DRAFT WORK PLAN
and
SAMPLING and ANALYSIS PLAN

Williams + Russell Development
The Homeownership Parcel, Black Business Hub Parcel, and Affordable Apartments Parcel
The Development is Bound by N Knott Street to the North, N Williams Avenue to the East, N Russell Street to the South and N Vancouver Avenue to the West
(Tax Lot 1N1E27AC 4100 and a portion of Tax Lot 1N1E27AC 1800)
Portland, Oregon 97227

January 20, 2025

Prepared For

Williams + Russell CDC / Black Business Hub
6607 NE Martin Luther King Jr. Blvd
Portland, Oregon 97211

Coles + Betts Environmental Consulting, LLC's Project Number 422

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In Collaboration with Reynolds Engineering, LLC

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1. PURPOSE

Contaminated fill materials will be removed from the Williams + Russell site during site grading and redevelopment activities. If tanks or drywells/privy pits are encountered during these activities, they will be decommissioned per Oregon Department of Environmental Quality (DEQ) regulations. The purpose of this Work Plan and Sampling and Analysis Plan (SAP) is to ensure the soils left behind on the Williams + Russell property are in compliance with the property's Prospective Purchaser Agreement (PPA), with applicable DEQ and U.S. Environmental Protection Agency (EPA) regulations, and that minimize potential risks to human health and the environment.

This document describes the work and sampling activities to confirm site grading and excavation activities have removed the impacted fill material, and if encountered, HOTs, UICs and USTs have been properly decommissioned with any contaminated soils removed, and any contaminated soils remaining in-place are adequately characterized to eliminate a risk to future site occupants and the environment.

2. SITE DESCRIPTION

The Williams + Russell property consists of a vacant, 2.24-acre city block and the southern portion of N Knott St (no situs, Tax Lot 1N1E27AC 4100). The property is bound by the remainder of N Knott St to the north, N Williams Ave to the east, N Russell St to the south and N Vancouver Ave to the west in Portland, Oregon (Figures 1 and 2).

Phase II Environmental Site Assessment (ESA) and geotechnical investigations on the property indicate fill materials are present to 5.5 feet below ground surface (bgs) at the northwestern corner of the property, between 0.5 and 6.5 feet bgs in the north central portion of the property, between 8 and 12 feet bgs on the eastern portion of the property, and between 0.5 and 4 feet bgs on the southwestern- and southcentral-portions of the property. The Phase II ESA laboratory testing indicates constituents of concern associated with the fill material on the property are metals, oil-range petroleum hydrocarbons, naphthalene, and semi-volatile organic compounds (SVOCs) above DEQ and EPA regulatory criteria. Groundwater is present at approximately 100 feet bgs at the property. Although not identified by a geophysical survey, it is possible the following items may be encountered during property redevelopment activities:

- Former heating oil underground storage tanks (HOTs) associated with former residences, church, and commercial buildings across the property;

- Former drywells and privy pits (Underground Injection Controls [UICs]) associated with former residences and commercial operations across the property; and

- Former drywells, dispenser island, and underground storage tanks (USTs) associated with former gas station operations at the southwest corner of the property.

3. CONSTRUCTION ACTIVITIES

The Williams + Russell property will be divided into three parcels and developed by three separate owners as follows:

- A townhome development that will provide affordable home ownership on the northern portion of the block (Homeownership Parcel),
- A four-story office building with retail spaces and plaza on the eastern portion of the block (Black Business Hub Parcel), and
- A six-story affordable apartment building on the southwest corner of the block (Affordable Apartments Parcel).

A site plan showing the Homeownership Parcel, the Black Business Hub Parcel, and Affordable Apartments Parcel is attached (Figure 3).

The property will be developed in stages. The first stage is the grading of the entire property scheduled to begin February 2025, immediately followed by the second stage, the development of the Homeownership Parcel. The third and fourth stages are the developments of the Black Business Hub Parcel and Affordable Apartments Parcel at later dates.

The entire property will be graded and excavated with bulldozers and excavators of varying sizes beginning in February 2025 per the temporary grading plan (Appendix A, Sheet C100). Excavation depths will occur as follows in each parcel:

- **Homeownership Parcel:**
  - West and central areas: approximately 6 feet below current grade.
  - Eastern area: approximately 13 feet below current grade.

- **Black Business Hub Parcel:**
  - Western half: approximately 7 feet below current grade.
  - Eastern half: between approximately 12 and 16 feet below current grade.

- **Affordable Apartments Parcel:**
  - Across entire parcel: between approximately 1 foot and 6 feet below current grade.

Soldier piles and lagging will be installed in 5-foot sections at the deep excavations on the eastern and northeastern site perimeter. The piles will be drilled first using an auger drill rig, a five-foot bench will be excavated between piles, and then the lagging will be installed. This process repeats until the piles and lagging construction is complete.

Trucks will be loaded with excavated soil along N Russell St. An estimated 22 trucks (super solos or truck & pup) on weekdays between 7am and 6pm. The trucks will be completing 1.5 rounds to the Wasco County landfill and back per day. Stockpiling will be avoided; however, if stockpiling is determined to be necessary, the protocols in the Contaminated Media Management Plan (CMMP) shall be followed.

Excavated areas will be backfilled with aggregate upon their completion while excavation in other areas is being performed. The estimated timeline to complete excavation and backfill activities across the property is 10 to 12 weeks. The Black Business Hub and Affordable Apartments parcels will be backfilled with aggregate to match existing sidewalk and roadway grades upon completion of site grading and excavation activities.

4. PERSONNEL AND COMMUNICATIONS

The general contractors who will complete the grading and excavation activities, and assist with the oversight and sampling activities are:

- Nate Reff, Senior Project Manager with Colas Construction
  - 971-317-6173 (mobile)
  - 503-292-4025 (office)
  - nate@colasconstruction.com
- Blake Turin with N8 Excavation
  - 503-867-4456 (mobile)
  - 503-663-5472 (office)
  - blake.turin@n8excavation.com

The Coles + Betts Team personnel who will oversee grading and excavation activities, and any HOT, UIC and UST decommissioning activities; and complete soil sampling are:

- Jill Betts, RG with Coles & Betts Environmental Consulting, LLC
    - 503-819-2835 (mobile)
    - 503-477-6150 (office)
    - jill@colesandbetts.com
- Michael Reynolds, PE with Reynolds Engineering, LLC.
    - 503-703-3374 (cell)
    - msr@reynoldsengineeringllc.com

The licensed HOT and UST contractors who are available to assist with HOT and UST decommissioning activities, if they are encountered, are:

- Universal Applicators, and/or
    - 503-236-6359
- Environmental Works.
    - 503-719-9715

The geotechnical engineering firm who will oversee excavation backfill, foundation construction, and shoring installation activities and the field staff information to be filled in are below.

- Columbia West Engineering, Inc.
    - _____
    - _____

The site lagging and building foundation installation representative(s) contact information will be filled in below:

- _____
    - _____
    - _____

The general contractors will lead the grading and excavation activities, and the Coles + Betts Team will coordinate soil sampling activities and needs with the general contractors, geotechnical engineering firm, and building foundation installation company with the general contractor's assistance as needed. The general contractors will provide excavators to assist with decommissioning and sampling activities.

The general contractor will notify the Coles + Betts Team immediately upon discovery of any tank, drywell, or privy pit; and vice versa, and the CMMP protocols shall be followed. The Coles+Betts Team will consult with the general contractor, geotechnical engineer, and building foundation installation personnel prior to tank and UIC decommissioning activities, and any back filling of any excavations to ensure the soil sampling requirements have been met. The licensed HOT and UST contractors will also be involved in daily meetings when they are on site.

The general contractors will meet with the Coles + Betts Team daily to review the day's activities and soil sampling needs; and will meet with the geotechnical engineer and building foundation installation personnel as needed.

The owner, or owner's representative, will be updated daily of oversight and sampling activities, and will be notified immediately if a HOT, UIC or UST is encountered. The owner's and owner's representative contact information are below:

- Azalea Renfield, MPA, MPP, MS-HRM
  - Williams & Russell CDC
  - Executive Director
  - 503-482-8352
  - azalea@williamsrussellcdc.org

- Joe Swank
  - Adre
  - Senior Development Manager
  - 503-975-8183
  - joe@adre.dev

The Coles + Betts Team will update DEQ on a regular basis, and as indicated in the CMMP. The DEQ Project Manager is:

- Wesley Thomas
  - 503-229-6935 (office)
  - 971-263-8833 (mobile)
  - Wesley.THOMAS@deq.oregon.gov

5. CLEANUP GOALS AND STANDARDS

5.1 Fill Material

5.1.1 Fill Material Contaminants Above Regulatory Criteria

The contaminants of concern's concentrations within each future development parcel were compared to these project reference levels: DEQ Clean Fill Criteria, Resource Conservation and Recovery Act (RCRA) Hazardous Waste Characteristic Screening Level, EPA remediation level for lead, and the DEQ Risk-Based Concentrations (RBCs) for the residential, occupational, construction worker, and excavation worker soil ingestion, dermal contact, and inhalation exposure pathways. The regulatory exceedances within each future development parcel are listed below. The tables summarizing data above reference levels and figures noting the locations of these exceedances are noted for each parcel.

- **Homeownership Parcel:**
  - Shallow soils (Figure 4):
    - RBC and Clean Fill Criteria exceedances and EPA remediation level for arsenic, and the SVOC benzo(a)pyrene. Dibenz(a,h)anthracene laboratory detection limits exceed DEQ RBCs and Clean Fill Criteria across the property and may exceed this DEQ criteria.
    - EPA remediation level for lead.
  - Deep fill on the east side of the parcel (Figure 5):
    - EPA remediation level for lead.
- **Black Business Hub Parcel:**
  - Shallow Soils (Figure 6):
    - Clean Fill Criteria exceedances for arsenic, lead, oil-range petroleum hydrocarbons, and the SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoroanthene, benzo(k)fluoroanthene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene.
    - RBC exceedances for arsenic, oil-range petroleum hydrocarbons, and the SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoroanthene, benzo(k)fluoroanthene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene.
    - EPA remediation level for lead.

- Deep fill on the east side of the parcel (Figure 7):
  - EPA remediation level for lead.

- **Affordable Apartments Parcel:**
  - Shallow Soils (Figure 8):
    - Clean Fill Criteria exceedances for arsenic, oil-range petroleum hydrocarbons, and the SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoroanthene, benzo(k)fluoroanthene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene. Dibenz(a,h)anthracene laboratory detection limits exceed DEQ RBCs and Clean Fill Criteria across the property and may exceed this DEQ criteria.
    - RBC exceedances for arsenic, oil-range petroleum hydrocarbons, and the SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoroanthene, benzo(k)fluoroanthene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene.
    - EPA remediation level for lead.

5.1.2 Fill Material Cleanup Goals and Standards

The goal of the grading and excavation activities is to remove the fill material and ensure the remaining native soils meet the following cleanup standards for the property as listed below.

- **Homeownership Parcel: Shallow and Deep Soils**
  - DEQ's Residential and Construction Worker Soil Ingestion, Dermal Contact, and Inhalation Exposure Pathway RBCs.
  - EPA remediation level for lead (100 mg/kg).*

- **Black Business Hub Parcel: Shallow and Deep Soils**
  - DEQ's Occupational and Construction Worker Soil Ingestion, Dermal Contact, and Inhalation Exposure Pathway RBCs in areas with occupational use, and
  - DEQ's Residential and Construction Worker Soil Ingestion, Dermal Contact, and Inhalation Exposure Pathway RBCs in publicly accessible open space.
  - EPA remediation level for lead (100 mg/kg).*

- **Affordable Apartments Parcel: Shallow Soils**
  - DEQ's Residential and Construction Worker Soil Ingestion, Dermal Contact, and Inhalation Exposure Pathway RBCs.
  - EPA remediation level for lead (100 mg/kg).*

* The EPA remediation level for lead (100 mg/kg) will be used for the property instead of DEQ RBCs for lead (400 mg/kg or 800 mg/kg).

5.2 HOT, UST and UIC

If a HOT, UST or UIC is encountered, the protocols listed in the CMMP shall be followed. The cleanup goals for each HOT, UST and UIC are discussed herein.

The goal of the HOT and UST decommissioning activities is to remove the tanks, sample soils, and remove any impacted soils to the extent practicable by following the DEQ HOT and UST Programs' decommissioning rules.

The goal of the UIC decommissioning activities is to remove the UIC (as practicable), sample soils, and remove any impacted soils to the extent practicable by following the DEQ UIC Program rules.

The cleanup goals for HOT, UIC and UST decommissioning are to remove all accessible impacted soils, and to ensure any remaining impacted soils meet the following DEQ RBCs as applicable:

- **Homeownership Parcel and Affordable Apartments Parcels Soils:**
  - DEQ RBCs for:
    - Residential and Construction Worker Soil Ingestion, Dermal Contact, and Inhalation Exposure Pathways.
    - Residential Volatilization to Outdoor Air.
  - EPA remediation level for lead (100 mg/kg).

- **Black Business Hub Parcel Soils**
  - DEQ RBCs for:
    - Occupational and Construction Worker Soil Ingestion, Dermal Contact, and Inhalation Exposure Pathway RBCs in areas with occupational use, and
    - Residential and Construction Worker Soil Ingestion, Dermal Contact, and Inhalation Exposure Pathway RBCs in publicly accessible open space.
  - EPA remediation level for lead (100 mg/kg).

5.3 Eliminated Cleanup Standard

The DEQ Leaching to Groundwater Exposure Pathway for soils is eliminated as a cleanup goal for fill material, HOTs, UICs, and USTs since the depth to groundwater is approximately 100 feet bgs.

5.4 Soil Gas Evaluation

While not anticipated, the DEQ Vapor Intrusion into Buildings exposure pathway will be evaluated as needed, with soil gas testing method and analyses completed based on the type of contaminants remaining in-place and DEQ review and approval. The soil gas data would be compared to the soil gas DEQ Vapor Intrusion into Buildings RBCs for the following exposure pathways:

- **Homeownership Parcel and Affordable Apartments Parcels Soils:**
  - Residential.

- **Black Business Hub Parcel Soils**
  - Occupational.

6. PERMIT REQUIREMENTS

Stormwater management during construction will occur per the forthcoming DEQ 1200C Stormwater Permit and its' Erosion and Sediment Control Plan (ESCP) (Appendix A, Sheets C400 through C405). The ESCP includes the placement of sediment fencing, filter fabric inserts placed in catch basins, wattle installation placed on slopes, and construction access stabilized with a wheel wash area (as required) and clean rock. The Permit application with the stormwater management plan is currently being reviewed by DEQ. Any revisions to the ESCP will be placed in the CMMP. The excavation and construction staff that come into contact with property soils will review and follow the forthcoming 1200C permit and provide copies of employee training logs to DEQ upon request.

7. SITE ACCESS AGREEMENTS

There are no site access agreements required to implement the work described in this report.

8. IMPORTED FILL MATERIAL

The contractor will provide documentation regarding imported fill material sources, and documentation that the materials meet DEQ Clean Fill Criteria.

9. OFF-SITE DISPOSAL FACILITY

The site redevelopment plans will not reuse excavated soils on-site, and all disturbed soils will be disposed of at Wasco County landfill located at 2550 Steele Rd in The Dalles, Oregon. The soils are not characterized as hazardous waste.

10. SPECIAL DESIGN/IMPLEMENTATION OR TECHNICAL PROBLEMS

There are no special design/implementation or special technical problems anticipated for this project.

11. INSTITUTIONAL CONTROLS

Institutional controls are not anticipated during and/or after construction activities. DEQ will be consulted if a need for an institutional control arises during construction activities.

12. DOCUMENTATION AND VALIDATION OF WORK

The Coles + Betts Team will complete a daily field report (Appendix B) that will summarize and photo document the construction activities relevant to their work. The daily field report will contain field observations of soil conditions, pertinent discussions, phone calls and decisions; and any other items of note. Photographs documenting items of significance will be included in the field report. The daily field report will be filed in the Coles + Betts Team project folder and will be available upon request.

Soil sample locations will be noted on scaled maps. The Coles + Betts Team will also file laboratory chain of custody documentation and laboratory correspondence in the project file.

Photographs of site conditions, sample locations, and pertinent activities will be logged in the Coles + Betts Team project file. Photographs documenting items of significance will be included in the daily field report.

The Coles + Betts Team will work with the general contractor with regards to imported fill material and soil disposal records per the CMMP.

DEQ will be updated by phone call for urgent matters, and on a regular basis via e-mail by the Coles + Betts Team.

13. SAMPLING AND ANALYSIS PLAN (SAP)

The Williams + Russell SAP documents all proposed sampling and monitoring activities to be conducted during construction activities, including confirmation sampling conducted following excavation to verify that the work requirements and specified cleanup levels have been attained.

13.1 Proposed Sampling Locations, Frequency, Parameters and Rationale

Soil samples will be collected from the remaining, native soils that will be left in-place upon completion of property grading and excavation activities. The samples will be

collected prior to backfill and/or landscaping, building or impervious surface construction activities.

