


Source: Linn County GIS Maps. <https://gis.co.linn.or.us/portal/apps/webappviewer/index.html>

<p>Environmental Science &amp; Assessment, LLC</p> 	<p>Vicinity Map Curry Property Albany, Oregon</p>	<p><b>Figure 1</b></p>  <p>0 5,610 11,220 ft</p>
--	---	---



Source: earth.google.com

Imagery Date: 06/02/2021

Environmental  
Science &  
Assessment, LLC



# Aerial Photograph Curry / Ellingson Road Property Linn County, Oregon

## Figure 3





# OVERALL WETLANDS IMPACT EXHIBIT

CURRY MEADOWS

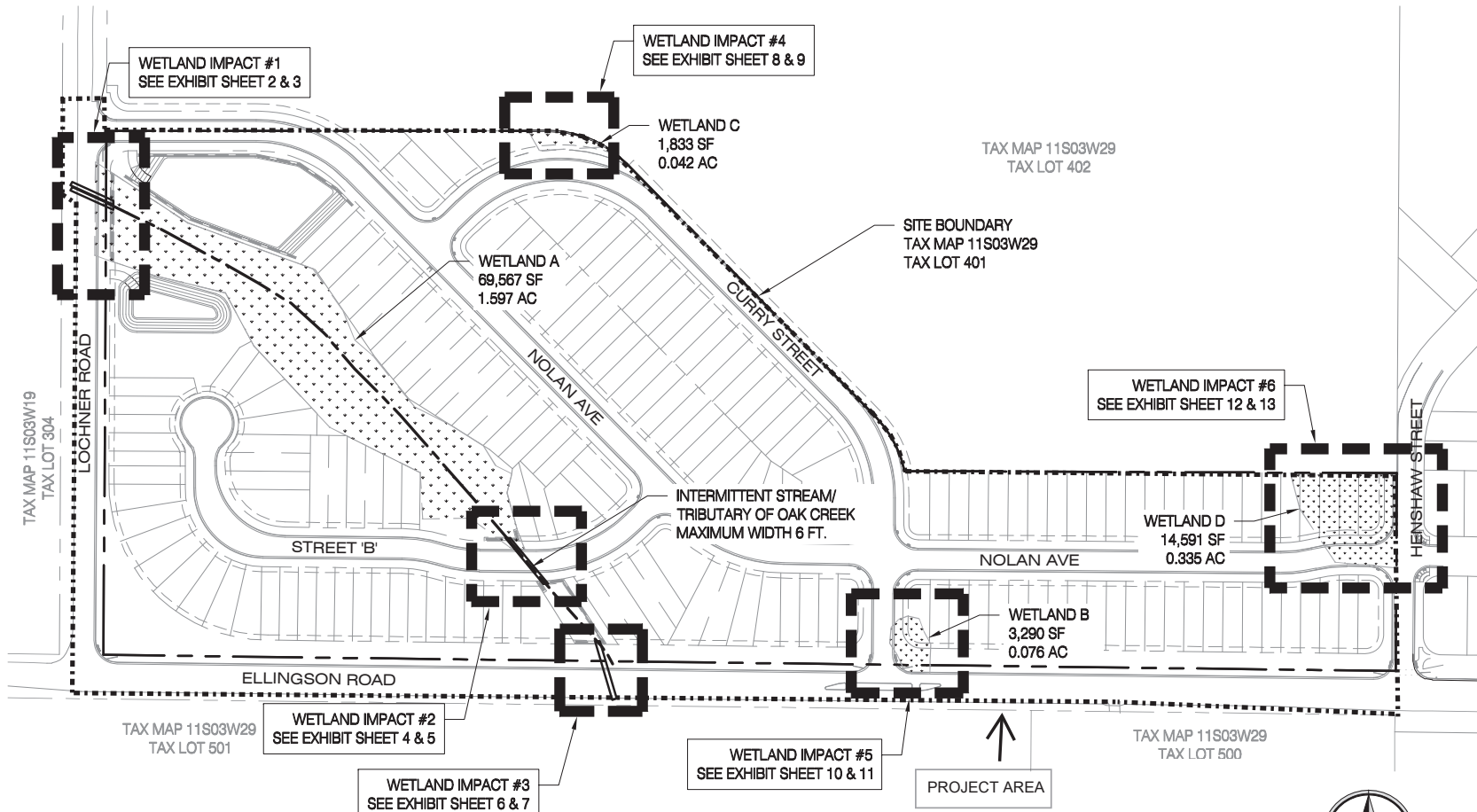
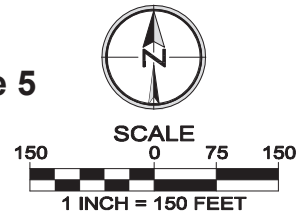


Figure 5



**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 503.643.8286 | WWW.PD-GRP.COM

Designed by	WID	Date	07/2023
Drawn by	WID	Date	07/2023
Reviewed by	LRL	Date	07/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

