS GLAUCUS	BLUE WILDRIE	46
FESTUCA RUBRA RUBRA	NATIVE RED FESCUE	38
DESCHAMPسيا CESPITOSA	TUFTED HAIRGRASS	12
GLYCERA OCCIDENTALIS	WESTERN MANNA GRASS	2
	AMERICAN SLOUGHGRASS	2

DRY, ZONE B AND UPLAND LANDSCAPING AREAS		
DRY ZONE: MIX 1		
BOTANICAL NAME	COMMON NAME	% BY WEIGHT
HORDEUM BRACHYANTHERUM	MEADOW BARLEY	40
	CALIFORNIA BROME	35
FESTUCA RUBRA RUBRA	NATIVE RED FESCUE	20
DESCHAMPسيا CESPITOSA	TUFTED HAIRGRASS	3



CONTROL STRUCTURE NOTES

- METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
- FRAME AND LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP.
 - CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
 - FRAME IS CLEAR OF CURB.
- IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
- PROVIDE AT LEAST ONE 3"x0.90 GAGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL (MAXIMUM 3'-0" VERTICAL SPACING).

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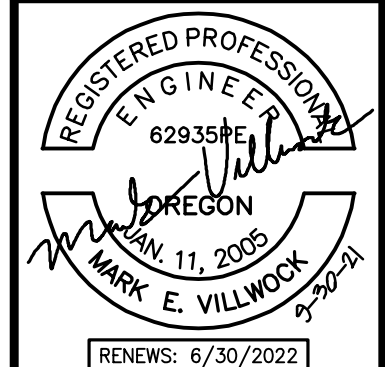
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NO.	DATE	REVISED PER COUNTY COMMENTS	MEV
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