Soil samples will be collected from 30 locations within each development area (i.e., Homeownership Parcel, Black Business Hub, and Affordable Apartments). The sample locations within each development area will be determined per a statistically randomly spaced sampling grid. The calculated grid spacing is listed below and shown on Figure 9. Random grid worksheets are in Appendix C.

- Homeownership Parcel: 31,620 square feet. Grid spacing = 32 feet.
- Black Business Hub Parcel: 37,925 square feet. Grid spacing = 36 feet
- Affordable Housing Parcel: 37,925 square feet. Grid spacing = 36 feet.

Modifications were made to the grid spacing as needed so all 30 sample locations were included within their respective development area.

The 30 discrete soil samples will be collected from 0.0 to 0.5 feet and 0.5 to 1.0 foot below the final excavation depth. The discrete samples will be processed and subsampled by the laboratory prior to analysis using Representative Sampling Methodology (RSM), which is consistent with Incremental Sampling Method (ISM) sample preparation methods. The RSM protocols include air drying soils and cool grinding of the entire sample to form a well-mixed sample of approximate 50-micron diameter particles. The processed samples across each development area will be composited into 2 samples, with each sample representing a sample interval (e.g., 0 to 0.5 feet, 0.5 to 1.0 foot).

13.2 Sample Collection

Soil samples will be collected using hand tools (i.e., shovel, trowel, hand or electric auger) for shallow soil samples, and the excavator bucket for deep soil samples. Soil samples will be field screened for evidence of contamination (e.g., sheen, odor, discoloration) and a photoionization detector (PID) may also be used to screen soils. The soil samples will be placed in laboratory-supplied containers and placed in a cooler with ice.

If a UIC or UST is encountered, and soil analyses for gasoline-range petroleum hydrocarbons or VOCs are required, the samples will be collected using EPA Method 5035.

The hand tools will be decontaminated prior to each use at each sample location, and new nitrile gloves will be donned before collecting each sample.

13.3 Quality Assurance and Quality Control

There will be one replicate per development for post fill material removal activities, with each replicate taken from three randomly selected locations from each of the depth intervals (0 to 0.5 foot, and 0.5 to 1.0 foot). Each replicate will be analyzed for contaminants of concern. The replicate sample will be collected using the same sample collection process outlined in *Section 14.2*.

Duplicate samples for HOT, UIC, and UST removal activities will be collected as recommended by the Coles+Betts Team and/or as approved by DEQ.

13.4 Analytical Laboratory Testing

13.4.1 Confirmatory Fill Material Removal Soil Sample Analyses

The samples (including replicates) will be submitted to Apex Labs of Tigard, Oregon, or other Oregon Accredited Lab if timelines cannot be met, under chain of custody protocols, on a rush-turn analyses for the following:

Homeownership Parcel:

- Shallow soils:
  - Arsenic and lead by EPA Method 6010.
    - Samples will be submitted for toxicity characteristic leaching procedure (TCLP) analyses as needed by EPA Method 6020/1311.
  - SVOCs benzo(a)pyrene and dibenz(a,h)anthracene by EPA Method 8270 SIM.
- Deep soils:
  - Lead by EPA Method 6010.
    - Samples will be submitted for toxicity characteristic leaching procedure (TCLP) analyses as needed by EPA Method 6020/1311.

Black Business Hub Parcel:

- Shallow soils:
  - Arsenic and lead by EPA Method 6010.
    - Samples will be submitted for toxicity characteristic leaching procedure (TCLP) analyses as needed by EPA Method 6020/1311.
  - Oil-range petroleum hydrocarbons by NWTPH-Dx.
  - SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoroanthene, benzo(k)fluoroanthene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene by EPA Method 8270 SIM.
- Deep soils
  - Lead by EPA Method 6010.
    - Samples will be submitted for toxicity characteristic leaching procedure (TCLP) analyses as needed by EPA Method 6020/1311.

Affordable Apartments Parcel:

- Shallow soils:
  - Arsenic and lead by EPA Method 6010.
    - Samples will be submitted for toxicity characteristic leaching procedure (TCLP) analyses as needed by EPA Method 6020/1311.
  - Oil-range petroleum hydrocarbons by NWTPH-Dx.
  - SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoroanthene, benzo(k)fluoroanthene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene by EPA Method 8270 SIM.

13.4.2 HOT, UIC and UST Soil Sample Analyses

If a HOT, UIC or UST is encountered, the samples will be submitted to Apex Labs of Tigard, Oregon, or other Oregon Accredited Lab if timelines cannot be met, under chain of protocols, on a rush-turn analyses for one or more of the following as determined by field observations and consultation with DEQ:

- Gasoline-range petroleum hydrocarbons by NWTPH-Gx;
- Diesel-range petroleum hydrocarbons by NWTPH-Dx; and
- Total Resource Conservation and Recovery Act (RCRA)-8 metals by EPA Method 6010.
- If diesel- and/or oil-range petroleum hydrocarbons are detected up soil samples will be analyzed for:
  - Polychlorinated biphenyls (PCBs), as necessary, by EPA Method 8082A,
  - Polynuclear aromatic hydrocarbons (PAHs) in 1 or 2 worst case diesel samples by EPA Method 8270 SIM,
  - VOCs in 1 or 2 worst case samples gasoline or as indicated by field screening (e.g., sweet odor) by EPA Method 8260C.
- Samples will be submitted for toxicity characteristic leaching procedure (TCLP) analyses as needed by EPA Method 6020/1311.

13.5 Reporting

The analytical results within each development area will be compared to the cleanup criteria stated in *Sections 5.1.2* and *5.2*.

A data packet summarizing the field activities and observations, map, analytical laboratory results, and recommendations will be submitted to DEQ on a weekly basis, or other timeline agreed to by the Coles + Betts Team and DEQ. This information will also be included in the final report submitted to DEQ upon completion of construction.

DEQ will be notified immediately of any regulatory criteria exceedances and the proposed action to address the exceedance (e.g., additional soil removal).

13.6 Residuals Management Procedures

Residual contamination above DEQ RBCs or EPA lead levels are not anticipated for grading and excavation activities since all fill material will be removed, and are not anticipated for HOTs, UICs, or USTs since soils exceeding these criteria will be removed. If soils above these criteria cannot be removed, DEQ will be consulted and the remaining soils characterized with DEQ approval (e.g., sample collection locations, depths and laboratory analyses), and if necessary, institutional controls such as an Easement & Equitable Servitudes will be initiated.

14. GLOSSARY OF ABBREVIATIONS

bgs	below ground surface
C+BEC	Coles and Betts Environmental Consulting, LLC
CMMP	Contaminated Media Management Plan
DEQ	Department of Environmental Quality
EPA	U.S. Environmental Protection Agency
ESA	environmental site assessment
HOT	heating oil tank
mg/kg	milligrams per kilogram
mg/L	milligram per liter
NAPL	non-aqueous phase liquid
PCB	polychlorinated biphenyls
PID	photoionization detector
PPA	Prospective Purchasers Agreement
ppm	parts per million
RBC	risk-based concentration
RCRA	resource conservation and recovery act
SAP	Sampling and Analysis Plan
SVOC	semi-volatile organic compounds
TCLP	toxicity characteristic leaching procedure
UIC	underground injection control
UST	underground storage tank
VOC	volatile organic compounds

15. REFERENCES

Clean Fill Determinations, by DEQ, dated February 21, 2019.

Contaminated Media Management Plan, *Williams & Russell Development, Northwest of the Intersection of N. Williams Avenue & N. Russell Street, Tax Lot 1N1E27AC 4100 and Portion of Tax Lot 1N1E27AC 1800, Portland, Oregon 97227,* by C+BEC, dated December 3, 2024.

Geotechnical Engineering Report, Williams and Russell Project, Portland, Oregon, by Columbia West Engineering, Inc., dated August 25, 2023.

Phase I Environmental Site Assessment Report, Williams & Russell Block, Northwest of the Intersection of N. Williams Avenue & N. Russell Street, Tax Lot 1N1E27AC 4100 and Portion of Tax Lot 1N1E27AC 1800, Portland, Oregon 97227, by C+BEC, dated July 28, 2023.

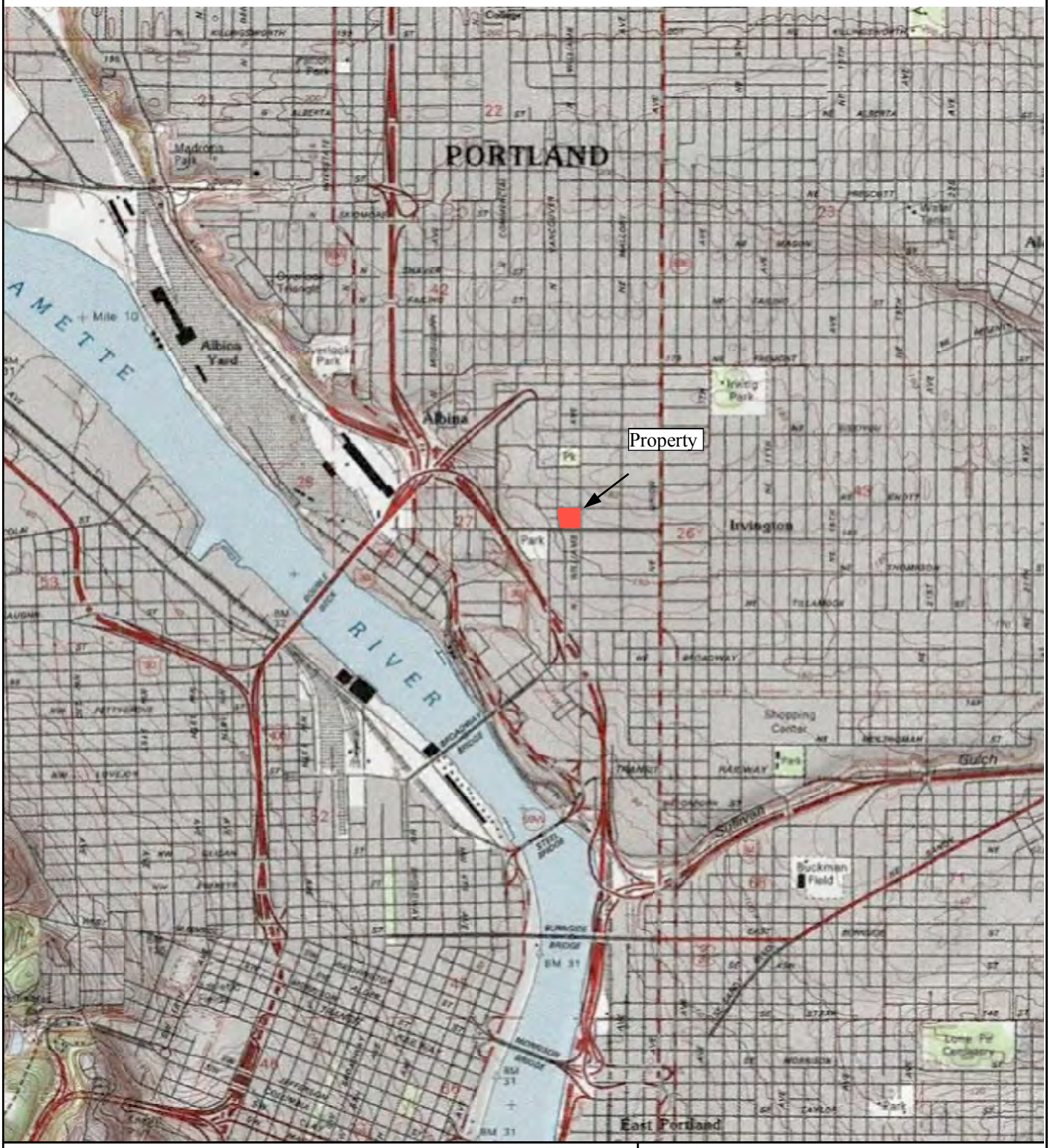
Included in the 2023 Phase I ESA:

Phase II Environmental Site Assessment Report, Williams & Russell Development, City Block Northwest of the Intersection of N Williams Avenue and N Russell Street, Portland, Oregon 97227, by C+BEC, dated July 23, 2020.

Phase II Environmental Site Assessment Report, Williams & Russell Development, City Block Northwest of the Intersection of N Williams Avenue and N Russell Street, Portland, Oregon 97227, by C+BEC, dated February 19, 2021.

Risk-Based Concentrations for Individual Chemicals Table, by Oregon Department of Environmental Quality, dated August 2023.

Note: Earth Point Topographical Map from Google Earth Pro.



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Approx. Scale: 1' = 27,700'	Approved By	Date/Revision
		11/27/2024 Rev. 0

Figure 1. Topographic map showing the location of the Property.

Map created in collaboration with Reynolds Engineering, LLC.

LEGEND:

Property Boundary

Map created with Reynolds Engineering.
Aerial photo, dated July, 2018, is from Google Earth Pro.

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Approx. Scale: 1' = 55'	Approved By	Date/Revision
		11/27/2024 Rev. 0

Figure 2. Property map.

Figure 3.
Site Plans Showing the Three Development Parcels on the Property

Approx. Scale: 1" = 40'	Approved By	Date/Revision
		11/27/2024
		Rev. 0

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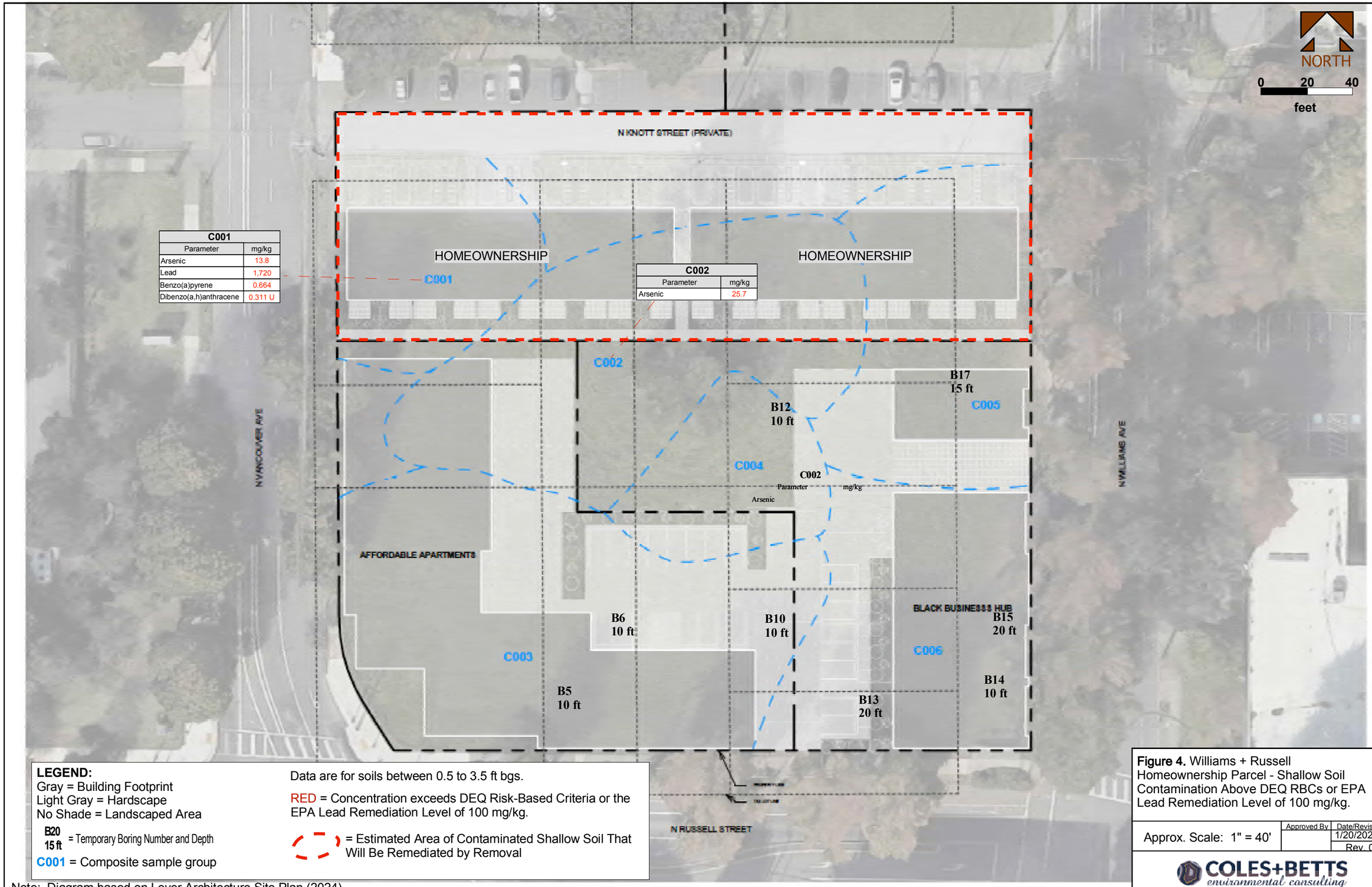
Note: Diagram based on Lever Architecture Site Plan (2024)



LEGEND:
Gray = Building Footprint
Light Gray = Hardscape
No Shade = Landscaped Area

B20 / 15 ft = Temporary Boring Number and Depth

C001 = Composite sample group

Data are for soils between 0.5 to 3.5 ft bgs.