384-003 OVERALL IMPACTS.DWG

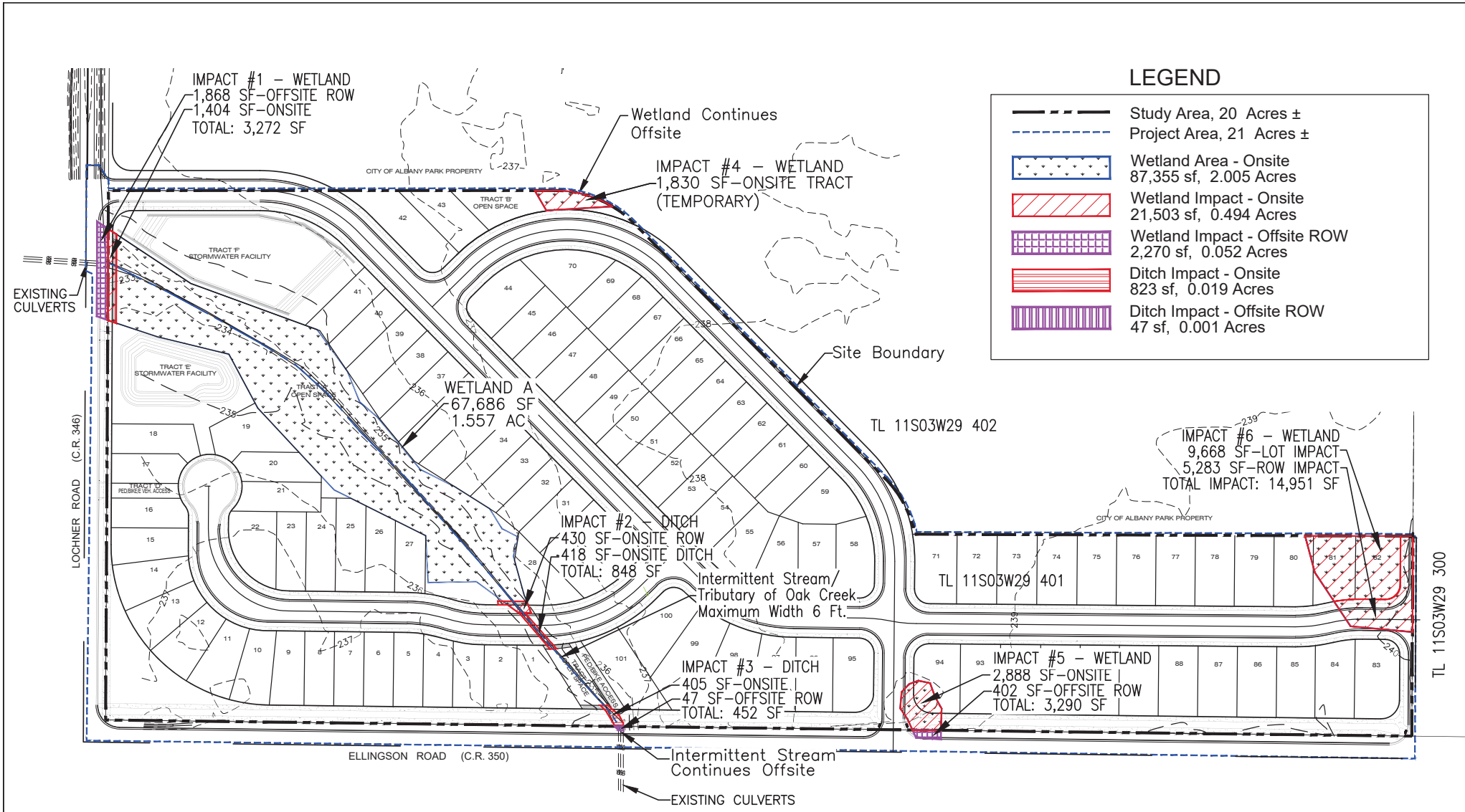
**Project**  
CURRY MEADOWS

**No.**  
384-003

**Type**  
ENGINEERING

**Sheet**

1 of 13



Environmental Science & Assessment, LLC



4831 NE Fremont St., Suite 2B  
 Portland, OR 97213  
 Phone: 503.478.0424  
 www.esapdx.com

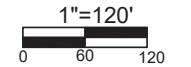
## WETLAND IMPACTS

### Curry Meadows Albany, Oregon

Base Map Source:	Pioneer Design Group, Inc.
Modified By:	KR/PD
Date:	5/27/2022
Rev: 4/20/23	Update: 5/15/23
Proj. #	21045

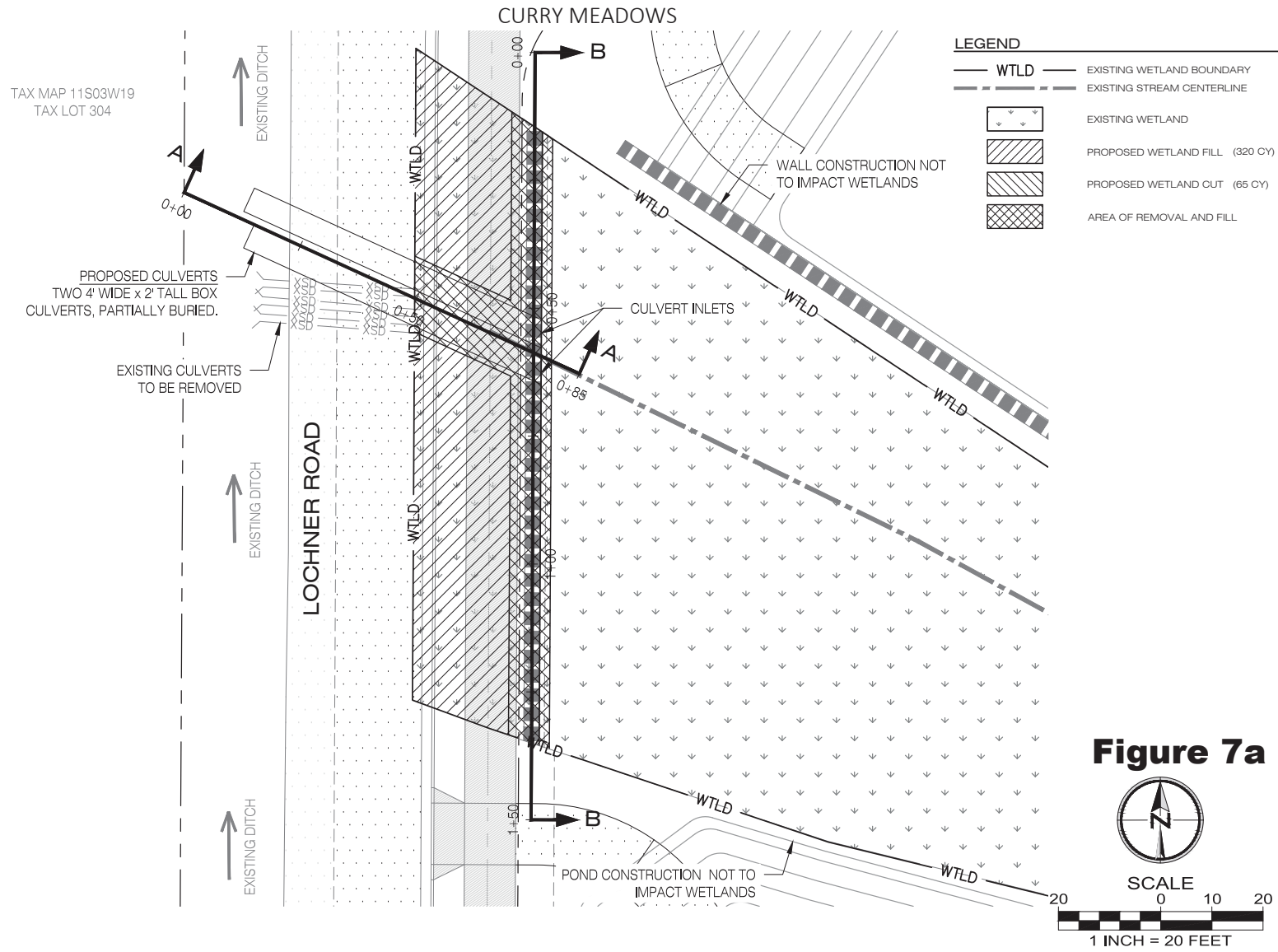


## Figure 6



Update: 8/2/23

# WETLAND IMPACT #1 - PLAN VIEW



**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 503.643.8286 | WWW.PD-GRP.COM

Designed by	WJD	Date	05/2023
Drawn by	WJD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

384-003 WETLAND IMPACTS.DWG

**Project**  
CURRY MEADOWS

**No.**  
384-003

**Type**  
ENGINEERING

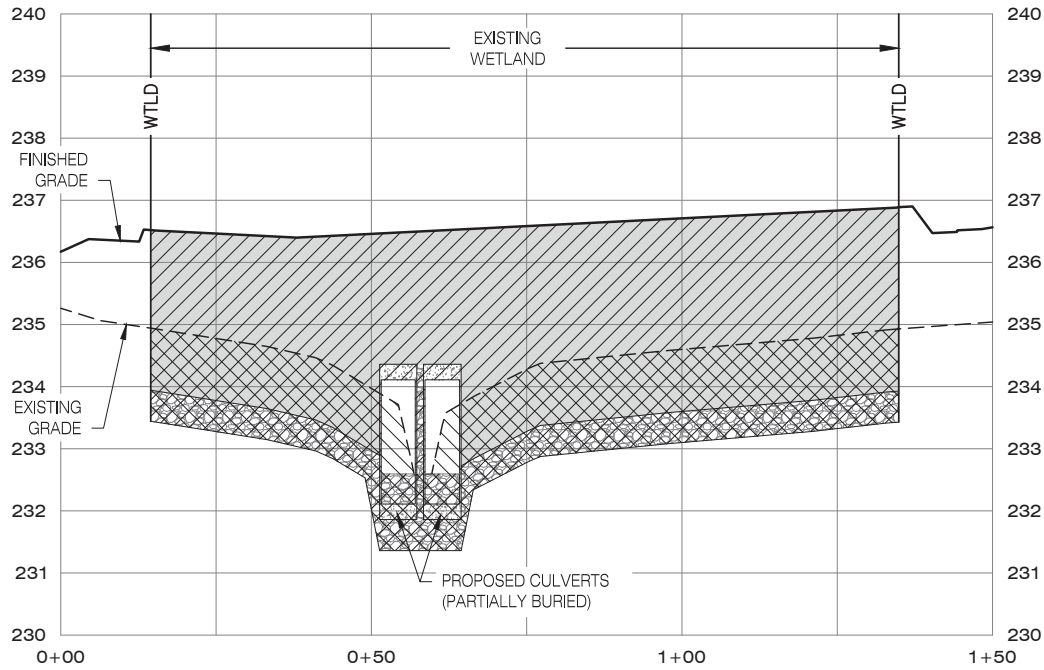
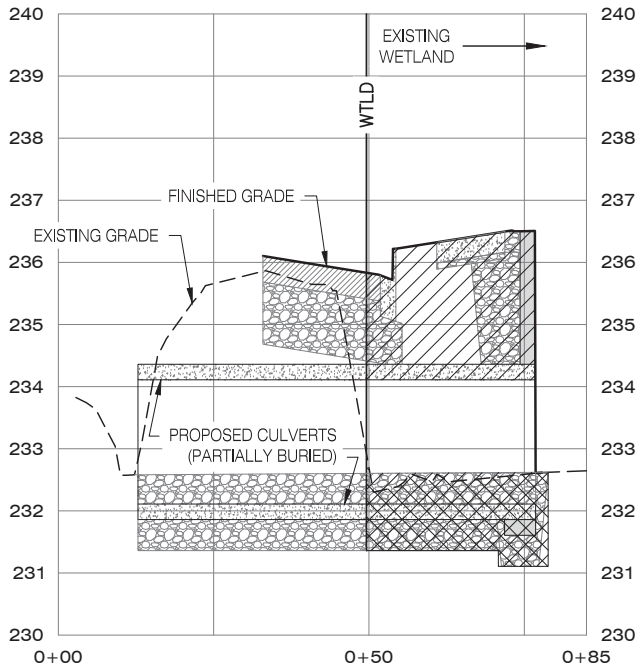
**Sheet**

