SITE DEVELOPMENT

TAX ACCOUNT #R961160130, R961160590 AND R961150770

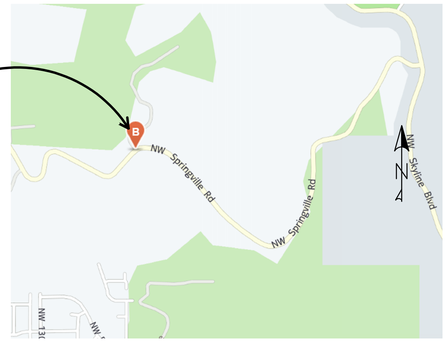
SPRINGVILLE SITE DEVELOPMENT

12424 SPRINGVILLE ROAD

PORTLAND, OREGON 97229

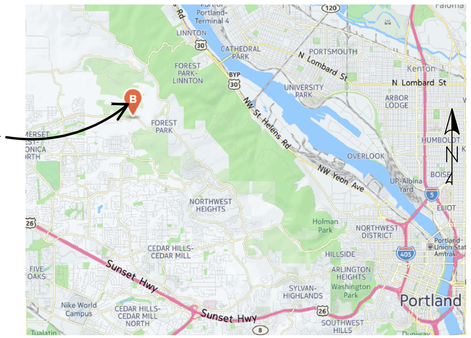
December 2024

PROJECT SITE

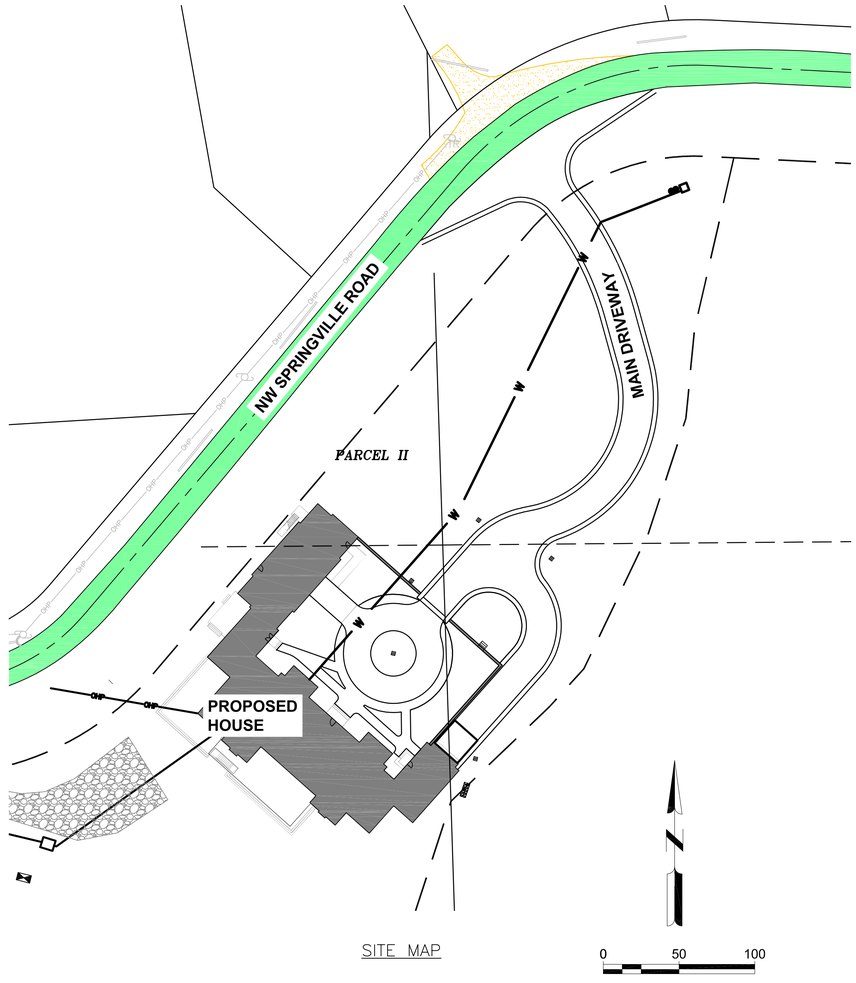


AREA MAP
NOT TO SCALE

PROJECT SITE



VICINITY MAP
NOT TO SCALE



SITE MAP

OWNER/DEVELOPER:

Scott & Stacy Reed
13305 NW Cornell Road
Suite C
Portland, OR 97229
(914) 391-6995

ENGINEER:

ERIK ESPARZA, PE
360-907-0621

SITE INFO:

SITE ADDRESS:
12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

TAX MAP & TAX LOT:
R324339, R324300 AND R501639
TAX LOTS 2800 & 3100 , SECTION 16 AND TAX LOT 600, SECTION 15, TOWNSHIP 1 NORTH, RANGE 1 WEST, W.M.
TAX ACCOUNT #R961160130, R961160590 AND R961150770

ZONING:
EXCLUSIVE FARM USE (EFU) AND
COMMERCIAL FOREST USE (CFU)

OVERLAY:
SIGNIFICANT ENVIRONMENTAL CONCERN FOR WILDLIFE HABITAT AND STREAMS; HILLSIDE DEVELOPMENT

EXISTING SITE AREA:
72.87 AC EXCLUSIVE FARM USE
11.56 AC COMMERCIAL FOREST USE
(IMPERVIOUS: 0.02 AC (BARN/PARLOR)
PERVIOUS: 84.41 AC)

IMPROVEMENT SITE AREA:
IMPERVIOUS (HOUSE/DECKS/DRIVEWAY): 16,860 SF (0.39 AC)
PERVIOUS PAVEMENT/GRAVEL ACCESS DRIVE/WALKWAY: 19,667 SF (0.45 AC)

PROJECTED DISTURBED AREA = 2.44 AC

EARTHWORK VOLUME:
CUT VOLUME = 9330 CY
FILL VOLUME = 5220 CY
NET VOLUME = 4110 CY CUT

No dirt stockpiles will be kept on-site.

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G-103	NEW SURVEY(EXISTING CONTOUR)
G-104	CONSTRUCTION NOTES
C-201	EXISTING ACCESS DEMOLITION PLAN
C-301	EROSION CONTROL PLAN
C-302	EROSION CONTROL DETAILS
C-401	SITE & ACCESS PLAN
C-501	MAIN DRIVEWAY PROFILE
C-502	DRIVEWAY PROFILE AND SECTIONS
C-601	SITE GRADING
C-601	WATER QUALITY
C-603	DRAINAGE DETAILS
C-701	EXISTING & FUTURE FARM USE

REVISIONS:	DATE:	BY:

Scott & Stacy Reed
13305 NW Cornell Road
Suite C
Portland, OR 97229
(914) 391-6995

FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION

SPRINGVILLE RESIDENTIAL

12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

REGISTERED PROFESSIONAL ENGINEER
56263
OREGON
January 12, 1999
ERIK M. ESPARZA

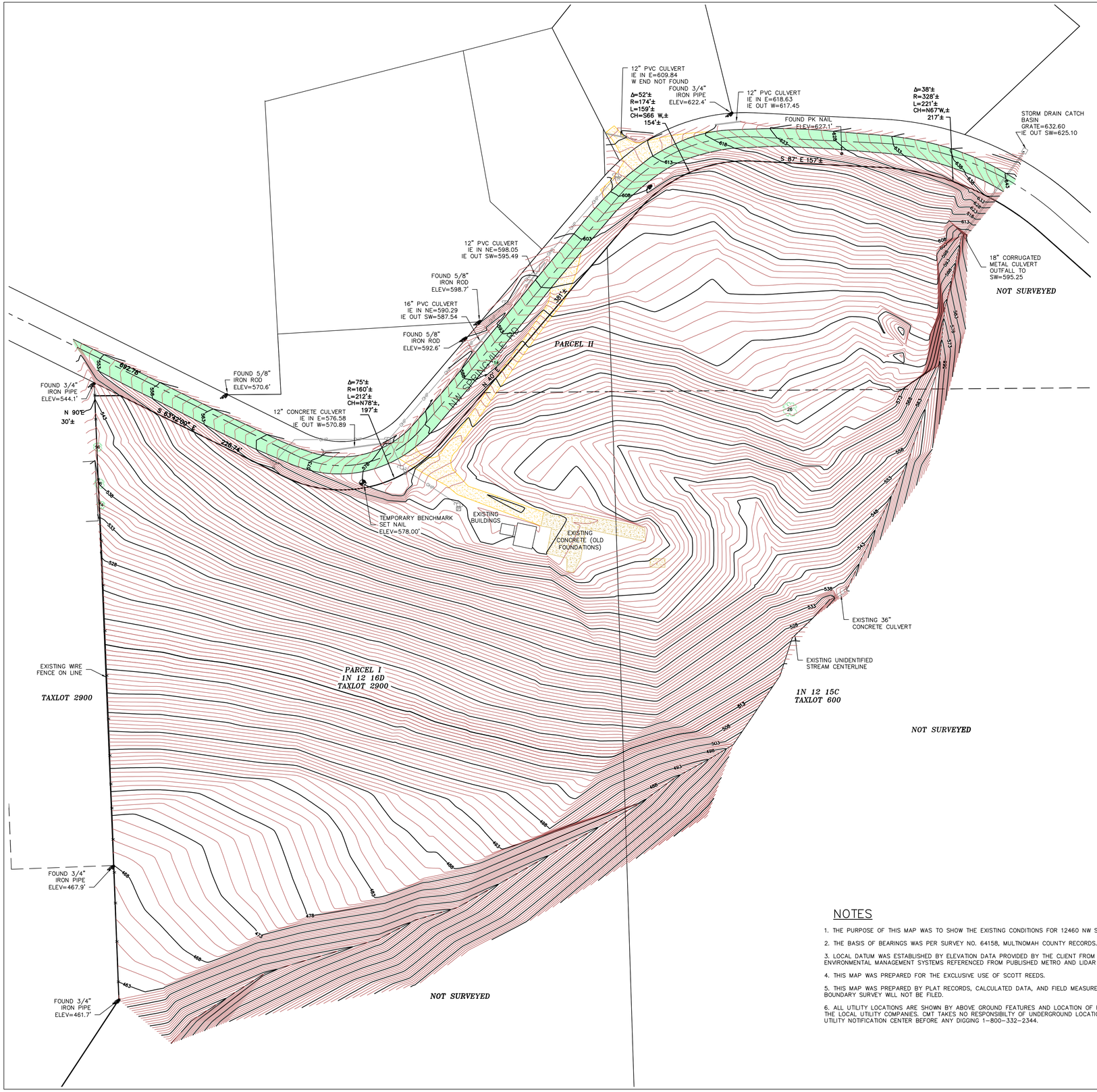
Expires 12/31/2025

PROJECT NO.: -----
DATE: 06/05/2024
DESIGNED BY: TNT/SFG
DRAWN BY: TNT/SFG
CHECKED BY: EME

DO NOT SCALE DRAWINGS

SHEET CONTENTS
TITLE PAGE

G-101



N

SCALE 1" = 60'

LEGEND

- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)
- EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)
- TR EXISTING TELEPHONE RISER
- EXISTING ELECTRIC METER
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- OHP EXISTING OVERHEAD POWER LINES
- EXISTING CATCH BASIN
- EXISTING METAL CULVERT
- EXISTING CONCRETE CULVERT
- EXISTING FENCE
- FOUND MONUMENTS
- LOCAL BENCHMARK ESTABLISHED
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 12460 NW SPRINGVILLE ROAD.
2. THE BASIS OF BEARINGS WAS PER SURVEY NO. 64158, MULTNOMAH COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY ELEVATION DATA PROVIDED BY THE CLIENT FROM A PREVIOUS TOPO BY ENVIRONMENTAL MANAGEMENT SYSTEMS REFERENCED FROM PUBLISHED METRO AND LIDAR MAPPING.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF SCOTT REEDS.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL NOT BE FILED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
SHAUN P. FIDLER
50333

RENEWAL DATE DECEMBER 31, 2017

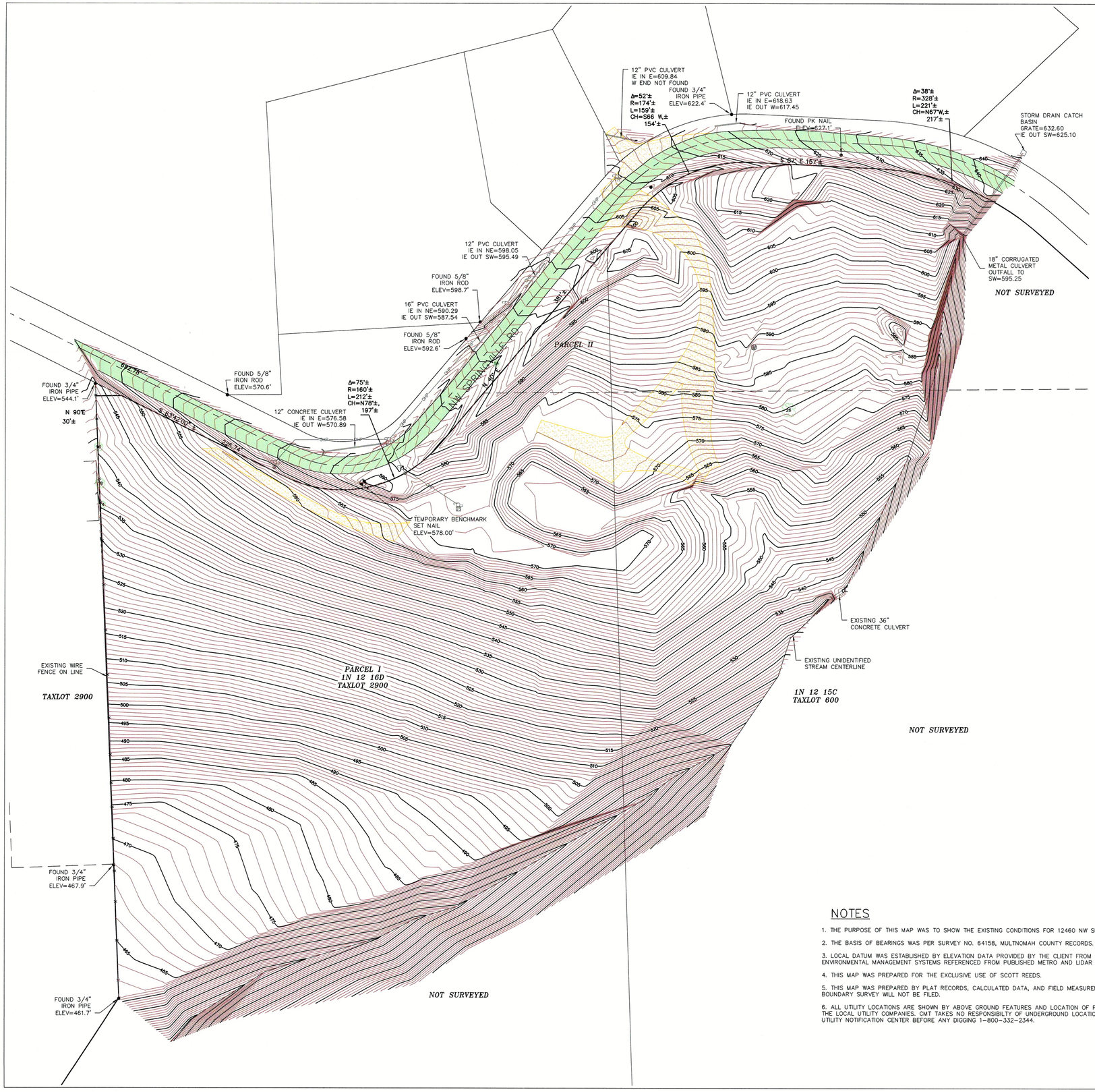
EXISTING CONDITIONS

12460 NW SPRINGVILLE RD

SE 1/4 SEC 16, T 1 N, R 1 W, W.M.

CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON
DECEMBER 7, 2016
DRAWN: RLMc CHECKED: SPF
SCALE 1"=60' ACCOUNT # 500-365
Y:\500-365\DWG\500365BASE.DWG

CMT SURVEYING AND CONSULTING
9136 SE ST HELENS ST, SUITE J
PO BOX 3251
CLACKAMAS, OR 97015
PHONE (503) 850-4672 FAX (503) 850-4590



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REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
SHAUN P. FIDLER
50333

EXPIRES DECEMBER 31, 2021

EXISTING CONDITIONS

12460 NW SPRINGVILLE RD

SE 1/4 SEC 16, T 1 N, R 1 W, W.M.

CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON
DECEMBER 7, 2016/NOVEMBER 11, 2021
DRAWN: RLMc CHECKED: SPF
SCALE 1"=60' ACCOUNT # 500-365
Y:\500-365\DWG\500365BASE.DWG

CMT SURVEYING AND CONSULTING
9136 SE ST HELENS ST, SUITE J
PO BOX 3251
CLACKAMAS, OR 97015
PHONE (503) 850-4672 FAX (503) 850-4590

CONSTRUCTION NOTES

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO MOST RECENT EDITION OF THE CITY OF PORTLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED AND MODIFIED BY THE CITY OF PORTLAND.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION. A CITY BUSINESS LICENSE IS REQUIRED.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND ARRANGE FOR THE RELOCATION OF ANY UTILITIES IN CONFLICT WITH THE PROPOSED CONSTRUCTION. THE LOCATIONS, DEPTH AND DESCRIPTION OF EXISTING UTILITIES SHOWN WERE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. ADDITIONAL UTILITIES MAY EXIST WITHIN THE WORK AREA.
4. OREGON LAW REQUIRES THAT THE RULES ADOPTED BY CITY OF PORTLAND UTILITY NOTIFICATION CENTER BE FOLLOWED. THOSE RULES ARE SET FORTH IN OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER OR ACCESSING VIA INTERNET AT WWW.CALLBEFOREYOUDIG.ORG. CALL BEFORE YOU DIG - PORTLAND METRO AREA 503-246-6699
5. THE CONTRACTOR SHALL MAKE PROVISIONS TO KEEP ALL EXISTING UTILITIES IN SERVICE AND PROTECT THEM DURING CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY DAMAGED UTILITIES USING MATERIALS AND METHODS APPROVED BY THE UTILITY OWNER. NO SERVICE INTERRUPTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN AGREEMENT WITH THE UTILITY PROVIDER.
6. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND CITY OF PORTLAND DEVELOPMENT SERVICES STAFF 48 HOURS IN ADVANCE OF STARTING CONSTRUCTION AND 24 HOURS BEFORE RESUMING WORK AFTER SHUTDOWNS, EXCEPT FOR NORMAL RESUMPTION OF WORK FOLLOWING SATURDAYS, SUNDAYS, OR HOLIDAYS.
7. CONTRACTOR SHALL REMOVE AND DEPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSOIL, AND OTHER MATERIAL IN THE ROADWAY AND WHERE INDICATED ON THE PLANS. MATERIAL SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET ALL APPLICABLE REGULATIONS. CONTRACTOR SHALL ENSURE RECIPIENTS OF FILL MATERIALS REMOVED OFFSITE ARE PERMITTED TO RECEIVE SAID MATERIALS REGARDLESS OF THE RECEIVING JURISDICTION.
8. UNLESS THE WORK IS ALREADY COVERED IN ANOTHER CONSTRUCTION PERMIT. CONTRACTOR IS RESPONSIBLE FOR MEETING THE CITY OF PORTLAND SITE DEVELOPMENT PERMIT AND OTHER JURISDICTIONS' REQUIREMENTS WHEN APPROPRIATE.