RED = Concentration exceeds DEQ Risk-Based Criteria or the EPA Lead Remediation Level of 100 mg/kg.

= Estimated Area of Contaminated Shallow Soil That Will Be Remediated by Removal

Note: Diagram based on Lever Architecture Site Plan (2024)

Figure 4. Williams + Russell Homeownership Parcel - Shallow Soil Contamination Above DEQ RBCs or EPA Lead Remediation Level of 100 mg/kg.

Approx. Scale: 1" = 40'	Approved By	Date/Revision
		1/20/2025
		Rev. 0

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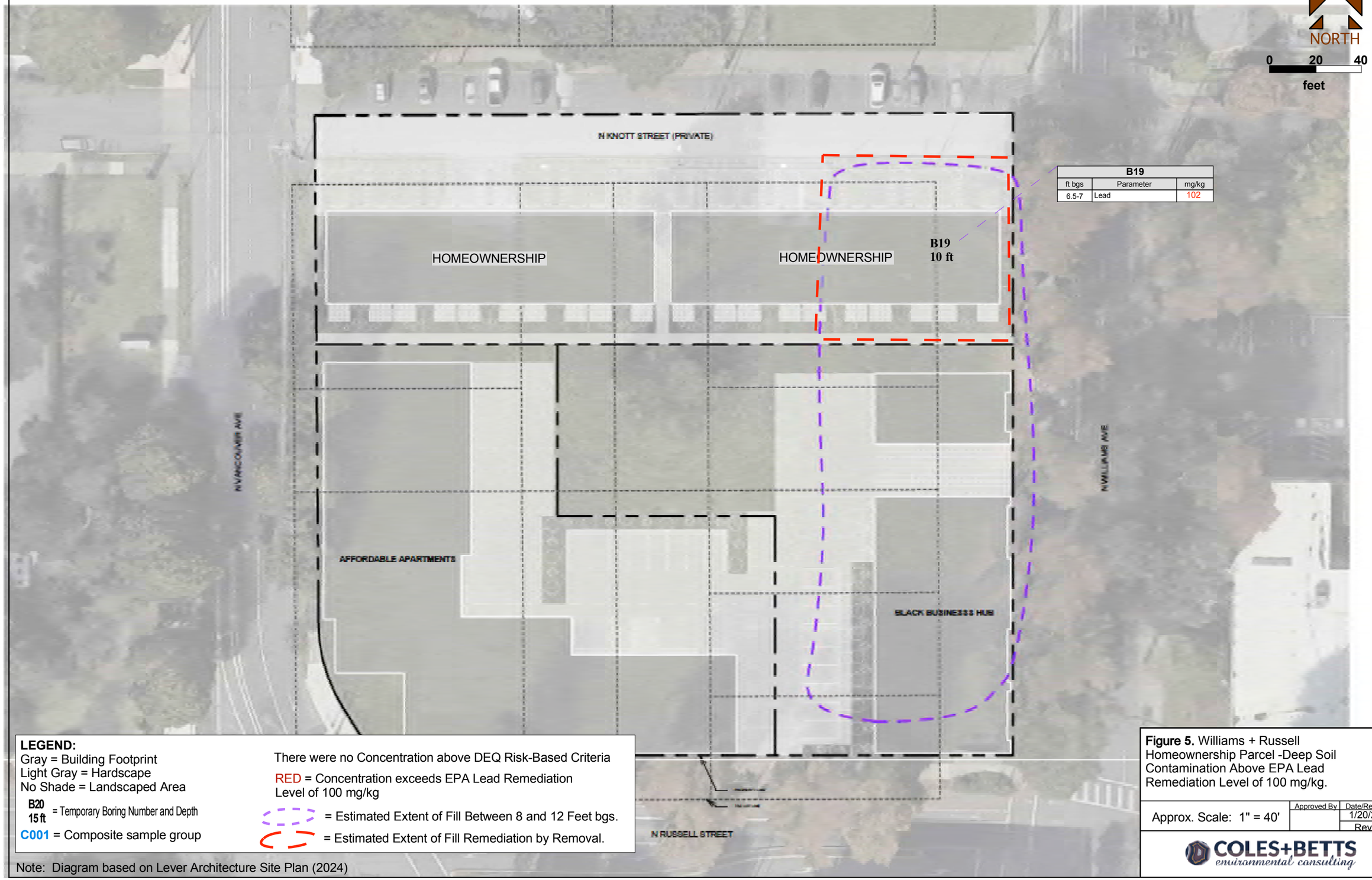


LEGEND:
Gray = Building Footprint
Light Gray = Hardscape
No Shade = Landscaped Area

B20 / 15 ft = Temporary Boring Number and Depth

C001 = Composite sample group

There were no Concentration above DEQ Risk-Based Criteria

RED = Concentration exceeds EPA Lead Remediation Level of 100 mg/kg

= Estimated Extent of Fill Between 8 and 12 Feet bgs.

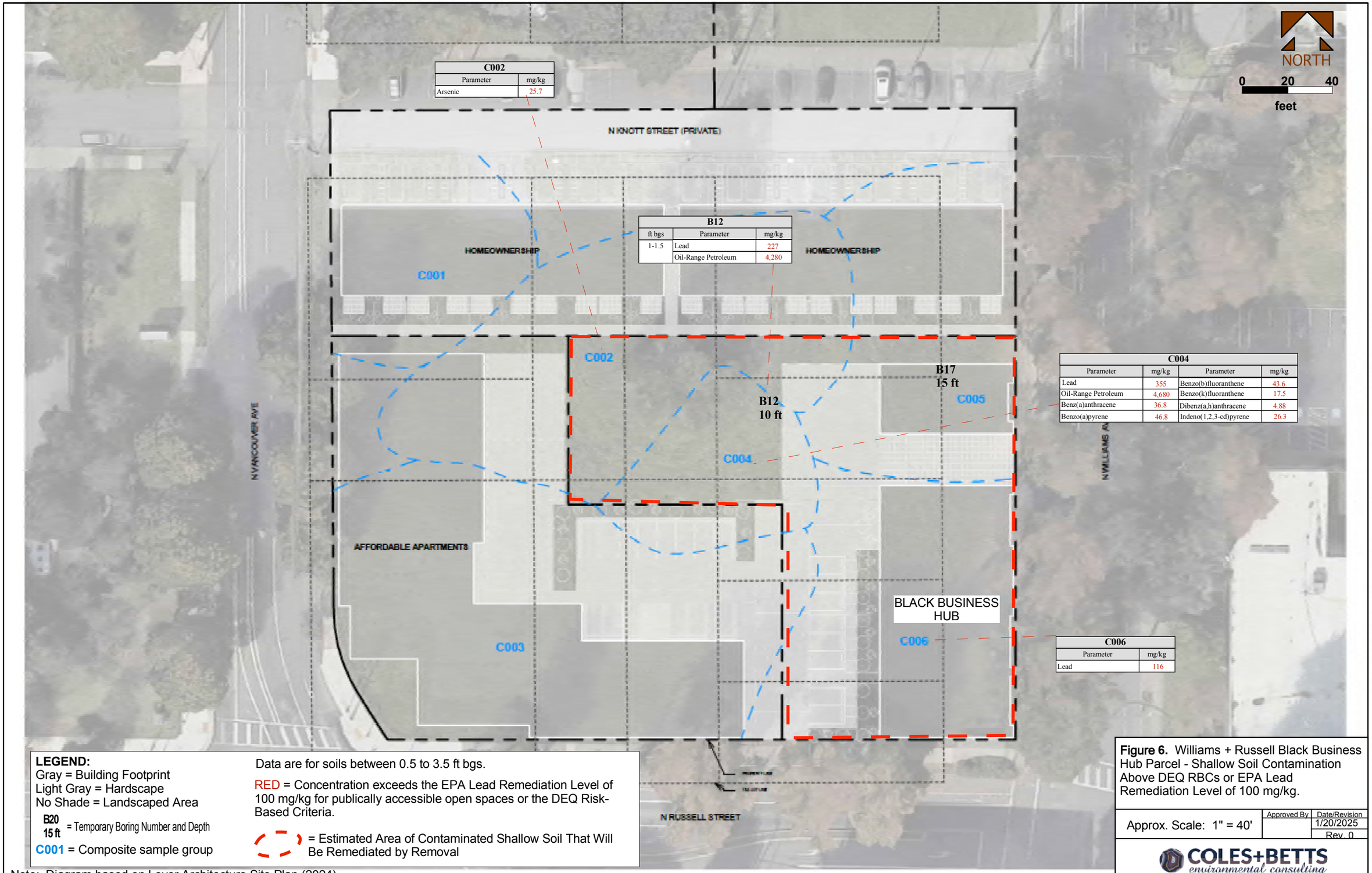
= Estimated Extent of Fill Remediation by Removal.

Note: Diagram based on Lever Architecture Site Plan (2024)

Figure 5. Williams + Russell Homeownership Parcel -Deep Soil Contamination Above EPA Lead Remediation Level of 100 mg/kg.

Approx. Scale: 1" = 40'	Approved By	Date/Revision
		1/20/2025
		Rev. 0

COLES+BETTS environmental consulting



C002	
Parameter	mg/kg
Arsenic	25.7

B12		
ft bgs	Parameter	mg/kg
1-1.5	Lead	227
	Oil-Range Petroleum	4,280

C004			
Parameter	mg/kg	Parameter	mg/kg
Lead	355	Benzo(b)fluoranthene	43.6
Oil-Range Petroleum	4,680	Benzo(k)fluoranthene	17.5
Benz(a)anthracene	36.8	Dibenz(a,h)anthracene	4.88
Benzo(a)pyrene	46.8	Indeno(1,2,3-cd)pyrene	26.3

C006	
Parameter	mg/kg
Lead	116

LEGEND:
Gray = Building Footprint
Light Gray = Hardscape
No Shade = Landscaped Area

B20 / 15 ft = Temporary Boring Number and Depth

C001 = Composite sample group

Data are for soils between 0.5 to 3.5 ft bgs.

RED = Concentration exceeds the EPA Lead Remediation Level of 100 mg/kg for publically accessible open spaces or the DEQ Risk-Based Criteria.

= Estimated Area of Contaminated Shallow Soil That Will Be Remediated by Removal

Note: Diagram based on Lever Architecture Site Plan (2024)

Figure 6. Williams + Russell Black Business Hub Parcel - Shallow Soil Contamination Above DEQ RBCs or EPA Lead Remediation Level of 100 mg/kg.

Approx. Scale: 1" = 40'

Approved By	Date/Revision
	1/20/2025 Rev. 0

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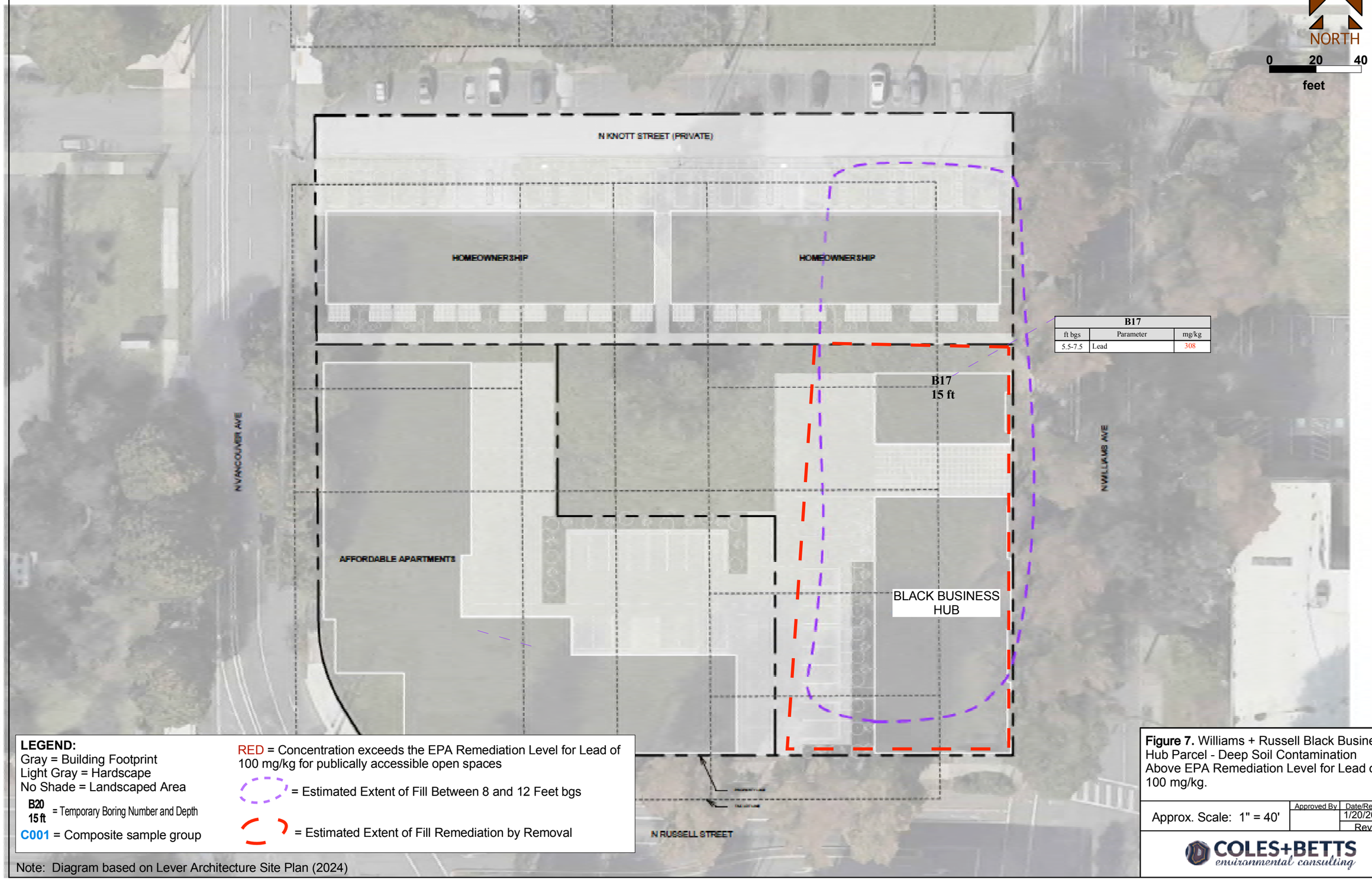

LEGEND:
Gray = Building Footprint
Light Gray = Hardscape
No Shade = Landscaped Area

B20 / 15 ft = Temporary Boring Number and Depth

C001 = Composite sample group

RED = Concentration exceeds the EPA Remediation Level for Lead of 100 mg/kg for publically accessible open spaces

= Estimated Extent of Fill Between 8 and 12 Feet bgs

= Estimated Extent of Fill Remediation by Removal

Note: Diagram based on Lever Architecture Site Plan (2024)

Figure 7. Williams + Russell Black Business Hub Parcel - Deep Soil Contamination Above EPA Remediation Level for Lead of 100 mg/kg.