**2** of **13**

B:\Projects\384-003-19\Engineering\Exhibits\384-003 Wetland Impacts.dwg 5/12/2023 8:54:17 AM

# WETLAND IMPACT #1 - PROFILE VIEW

CURRY MEADOWS



SECTION A-A (WETLAND IMPACT #1)

SCALE: 1"=20' (H), 1"=2' (V)

SECTION B-B (WETLAND IMPACT #1)

SCALE: 1"=20' (H), 1"=2' (V)

## Figure 7b

### LEGEND

WTLD	EXISTING WETLAND BOUNDARY
	PROPOSED WETLAND FILL (320 CY)
	PROPOSED WETLAND CUT (65 CY)
	AREA OF REMOVAL AND FILL

**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 503.643.8286 | PH: 808.753.2376  
 WWW.PD-GRP.COM

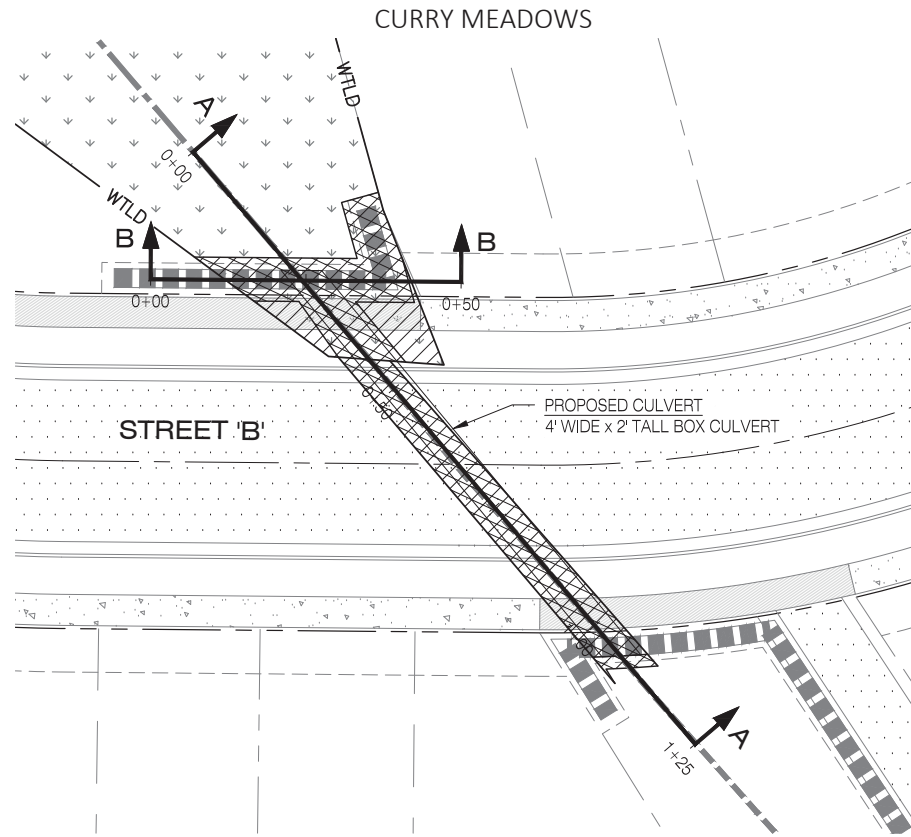
Designed by	WJD	Date	05/2023
Drawn by	WJD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

384-003 WETLAND IMPACTS.DWG

Project	CURRY MEADOWS
No.	384-003
Type	ENGINEERING
Sheet	

3 of 13

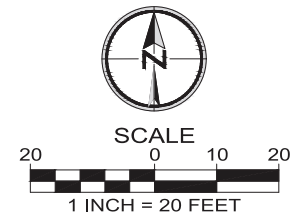
# WETLAND IMPACT #2 - PLAN VIEW



### LEGEND

- WTLD — EXISTING WETLAND BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING INTERMITTENT STREAM
- EXISTING WETLAND
- PROPOSED WETLAND FILL (98.5 CY)
- PROPOSED WETLAND CUT (36.5 CY)
- AREA OF REMOVAL AND FILL

**Figure 7c**



**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 503.643.8286 PH: 808.753.2376  
 WWW.PD-GRP.COM

Designed by	WJD	Date	05/2023
Drawn by	WJD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

384-003 WETLAND IMPACTS.DWG

Project  
CURRY MEADOWS

No.  
384-003

Type  
ENGINEERING

Sheet

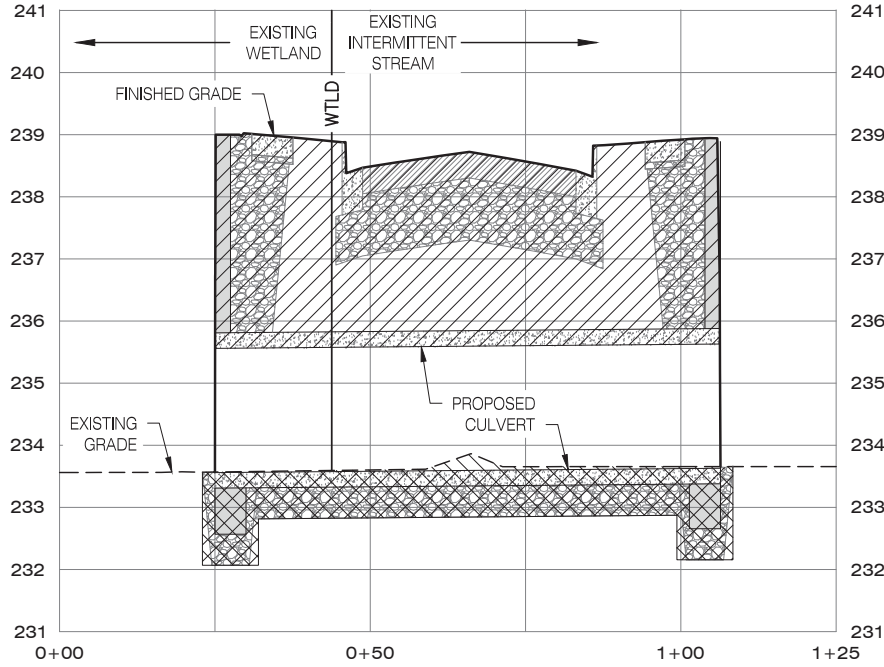
**4** of **13**



B:\Projects\384-003-19\Engineering\Exhibits\384-003 Wetland Impacts.dwg 5/12/2023 8:54:27 AM

