



April 11, 2006

**REVISED PLANS**

Mr. Michael Louie  
Community Development  
City of Corvallis  
501 SW Madison Avenue  
PO Box 1083  
Corvallis, OR 97339-1083



SUBJECT: Plan Review, Kings Blvd. Extension Grading & Erosion Control, Corvallis, OR  
Permit Number: EXC06-00037

Dear Michael:

Accompanying this letter are three sets of permit drawings with revisions based upon your March 29, 2006 review. We have annotated the review comments below.

**PLANNING:**

- 1) Provide landscape and irrigation plans for all areas associated with this grading permit. This includes the required planting notes in Condition #2 – case PLD02-00020 for the following areas:
  - A. Irrigated tree planted medians with medium-canopy trees along Road 4.
  - B. Large canopy and small canopy street trees for Kings Blvd.
  - C. Extension of the plantings are the northwest corner of Kings Blvd. And Walnut Blvd. From 80 feet in each direction, to 120 feet in each direction, per Condition 2-G.

Note: The installation or security of installation is required prior to final plat approval of the partition plat.

*These will be submitted by others.*

- 2) There is a discrepancy in the plans related to the detention facility located at the northeast corner of the Kings Blvd. and Walnut Blvd. intersection. The side slopes of the detention facility are noted at 3:1 on the small scale plans and cross sections. Please correct the discrepancy. Note that the Planned Development approval (Condition #22) requires a 4:1 maximum slope (and 3:1 based on certain criteria).

*Drawing sections are correct with 4:1 slopes. 3:1 slope notations have been removed from plan sheets.*

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- 3) Provide 5' high tree protection fencing at the northwest corner of the clearing and grubbing limits (a minimum of 10 feet away from the tree driplines) to specifically protect the Heritage Oak and small 18" oak, noted in Condition 2-F.

An alternative to providing the fencing at the trees, is to provide it at the edge of the sediment fencing along the northwest corner of Road 4, so that it is clear to contractors and those reviewing the plans that no construction activities are to take place in the vicinity of the protected trees.

*Protection fencing at the alternate location is specified on Sheet C2.01.*

- 4) The erosion control plan (Sheet ECP 2.00) should clearly indicate that the information related to the apartment development site (i.e. landscaping, aggregate fill for pavement section, etc.) is for reference only. See Erosion Control comment #7 below.

*Sheet ECP2.00 has been modified to current City EPSC standards, information for the apartment site has been removed.*

- 5) Please revise the grading master plan (Sheet C1.01) to illustrate the Phase I limits of grading for this phase of construction (since the new contours appear to extend beyond Phase I of the Kings Blvd. extension). Text, similar to what was placed over the apartment site, would be sufficient to meet this requirement.

*Grading limits on Sheet C1.01 have been modified to define limits of work as being the PIP03-1385 permit only.*

**EXCAVATION AND GRADING:**

- 1) Subject work is considered “engineered grading” because the total excavation plus fill volume is in excess of 5,000 cubic yards. A soils engineering report and engineering geology report are required by Section 3309 of the 1997 Uniform Building Code Appendix Chapter 33. The October 10, 2002 Geotechnical Investigation report prepared by Foundation Engineering, Inc. contains recommendations for earthwork, road design and construction, and subgrade preparation, specific to the Kings Boulevard Extension. However, it does not include any recommendations for grading outside of the public right-of-way. Please provide a revised report including recommendations for the proposed grading outside of the public right-of-way, and incorporate these recommendations into the grading plans or specifications. Of particular concern is the surface preparation and compaction of up to 11 feet of proposed fill north of Walnut Boulevard and south of Local Street No. 4.

*Grading limits under this permit application have been confined to the work required for the Kings Blvd. and local street No. 4 extensions, thus the October 10, 2002 Geotechnical Investigation is applicable.*

- 2) The Grading Master Plan sheet C1.01 shows proposed grading of a 4-foot deep swale to run south of Station 3\_50 of Local Street No. 4 toward Walnut Boulevard. Please explain the intent of this swale and how surface water collected by this swale will be handled as it reaches Walnut Boulevard.

*There is no such swale indicated on any of the drawings.*

- 3) Proposed grading contour lines along a) the west edge of the site between Station 8+50 and Station 10+50 of Local Street No. 4 and b) west of the Fire Department Access Road, terminate abruptly instead of extending into existing contours. Correct this to show how proposed grading will match into existing terrain.

*This will be coordinated with the adjacent apartment site design which is presently on-going. Clarification made for the time being.*

- 4) The Grading Master Plan sheet C1.01 and the Clearing and Grubbing Plan sheet C2.01 are marked “For Reference Only” in the title bar. Before plans can be approved, this descriptor must be removed.