CITY REQUIRES A SITE DEVELOPMENT PERMIT FOR:

(A) CLEARING: FOR CUTTING OR REMOVAL OF VEGETATION WHICH RESULTS IN EXPOSING ANY BARE SOIL.

(B) GRADING: FOR EARTHWORK, EXCAVATION OR FILLING IN EXCESS OF 10 CUBIC YARDS.

(C) TREE CUTTING: FOR TREE CUTTING ON SLOPES WITH GRADIENTS WHICH EXCEED 25% WHEN MORE THAN FIVE TREES OF SIX-INCH DIAMETER ARE TO BE CUT OR THE AREA TO BE CLEARED IS GREATER THAN 2,500 SQUARE FEET.

(D) PRIVATE RIGHT-OF-WAYS: FOR CONSTRUCTION OF STREETS, ALLEYS, COMMON GREENS AND PEDESTRIAN CONNECTIONS LOCATED WITHIN A PRIVATE RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES.
10. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET THE INTENT OF THE PROJECT CONTRACT DOCUMENTS, APPLICABLE AGENCY REQUIREMENTS AND OTHER WORK AS NECESSARY TO PROVIDE A COMPLETE PROJECT.
11. CONTRACTOR SHALL PROVIDE EFFECTIVE EROSION PROTECTION TO INCLUDE, BUTNOT LIMITED TO, GRADING, DITCHING, HAY BALES, SILT FENCING, AND SEDIMENT BARRIERS TO MINIMIZE EROSION AND IMPACT TO ADJACENT PROPERTY. REFER TO EROSION AND SEDIMENT CONTROL NOTES AND APPROVED PLANS.
17. NO OPEN TRENCHES WITHIN STREET RIGHTS-OF-WAY WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. USE OF STEEL PLATES OVERNIGHT SHALL BE KEPT TO A MINIMUM AND IF USED SHALL BE FIRMLY SECURED WITH COLD OR HOT A/C MIX.
18. CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS TO ALL AFFECTED PROPERTIES.
19. ANY PAVEMENT DISTORTION CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE TEMPORARILY REPAIRED SAME DAY OF OCCURRENCE (OR IN A TIME PERIOD AGREED TO WITH THE CITY INSPECTOR), USING COLD OR HOT A/C MIX. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN REPAIRED AREAS UNTIL CITY FINAL ACCEPTANCE IS GRANTED.
20. IF GROUND WATER SPRINGS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL DIRECT THE CONTRACTOR TO TAKE MEASURES TO ENSURE THAT WATER IS NOT CONVEYED THROUGH UTILITY TRENCHES AND THE NATURAL FLOW PATH OF THE SPRING IS ALTERED AS LITTLE AS PRACTICABLE. THE PROJECT ENGINEER SHALL SUBMIT A REPORT SUMMARIZING THE FINDING TO THE CITY. IMPACTS AND MITIGATION SHALL BE ADDRESSED FOR CITY APPROVAL.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS BEFORE THE START OF WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS AND EXISTING CONSTRUCTION CONDITIONS INDICATED AND/OR SHOWN ON THE PLANS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL REPORTED TO THE PROJECT ENGINEER FOR CLARIFICATION OR CORRECTION.
22. ANY INSPECTION BY THE CITY, COUNTY, STATE, FEDERAL AGENCY OR PROJECT ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS, CITY STANDARDS AND PROJECT CONTRACT DOCUMENTS.

GRADING NOTES:

1. PROJECT GRADING LIMITS SHALL BE WITHIN THE PROJECT'S PROPERTY BOUNDARY AND/OR STREET RIGHT-OF-WAY, UNLESS OTHERWISE SHOWN ON PLANS. NO GRADING SHALL BE CONDUCTED IN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS UNLESS SPECIFICALLY SHOWN ON THE APPROVED PLANS.
2. CONTRACTOR IS REQUIRED TO PROTECT STOCKPILE AS INDICATED IN THE PLANS. SECURE SOIL STOCKPILES THROUGHOUT THE PROJECT WITH PLASTIC SHEET COVERING AND SANDBAG WEIGHTS. STOCKPILE TO BE HAULED OFF-SITE AND STOCKPILE STORAGE AREA TO BE CLEANED UP IMMEDIATELY AFTER THE CONSTRUCTION IS FINISHED.
3. THE CONTRACTOR SHALL PROTECT ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED ON APPROVED PLANS.
4. GRADE THE SITE TO THE ELEVATIONS SHOWN ON THE DRAWING WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHES AS SPECIFIED.
5. STRAIGHT GRADES SHALL BE RUN BETWEEN FINISH GRADE AND/OR FINISH CONTOUR LINES SHOWN, UNLESS OTHERWISE NOTED. FINISH GRADES ARE TO DRAIN AS INDICATED ON THE PLANS. ROUGH GRADING SHALL BE FINISHED BY BLADING AND RAKING TO REASONABLE SMOOTH CONTOURS WITH GENTLE TRANSITIONS.
8. ALL CUT OR FILL SLOPES SHALL BE CONSTRUCTED AT NO STEEPER THAN FOUR (4) HORIZONTAL TO ONE (1) VERTICAL UNLESS OTHERWISE SHOWN ON APPROVED PLANS.
9. AREAS TO RECEIVE FILL MATERIALS SHALL BE PREPARED BY REMOVING ALL ORGANIC AND UNSUITABLE MATERIALS AND "PROOF ROLLED". BENCHING MAY BE REQUIRED. MATERIAL IN SOFT SPOTS WITHIN A PROPOSED BUILDING ENVELOPE, PAVED AREA, OR SIDEWALK AREA SHALL BE REMOVED TO THE DEPTH REQUIRED (AS DIRECTED BY THE PROJECT ENGINEER OR THE PROJECT'S GEOTECHNICAL ENGINEER) AND SHALL BE REPLACED WITH SUITABLE BACKFILL.
10. THE CONSTRUCTION OF STRUCTURAL FILLS AND/OR EXCAVATIONS CONNECTED WITH ANY PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE WRITTEN RECOMMENDATIONS MADE BY THE PROJECT'S GEOTECHNICAL ENGINEER IN AN APPROVED REPORT.
11. COMPACTION TESTS AND REPORTS FOR EACH LOT SHALL BE CONDUCTED BY AN APPROVED TESTING LABORATORY, TEST FREQUENCY SHALL BE PER THE PROJECT ENGINEER, OR PROJECT'S GEOTECHNICAL ENGINEER. TESTING TO COMMENCE WITH FILL ACTIVITIES AND AS A MINIMUM, ONE TEST WILL BE TAKEN FOR EVERY 500 CUBIC YARDS PLACED.
12. IF DUSTY CONDITIONS EXIST, THE PERMITTEE SHALL APPLY A FINE SPRAY OF WATER ON THE SURFACE TO CONTROL THE DUST.

STANDARD NOTES FOR SEDIMENT FENCES:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2 INCH X 2 INCH POSTS AND ATTACH AS SHOWN ON DETAIL C-101.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES.
3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
4. STANDARD OR HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2 INCH X 2 INCH POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UP-HILL SIDE OF THE SLOPED AREA.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
6. FILTER FABRIC FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

BEDDING FOR FLEXIBLE SEWER PIPE (CLASS D BEDDING)

UNLESS OTHERWISE SPECIFIED, BED FLEXIBLE SEWER PIPE IN 3/4" - 0 AGGREGATE PLACED A MINIMUM OF 4 INCHES UNDER THE PIPE, BETWEEN THE SIDES OF THE PIPE AND THE UNDISTURBED TRENCH WALLS, AND TO THE TOP OF THE PIPE ZONE WHICH IS 12 INCHES ABOVE THE TOP OF THE PIPE. SPREAD THE FIRST LIFT OF MATERIAL SO THAT THE PIPE IS UNIFORMLY SUPPORTED ALONG THE BARREL. EXCAVATE BELL HOLES AT EACH JOINT TO PERMIT PROPER ASSEMBLY AND INSPECTION OF THE ENTIRE JOINT. INSTALL SUBSEQUENT LIFTS OF NOT MORE THAN 6 INCH THICKNESS TO THE TOP OF THE PIPE ZONE. COMPACT TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY. BRING LIFTS UP TOGETHER ON BOTH SIDES OF PIPE AND CAREFULLY WORK UNDER PIPE HAUNCHES BY USING APPROPRIATE METHODS TO ENSURE BEDDING MATERIAL IS COMPACTED AS SPECIFIED.

BACKFILLING

BACKFILL WITH MATERIAL CONFORMING TO THE DETAILS SHOWN, OR AS DIRECTED.