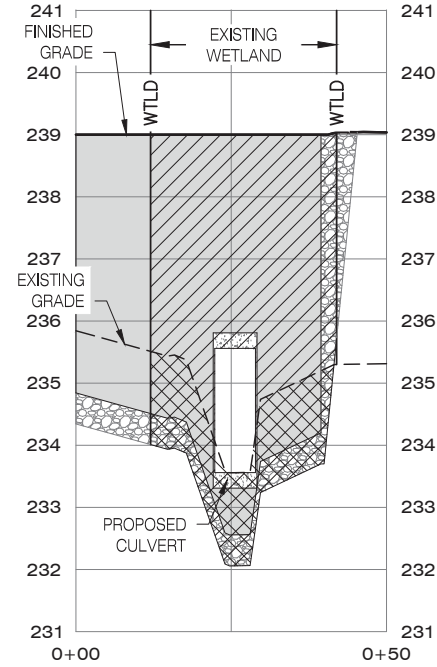
# WETLAND IMPACT #2 - PROFILE VIEW

CURRY MEADOWS



**SECTION A-A (WETLAND IMPACT #2)**

SCALE: 1"=20' (H), 1"=2' (V)



**SECTION B-B (WETLAND IMPACT #2)**

SCALE: 1"=20' (H), 1"=2' (V)

## Figure 7d

**LEGEND**

— WTLD	— EXISTING WETLAND BOUNDARY
	PROPOSED WETLAND FILL (98.5 CY)
	PROPOSED WETLAND CUT (36.5 CY)
	AREA OF REMOVAL AND FILL

**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 808.753.2376  
 WWW.PD-GRP.COM

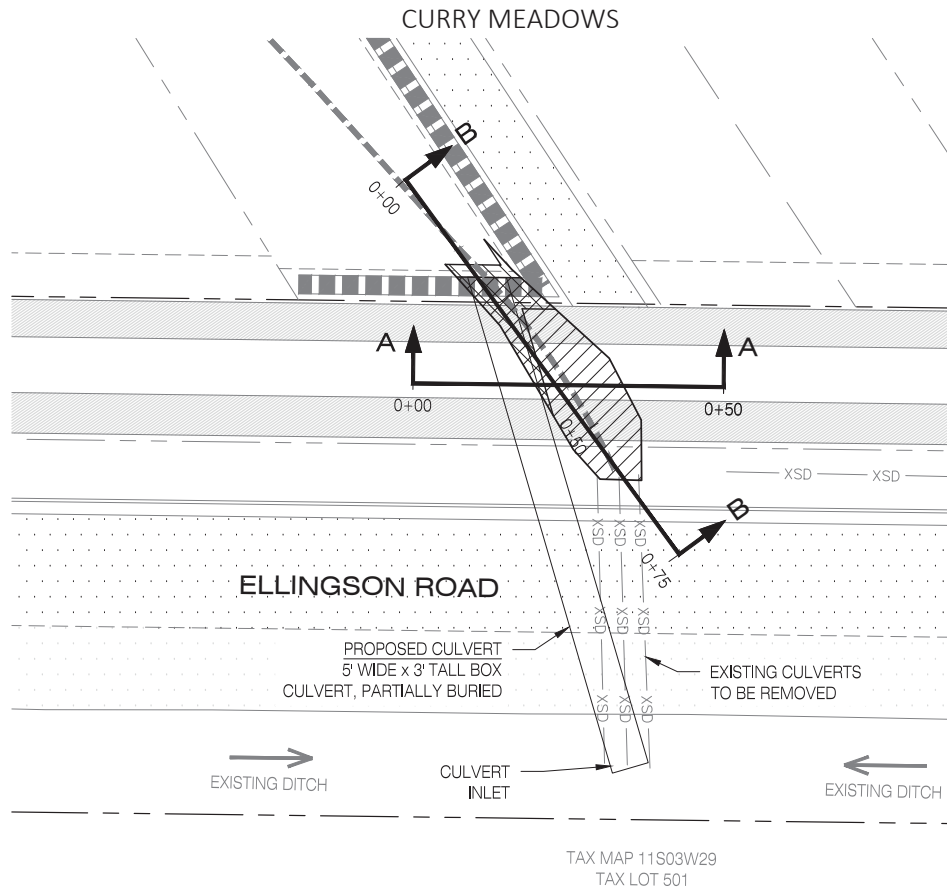
Designed by	WJD	Date	05/2023
Drawn by	WJD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

384-003 WETLAND IMPACTS.DWG

Project  
CURRY MEADOWS  
 No.  
384-003  
 Type  
ENGINEERING  
 Sheet

**5** of **13**

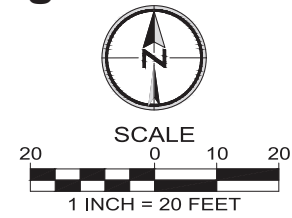
# WETLAND IMPACT #3 - PLAN VIEW



## LEGEND

- WTLD — EXISTING WETLAND BOUNDARY
- EXISTING STREAM CENTERLINE
- EXISTING INTERMITTENT STREAM
- EXISTING WETLAND
- PROPOSED WETLAND FILL (70 CY)
- PROPOSED WETLAND CUT (8.5 CY)
- AREA OF REMOVAL AND FILL

**Figure 7e**



**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 503.643.8286 PH: 808.753.2376  
 WWW.PD-GRP.COM

Designed by	WJD	Date	05/2023
Drawn by	WJD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

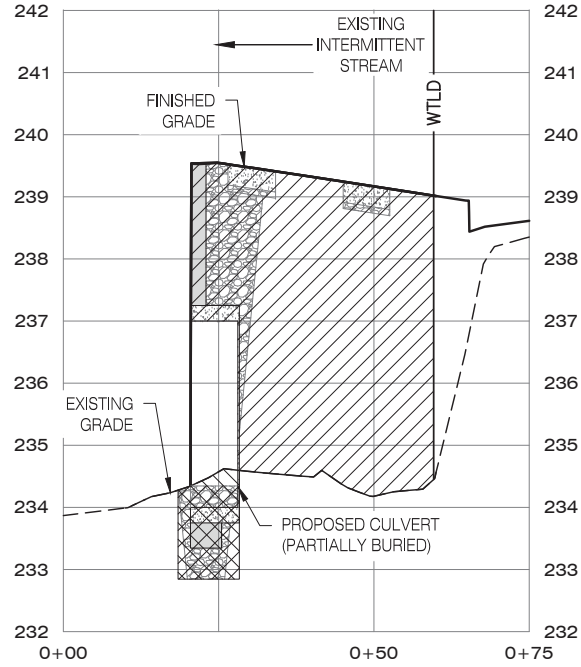
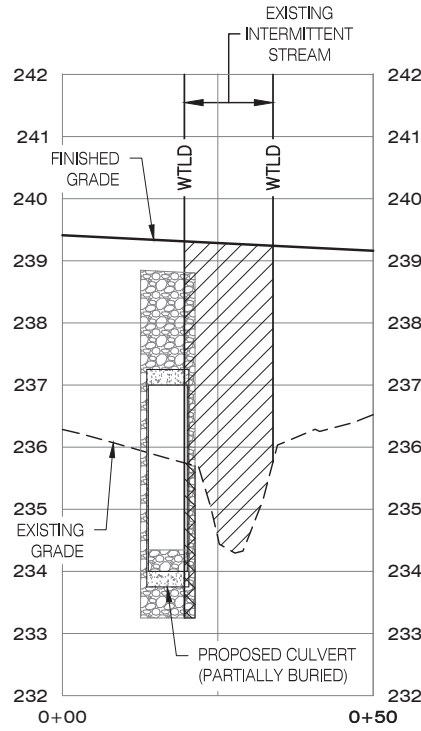
384-003 WETLAND IMPACTS.DWG