Approx. Scale: 1" = 40'	Approved By	Date/Revision
		1/20/2025
		Rev. 0

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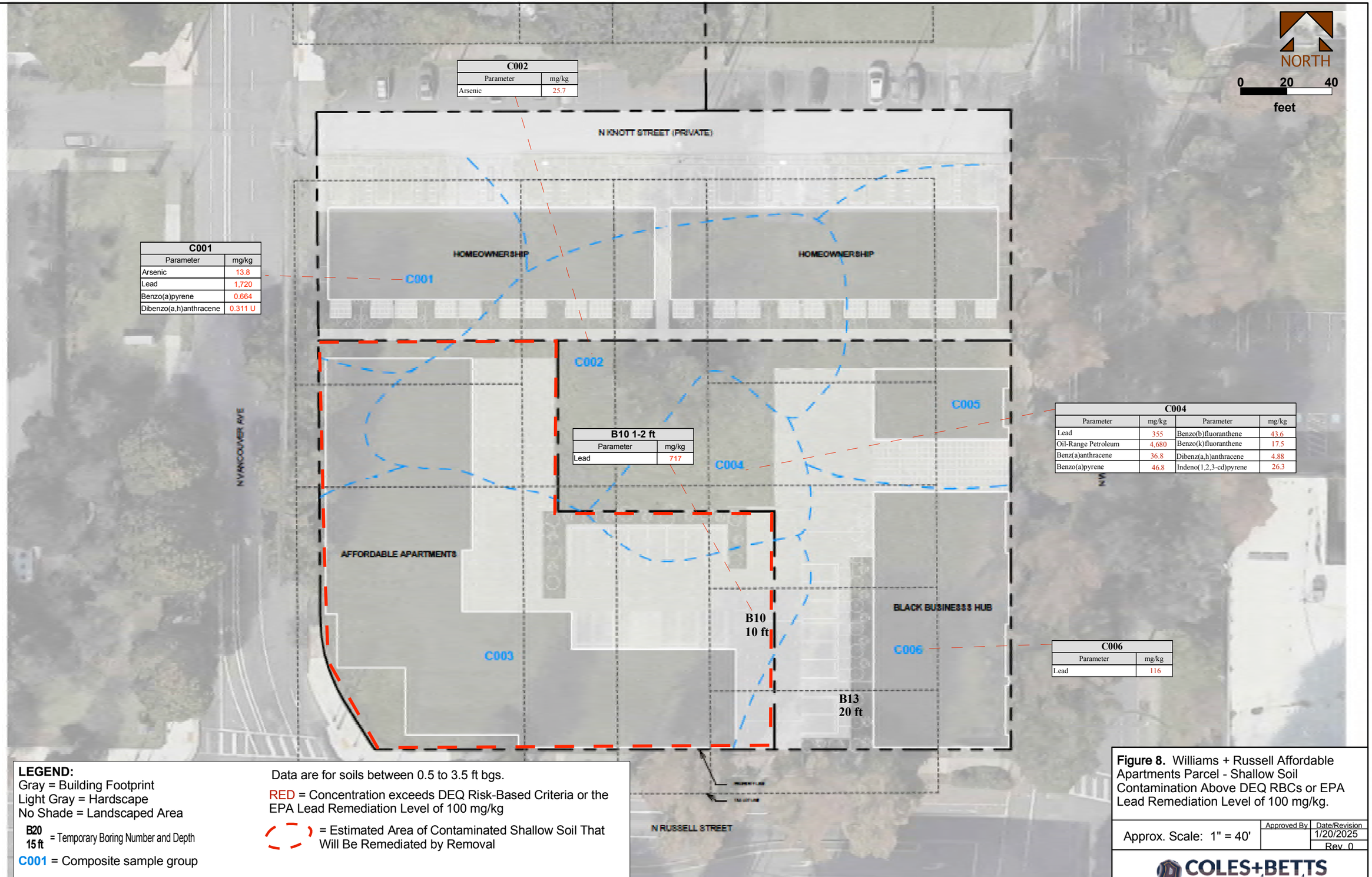


C002	
Parameter	mg/kg
Arsenic	25.7

C001	
Parameter	mg/kg
Arsenic	13.8
Lead	1,720
Benzo(a)pyrene	0.664
Dibenzo(a,h)anthracene	0.311 U

B10 1-2 ft	
Parameter	mg/kg
Lead	717

C004			
Parameter	mg/kg	Parameter	mg/kg
Lead	355	Benzo(b)fluoranthene	43.6
Oil-Range Petroleum	4,680	Benzo(k)fluoranthene	17.5
Benz(a)anthracene	36.8	Dibenz(a,h)anthracene	4.88
Benzo(a)pyrene	46.8	Indeno(1,2,3-cd)pyrene	26.3

C006	
Parameter	mg/kg
Lead	116

LEGEND:
Gray = Building Footprint
Light Gray = Hardscape
No Shade = Landscaped Area

B20 / 15 ft = Temporary Boring Number and Depth

C001 = Composite sample group

Data are for soils between 0.5 to 3.5 ft bgs.

RED = Concentration exceeds DEQ Risk-Based Criteria or the EPA Lead Remediation Level of 100 mg/kg

= Estimated Area of Contaminated Shallow Soil That Will Be Remediated by Removal

Note: Diagram based on Lever Architecture Site Plan (2024)

Figure 8. Williams + Russell Affordable Apartments Parcel - Shallow Soil Contamination Above DEQ RBCs or EPA Lead Remediation Level of 100 mg/kg.

Approx. Scale: 1" = 40'	Approved By	Date/Revision
		1/20/2025
		Rev. 0

COLES+BETTS environmental consulting

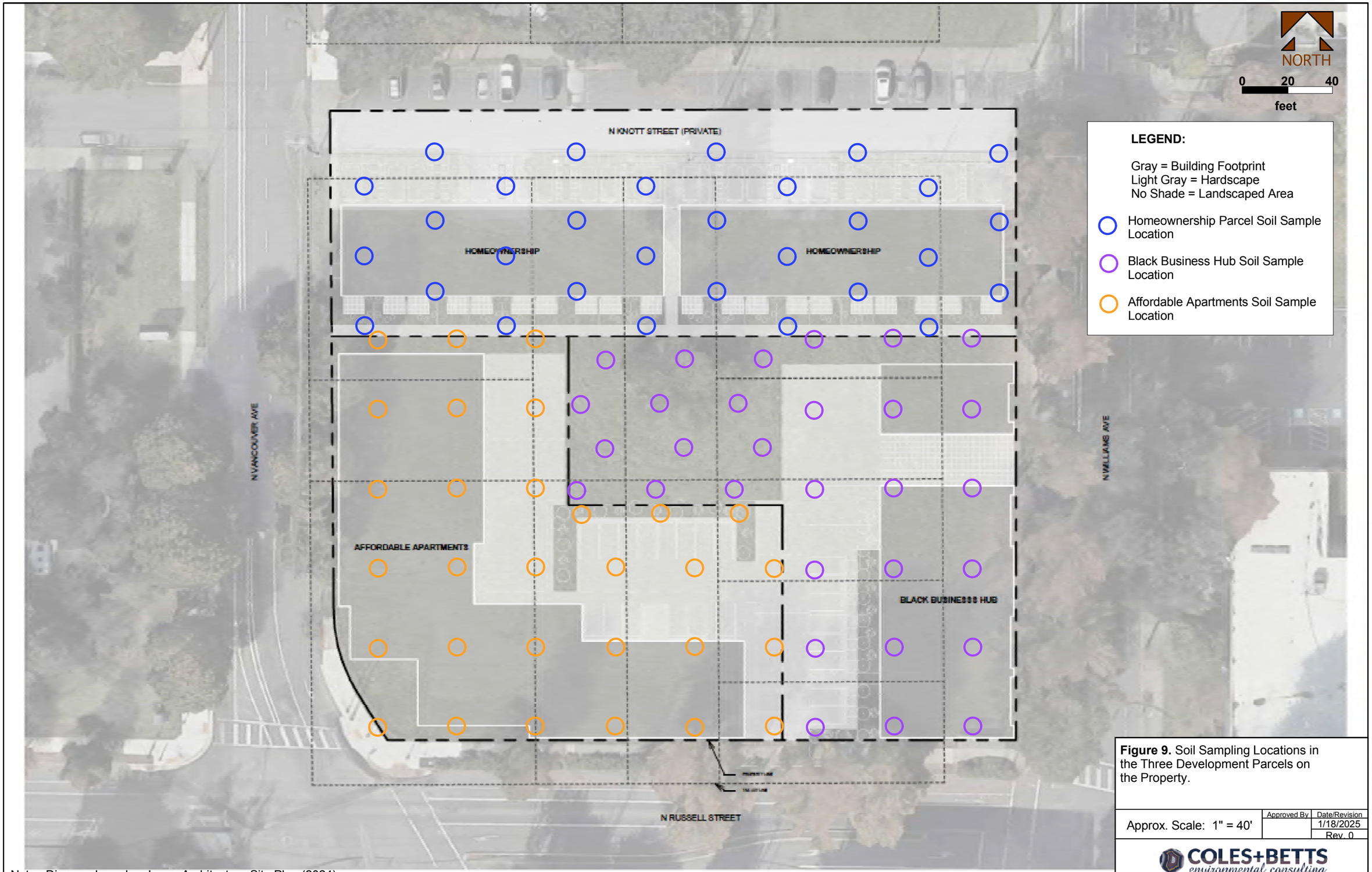


Figure 9. Soil Sampling Locations in the Three Development Parcels on the Property.

Approx. Scale: 1" = 40'	Approved By	Date/Revision
		1/18/2025
		Rev. 0

COLES+BETTS environmental consulting

Note: Diagram based on Lever Architecture Site Plan (2024)

APPENDIX A

Property Demolition, Temporary Grading Plan, Final Site Grading Plan, and Erosion and Sediment Control Plan (ESCP)

NOTICE TO EXCAVATORS:

ATTENTION: 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 THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987).

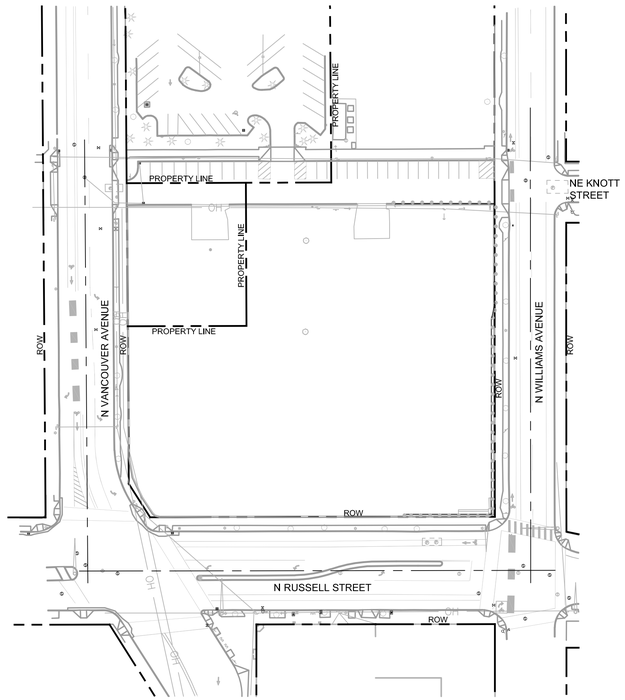
POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	
M-F 7am-6pm	503-226-4211 Ext.4313
AFTER HOURS	503-226-4211
PGE	503-464-7777
CENTURYLINK	1-800-573-1311
CITY BUREAU OF MAINTENANCE	503-823-1700
CITY WATER	503-823-4874
VERIZON	1-800-483-1000



PROPERTY DIAGRAM PRIOR TO LOT CONFIRMATION

SCALE: 1"=60'

N

GENERAL NOTES

1. ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF PORTLAND, THE OREGON STRUCTURAL SPECIALTY CODE (BUILDING CODE), OREGON PLUMBING SPECIALTY CODE (PLUMBING CODE), AND THE OREGON FIRE CODE (FIRE CODE), LATEST EDITIONS.
2. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
3. ALL EXCAVATORS MUST COMPLY WITH THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND UTILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090 AND ORS 757.541 TO 757.57. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987 AND THE LOCAL "CALL 48 HOURS BEFORE YOU DIG NUMBER" IS 503-246-6699.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITY CONNECTION POINTS PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF VEGA CIVIL ENGINEERING, LLC. POTHOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
5. VEGA CIVIL ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES ENCOUNTERED BETWEEN THE CURRENT FIELD CONDITIONS AND THE INFORMATION SHOWN ON THE SURVEY MAP. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
6. REQUIRED SOIL SPECIAL INSPECTIONS PER THE REQUIREMENT OF TABLE 1705.6 AND THE GEOTECHNICAL REPORT.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CATCH BASIN	
	UTILITY POLE	
	SIGN	
	TREE	
	PROPERTY LINE	
	CENTERLINE	
	EDGE OF PAVEMENT	
	CURB	
X" SD	STORM DRAIN	
	SANITARY SEWER	
X" CS	COMBINED SEWER	
X" W	WATER	
X" W	FIRE	
OH	OVERHEAD UTILITY	
PWR	UNDERGROUND POWER	
162	MINOR CONTOUR	162
160	MAJOR CONTOUR	160

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LT	LEFT
BC	BOTTOM OF CURB	MAX	MAXIMUM
BGS	BELOW GROUND SURFACE	MIN	MINIMUM
BPZ	BACK OF PEDESTRIAN ZONE	NO	NUMBER
		NTS	NOT TO SCALE
BFZ	BUILDING FRONTAGE ZONE	ODOT	OREGON DEPARTMENT OF TRANSPORTATION
CL	CENTERLINE		
CONC	CONCRETE	PBOT	PORTLAND BUREAU OF TRANSPORTATION
CONST	CONSTRUCT		
COP	CITY OF PORTLAND	PC	POINT OF CURVATURE
d	DISTANCE	PROP	PROPOSED
DTL	DETAIL	PT	POINT OF TANGENCY
EXIST/(E)	EXISTING	PVMT	PAVEMENT
EG	EXISTING GROUND	PZ	PEDESTRIAN ZONE
FF	FINISHED FLOOR	R	RADIUS
FS	FIRE SERVICE	ROW	RIGHT OF WAY
FPZ	FRONT OF PEDESTRIAN ZONE	RT	RIGHT
		SD	STORM DRAIN
FZ	FURNISHING ZONE	STA	STATION
G/GUT	GUTTER	STD	STANDARD
GB	GRADE BREAK	TC	TOP OF CURB
H	HORIZONTAL	TP	TOP OF PAVEMENT
HP	HIGH POINT	TYP	TYPICAL
IE	INVERT ELEVATION	V	VERTICAL
L	LENGTH		

SHEET INDEX

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96,077
OREGON
JULY 12, 2005
MARTHA WILLIAMSON

EXPIRES 6-30-2026

WILLIAMS & RUSSELL

NE KNOTT ST & N WILLIAMS AVE
PORTLAND, OR 97227

SITE DEVELOPMENT PERMIT

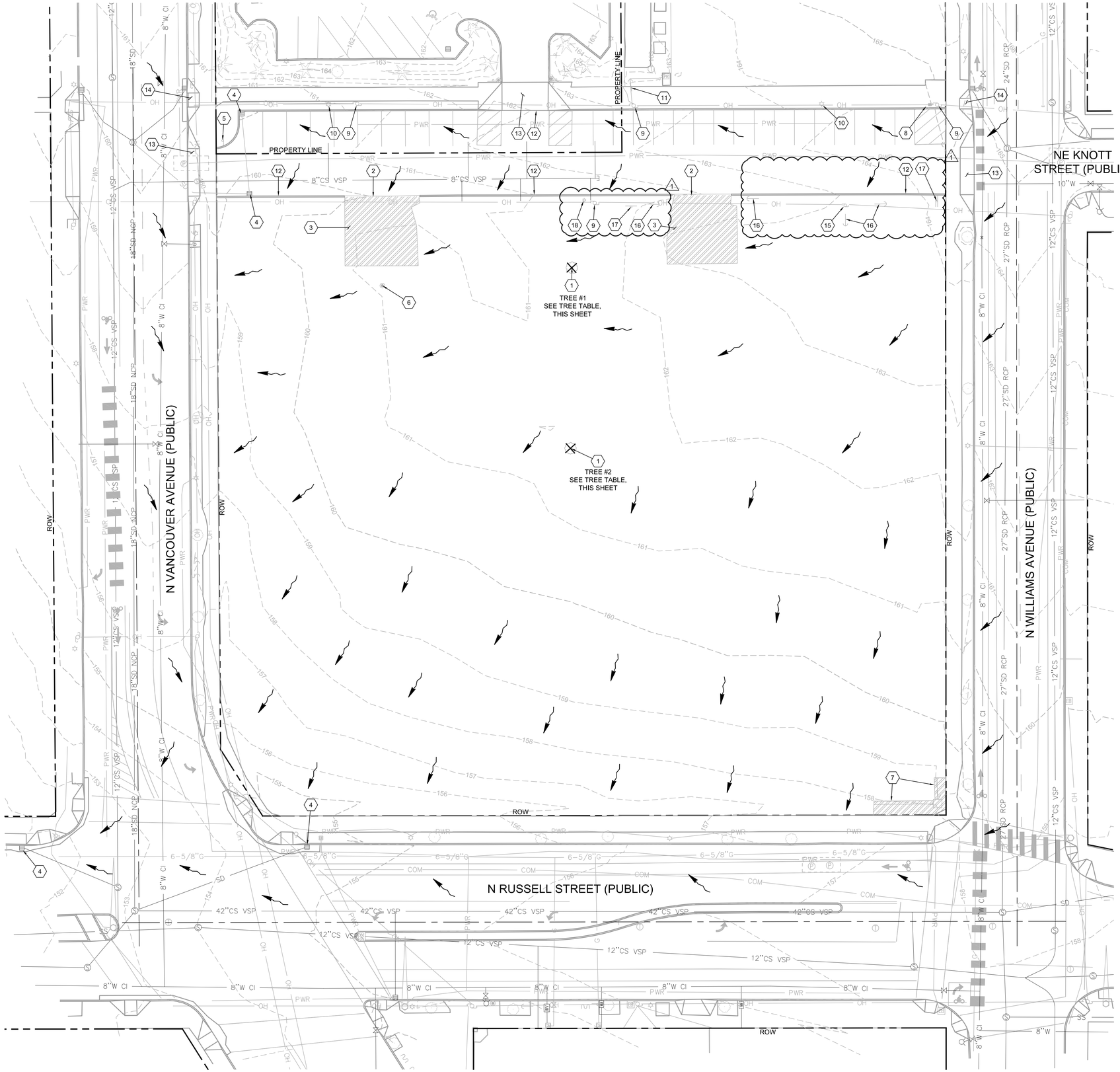
DRAWN BY: IMR	CHECKED BY: MSW
DATE: 08/20/2024	
REVISION:	

SHEET TITLE:

CIVIL NOTES

SHEET NUMBER:

C001



DEMOLITION PLAN
SCALE: 1"=20'

GENERAL NOTES

1. ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT.
2. SEE SEPARATE 1200C PERMIT FOR EROSION AND SEDIMENT CONTROL.
3. NO DEWATERING. ALL EXCESS STORMWATER WILL BE HAULED OFF-SITE.
4. NO STOCKPILING. ALL CUT TO BE HAULED AND DISPOSED OF OFF-SITE TO HILLSBORO LANDFILL.