BEGIN BACKFILLING WHEN:

THE FOUNDATION HAS BEEN PREPARED, IF REQUIRED
THE BEDDING HAS BEEN PREPARED
THE DRAINAGE FACILITIES AND FITTINGS ARE INSTALLED
THE INSTALLATION HAS BEEN INSPECTED AND APPROVED

THOROUGHLY TAMP AND COMPACT ALL TRENCH BACKFILL WITH MACHINE OR PNEUMATIC OPERATED TAMPERS OF A SIZE AND TYPE THAT WILL OBTAIN THE REQUIRED DENSITY. BACKFILL EITHER TO THE TOP OF THE TRENCH, THE SURROUNDING GROUND LEVEL, OR THE UPPER LIMIT OF EXCAVATION, AS DIRECTED. DISPOSE OF EXCESS EXCAVATED MATERIAL NOT USED IN BACKFILL WORK ACCORDINGLY:

DISPOSE OF EXCESS MATERIALS OUTSIDE AND BEYOND THE LIMITS OF THE PROJECT AND CITY CONTROLLED PROPERTY, AND

DO NOT DISPOSE OF ANY MATERIALS ON ANY WETLAND, EITHER PUBLIC OR PRIVATE OR WITHIN 300 FEET OF ANY RIVER OR STREAM.

PIPES

POLYVINYL CHLORIDE (PVC) PIPE - ALL PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM D3034 SDR 35 STANDARDS. UNLESS OTHERWISE APPROVED, JOINTS SHALL BE BELL AND SPIGOT WITH A RUBBER GASKET CONFORMING TO ASTM D3212 AND ASTM F477. ADDITIVES AND FILLERS, INCLUDING BUT NOT LIMITED TO, STABILIZERS, ANTIOXIDANTS, LUBRICANTS, ETC. SHALL NOT EXCEED 10 PARTS BY WEIGHT PER 100.

GRAVITY PIPE APPLICATIONS 4" TO 15" DIAMETER PVC PIPE - ALL PVC PIPE AND FITTINGS SHALL BE INTEGRAL WALL AND SPIGOT, RUBBER GASKET JOINT, UNPLASTICIZED POLYVINYL CHLORIDE (PVC) PIPE. ALL PVC PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PSI AT 5% DEFLECTION AT 32 °F WHEN TESTED IN ACCORDANCE WITH ASTM DESIGNATION D2412, EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE. PIPE SHALL HAVE A MINIMUM IMPACT STRENGTH BASED ON TEST METHODS OF ASTM D3034 WITH THE EXCEPTION THAT CONDITIONING TEMPERATURE FOR SAMPLE SHALL BE 32 °F PLUS OR MINUS 2 °F. ALL PVC PIPE AND FITTINGS MANUFACTURED AND INSTALLATION SHALL MEET OR EXCEED THE ASTM RECOMMENDED SPECIFICATIONS D3034, SDR 35, UNLESS OTHERWISE SPECIFIED, AND ALL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH ASTM D2321 AND THE MANUFACTURER'S INSTRUCTIONS. ALL PIPE SHALL BE CLEARLY MARKED WITH THE DATE OF MANUFACTURE. ALL PIPE SHALL BE PROVIDED WITH THE REFERENCE MARK FOR PROPER SPIGOT INSERTION. JOINT GASKETS SHALL BE FABRICATED FROM A COMPOUND OF WHICH THE BASIC POLYMER SHALL BE A SYNTHETIC RUBBER CONSISTING OF STYRENE, BUTADIENE, POLYISOPRENE OR ANY COMBINATION THEREOF AND SHALL MEET THE REQUIREMENTS OF ASTM F477.

PERFORATED PVC PIPE - WHEN SPECIFIED, THE PERFORATIONS SHALL CONSIST OF 2 ROWS OF 3/8 INCH DIAMETER HOLES AT 3 INCHES ON CENTER. THE HOLES SHALL BE ORIENTED 60°FROM THE INVERT ON EACH SIDE OF THE PIPE. THE 2 ROWS OF HOLES SHALL BE 120° APART. DO NOT USE PERFORATED PIPE GREATER THAN 8 INCHES WITHOUT WRITTEN APPROVAL.

REVISIONS:	DATE:	BY:

Scott & Stacy Reed
13305 NW Cornell Road
Suite C
Portland, OR 97229
(914) 391-6995

SPRINGVILLE RESIDENTIAL

12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

REGISTERED PROFESSIONAL ENGINEER
56263
OREGON
January 12, 1999
ERIN M. ESPARZA

Expires 12/31/2025

PROJECT NO.: ----
DATE: 06/05/2024
DESIGNED BY: TNT/SFG
DRAWN BY: TNT/SFG
CHECKED BY: EME

DO NOT SCALE DRAWINGS

SHEET CONTENTS
CONSTRUCTION NOTES

G-104

FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION

1N 1W 16D TAXLOT 400

1N 1W 16D TAXLOT 300

1N 1W 16D TAXLOT 201

1N 1W 15C TAXLOT 400

1N 1W 15C TAXLOT 500

PARCEL II

NW SPRINGVILLE ROAD

CLOSE AND REMOVE EXISTING ENTRANCE ACCESS PERMANENTLY (AFTER NEW DRIVEWAY ARE CONSTRUCTED).

EXISTING SPRINGVILLE ROAD CENTERLINE

CLOSE AND REMOVE EXISTING ENTRANCE ACCESS PERMANENTLY (AFTER NEW DRIVEWAY AND HOUSE ARE CONSTRUCTED).

EXISTING RYDSTAD ROAD

SCALE

40 0 20 40 80

(FEET)
1 INCH = 40 FT.

DEMOLITION NOTES:

1) CONTRACTOR SHALL USE EXISTING ENTRANCE AND ROAD TO PREPARE SITE, CONSTRUCT NEW ACCESS ROADS AND HOUSE.

2) EXISTING ENTRANCE PERMANENT CLOSURE WILL TAKE PLACE AFTER THE PROJECT IS COMPLETE.

LEGEND:

NEC-s SETBACK AREA RESTRICTED FROM DEMOLITION AND CONSTRUCTION ACTIVITIES. CURRENT FARM ACTIVITIES ARE PERMITTED.

REMOVE EXISTING UTILITY LINE

Protect Existing Tree

25' SETBACK LIMIT

RELOCATE OVERHEAD POWER AND POST. UTILITY COMPANY TO PROVIDE FINAL LOCATION AND RECOMMENDATION.

Former unpaved dirt road has been decommissioned.

Former unpaved dirt road has been decommissioned with fill/ berm in it place.

Former farm buildings have been demolished. (new farm buildings have been built under a separate permit on the other side of the stream to replace these structures.

Remove existing waterline up to buffer limit

250' STRUCTURE SETBACK

EXISTING CONCRETE TO BE REMOVED AND HAULED OFFSITE

200' SEC-s Setback

ABANDON EXISTING WATER LINE ON BUFFER SIDE. CAP PIPE AT BUFFER LIMIT.

Existing farm road to remain and protect

Remove existing concrete

PROTECT EXISTING TREE

Property line

EXISTING 18" CORRUGATED METAL CULVERT

EXISTING 36" CONCRETE CULVERT

EXISTING UNIDENTIFIED STREAM

200' NEC-s SETBACK

FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION

SPRINGVILLE RESIDENTIAL

12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

REVISIONS:	DATE:	BY:

Scott & Stacy Reed
13305 NW Cornell Road
Suite C
Portland, OR 97229
(914) 391-6995

REGISTERED PROFESSIONAL ENGINEER
56263
OREGON
January 12, 1999
ERIK M. ESPARZA

Expires 12/31/2025

PROJECT NO.: ----
DATE: 06/05/2024
DESIGNED BY: TNT/SFG
DRAWN BY: TNT/SFG
CHECKED BY: EE

DO NOT SCALE DRAWINGS

SHEET CONTENTS

DEMOLITION PLAN

5 of 14

C-201

LEGEND

SEDIMENT BARRIER (PERIMETER) — X — X —

DRAINAGE FLOW DIRECTION

EXISTING TREE TO REMAIN

CONSTRUCTION ENTRANCE

OUTLET PROTECTION (1.5CY CLASS 1000 RIPRAP)

INLET PROTECTION

NEW IMPERVIOUS SURFACE

GRASS, VEGETATION

TEST PIT(BY OTHERS)

N

SCALE
30 0 15 30 60
(FEET)
1 INCH = 30 FT.

SEPTIC SYSTEM DESIGNED AND INSTALLED BY OTHERS. FINAL PERMITS TO BE THE RESPONSIBILITY OF THE OWNER AND CERTIFIED CONTRACTOR.

BEGIN GROUND WATER INTERCEPTOR. FINAL PERMITS TO BE THE RESPONSIBILITY OF THE OWNER AND CERTIFIED CONTRACTOR.

Abandoned trail

Install sediment fence for septic area

END GROUND WATER INTERCEPTOR. FINAL PERMITS TO BE THE RESPONSIBILITY OF THE OWNER AND CERTIFIED CONTRACTOR.