Project	CURRY MEADOWS
No.	384-003
Type	ENGINEERING
Sheet	6 of 13

B:\Projects\384-003-19\Engineering\Exhibits\384-003 Wetland Impacts.dwg 5/12/2023 8:54:37 AM

# WETLAND IMPACT #3 - PROFILE VIEW

CURRY MEADOWS



## Figure 7f

**LEGEND**

— WTLD	— EXISTING WETLAND BOUNDARY
	PROPOSED WETLAND FILL (70 CY)
	PROPOSED WETLAND CUT (8.5 CY)
	AREA OF REMOVAL AND FILL

**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 503.643.8286 | PH: 808.753.2376  
 WWW.PD-GRP.COM

Designed by	WJD	Date	05/2023
Drawn by	WJD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

384-003 WETLAND IMPACTS.DWG

**Project**  
CURRY MEADOWS

**No.**  
384-003

**Type**  
ENGINEERING

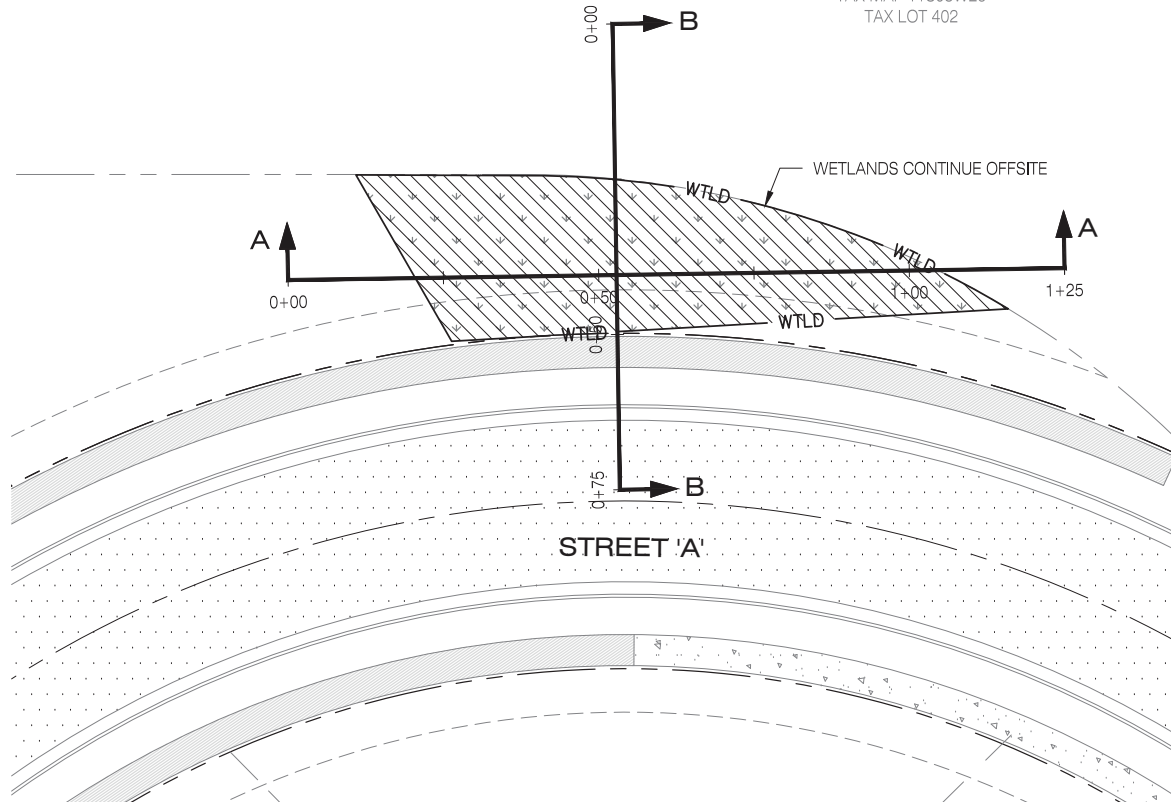
**Sheet**

**7** of **13**





# WETLAND IMPACT #4 - PLAN VIEW

CURRY MEADOWS

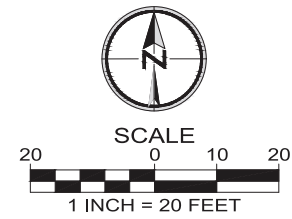
TAX MAP 11S03W29  
TAX LOT 402



## LEGEND

- WTL'D — EXISTING WETLAND BOUNDARY
-  EXISTING WETLAND
-  PROPOSED WETLAND FILL (0.0 CY)
-  PROPOSED WETLAND CUT (27.0 CY)
-  AREA OF REMOVAL AND FILL

**Figure 7g**



**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 503.643.8286 | PH: 808.753.2376  
 WWW.PD-GRP.COM

Designed by	WJD	Date	05/2023
Drawn by	WJD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

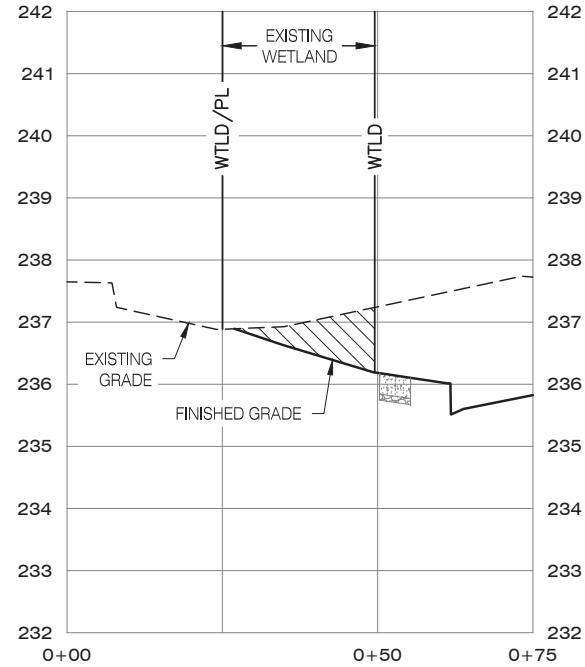
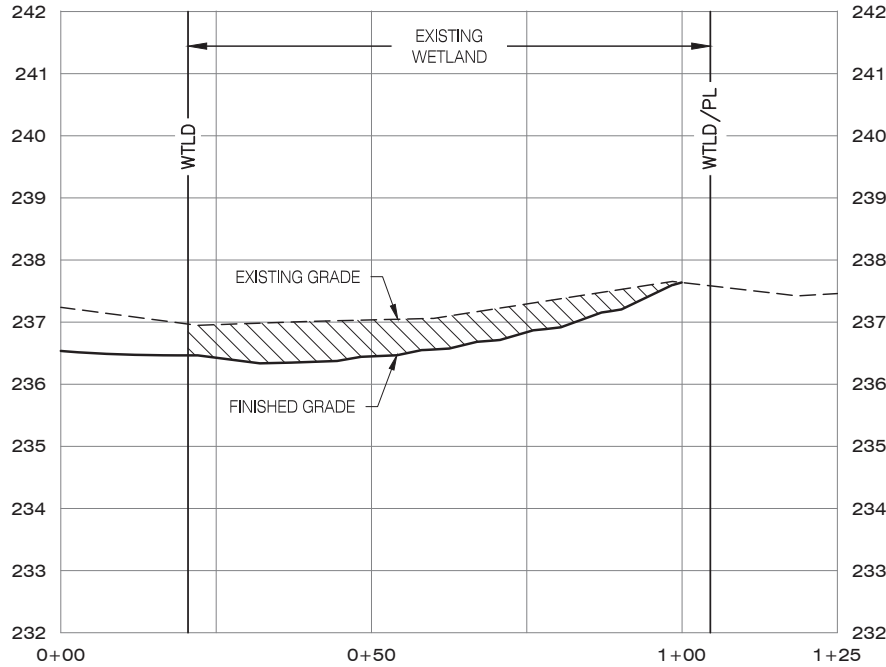
384-003 WETLAND IMPACTS.DWG