*Revision made.*

**EROSION CONTROL:**

- 1) Project that disturb one or more acres are required to obtain a 1200-C permit from the Oregon Department of Environmental Quality. A fact sheet explaining the permitting process is enclosed. Contact the DEQ Western Region at 750 Front Street, NE, #120, Salem, OR 97301, 1-800-349-7677, for more information. A Land Use Compatibility Statement will be required by DEQ from the City of Corvallis. Development Services can assist you in obtaining this statement. A copy of the issued 1200-C permit must be submitted to Development Services before the subject permit is issued.

*Copy of the 1200-C permit accompanies this letter.*

- 2) Detail 5 on sheet ECP 3.00 correctly gives the maximum sediment barrier spacing for given site slope, as required by Table 3-12 of the City of Corvallis Erosion Prevention and Sediment Control Manual. On sheet ECP 2.00, in the area north of Local Street No.4, proposed grading results in an average slope of 15%. For this slope, the maximum sediment barrier spacing is 150-feet. The single supported silt fence shown just north of Local Street No.4 is inadequate to contain sediment from the 400-feet of graded slope above. Provide additional sediment barriers, installed along contour lines, at a spacing not to exceed 150 feet. Suggested locations for two additional sediment barrier runs are along proposed 326-ft and 340-ft contours. On sheet ECP 2.00, in the area north of Walnut Boulevard and south of Local Street No.4, proposed grading results in an average slope of 12%. For this slope, the maximum sediment barrier spacing is also 150-feet. The single supported silt fence shown just north of Walnut Boulevard is inadequate to contain sediment from the 250-feet of graded slope above. Provide additional sediment barriers, installed along contour lines, at a spacing not to exceed 150 feet. A suggested location for an additional sediment barrier run is along the proposed 302-ft contour.

*Sediment fence and sediment barrier spacing are confined to the limits of the PIP03-1385 work and as such, meet the maximum spacing stated above.*

- 3) Detail 2 on sheet ECP 2.00 gives sediment fence filter fabric specifications that do not meet the minimum requirements as indicated in Table 3-13 of the City of Corvallis Erosion Prevention and Sediment Control Manual. Please modify the filter fabric specifications to meet these minimum requirements.

*Detail 3.3.1 from City EPSC substituted on Sheet ECP 3.00.*

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- 4) Add a dimension to Detail 2 on sheet ECP 2.00 showing the maximum sediment fence post spacing of 6-feet, as required by Detail Drawing 3.3.1 of the City of Corvallis Erosion Prevention and Sediment Control Manual. Also, the "Front View" of Detail 2 indicates 2" x 4" wood posts for support, exceeding the 2" x 2" requirement shown on the "Side View" and "Top View".

*Detail 3.3.1 from City EPSC substituted on Sheet ECP 3.00.*

- 5) Provide standard "Erosion Control Notes" on the plans, which can be found in Appendix B of the City of Corvallis Erosion Prevention and Sediment Control Manual. Include notes on "Wet Weather Measures", as shown in Table 3-3 of the Erosion Prevention and Sediment Control Manual.

*Notes added to Sheet ECP 2.00.*

- 6) Sheet ECP 2.00 shows a proposed sediment barrier completely surrounding the detention pond at the northeast corner of the Walnut and Kings Boulevard intersection. Since no grading is proposed upslope of this sediment barrier, the barrier seems unnecessary along the north and east sides unless the intent is to divert upslope runoff away from the detention pond area during construction.

*Revision made.*

- 7) The Erosion Control Plan sheet ECP2.00 and the Erosion Control Details sheet ECP3.00 are marked "For Reference Only" in the title bar. Before plans can be approved, this descriptor must be removed.

*Revision made.*

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**FIRE:**

The following three fire department comments will be addressed as part of the P1PC review process. Contact Josh Bjornstedt in the Public Works Department at (541) 766-6729 x5198 for more information.

- 1) Utilize a minimum 20-foot radius on the inside "T" intersection of the Fire Department Access Road, not the 12-foot radius shown on Sheet C2.02 and depicted again on Sheet C2.21.
- 2) What type of approach is proposed at the northeast termination of the Fire Department Access Road into Local Street No.4? It appears to be a full-face curb. Instead, a typical driveway approach or "rolled" curb is required.
- 3) Is the Fire Department Access Road within an easement or right-of-way that is not shown on Sheet C1.01? What provision guarantees future emergency vehicle use or connection to this vehicle drive by adjacent parcel(s), including the apartment complex?

*These will be reviewed with Josh.*

If you have any questions, please do not hesitate to contact me.

Sincerely,



Lyle E. Hutchens  
Project Manager

LEH/nre  
02-421-MLouie-04-11-2006