25' SETBACK LIMIT

SPRINGVILLE ROAD

Berm

Berm

25' of driveway approach paved
Permit # GEN-2024-0028

PROPOSED HOUSE

MAIN DRIVEWAY

GARAGE DRIVEWAY

Berm

INSTALL SEDIMENT FENCE AT 250' BUFFER LIMIT

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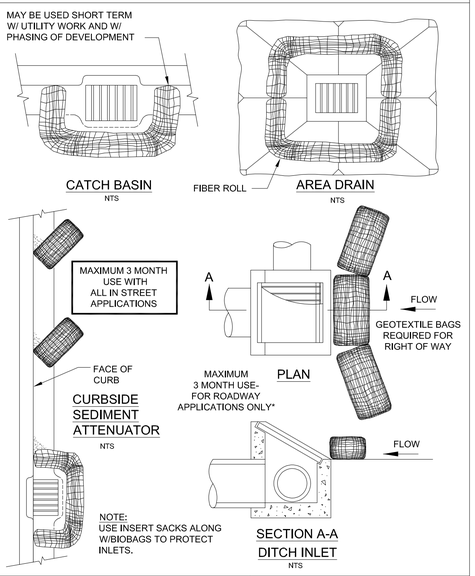
SHEET CONTENTS
ESC PLANS

C-301

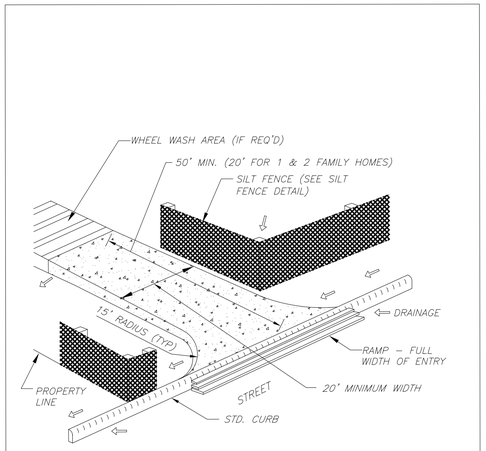
*BIOBAGS MUST BE REMOVED AT END OF JOB



EROSION CONTROL MANUAL

FILTRATION BAGS, SOCKS, & ROLLS FOR TEMPORARY INLET PROTECTION
Detail Drawing 4.3-B

FILE DRAFT\INSPECTORS GRAPHICS DRAWING DR 3,3,1 PLOT 1:1

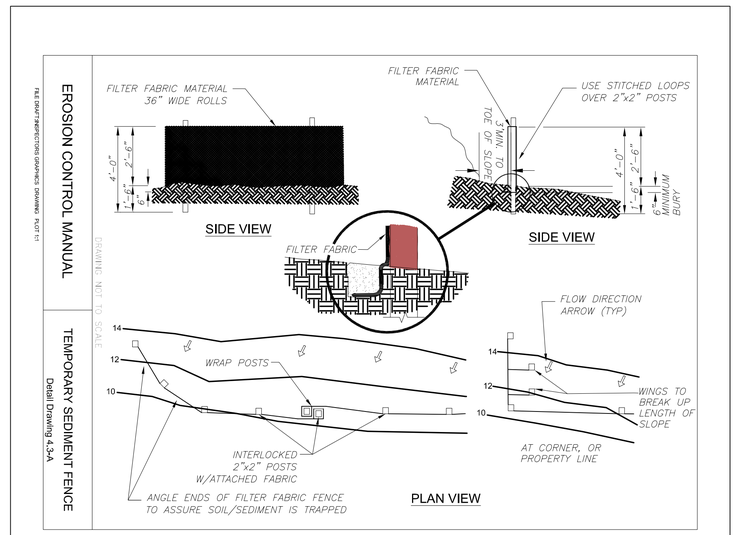


GRAVEL CONSTRUCTION ENTRANCE

EROSION CONTROL MANUAL

GRAVEL CONSTRUCTION ENTRANCE
Detail Drawing 4.2-A

FILE DRAFT\INSPECTORS GRAPHICS DRAWING DR 3,3,1 PLOT 1:1



1 INLET PROTECTION
Scale: NTS

2 GRAVEL CONSTRUCTION ENTRANCE
Scale: NTS

3 SEDIMENT FENCE
Scale: NTS

REVISIONS:	DATE:	BY:

Scott & Stacy Reed
13305 NW Cornell Road
Suite C
Portland, OR 97229
(914) 391-6995

CONFIDENTIAL

SPRINGVILLE RESIDENCE

12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

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DO NOT SCALE DRAWINGS

SHEET CONTENTS
ESC DETAILS

C-302

FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION

FOUND 5/8" IRON ROD
ELEV=592.6'
(N) 4285.93
(E) 3292.86

FOUND 5/8" IRON ROD
ELEV=598.7'
(N) 4308.37
(E) 3311.86

EXISTING GRAVEL ROAD

EP: 9+00.00

9+00

NW SPRINGVILLE ROAD

N 40° E

PROPERTY LINE

PARCEL II

N 4420.14
E 3461.48

3:1 TAPER

N 4482.82
E 3525.63

PI: 8+41.75

N38°18'47"W
50.63'

8+00

PT: 7+91.12

3:1 TAPER

N 4520.06
E 3615.45

WATER TANKS
SPRING FED
SEE NOTE 1 BELOW

WELL HOUSE
OPTIONAL

N 4187.31
E 3340.97

N 4199.66
E 3350.29

N 4234.50
E 3381.34

N 4246.55
E 3393.86

8.1'

10.04'

N 4109.07
E 3286.98

N 4145.32
E 3321.01

PROPOSED
DECK

N 4239.56
E 3403.71

N 4224.48
E 3420.63

N 4174.82
E 3378.16

N 4209.66
E 3409.21

12'

6'

2'

16'

DECORATIVE WALL
(REFER TO STRUCTURAL
PLANS)

N 4145.98
E 3352.96

PROPOSED
DECK

N 4078.94
E 3320.79

N 4067.23
E 3332.18

N 4139.69
E 3378.06

N 4125.44
E 3394.05

4.7'

6'

PI: 2+73.46

PI: 3+03.71

PI: 3+49.18

PT: 3+68.78

PI: 4+07.78

3+00

4+00

17.5'

PROPOSED
DEPOSED

PROPOSED
HOUSE

N 4095.78
E 3427.33

Station=3+74.78

DESIGN SPEED = 25 mi/h
STA 0+00.00

5+00

0+00

PI: 4+98.40

Δ=36°31'38"
R=50.00' L=31.88'

S47°53'38"E
34.91'

PC: 5+30.28
PI: 5+33.61
PT: 5+36.94

N15°27'02"W
35.39'

PT: 6+76.97

7+00

PC: 7+41.31

Δ=22°51'58"
R=200.00' L=79.81'

20'

MAIN DRIVEWAY
(SEE NOTE 2 BELOW)

6+00

Δ=93°41'02"
R=85.00' L=138.98'

DECORATIVE
WALL
(REFER TO
STRUCTURAL
PLANS)

N 4027.64
E 3376.60

N 4081.53
E 3443.32

N 4089.23
E 3470.44

N 4034.43
E 3405.36

3+00

2+00

1+00

N 4042.65
E 3412.68

N 4047.19
E 3443.97

N 4029.12
E 3427.86

GARAGE DRIVEWAY

Station=1+68.93

RETAINING WALL (REFER TO
STRUCTURAL PLANS)

9.4'

10.48'

N 4036.02
E 3456.51

N 4070.36
E 3487.11

N 4074.82
E 3486.62

250' BUFFER LIMIT

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

NOTES:

1. WE HAVE A LARGE ARTESIAN SPRING ON THE PROPERTY THAT PRODUCES A SIGNIFICANT VOLUME ALL YEAR ROUND. THIS SPRING HAS SUPPLIED THE WATER FOR THIS PROPERTY FOR OVER 75 YEARS. WE PLAN TO CONTINUE TO USE THE SPRING AS OUR PRIMARY SOURCE AND MIGHT DRILL A WELL AS A RESERVE.
2. TOTAL DRIVEWAY LENGTH FROM END OF ROUNDABOUT TO EDGE OF PAVEMENT ON SW SPRINGVILLE ROAD IS 8+41.75 - 3+74.78 = 466.97'

GRAVEL ACCESS ROAD/WALK

PERVIOUS PAVERS

PERVIOUS PAVERS

HOUSE FOOTPRINT
(REFER TO ARCHITECTURAL PLANS)

FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION

REVISIONS:	DATE:	BY:

Scott & Stacy Reed
13305 NW Cornell Road
Suite C
Portland, OR 97229
(914) 391-6995

SPRINGVILLE RESIDENTIAL

12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

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56263
OREGON
January 12, 1999
ERIK M. ESPARZA

Expires 12/31/2025

PROJECT NO.: ----
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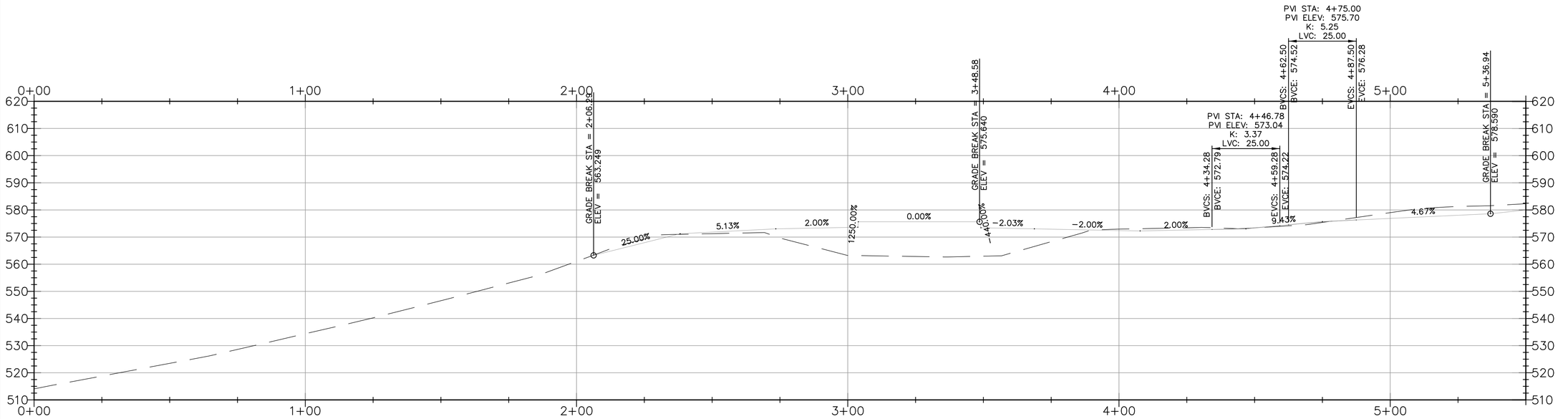
DRAWN BY: TNT/SFG
CHECKED BY: EE