Project	CURRY MEADOWS
No.	384-003
Type	ENGINEERING
Sheet	

**8** of **13**

# WETLAND IMPACT #4 - PROFILE VIEW

CURRY MEADOWS



## Figure 7h

LEGEND	
— WTLD	— EXISTING WETLAND BOUNDARY
	PROPOSED WETLAND FILL (0.0 CY)
	PROPOSED WETLAND CUT (27.0 CY)
	AREA OF REMOVAL AND FILL

**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 503.643.8286  
 WWW.PD-GRP.COM

Designed by	WJD	Date	05/2023
Drawn by	WJD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

384-003 WETLAND IMPACTS.DWG

**Project**  
CURRY MEADOWS

**No.**  
384-003

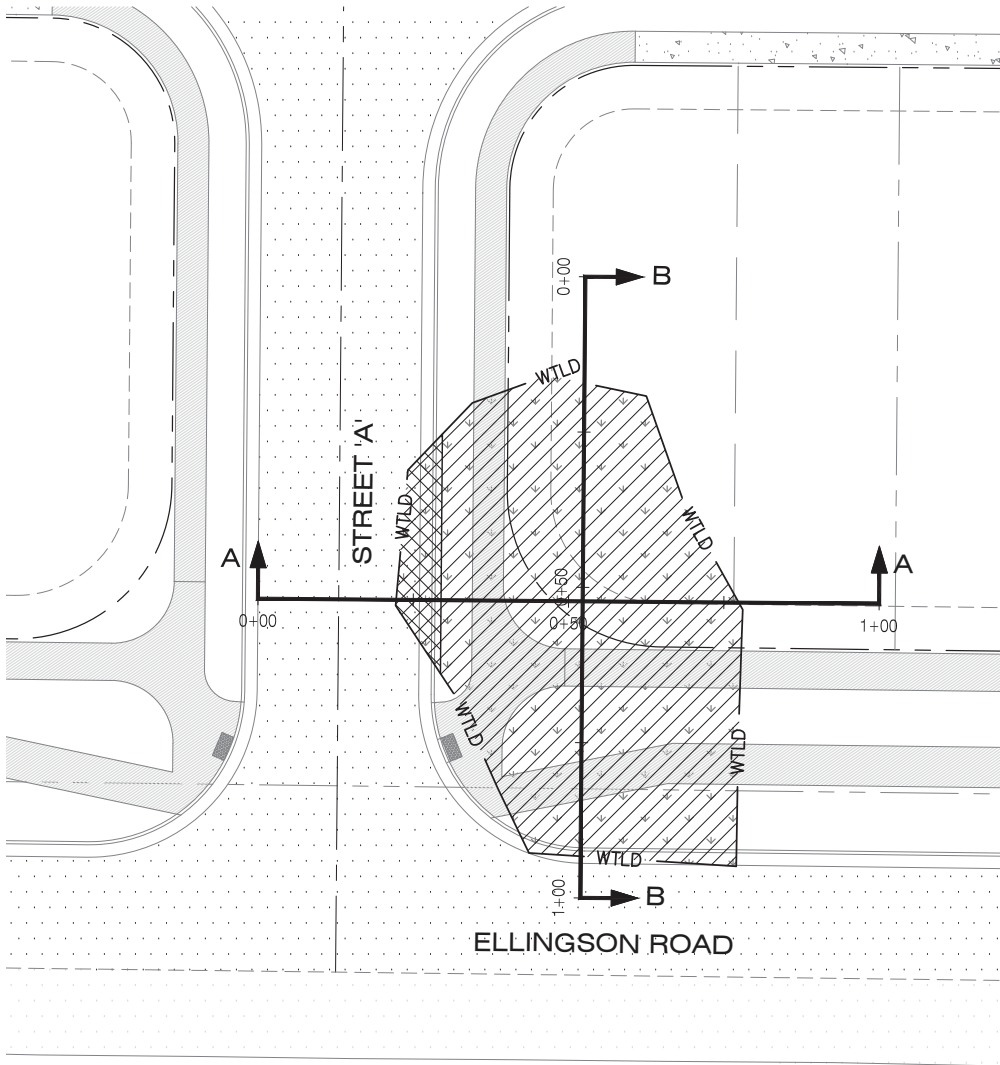
**Type**  
ENGINEERING

**Sheet**

**9** of **13**

# WETLAND IMPACT #5 - PLAN VIEW

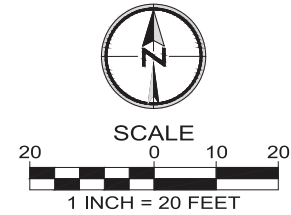
CURRY MEADOWS



### LEGEND

- WTLD — EXISTING WETLAND BOUNDARY
- EXISTING WETLAND
- PROPOSED WETLAND FILL (320.5 CY)
- PROPOSED WETLAND CUT (4 CY)
- AREA OF REMOVAL AND FILL

**Figure 7i**



**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 503.643.8286  
 WWW.PD-GRP.COM

Designed by	WJD	Date	05/2023
Drawn by	WJD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

384-003 WETLAND IMPACTS.DWG

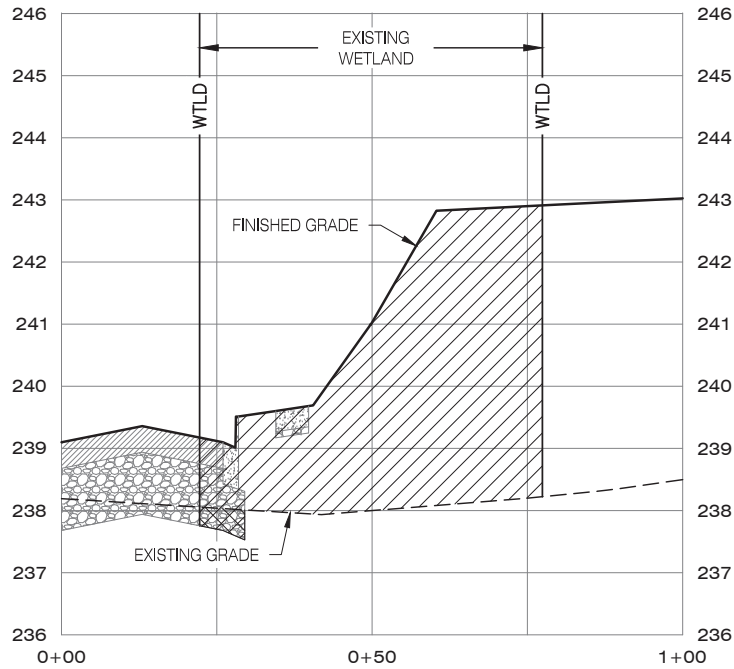
Project  
 CURRY MEADOWS  
 No.  
 384-003  
 Type  
 ENGINEERING  
 Sheet

**10** of **13**

B:\Projects\384-003-19\Engineering\Exhibits\384-003 Wetland Impacts.dwg 5/12/2023 8:54:59 AM