LEGEND

- EXISTING DRAINAGE FLOW DIRECTION
- 163 EXISTING CONTOUR
- PROPERTY LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- SAWCUT
- DEMOLISH EXISTING ASPHALT PAVING, CONCRETE, AND CURBS

SHEET NOTES

1. REMOVE EXISTING TREE
2. SAWCUT
3. REMOVE EXISTING ON-SITE PAVING
4. EXISTING INLET TO BE PROTECTED
5. PROTECT EXISTING SIGN AND SIGN POST
6. REMOVE EXISTING BOLLARD
7. EXISTING WALL TO BE REMOVED
8. PROTECT EXISTING UTILITY VAULT
9. PROTECT EXISTING UTILITY POLE
10. PROTECT EXISTING SITE LIGHT
11. PROTECT EXISTING GUY WIRE ANCHOR
12. PROTECT EXISTING CURB
13. PROTECT EXISTING DRIVEWAY
14. PROTECT EXISTING ADA RAMP
15. EXISTING UTILITY POLE TO BE REMOVED. COORDINATE WITH PPL (1)
16. EXISTING GUY WIRE ANCHOR TO BE REMOVED. COORDINATE WITH PPL
17. REMOVE EXISTING SIGN AND SIGN POST
18. REMOVE EXISTING SITE LIGHT

DEWATERING NOTES

CONSTRUCTION DEWATERING NOT AUTHORIZED.

IF REQUIRED: BATCH DISCHARGE AUTHORIZATION PERMIT IS REQUIRED FOR TEMPORARY DISCHARGES OF GROUNDWATER OR CONSTRUCTION RELATED STORMWATER (CHANNELIZED, COLLECTED AND/OR PUMPED) TO THE CITY'S PUBLIC SANITARY OR STORM SEWER SYSTEM. IF DE-WATERING TO A CITY SANITARY OR STORM SEWER SYSTEM IS NECESSARY, PRE-AUTHORIZATION MUST BE OBTAINED FROM THE BUREAU OF ENVIRONMENTAL SERVICES AT BATCHDISCHARGE@PORTLANDOREGON.GOV (OR CALL 503-823-7026).

DEWATERING FORM:
HTTPS://WWW.PORTLAND.GOV/SITES/DEFAULT/FILES/2021/2020-SCM-FORM-CONSTRUCTION-BATCH-DISCHARGE.PDF

24 HOUR EMERGENCY CONTACT

NAME: NATE REFF
COMPANY: COLAS CONSTRUCTION
PHONE: (503) 292-4025

TREE TABLE (1)

#	SPECIES	DBH (IN)
1	APPLE	31
2	CHERRY	31

N

0 20 40
1 INCH = 20 FEET

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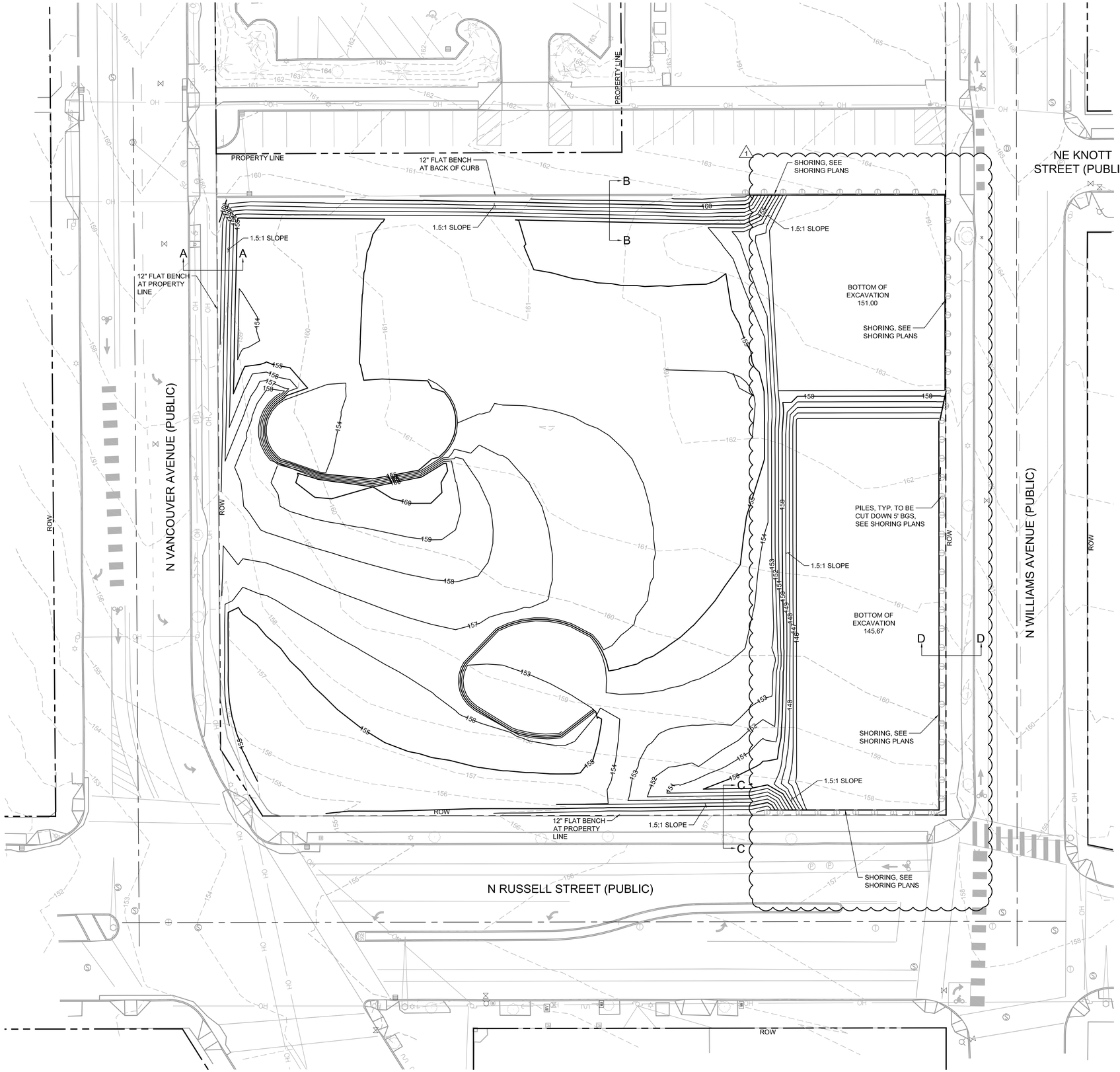
DRAWN BY: IMR	CHECKED BY: MSW
DATE: 08/20/2024	
REVISION:	
1 REVISION 1	11.25.2024

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C050



TEMPORARY GRADING PLAN
SCALE: 1"=20'

GENERAL NOTES

1. ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT.
2. SEE SEPARATE 1200C PERMIT FOR EROSION AND SEDIMENT CONTROL.
3. NO DEWATERING. ALL EXCESS STORMWATER WILL BE HAULED OFF-SITE.
4. NO STOCKPILING. ALL CUT TO BE HAULED AND DISPOSED OF OFF-SITE TO HILLSBORO LANDFILL.

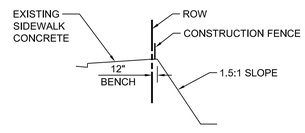
PROPERTY ID:
R251395, R251394, R251391

SITE AREAS:

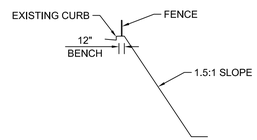
EXISTING IMPERVIOUS TO REMAIN:	5,739 SF
PERVIOUS:	80,120 SF
TOTAL:	85,859 SF

LEGEND

- 163 — EXISTING CONTOUR
- 160 — PROPOSED CONTOUR
- PROPERTY LINE
- EXISTING TREE TO REMAIN
- SAWCUT



SECTION A-A



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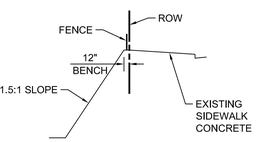
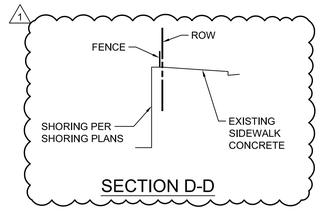


SECTION C-C



SECTION D-D

N

0 20 40
1 INCH = 20 FEET

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86,077
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JULY 12, 2005
MARTHA WILL JAMSON
EXPIRES 6-30-2026

WILLIAMS & RUSSELL

NE KNOTT ST & N WILLIAMS AVE
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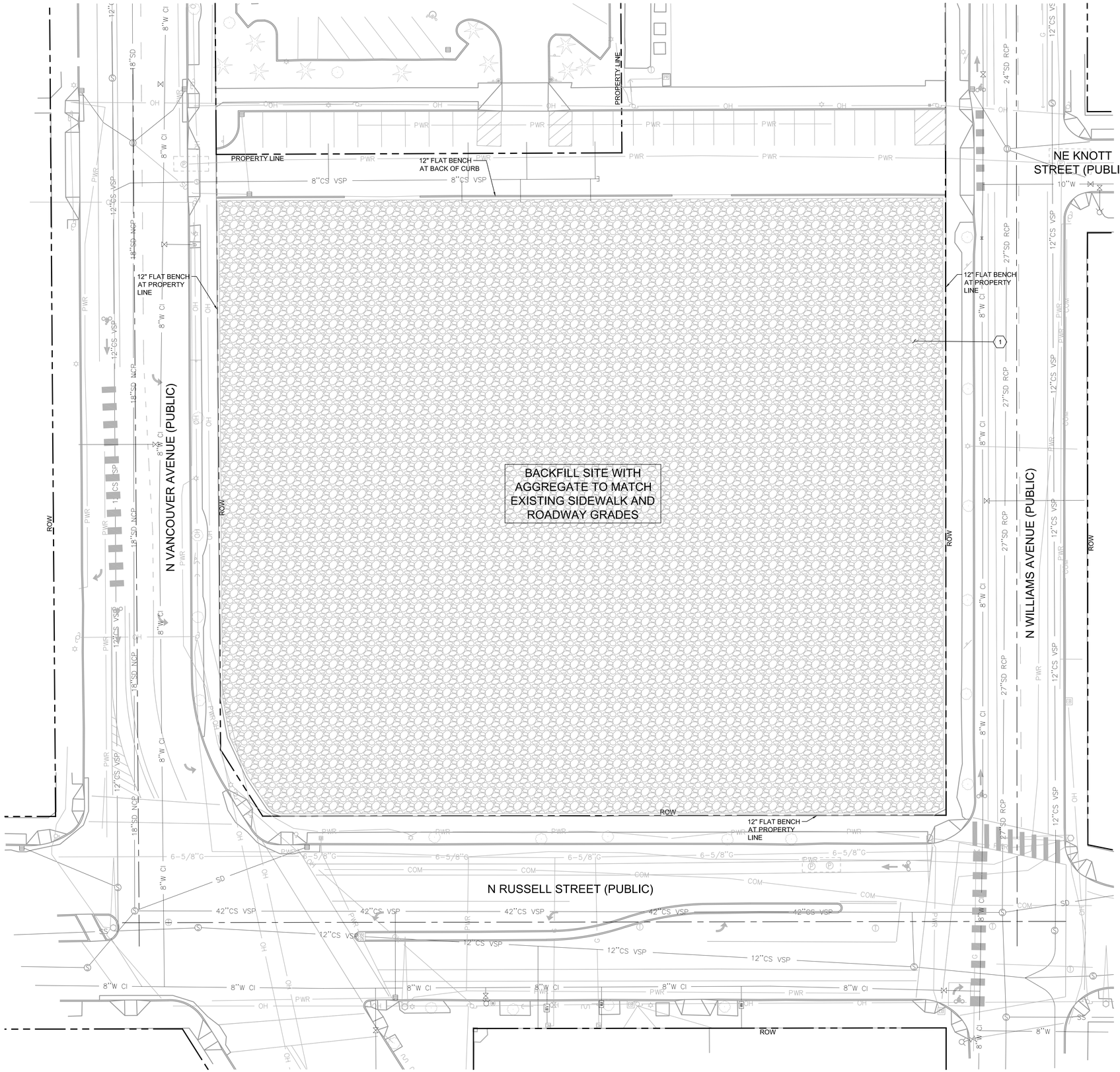
SITE DEVELOPMENT PERMIT

DRAWN BY: IMR	CHECKED BY: MSW
DATE: 08/20/2024	
REVISION:	
1 REVISION 1	11.25.2024

SHEET TITLE:
TEMPORARY GRADING PLAN

SHEET NUMBER:
C100



FINAL SITE PLAN
SCALE: 1"=20'

GENERAL NOTES

1. ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT.
2. SEE SEPARATE 1200C PERMIT FOR EROSION AND SEDIMENT CONTROL.
3. NO DEWATERING. ALL EXCESS STORMWATER WILL BE HAULED OFF-SITE.
4. NO STOCKPILING. ALL CUT TO BE HAULED AND DISPOSED OF OFF-SITE TO HILLSBORO LANDFILL.
5. BACKFILL SITE WITH AGGREGATE TO MATCH EXISTING SIDEWALK AND ROADWAY GRADES.

LEGEND

- 163 — EXISTING CONTOUR
- 160 — PROPOSED CONTOUR
- PROPERTY LINE
- EXISTING TREE TO REMAIN
- SAWCUT
- AREA OF AGGREGATE BACKFILL

SHEET NOTES

1. BACKFILL SITE WITH AGGREGATE TO MATCH EXISTING SIDEWALK AND ROADWAY GRADES.

N

0 20 40
1 INCH = 20 FEET

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JULY 12, 2005
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EXPIRES 6-30-2026

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SITE DEVELOPMENT PERMIT

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DATE: 08/20/2024	
REVISION:	

SHEET TITLE:

FINAL SITE PLAN

SHEET NUMBER:

C101

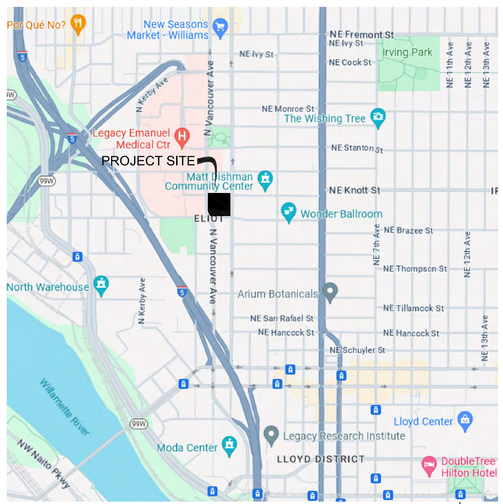
EROSION AND SEDIMENT CONTROL PLAN (ESCP)

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES

1. ONCE KNOWN, INCLUDE A LIST OF ALL CONTRACTORS THAT WILL ENGAGE IN CONSTRUCTION ACTIVITIES ON SITE, AND THE AREAS OF THE SITE WHERE THE CONTRACTOR(S) WILL ENGAGE IN CONSTRUCTION ACTIVITIES. REVISE THE LIST AS APPROPRIATE UNTIL PERMIT COVERAGE IS TERMINATED (SECTION 4.4.C.I). IN ADDITION, INCLUDE A LIST OF ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF 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 IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11)
6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
7. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SECTION 4.9)
8. SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)
9. CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT 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 IN PERIMETER AREAS. (SECTION 2.2.1)
11. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SECTION 2.2.5)
12. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SECTION 2.2.4)
13. INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND
14. BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
15. 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)
16. 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)
17. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)
18. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATIONS 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)
19. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SECTION 2.3.7)
20. 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)
21. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND- DISTURBING ACTIVITIES. (SECTION 2.2.7)
22. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)
23. 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 2.3.9)
24. ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)
25. PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)
26. 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)
27. 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)
28. IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPOUNDMENT MUST BE INSTALLED. (SEE SECTIONS 2.2.17 AND 2.2.18)
29. PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)
30. 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)
31. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SECTION 2.2.9)
32. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.5)
33. 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 MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 1.2.9)
34. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SECTION 2.2)
35. AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SECTION 2.2.8)
36. 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)
37. 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)
38. 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)
39. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED, INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIMEFRAME. (SECTION 2.2.19.A)
40. 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 CLEAN UP RELEASED SEDIMENTS. (SECTION 2.2.19)
41. 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.)
42. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SECTION 2.2.20)
43. 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 PERM