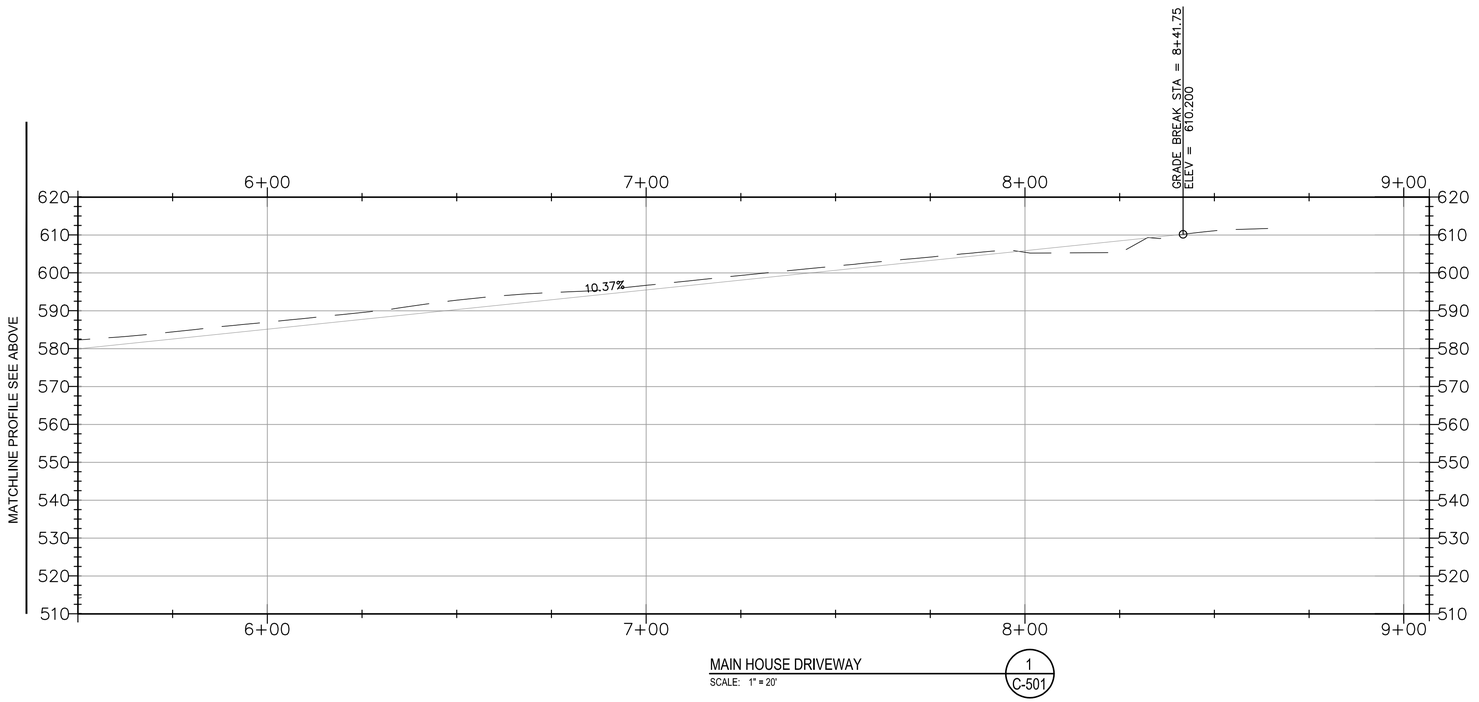
DO NOT SCALE DRAWINGS

SHEET CONTENTS
SITE & ACCESS PLAN

C-401



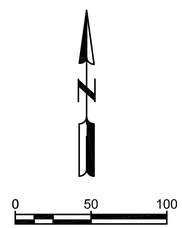
MATCHLINE PROFILE SEE BELOW



MATCHLINE PROFILE SEE ABOVE

MAIN HOUSE DRIVEWAY
SCALE: 1" = 20'

1
C-501



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BY:	DATE:	REVISIONS

Scott & Stacy Reed
13305 NW Cornell Road
Suite C
Portland, OR 97229
(914) 391-6995

SPRINGVILLE RESIDENTIAL

12424 NW SPRINGVILLE ROAD
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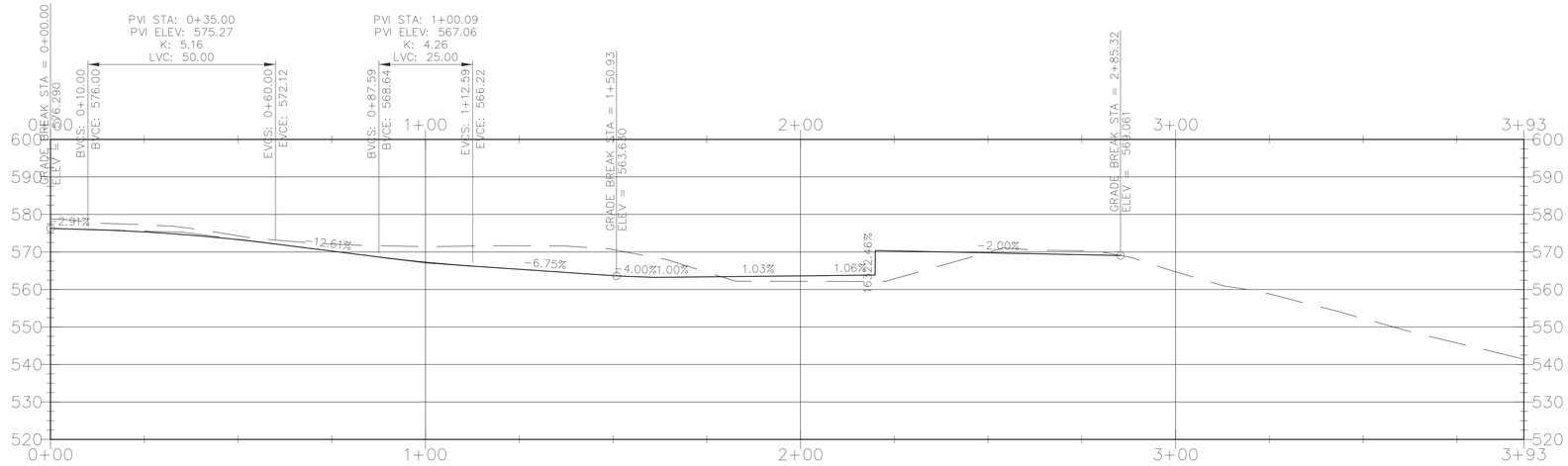
SHEET CONTENTS
MAIN PROFILE

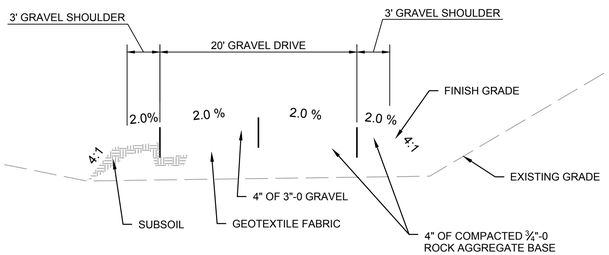
C-501



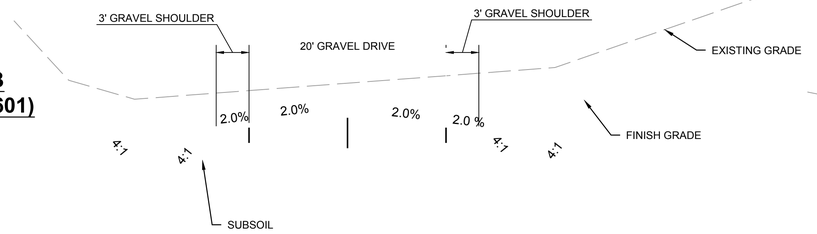
GARAGE DRIVEWAY
SCALE: 1" = 20'

1
C-502

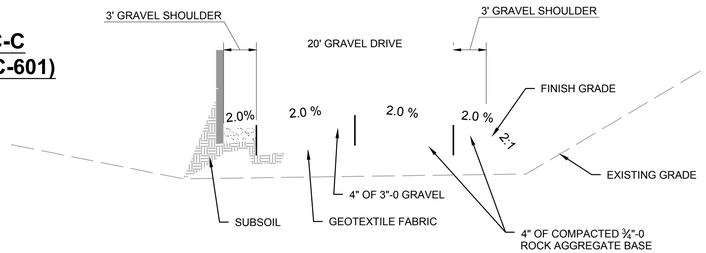
SECTION A-A (SEE SHT C-601)



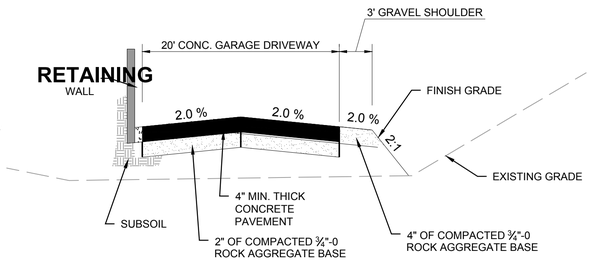
SECTION B-B (SEE SHT C-601)



