FIGURE 1A
General Location
Oak Ridge Meadows - McMinnville, Oregon
United States Geological Survey (USGS), McMinnville, Oregon-Yamhill Co., 7.5 Quadrangle, 2017
(viewer/nationalmap.gov/basic)
THERE ARE SOME LARGE OAK TREES ALONG THE PROPERTY LINE IN THIS AREA.

Wetland A (5.27 ac)
Wetland B (0.01 ac)
Wetland C (0.02 ac)
Wetland D (0.01 ac)
Wetland E (0.17 ac)
Wetland F (0.01 ac)
Baker Creek (0.14 ac)

TL 1202
TL 1300
15' Wide Sewer Easement
20' Wide Easement
Gravel Road

Figure 4
Existing Conditions
Oak Ridge Meadows - McMinnville, Oregon

Survey provided by
Leland MacDonald & Associates, LLC
Survey sub-centimeter.

Existing Stormwater Facility and Outfall
Approximate Location of Failed Wetland Mitigation Area.

LEGEND
- Project Area Boundary
  (648,836 sf / 14.89 ac)
- Wetland
  (Site Total 239,160 sf / 5.49 ac)
- Waters of the State/US
  (6,342 sf / 0.14 ac)
- Ordinary High Water (OHW)
- Tax Lot Line
- Direction of Flow
- Existing Contour

Scale in Feet
0 125 250 500

C:\Users\Lisa\Desktop\WorkFromHome\6587 Oak Ridge\AutoCAD\Plot Dwg\JPA Figures\Fig4 ExistCond OV.dwg, 6/19/2020 3:18:59 PM, AutoCAD PDF (High Quality Print).pc3

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THERE ARE SOME LARGE OAK TREES ALONG THE PROPERTY LINE IN THIS AREA.

Wetland A  (5.27 ac)
Wetland B  (0.01 ac)
Wetland C  (0.02 ac)
Wetland D  (0.01 ac)
Wetland E  (0.17 ac)
Wetland F  (0.01 ac)

Baker Creek  (0.14 ac)

TL 1300
20' Wide Gravel Road
Approximate Location of Failed Wetland Mitigation Area.

Proposed Stormwater Facility and Outfall

TL 1202
20' Wide Sewer Easement

Existing Stormwater Facility and Outfall

NOTE:
For Wetland Impacts See Figure 7, 7A-7C

FIGURE 5
Site Plan
Oak Ridge Meadows - McMinnville, Oregon

6-26-2020
Wetland A

PINOT NOIR DRIVE

Wetland C
(0.02 ac)

Baker Creek

TL 1202

15' Wide Sewer Easement

Gravel Road

Approximate Location of Failed Wetland Mitigation Area.

Wetland A Continues Beyond Study Area

Existing Stormwater Facility and Outfall Pipe

Proposed Storm Pipe

Proposed Catch Basin

direction of pipe flow

Stormwater Plan
Oak Ridge Meadows - McMinnville, Oregon

NOTE:
For Stormwater Outfall Detail
See Figure 6B.
OUTFALL/FLOW CONTROL SECTION
(N.T.S)

10-YR OUTLET
IE = 121.30

½ 2-YR OUTLET (6")
IE = 119.20

POND/SWALE

NEW 12-8' REDUCER

TOP OF BERM
ELEV = 124.0

OVERFLOW NEIR
ELEV = 123.5

NEW RIP RAP

EXIST. RIP RAP

EXIST. 12" SD, S=0.5%

BAKER CREEK

NEW 10' SD, S=0.5%
THERE ARE SOME LARGE OAK TREES ALONG THE PROPERTY LINE IN THIS AREA.

Wetland A (5.27 ac)

PINOT NOIR DRIVE

Wetland B (0.01 ac)

Wetland C (0.02 ac)

Wetland D (0.01 ac)

Wetland E (0.17 ac)

Wetland F (0.01 ac)

Baker Creek (0.14 ac)

TL 1202 20' Wide Easement

Gravel Road

Approximate Location of Failed Wetland Mitigation Area.

NOTE

See Figures 7A-7E For Wetland Impact Cross Sections A-A' - G-G'.

LEGEND

Project Area Boundary

Existing Stormwater Facility and Outfall

Existing Stormwater Facility and Outfall

Grading Plan, Wetland Impacts, and Cross Section Locations Overview

Oak Ridge Meadows - McMinnville, Oregon

Fig 7 6-26-2020

Plans Provided by Westech Engineering, Inc.
Wetland Impact Cross Sections A-A' and B-B'

Oak Ridge Meadows - McMinnville, Oregon

FIGURE 7A

6-26-2020
Wetland Impact Cross Section F-F’

Oak Ridge Meadows - McMinnville, Oregon

FIGURE 7D

6-26-2020
THERE ARE SOME LARGE OAK TREES ALONG THE PROPERTY LINE IN THIS AREA.

Approximate Location of Failed Wetland Mitigation Area.

Existing Stormwater Facility and Outfall

Wetland A (5.27 ac)

Wetland B (0.01 ac)

Wetland C (0.02 ac)

Wetland D (0.01 ac)

Wetland E (0.17 ac)

Wetland F (0.01 ac)

Baker Creek (0.14 ac)

15' Wide Sewer Easement

20' Wide Easement

Gravel Road

Wetland A Continues Beyond Study Area

TL 1300

TL 1202

LEGEND

Project Area Boundary

Wetland (Site Total 239,160 sf / 5.49 ac)

Waters of the State/US (6,342 sf / 0.14 ac)

Ordinary High Water (OHW)

Direction of Flow

Existing Contour

Orange Silt Fence

Silt Sack (Inlet Protection)

Bio Bags

Construction Entrance

Staging/Stockpile Area

SCALE IN FEET

Plans Provided by Westech Engineering, Inc.

Erosion / Sediment Control Plan
Oak Ridge Meadows - McMinnville, Oregon

FIGURE 8

6-19-2020