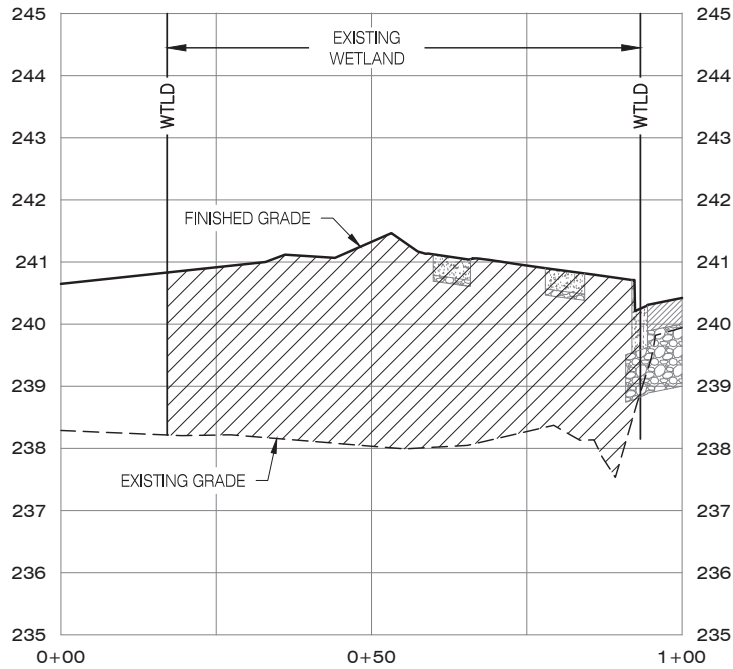
# WETLAND IMPACT #5 - PROFILE VIEW

CURRY MEADOWS



**SECTION A-A (WETLAND IMPACT #5)**

SCALE: 1"=20' (H), 1"=2' (V)



**SECTION B-B (WETLAND IMPACT #5)**

SCALE: 1"=20' (H), 1"=2' (V)

## Figure 7j

### LEGEND

— WTLD	— EXISTING WETLAND BOUNDARY
	PROPOSED WETLAND FILL (320.5 CY)
	PROPOSED WETLAND CUT (4 CY)
	AREA OF REMOVAL AND FILL

**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 808.753.2376  
 WWW.PD-GRP.COM

Designed by	WJD	Date	05/2023
Drawn by	WJD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

384-003 WETLAND IMPACTS.DWG

**Project**  
CURRY MEADOWS

**No.**  
384-003

**Type**  
ENGINEERING

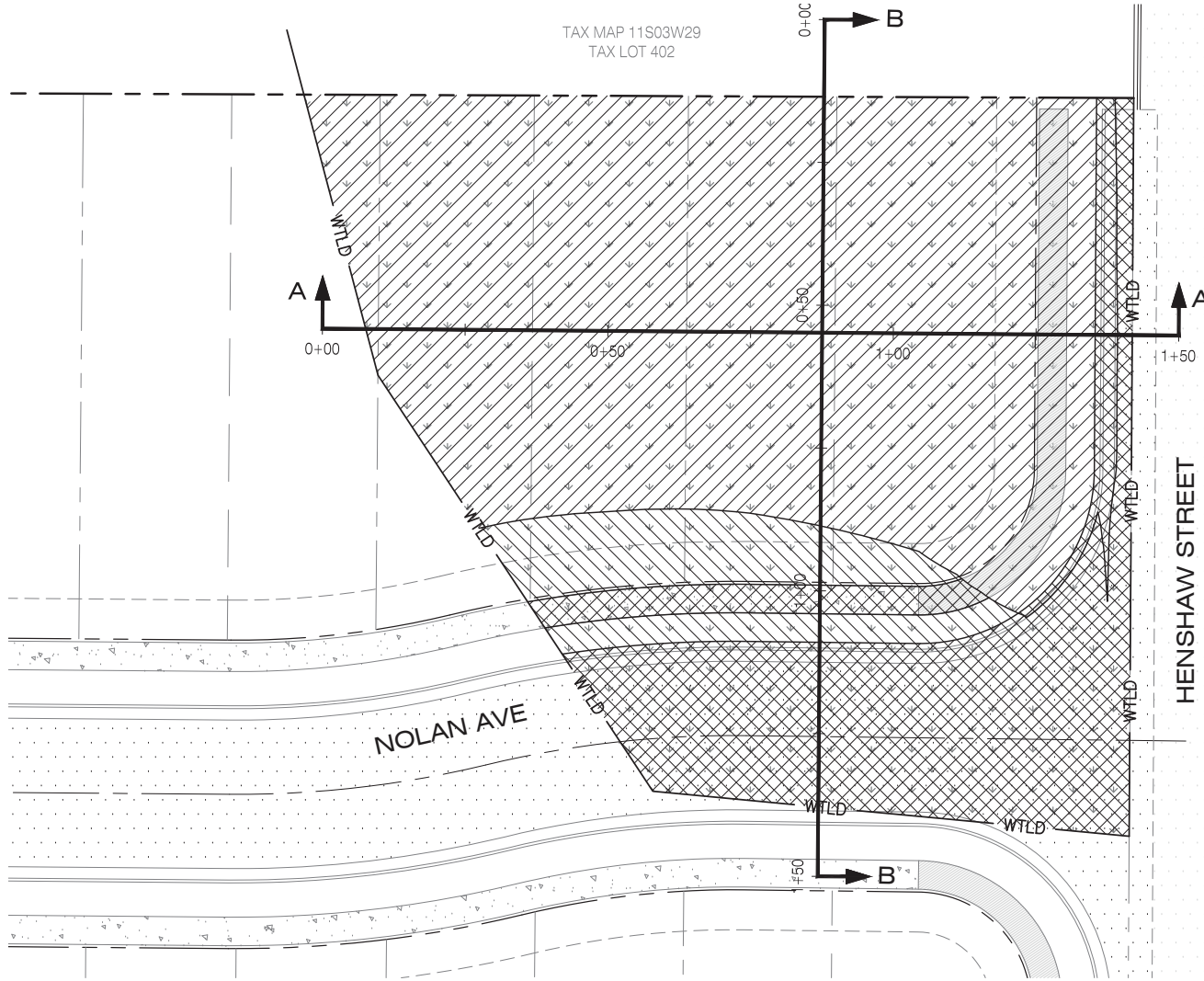
**Sheet**

**11** of **13**

# WETLAND IMPACT #6 - PLAN VIEW

CURRY MEADOWS

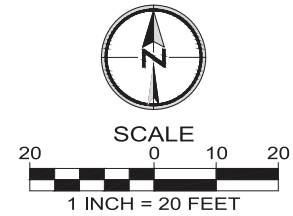
TAX MAP 11S03W29  
TAX LOT 402



### LEGEND

- WTLD — EXISTING WETLAND BOUNDARY
- EXISTING WETLAND
- PROPOSED WETLAND FILL (405 CY)
- PROPOSED WETLAND CUT (302 CY)
- AREA OF REMOVAL AND FILL

**Figure 7k**



**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 808.753.2376  
 WWW.PD-GRP.COM

Designed by	WJD	Date	05/2023
Drawn by	WJD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

384-003 WETLAND IMPACTS.DWG

Project  
CURRY MEADOWS

No.  
384-003

Type  
ENGINEERING

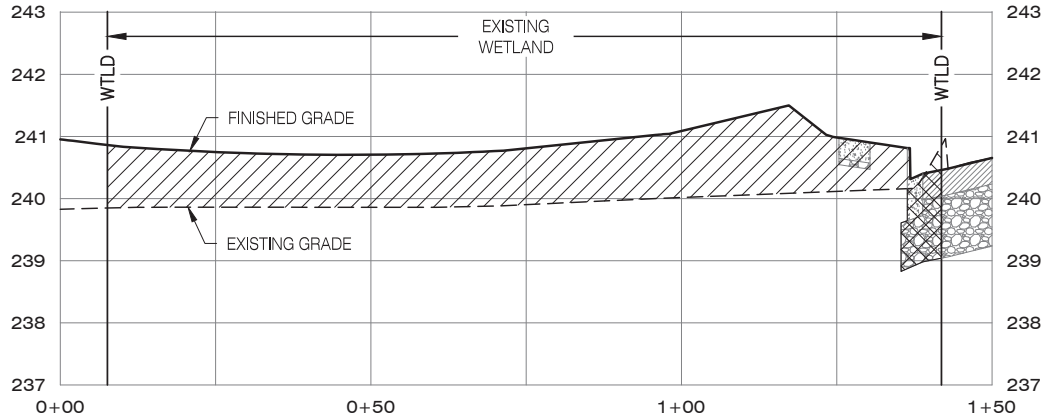
Sheet

**12** of **13**

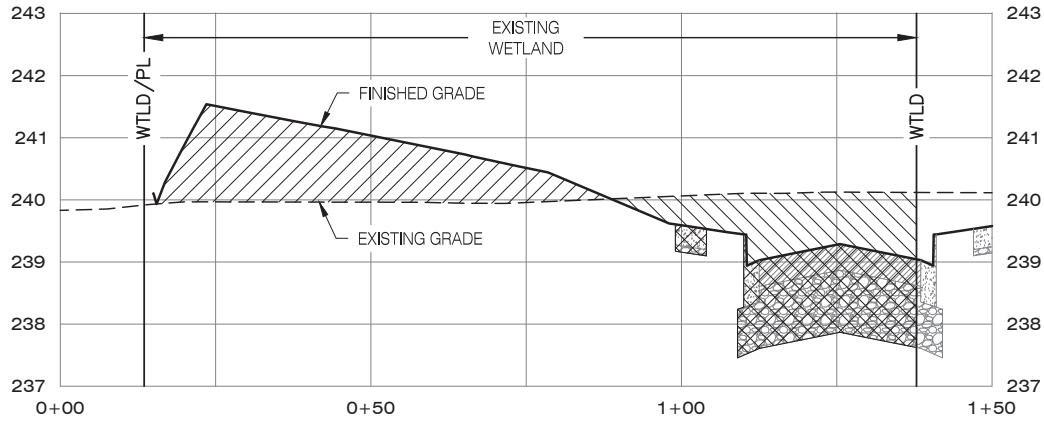


# WETLAND IMPACT #6 - PROFILE VIEW

CURRY MEADOWS



**SECTION A-A (WETLAND IMPACT #6)**  
SCALE: 1"=20' (H), 1"=2' (V)



**SECTION B-B (WETLAND IMPACT #6)**  
SCALE: 1"=20' (H), 1"=2' (V)

## Figure 7L

LEGEND	
	EXISTING WETLAND BOUNDARY
	PROPOSED WETLAND FILL (405 CY)
	AREA OF REMOVAL AND FILL

**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 808.753.2376  
 WWW.PD-GRP.COM

Designed by	WJD	Date	05/2023
Drawn by	WJD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

384-003 WETLAND IMPACTS.DWG

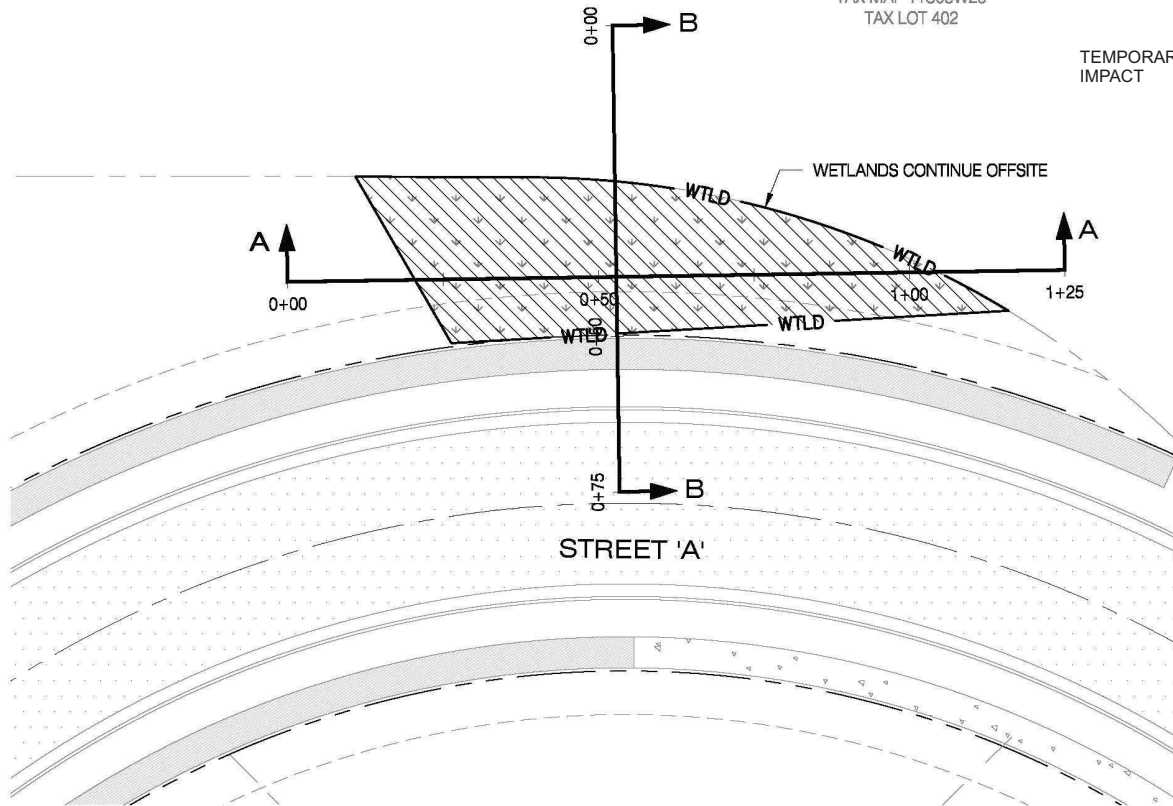
Project	CURRY MEADOWS
No.	384-003
Type	ENGINEERING
Sheet	

**13** of **13**

# RESTORATION PLAN

CURRY MEADOWS

TAX MAP 11S03W29  
TAX LOT 402



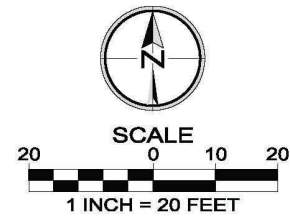
### LEGEND

- WTLD — EXISTING WETLAND BOUNDARY
- EXISTING WETLAND
- PROPOSED WETLAND FILL (0.0 CY)
- PROPOSED WETLAND CUT (27.0 CY)
- AREA OF REMOVAL AND FILL

TEMPORARY  
IMPACT

**Restoration Plan**  
- Reseed with 2 lbs of  
Native Wetlands Mix from  
Sunmark Seeds  
- Maintain hydrology  
from off-site wetland  
to north

**Figure 10**



**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 PORTLAND, OREGON | HONOLULU, HAWAII  
 PH: 503.643.8286  
 WWW.PD-GRP.COM

Designed by	WD	Date	05/2023
Drawn by	WD	Date	05/2023
Reviewed by	LRL	Date	05/2023
Project No.	384-003	REF.	
Horiz. Scale:			
Vert. Scale:			

384-003 WETLAND IMPACTS.DWG

<b>Project</b>	CURRY MEADOWS
<b>No.</b>	384-003
<b>Type</b>	ENGINEERING
<b>Sheet</b>	<b>8</b> of <b>13</b>