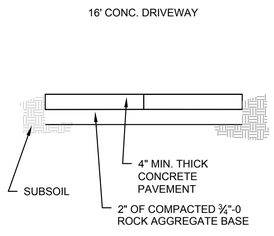
SECTION C-C (SEE SHT C-601)

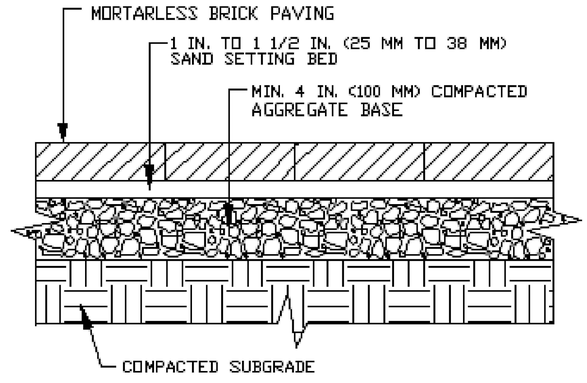


SECTION D-D (SEE SHT C-601)



SECTION E-E (SEE SHT C-601)





REVISIONS:	DATE:	BY:

Scott & Stacy Reed
13305 NW Cornell Road
Suite C
Portland, OR 97229
(914) 391-6995

SPRINGVILLE RESIDENTIAL

12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

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56263
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SHEET CONTENTS
GARAGE PROFILE

C-502

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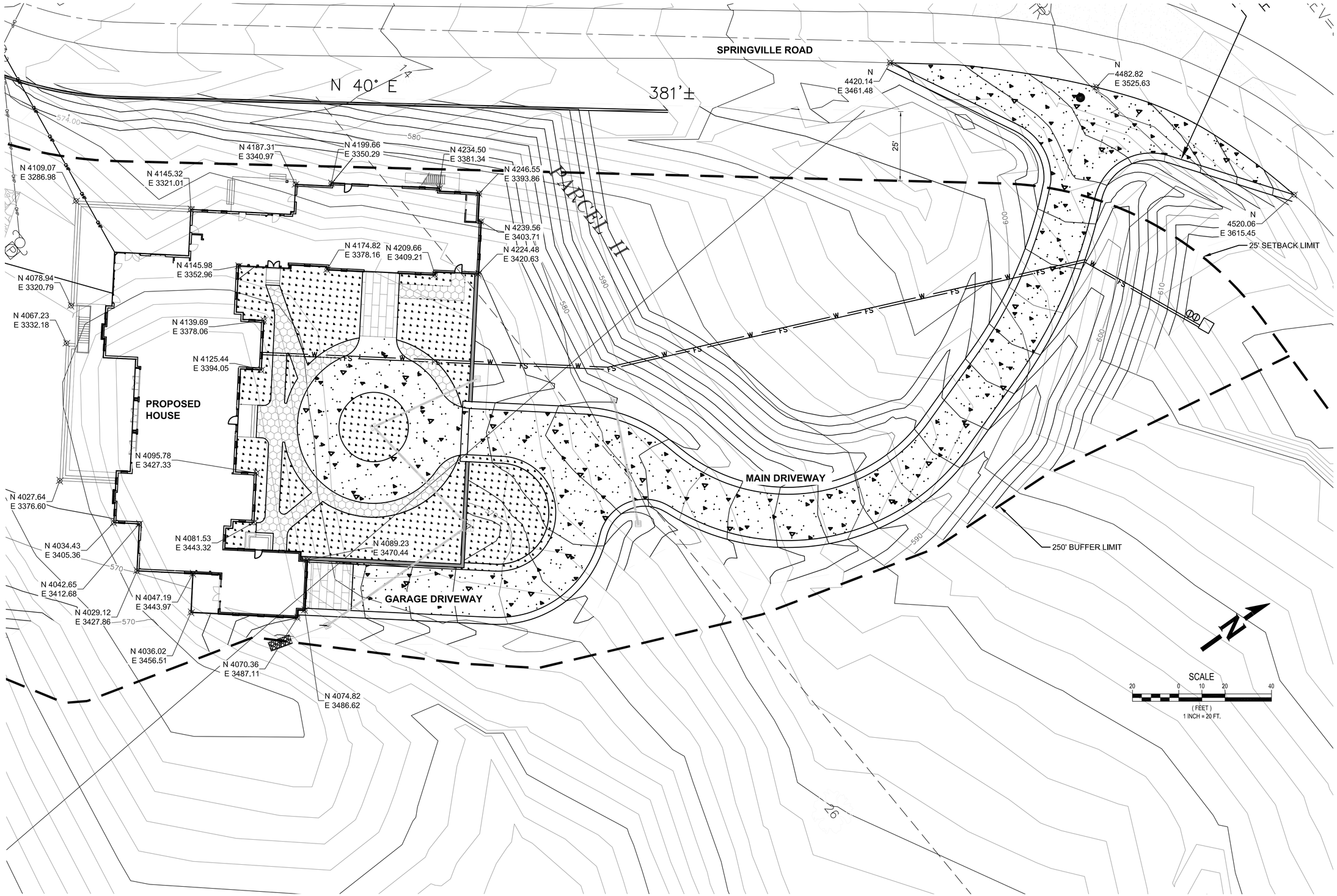

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REVISIONS	DATE:	BY:

Scott & Stacy Reed
13305 NW Cornell Road
Suite C
Portland, OR 97229
(914) 391-6995

SPRINGVILLE RESIDENTIAL

12460 NW SPRINGVILLE ROAD
PORTLAND, OREGON

REGISTERED PROFESSIONAL ENGINEER
56263
OREGON
January 12, 1999
ERIK M. ESPARZA

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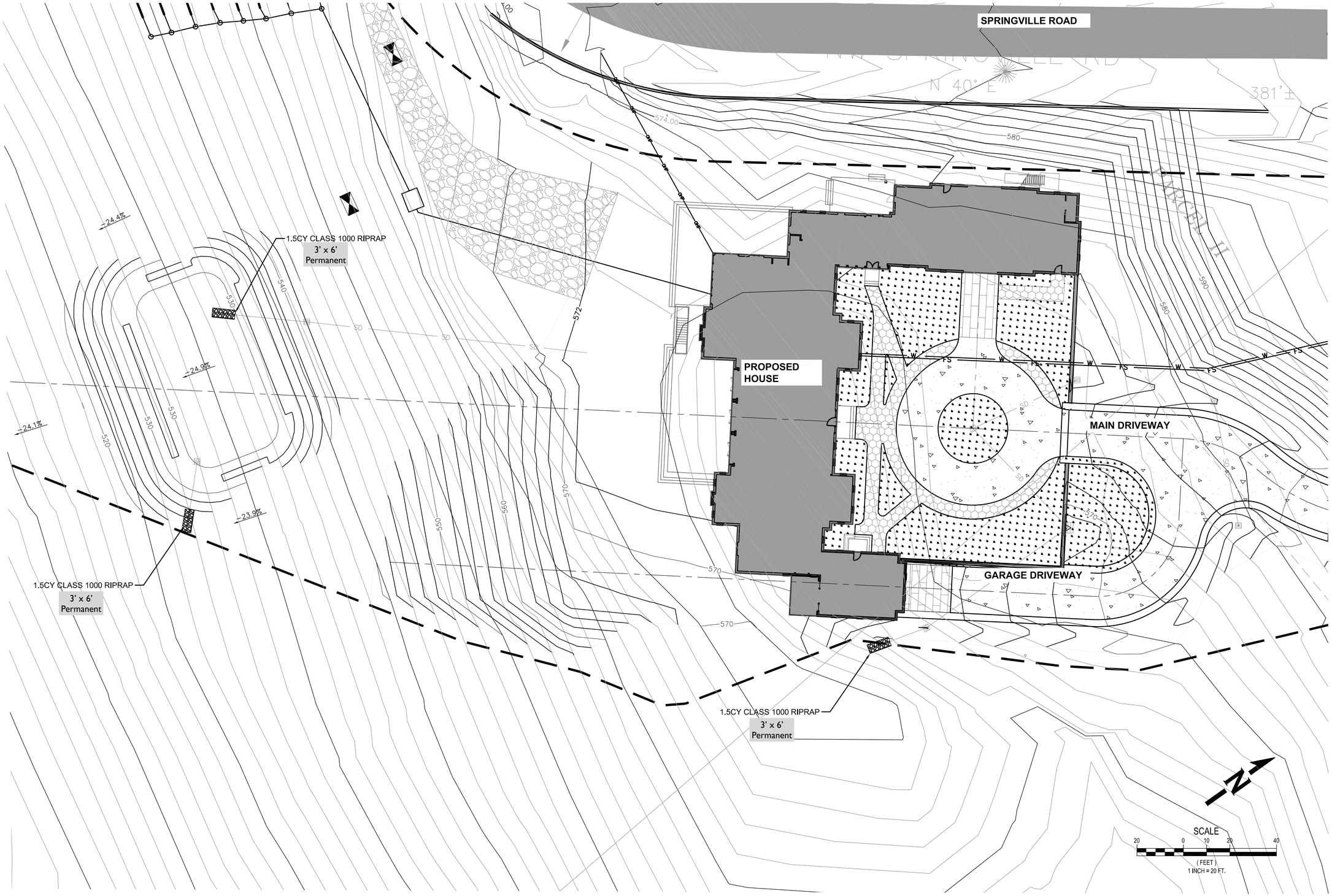
SHEET CONTENTS
SITE GRADING

C-601



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REVISIONS	DATE:	BY:

Scott & Stacy Reed
13305 NW Cornell Road
Suite C
Portland, OR 97229
(914) 391-6995

SPRINGVILLE RESIDENTIAL

12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

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56263
OREGON
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ERIN M. ESPARZA