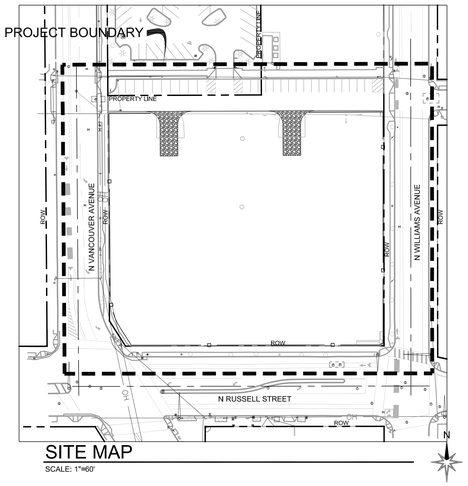
PORTLAND EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES

1. PRECONSTRUCTION EROSION & SEDIMENT CONTROL MEASURES INSPECTION: CALL FOR CITY OF PORTLAND EROSION CONTROL INSPECTION 503-823-7000. REQUEST AN IVR INSPECTION #200 AFTER INITIAL, TEMPORARY EROSION, SEDIMENT AND POLLUTANT CONTROL MEASURES HAVE BEEN PUT IN-PLACE AND PRIOR TO ANY OTHER GROUND DISTURBANCE. IDENTIFY THE RESPONSIBLE PARTY FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES DURING THE PRE-CONSTRUCTION MEETING.
2. POST SIGNAGE: POST SIGNAGE ON THE SITE OF THE PERMITTED GROUND DISTURBING ACTIVITY THAT IDENTIFIES THE CITY'S EROSION CONTROL COMPLAINT HOTLINE NUMBER. EROSION CONTROL HOTLINE, 503-823-CODE (2633). THE SIGNAGE ON THE SITE MUST BE CLEARLY VISIBLE FROM THE RIGHT-OF-WAY. THE SIGN SHALL BE AT LEAST 18" BY 18" AND MADE OF MATERIALS THAT SHALL WITHSTAND WEATHER FOR THE DURATION OF THE PROJECT. LETTERING SHALL BE AT LEAST 3" HIGH AND EASILY READABLE. (PCC 10.30.020). ALL SITE PUBLIC NOTIFICATION SIGNS REQUIRED BY PCC 10.30.020 SHALL BE MAINTAINED TO REMAIN EASILY READABLE FROM THE PUBLIC RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE GROUND DISTURBING ACTIVITY.
3. STREET SWEEPING: ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO THE STORMWATER COLLECTION SYSTEM SHALL BE REMOVED OR CLEANED UP IMMEDIATELY, AND NO LATER THAN END OF THE WORKDAY. THE USE OF WATER TRUCKS TO WASH THE MATERIAL OFF THE ROADWAY IS NOT ALLOWED. WATER TRUCKS MAY BE USED IMMEDIATELY BEFORE SWEEPERS OR VACUUM SYSTEMS TO LOOSEN SEDIMENT, PROVIDED THAT DISCHARGE TO THE STORMWATER COLLECTION SYSTEM DOES NOT OCCUR.



VICINITY MAP

SCALE: NTS



SITE MAP

SCALE: 1"=60'

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 AND EXCAVATION. CALL 503-246-6699.

OWNER/DEVELOPER

BLACK BUSINESS HUB, LLC
6607 NE MARTIN LUTHER KING JR. BLVD
PORTLAND, OR 97211
(503) 334-1777
CONTACT: JOE SWANK

CIVIL ENGINEER

VEGA CIVIL ENGINEERING, LLC
1300 SE STARK STREET #201
PORTLAND, OR 97214
(503) 662-1901
CONTACT: MARTHA WILLIAMSON

PROPERTY DESCRIPTION:

TAX LOT 1800, SITUATED IN SECTION 27,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, PORTLAND,
MULTNOMAH COUNTY, OR.

LAT. 45.541512
LONG. -122.667407

SURVEYOR

NORTHWEST SURVEYING, INC.
1815 NW 169TH PLACE, SUITE 2090
BEAVERTON, OR 97006
(503) 848-2127
CONTACT: SCOTT F. FIELD

PROJECT LOCATION:

FULL CITY BLOCK BOUNDED BY N RUSSELL STREET TO THE SOUTH, NE WILLIAMS AVENUE TO THE EAST, NE VANCOUVER AVENUE TO THE WEST, AND VACATED NE KNOTT STREET TO THE NORTH. THE SITE IS LOCATED IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OR.

PERMITEE'S SITE INSPECTOR

NAME: JESSI RUNYAN
COMPANY: WILDWOOD ENVIRONMENTAL
PHONE: (503) 484-0989
E-MAIL: JESSI@WILDWOODNW.COM
DESCRIPTION OF EXPERIENCE: CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL #B7DDB977)

ESCP DESIGN AND INSTALLATION PERSONNEL

ISABEL RUMMELL, CIVIL DESIGNER (VEGA CIVIL ENGINEERING, LLC)
ESCP CIVIL DESIGN

ESCP INSTALLATION & MAINTENANCE PERSONNEL TO BE DETERMINED AT A LATER DATE

DEQ PERMIT NUMBER

#71365

STORMWATER CONTROLS

ALL STORMWATER ON-SITE TO INFILTRATE IN LANDSCAPING AREAS

HOURS OF OPERATION

7:00 AM - 7:00 PM

SEDIMENT TRACK-OUT CONTROLS

TEMPORARY STABILIZED CONSTRUCTION ACCESS WILL BE IMPLEMENTED BY THE CONTRACTOR TO REMOVE SEDIMENT PRIOR TO VEHICLE EXIT. STRAW WATTLES WILL BE IMPLEMENTED AT THE PROJECT PERIMETER AS WELL AS INLET PROTECTION.

CONTRACTORS TO PERFORM WORK ON SITE*

*SITE SUBCONTRACTORS TO BE DETERMINED AT A LATER DATE

GENERAL CONTRACTOR, COLAS CONSTRUCTION
(503) 292-4025
CONTACT: NATE REFF

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

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

THE EXISTING SITE IS UNDEVELOPED LAND WITH A FEW TREES AND VARIOUS OTHER SITE VEGETATION AND A SMALL PARKING LOT.

DEVELOPED CONDITIONS

THE DEVELOPED SITE WILL BE REGRADED TO REMOVED CONTAMINATED SOILS AND PREPARE THE SITE FOR FUTURE DEVELOPMENT.

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

CLEARING AND DEMOLITION: MARCH 2025 - APRIL 2025
GRADING: MARCH 2025 - MAY 2025
FINAL STABILIZATION: JUNE 2025

ESTIMATE OF TOTAL PERMITTED PROJECT AREA

TOTAL SITE AREA = 85,859 SF = 1.97 ACRES

TOTAL DISTURBED AREA**

TOTAL DISTURBED AREA = 85,859 SF = 1.97 ACRES

**LAND EXPECTED TO BE DISTURBED AT ONE TIME = 1 ACRE

SITE SOIL CLASSIFICATION

A LAYER OF UNDOCUMENTED FILL CONSISTING OF SILT AND SAND INTERMIXED WITH DEBRIS AND ORGANIC MATERIAL WAS ENCOUNTERED ACROSS THE SITE AT DEPTHS 3 TO 15 FEET BGS.

BENEATH THE FILL IS INTERBEDDED ALLUVIAL DEPOSITS OF SILT AND SAND UP TO THE MAXIMUM EXPLORED DEPTH OF 41.5' BGS.

CONTAMINATED SOIL

CONTAMINATED SOIL WAS PRESENT IN THE GEOTECHNICAL INVESTIGATION. A PHASE II ENVIRONMENTAL SITE ASSESSMENT HAS BEEN COMPLETED. A CONTAMINATED MEDIA MANAGEMENT PLAN (CMMP) HAS BEEN PREPARED TO PROTECT HEALTH AND SAFETY OF CONSTRUCTION AND EXCAVATION WORKERS AND DESCRIBES HOW TO MANAGE CONTAMINATED MEDIA.

RECEIVING WATERBODIES

WILLAMETTE RIVER WATERSHED.

*PERCHED GROUNDWATER WAS ENCOUNTERED DURING THE GEOTECHNICAL INVESTIGATION AT DEPTHS ~30' BGS. CONSTRUCTION ACTIVITIES UNDER THIS PERMIT WILL REMAIN ABOVE ~15' BGS. CONSTRUCTION DEWATERING IS NOT ANTICIPATED.

IMPAIRED WATERBODIES

303 (D) LISTED WATERBODIES: WILLAMETTE RIVER IS IMPAIRED.

EXISTING AND PROPOSED STORMWATER MANAGEMENT

THE EXISTING SITE GENERALLY DRAINS FROM THE NORTHEAST TO SOUTHWEST AND INFILTRATES INTO ON-SITE VEGETATED AREAS.

ALL PROPOSED ON-SITE SURFACE RUNOFF FLOWS FROM NORTHEAST TO SOUTHWEST AND INFILTRATES INTO ON-SITE LANDSCAPING AREAS.

DEWATERING PLAN

IT IS ASSUMED GROUNDWATER WILL NOT BE ENCOUNTERED. SHOULD GROUNDWATER BE ENCOUNTERED DURING THE TIME OF CONSTRUCTION, CONTRACTOR TO REFER TO DEWATERING NOTES ON PAGE C403.

ENGINEERED SOILS

THERE IS NO ANTICIPATED USE OF ENGINEERED SOILS ON THIS SITE.

SPILL-PREVENTION PROCEDURES

THE CONTRACTOR MAINTAINS A SAFETY AND HEALTH PROGRAM, INCLUDING A PROJECT HAZARD COMMUNICATION PROGRAM, THAT CONFORMS TO OSHA STANDARD NO. 1910.120 FOR SPILL PREVENTION CONTROL AND COUNTERMEASURES, PROCEDURES FOR EXPEDITIOUSLY STOPPING, CONTAINING AND CLEANING UP SPILLS, LEAKS, AND OTHER RELEASES, AND WASTE MANAGEMENT PROCEDURES, OF WHICH A COPY IS KEPT ON SITE.

DISCHARGES OF TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE ARE PROHIBITED. WHERE A LEAK, SPILL, OR OTHER RELEASE CONTAINING A HAZARDOUS SUBSTANCE OR OIL OCCURS DURING A 24-HOUR PERIOD, THE REGISTRANT MUST NOTIFY THE OREGON EMERGENCY RESPONSE SYSTEM AT (800) 452-0311 AS SOON AS THE REGISTRANT HAS KNOWLEDGE OF THE RELEASE.

POLLUTANT-GENERATING ACTIVITES

ACTIVITY	POLLUTANT	DESCRIPTION
EARTHWORK	SEDIMENT	EROSION TO BE MITIGATED PER BMPS BELOW

AUTHORIZED NON-STORMWATER DISCHARGES

DISCHARGE	DESCRIPTION
EQUIPMENT WASH WATER	WATER USED TO WASH EQUIPMENT AND VEHICLES (EXCLUDING THE ENGINE, UNDERCARRIAGE, AND WHEELS/TIRES) PROVIDED THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, OR DETERGENTS USED
DUST CONTROL WATER	WATER USED TO CONTROL DUST

BMP MATRIX FOR CONSTRUCTION

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

	CLEARING & DEMOLITION	MASS GRADING	UTILITY INSTALLATION	PAVING & VERTICAL CONSTRUCTION	FINAL STABILIZATION
	(3/25 - 4/25)	(03/25 - 05/25)	NA	NA	(6/25)
BIOBAGS					
CHECK DAMS					
COMPOST BERM					
COMPOST BLANKETS					
COMPOST SOCKS					
CONCRETE TRUCK WASHOUT					
CONSTRUCTION ENTRANCE	X	X			
DEWATERING					
DRAINAGE SWALES					
DUST CONTROL					
EARTH DIKES (STABILIZED)					
ENERGY DISSIPATERS					
EROSION CONTROL BLANKETS & MATS					
GROUND COVER					
HYDROSEEDING					
INLET PROTECTION	X	X			X
MULCHES					
MYCORRHIZAE/BIOFERTILIZERS					
NATURAL BUFFER ZONE					
ORANGE FENCING					
OUTLET PROTECTION					
PERMANENT SEEDING AND PLANTING					
PIPE SLOPE DRAINS					
PLASTIC SHEETING					
PRESERVE EXISTING VEGETATION					
SEDIMENT FENCING	X	X			X
SEDIMENT BARRIER					
SEDIMENT TRAP					
SODDING					
SOIL TACKIFIERS					
STORM DRAIN INLET PROTECTION					
STRAW WATTLES		X			
SURFACE ROUGHENING					
TEMPORARY DIVERSION DIKES					
TEMPORARY SEDIMENTATION BASINS					
PERMANENT SEDIMENTATION BASINS					
TEMPORARY SEEDING AND PLANTING					
TREATMENT SYSTEM (O&M PLAN REQUIRED)					
UNPAVED ROADS GRAVELED					
VEGETATIVE BUFFER STRIPS					
POLLUTION PREVENTION					
PROPER SIGNAGE	X	X			X
HAZARD WASTE MANAGEMENT	X	X			X
SPILL KIT ONSITE	X	X			X
CONCRETE WASHOUT AREA					

INSPECTION FREQUENCY

PER NPDES CONSTRUCTION STORMWATER DISCHARGE PERMIT 12/15/2020,
SCHEDULE B MINIMUM MONITORING AND RECORDKEEPING REQUIREMENTS, SECTION 6.

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	-ON INITIAL DATE THAT LAND DISTURBANCE ACTIVITIES COMMENCE. -WITHIN 24 HOURS OF ANY STORM EVENT, INCLUDING RUNOFF FROM SNOW MELT, THAT RESULTS IN DISCHARGE FROM THE SITE. -AT LEAST ONCE EVERY 14 DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2. INACTIVE PERIODS GREATER THAN 14 CONSECUTIVE CALENDAR DAYS	WHERE STABILIZATION STEPS IN 2.2.20 HAVE BEEN COMPLETED, FREQUENCY MAY BE REDUCED TO: -TWICE PER MONTH FOR THE FIRST MONTH, -NO LESS THAN 14 CALENDAR DAYS APART, -THEN ONCE PER MONTH AND INCREASED TO THAT REQUIRED IN SECTION 6.2 IF CONSTRUCTION ACTIVITY RESUMES IN A STABILIZED AREA. WHERE FINAL STABILIZATION HAS BEEN ACHIEVED FOR DISTURBED PORTIONS OF "LINEAR CONSTRUCTION SITES" PER SECTION 2.2.21 AND CONSTRUCTION CONTINUES ON OTHER PARTS OF SITE, FREQUENCY MAY BE REDUCED TO: -TWICE PER MONTH FOR THE FIRST MONTH, -NO LESS THAN 14 CALENDAR DAYS APART, -IN ANY AREA OF THE SITE WHERE STABILIZATION STEPS ON 2.2.20 HAVE BEEN COMPLETED. -AFTER THE FIRST MONTH, INSPECT ONCE MORE WITHIN 24 HOURS OF ANY STORM EVENT LEADING TO DISCHARGE FROM THE SITE.
3. PERIODS WHERE THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF SAFE, ACCESSIBLE, AND PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT DISCHARGE POINT OR DOWNSTREAM LOCATION OF THE RECEIVING WATERBODY.
4. PERIODS WHERE CONSTRUCTION ACTIVITIES ARE SUSPENDED DUE TO RUNOFF BEING UNLIKELY DUE TO CONTINUOUS FROZEN CONDITIONS, LAND DISTURBANCES HAVE BEEN SUSPENDED, AND ALL DISTURBED AREAS HAVE BEEN STABILIZED IN ACCORDANCE WITH SECTION 2.2.20.	IF CONSTRUCTION ACTIVITIES ARE SUSPENDED DUE TO FROZEN CONDITIONS, VISUAL MONITORING INSPECTIONS MAY BE TEMPORARILY SUSPENDED ON THE SITE UNTIL THAWING BEGINS.
5. PERIODS WHERE CONSTRUCTION ACTIVITIES ARE CONDUCTED DUE TO RUNOFF BEING UNLIKELY DUE TO CONTINUOUS FROZEN CONDITIONS, AND DISTURBED AREAS OF THE SITE HAVE BEEN STABILIZED PER SECTION 2.2.20.	IF CONSTRUCTION ACTIVITIES ARE SUSPENDED DUE TO FROZEN CONDITIONS, VISUAL MONITORING INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH.

SHEET INDEX

ARCHITECT

CONSULTANT

VEGA
CIVIL ENGINEERING LLC
503.662.1901 | WWW.VEGACIVIL.COM

WILLIAMS & RUSSELL
NE KNOTT ST & N WILLIAMS AVE
PORTLAND, OR 97227

STAMP

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 12, 2005
MARTHA WILLIAMSON
EXPIRES 6-30-2026

REVISIONS

ORIGINAL DOCUMENT SIZE
36" x 48"

PHASE
EROSION AND SEDIMENT CONTROL PLAN

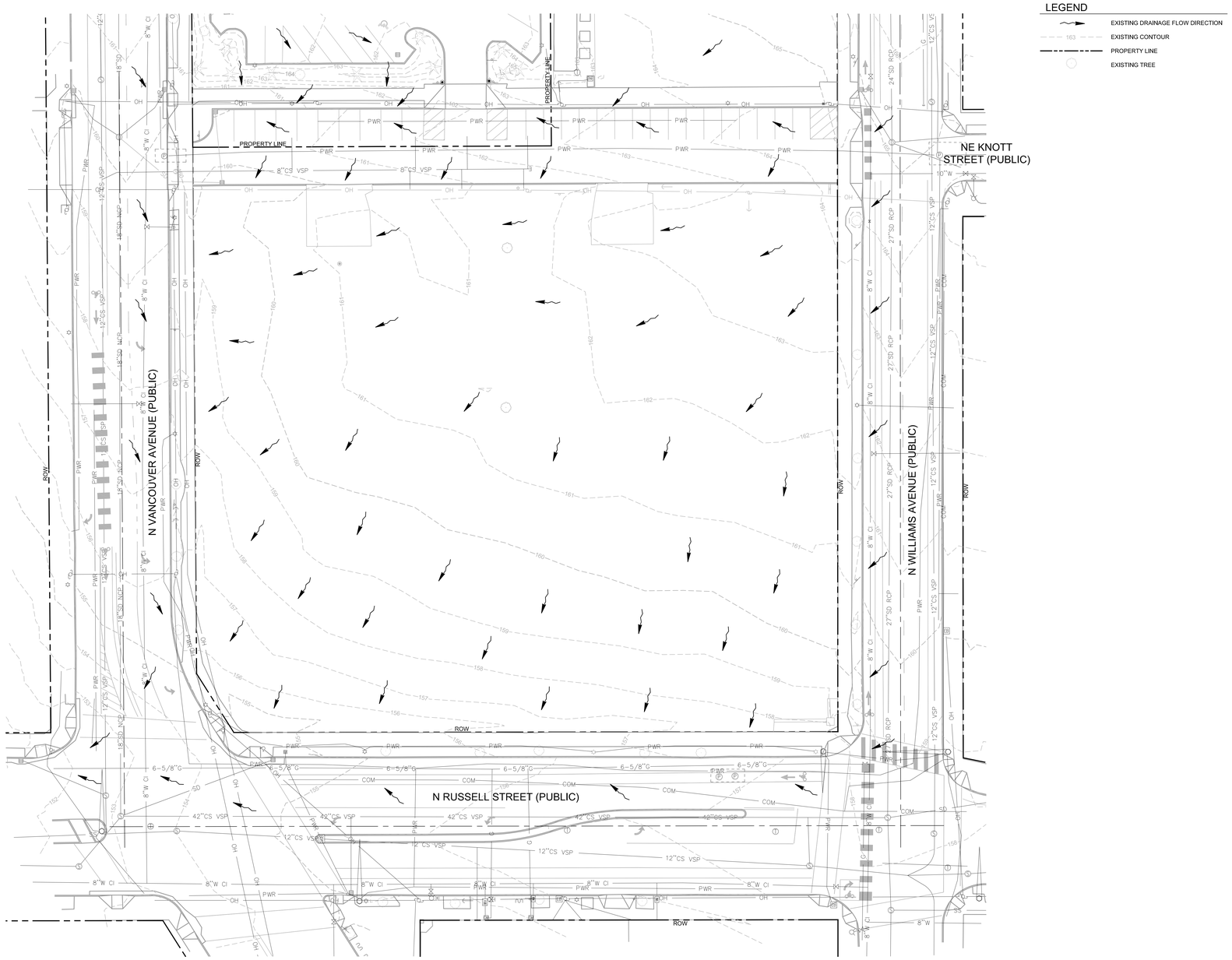
DATE
08/20/2024

PROJECT NUMBER

SCALE

SHEET TITLE
ESCP COVER SHEET

C400



ESCP EXISTING CONDITIONS
SCALE: 1"=20'

N

0 20 40
1 INCH = 20 FEET

ARCHITECT

CONSULTANT

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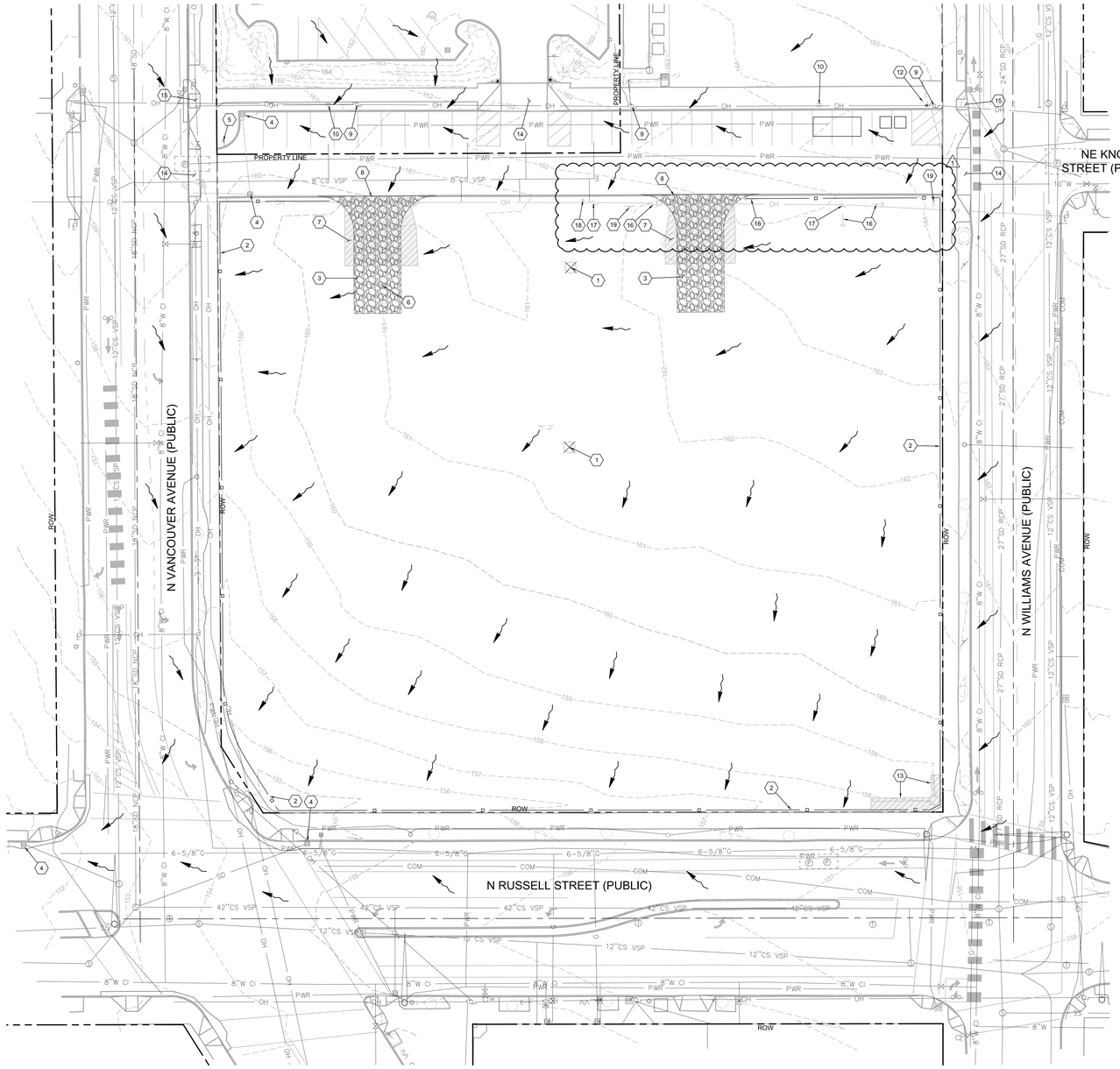

ESCP CLEARING & DEMOLITION PHASE
SCALE: 1"=20'

GENERAL NOTES

1. ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT.

LEGEND

- EXISTING DRAINAGE FLOW DIRECTION
- 163 EXISTING CONTOUR
- PROPERTY LINE
- SEDIMENT FENCE
- EXISTING TREE TO REMAIN
- SAWCUT
- EXISTING ASPHALT PAVING, CONCRETE, AND CURBS TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED
- SANITARY FACILITY
- WASTE CONTROL STRUCTURE

SHEET NOTES

1. EXISTING TREE TO BE REMOVED
2. INSTALL SEDIMENT FENCE PER DETAIL 3, SHEET C405
3. INSTALL STABILIZED CONSTRUCTION ACCESS PER DETAIL 1, SHEET C405
4. PROTECT EXISTING INLET. INSTALL FILTER FABRIC INLET PROTECTION PER DETAIL 2, SHEET C405 AND MAINTAIN FOR DURATION OF WORK
5. PROTECT EXISTING SIGN
6. EXISTING BOLLARD TO BE REMOVED
7. EXISTING ON-SITE PAVING TO BE REMOVED
8. SAWCUT
9. PROTECT EXISTING UTILITY POLE
10. PROTECT EXISTING SITE LIGHT
11. PROTECT EXISTING GUY WIRE
12. PROTECT EXISTING UTILITY VAULT
13. EXISTING WALL TO BE REMOVED
14. PROTECT EXISTING DRIVEWAY
15. PROTECT EXISTING ADA RAMP
16. EXISTING GUY WIRE TO BE REMOVED
17. EXISTING UTILITY POLE TO BE REMOVED
18. EXISTING SITE LIGHT TO BE REMOVED
19. EXISTING SITE SIGN TO BE REMOVED

CLEARING AND DEMO NOTES

1. ALL BASE ESC MEASURES PERIMETER SEDIMENT CONTROLS 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, CHIPPINGS, OR OTHER SUITABLE MATERIALS, 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 BE MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING AND VACUUMING MAY BE REQUIRED TO ENSURE 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. ALL WORK IN PUBLIC RIGHT-OF-WAY UNDER SEPARATE PERMIT.
7. REMOVE ALL EXISTING ONSITE CONDUITS UNLESS NOTED OTHERWISE ON THIS PLAN. COORDINATE WITH EARTH ENGINEERS INC PRIOR TO REMOVAL.
8. CLEAR ALL EXISTING ONSITE SHRUBBERY, HEDGES, AND ANY ADDITIONAL VEGETATION UNLESS NOTED OTHERWISE ON THIS PLAN.

N

0 20 40
1 INCH = 20 FEET

ARCHITECT

CONSULTANT

VEGA
CIVIL ENGINEERING LLC
503.662.1901 | WWW.VEGACIVIL.COM

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PORTLAND, OR 97227

STAMP

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 12, 2005
MATTHEW J. WILLIAMSON
EXPIRES 6-30-2026

REVISIONS

1	REVISION 1	11.25.2024

ORIGINAL DOCUMENT SIZE
36" x 48"

PHASE
EROSION AND SEDIMENT CONTROL PLAN

DATE
08/20/2024

PROJECT NUMBER

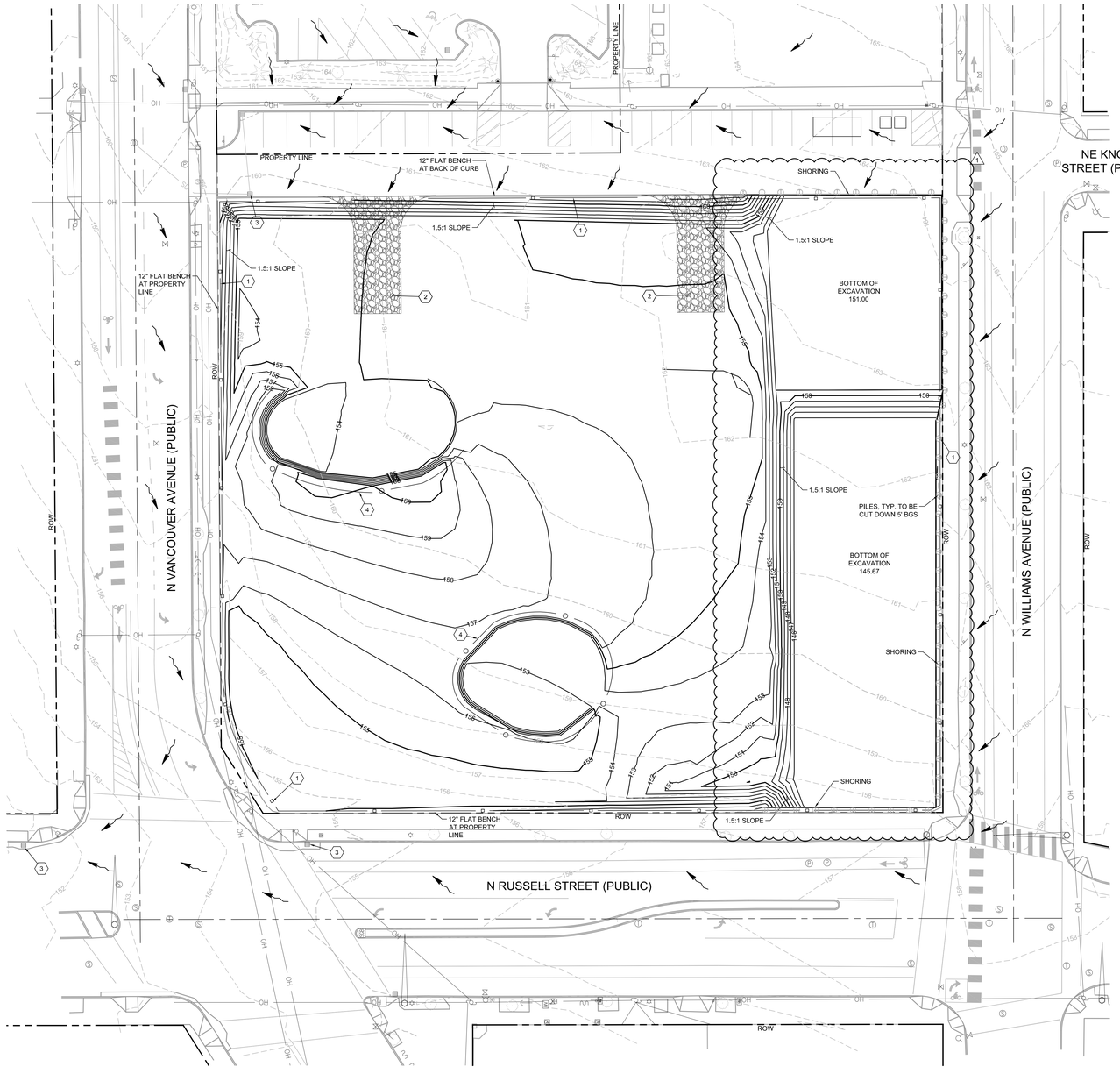
SCALE

SHEET TITLE
ESCP CLEARING & DEMOLITION PHASE

C402

GRADING ESC NOTES

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
   - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES.
   - B. DWARF GRASS MIX (MIN. 100LB/AC.)
     - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
     - CREEPING RED FESCUE (20% BY WEIGHT)
   - C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC)
     - ANNUAL RYEGRASS (40% BY WEIGHT)
     - TURF-TYPE FESCUE (60% BY WEIGHT)
2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUNOFF VELOCITY.
3. LONG-TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR OTHER APPROPRIATE MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND BE MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING AND VACUUMING MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
10. SATURATED MATERIALS THAT ARE HAULED OFFSITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORMWATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
13. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN OFF INTO THE STORM WATER SYSTEM.
14. USE BMPS SUCH AS CHECK DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUNOFF FROM REACHING DISCHARGE POINTS.
15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.



ESCP MASS GRADING PHASE
SCALE: 1"=20'

GENERAL NOTES

1. ALL EXCAVATED SOIL WILL BE HAULED OFF SITE.
2. SITE TO BE BACKFILLED WITH AGGREGATE TO MATCH EXISTING SIDEWALK AND ROADWAY GRADES.

LEGEND

- DRAINAGE FLOW DIRECTION
- 163 — EXISTING CONTOUR
- 160 — PROPOSED CONTOUR
- PROPERTY LINE
- SEDIMENT FENCE
- EXISTING TREE TO REMAIN
- SAWCUT
- SANITARY FACILITY
- WASTE CONTROL STRUCTURE

SHEET NOTES

1. INSTALL SEDIMENT FENCE PER DETAIL 3, SHEET C405
2. INSTALL STABILIZED CONSTRUCTION ACCESS PER DETAIL 1, SHEET C405
3. PROTECT EXISTING INLET. INSTALL FILTER FABRIC INLET PROTECTION PER DETAIL 2, SHEET C405 AND MAINTAIN FOR DURATION OF WORK
4. INSTALL WATTLES ON SLOPES PER DETAIL 4, SHEET C405

DEWATERING NOTES

REGISTRANT MUST COMPLY WITH THE FOLLOWING REQUIREMENTS TO PREVENT THE DISCHARGE OF POLLUTANTS IN GROUNDWATER OR ACCUMULATED STORMWATER THAT IS REMOVED FROM EXCAVATIONS, TRENCHES, FOUNDATIONS, VAULTS, OR OTHER SIMILAR POINTS OF ACCUMULATION.

A. TO THE EXTENT FEASIBLE, USE VEGETATED, UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. THE REGISTRANT IS PROHIBITED FROM USING WATERS OF THE STATE AS PART OF THE TREATMENT AREA;

B. IMPLEMENT THE APPROPRIATE CONTROL MEASURES FOR DEWATERING DISCHARGES TO PREVENT THE DISCHARGE OF POLLUTANTS;

C. DO NOT DISCHARGE VISIBLE FLOATING SOLIDS OR FOAM;

D. USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (SUCH AS A CARTRIDGE FILTER) THAT IS DESIGNED TO REMOVE OIL, GREASE, OR OTHER PRODUCTS IF DEWATERING WATER IS FOUND TO CONTAIN THESE MATERIALS;

E. AT ALL POINTS WHERE DEWATERING WATER IS DISCHARGED, COMPLY WITH THE VELOCITY DISSIPATION REQUIREMENTS;

F. WITH BACKWASH WATER, EITHER HAUL IT AWAY FOR DISPOSAL OR RETURN IT TO THE BEGINNING OF THE TREATMENT PROCESS; G. REPLACE AND CLEAN THE FILTER MEDIA USED IN DEWATERING DEVICES WHEN THE PRESSURE DIFFERENTIAL EQUALS OR EXCEEDS THE MANUFACTURER'S SPECIFICATIONS;

H. IF THERE IS NO ALTERNATIVE OPTION, THE USE OF A SANITARY OR COMBINED SEWER DISCHARGE IS AUTHORIZED WITH LOCAL SEWER DISTRICT APPROVAL; AND

I. ACTIVE TREATMENT SYSTEMS FOR TURBIDITY OR ANY OTHER POLLUTANTS MUST BE DESIGNED AND STAMPED BY AN OREGON REGISTERED PROFESSIONAL ENGINEER.

1

CONSTRUCTION DEWATERING NOT AUTHORIZED.

IF REQUIRED: BATCH DISCHARGE AUTHORIZATION PERMIT IS REQUIRED FOR TEMPORARY DISCHARGES OF GROUNDWATER OR CONSTRUCTION RELATED STORMWATER (CHANNELIZED, COLLECTED AND/OR PUMPED) TO THE CITY'S PUBLIC SANITARY OR STORM SEWER SYSTEM. IF DE-WATERING TO A CITY SANITARY OR STORM SEWER SYSTEM IS NECESSARY, PRE-AUTHORIZATION MUST BE OBTAINED FROM THE BUREAU OF ENVIRONMENTAL SERVICES AT BATCHDISCHARGE@PORTLANDOREGON.GOV (OR CALL 503-823-7026).

DEWATERING FORM: HTTPS://WWW.PORTLAND.GOV/SITES/DEFAULT/FILES/2021/2020-SCM-FORM-CONSTRUCTION-BATCH-DISCHARGE.PDF

CONTAMINATED SOIL MANAGEMENT

NO STOCKPILING, ALL CUT TO BE HAULED AND DISPOSED OF OFF-SITE TO HILLSBORO LANDFILL.

STOCKPILES OF CONTAMINATED MEDIA MUST BE PROTECTIVE OF STORMWATER CONTACT AND ARE SUBJECT TO THE FOLLOWING MANAGEMENT STANDARDS:

- STOCKPILES OF SOIL MUST BE COVERED TO PROTECT MATERIALS FROM STORMWATER CONTACT.
- STOCKPILE PERIMETERS MUST HAVE A CONTAINMENT BARRIER ON ALL FOUR SIDES OF EVERY STOCKPILE.
- STOCKPILES OF SOIL MUST HAVE AN IMPERVIOUS LAYER UNDERNEATH THE STOCKPILE.
- SITE CONTROLS MUST BE EMPLOYED THAT PROTECT DRAG-OUT INTO A CITY STREET FROM THE DEVELOPMENT SITE AND DAY-TO-DAY OPERATIONS.

N

0 20 40
1 INCH = 20 FEET

ARCHITECT

CONSULTANT

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EXPIRES 6-30-2026

REVISIONS

1	REVISION 1	11.25.2024

ORIGINAL DOCUMENT SIZE
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PHASE
EROSION AND SEDIMENT CONTROL PLAN

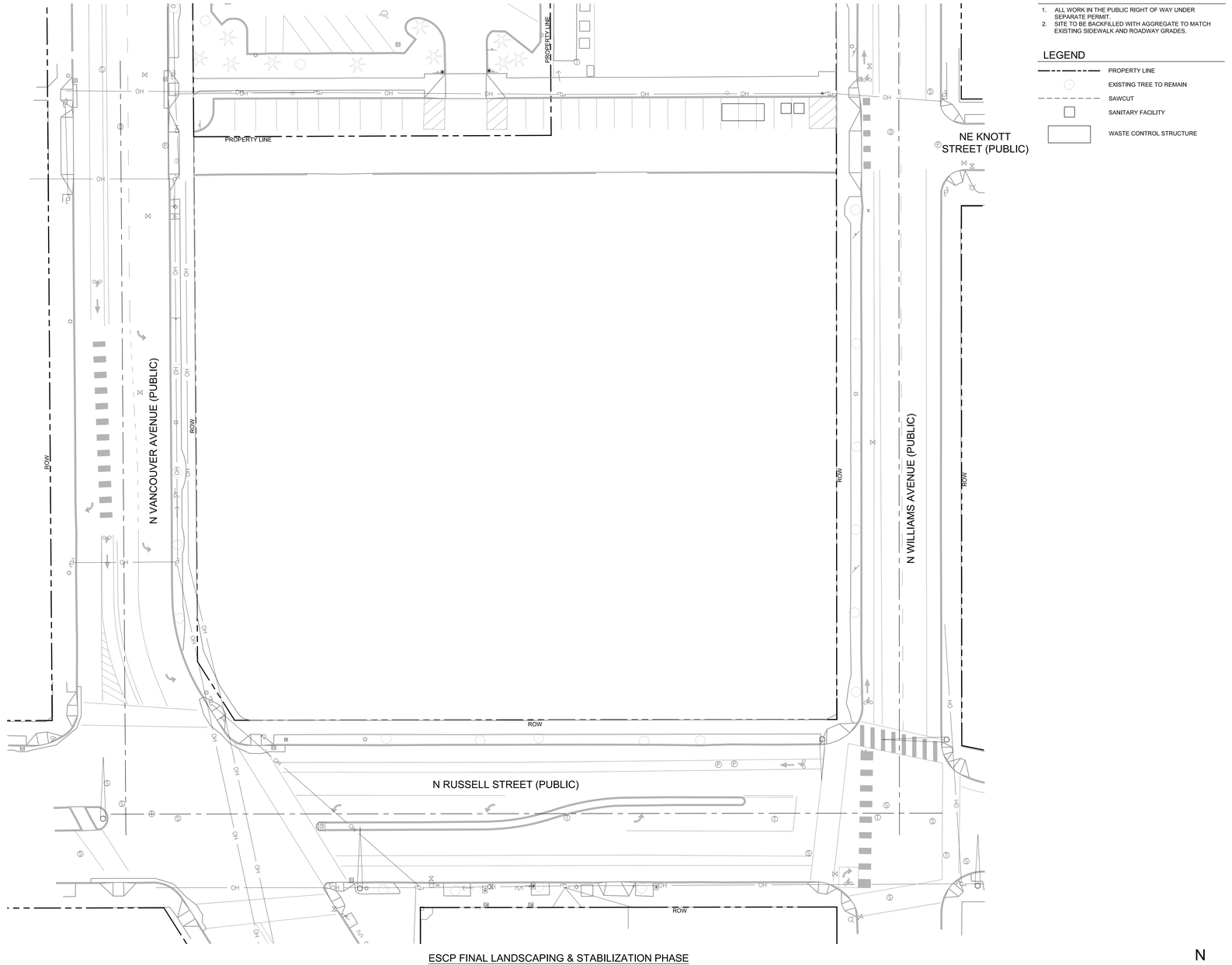
DATE
08/20/2024

PROJECT NUMBER

SCALE

SHEET TITLE
ESCP MASS GRADING PHASE

C403



GENERAL NOTES

1. ALL WORK IN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT.
2. SITE TO BE BACKFILLED WITH AGGREGATE TO MATCH EXISTING SIDEWALK AND ROADWAY GRADES.

LEGEND

- PROPERTY LINE
- EXISTING TREE TO REMAIN
- SAWCUT
- SANITARY FACILITY
- WASTE CONTROL STRUCTURE

ESCP FINAL LANDSCAPING & STABILIZATION PHASE
SCALE: 1"=20'

N

0 20 40
1 INCH = 20 FEET

ARCHITECT

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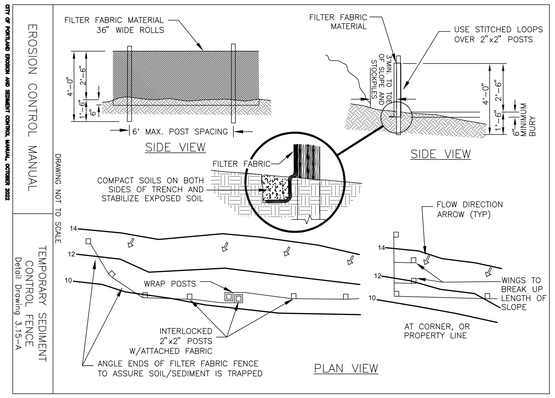
ESCP FINAL LANDSCAPING & STABILIZATION PHASE

C404

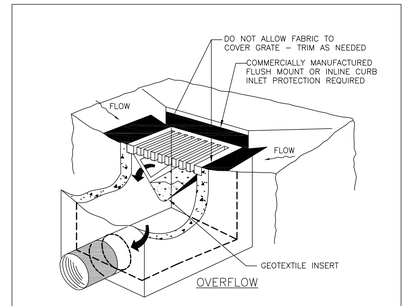


CITY OF PORTLAND EROSION AND SEDIMENT CONTROL MANUAL, OCTOBER 2022

EROSION CONTROL MANUAL	TEMPORARY SEDIMENT CONTROL FENCE Detail Drawing 3.15-A

DRAWING NOT TO SCALE

3 SEDIMENT FENCE
NTS



NOTE:
RECESSED CURB INLET MUST BE PROTECTED WHEN CURB INLET IS PRESENT. SIZE OF FILTER FABRIC INLET SACK TO BE DETERMINED BY MANUFACTURER.

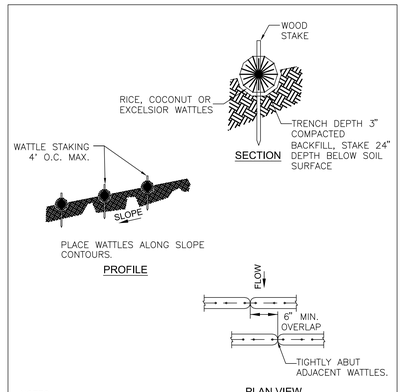
COMMERCIALLY MANUFACTURED DEVICES RATED AS "HIGH FLOW" REQUIRED IN LOCATIONS WHERE FREQUENT FLOODING OCCURS. GRATES THAT ARE NOT REMOVABLE MAY UTILIZE COMMERCIALLY MANUFACTURED "TOP OF GRATE" DEVICE.

DRAWING NOT TO SCALE

EROSION CONTROL MANUAL	STORM DRAIN INLET INSERT Detail Drawing 3.19-B

CITY OF PORTLAND EROSION AND SEDIMENT CONTROL MANUAL, OCTOBER 2022

2 FILTER FABRIC INLET PROTECTION
NTS

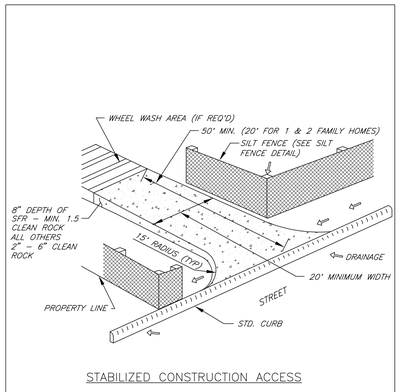


NOTES:
1. STAKING SPECIFICATIONS:
   a. 1"x2" WOODEN STAKES
   b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSIVE SOILS.

EROSION CONTROL MANUAL	FIBER ROLLS AND WATTLES: SLOPE INSTALLATION Detail Drawing 3.17-A

CITY OF PORTLAND EROSION AND SEDIMENT CONTROL MANUAL, OCTOBER 2022

4 WATTLE INSTALLATION ON SLOPES
NTS



STABILIZED CONSTRUCTION ACCESS

NOTE:
CURB RAMP INSTALLATION SHALL NOT IMPEDE STORMWATER FLOWS, VEHICLE TRAFFIC, AND/OR BICYCLE TRAFFIC.

EROSION CONTROL MANUAL	STABILIZED CONSTRUCTION ACCESS Detail Drawing 3.12-A

CITY OF PORTLAND EROSION AND SEDIMENT CONTROL MANUAL, OCTOBER 2022

1 STABILIZED CONSTRUCTION ACCESS
NTS

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SCALE

SHEET TITLE
ESCP DETAILS

C405

APPENDIX B

Coles + Betts Team Field Report

COLES+BETTS
environmental consulting

FIELD REPORT

Job No. 422

Field Report No.

Page 1 of ___

DATE

S M T W Th F S

JOB	Williams + Russell	ARRIVAL TIME	
LOCATION	NW of intersection of N Russell & N Williams, Portland, OR	DEPARTURE TIME	
CLIENT	Williams + Russell CDC / Adre	WEATHER	
PURPOSE OF OBSERVATIONS			
C+B PROJ MGR	Jill Betts	C+B REPR.	
SUBCONTRACTOR		PERMIT NO.	
CONTRACTOR REP.		JOB PHONE	

This report presents observations of the contractor's activities relating to site operations. We rely on the contractor to comply with the plans and specifications throughout the duration of the project irrespective of the presence of the C+B or its representative. The presence of our field representative will be for the purpose of providing observation and field testing as required. Our work does not include supervision or direction of the actual work of the contractor, their employees or agents. Neither the presence of our representative nor the observation and testing by our firm shall excuse the contractor in any way for defects discovered in his work. Our firm will not be responsible for job or site safety on this project. The conclusions and recommendations of this field report are subject to review by the C+B Project Manager.

KICK OFF ISSUES

ACTIVITY

PLANS FOR NEXT DAY

Copies of this field memo were transmitted via email, fax or by hand delivery to:

BY:

REVIEWED BY:

Jill Betts, RG

I have read and understand the content of this field report.

C+B FIELD REPRESENTATIVE | C+B PROJ. MANAGER | CONTRACTOR or CLIENT REPRESENTATIVE

APPENDIX C

Random Grid Worksheets

App C
Determination of Soil Sampling Grid Axes

Black Business Hub

	Input	Calculated
X Min (feet)	0	
Y Min (feet)	0	
X Max (feet)	205	
Y Max (feet)	185	
X Instersect (ft)		21
Y Instersect (ft)		23
Soil Area (sq ft)		37925
Sample Population	30	
Grid Distance (ft)		36

Random axes chosen on

18-Jan-25

193
513

Random Numbers

3	29	24	8
9	7	27	25
20	17	5	7
9	25	6	29
19	23	28	21
22	28	0	8
21	5	29	13
25	5	12	12
13	6	13	9
1	12	1	6
23	15	9	25
6	4	15	24
28	11	2	11
9	21	15	0
2	22	15	1
3	18	28	1
5	5	22	19
24	24	12	28

App C
Determination of Soil Sampling Grid Axes

Homeownership Parcel

	Input	Calculated
X Min (feet)	0	
Y Min (feet)	0	
X Max (feet)	310	
Y Max (feet)	102	
X Instersect (ft)		28
Y Instersect (ft)		59
Soil Area (sq ft)		31620
Sample Population	30	
Grid Distance (ft)		32

Random axes chosen on

18-Jan-25

193
513

Random Numbers

22	5	21	3
2	15	27	3
26	29	6	14
4	12	24	1
25	5	4	3
7	11	14	29
19	18	10	30
29	19	9	22
17	25	20	2
13	22	19	1
16	14	25	3
14	27	8	5
0	9	1	15
19	25	15	13
10	25	8	10
19	26	26	24
13	25	18	13
5	5	22	24

App C
Determination of Soil Sampling Grid Axes

Black Business Hub

	Input	Calculated
X Min (feet)	0	
Y Min (feet)	0	
X Max (feet)	205	
Y Max (feet)	185	
X Instersect (ft)		96
Y Instersect (ft)		98
Soil Area (sq ft)		37925
Sample Population	30	
Grid Distance (ft)		36

Random axes chosen on

18-Jan-25

193
513

Random Numbers

15	5	30	12
15	26	29	19
7	26	12	26
27	13	10	21
15	3	7	1
20	15	26	14
25	5	6	17
22	9	5	2
30	17	24	23
3	2	10	25
4	1	18	14
14	1	17	22
15	16	3	14
22	9	26	20
30	24	10	11
4	21	24	22
18	27	23	9
28	22	16	10