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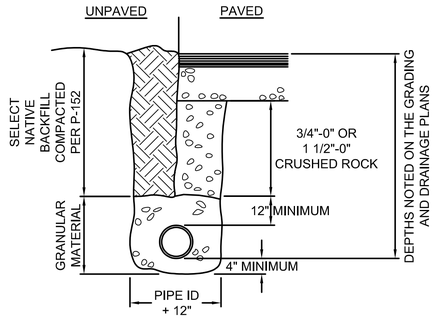
SHEET CONTENTS
WQ SWALE & DETENTION POND GRADING

12 of 14

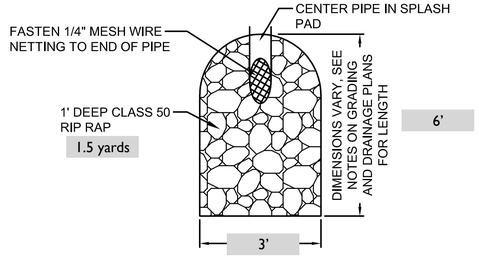
C-602



NOTE:

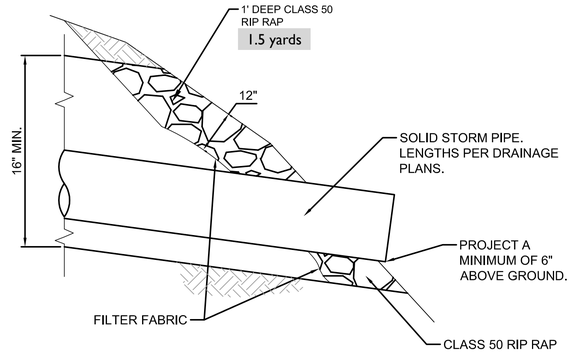
FOR MULTIPLE PIPES IN COMMON TRENCH, PIPES SHALL MAINTAIN A CENTER TO CENTER SPACING OF 12" PLUS THE OUTSIDE DIAMETER OF THE LARGEST PIPE IN THE TRENCH. PIPES SHALL BE SPACED HORIZONTALLY & MAY NOT BE STACKED.

STORM PIPE TRENCH — 1 / C-603
SCALE: ######

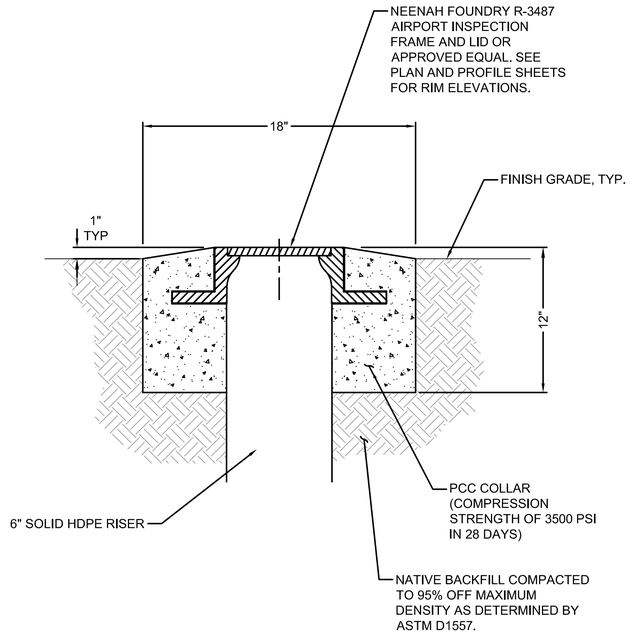


NOTE:

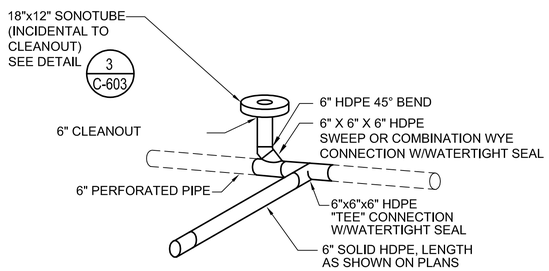
*FOR MULTIPLE PIPES ADD OUTSIDE DIAMETER OF LARGEST PIPE + 2' TO WIDTH. CENTER PIPES IN PAD.



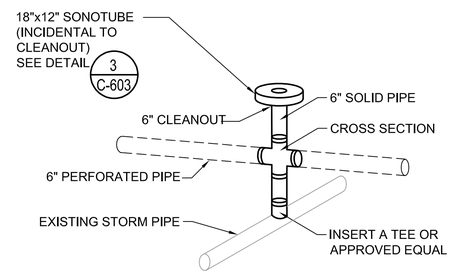
STORM DRAIN INLET/OUTFALL DETAIL — 2 / C-603
SCALE: ######



CLEANOUT FRAME & LID — 3 / C-603
SCALE: ######



CLEANOUT DETAIL — 6 / C-603
SCALE: ######



CLEANOUT CONNECTION DETAIL — 7 / C-603
SCALE: ######

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REVISIONS	DATE:	BY:

Scott & Stacy Reed
13305 NW Cornell Road
Suite C
Portland, OR 97229
(914) 391-6995

SPRINGVILLE RESIDENTIAL

12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

REGISTERED PROFESSIONAL ENGINEER 56263 OREGON January 12, 1999 ERIK M. ESPARZA

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SHEET CONTENTS
DRAINAGE DETAILS

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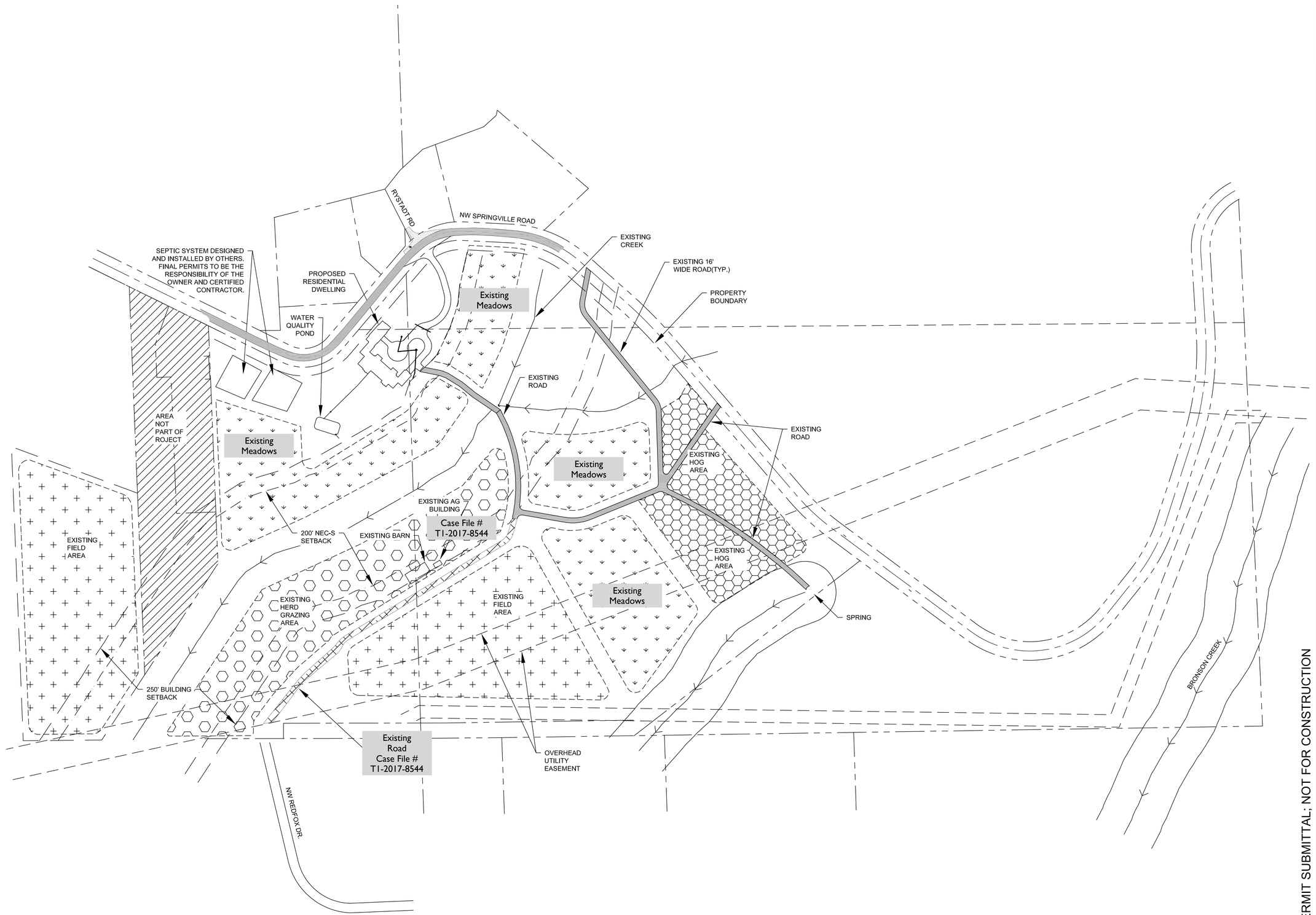
C-603



BY	DATE	REVISIONS

Scott & Stacy Reed
13305 NW Cornell Road
Suite C
Portland, OR 97229
(914) 391-6995

SPRINGVILLE RESIDENTIAL

12424 NW SPRINGVILLE ROAD
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DO NOT SCALE DRAWINGS

SHEET CONTENTS
EXISTING & FUTURE FARM USE

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C-701

FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION