



Land Use Planning Division
 1600 SE 190th Ave, Ste 116
 Portland OR 97233
 Ph: 503-988-3043 Fax: 503-988-3389
 multco.us/landuse

08/08/2017 2:51PM 000001 #7372
TYPE 1
APPLICATION
FORM

0007 SARAH
 PERMITS-TYPE 1 \$392.00
 INSPECTIONS \$82.00
 CHECK \$474.00



PROPERTY IDENTIFICATION
 Property Address 12460 NW SPRINGVILLE ROAD, PORTLAND, OR 97229
 State Identification # TOWNSHIP 1N, RANGE 1W, TAX LOTS 2800 & 3100, 600
 Site Size 84 ACRES SECTION 16 SECTION 15
 A & T Alternative Account Number R# 961160130, 2961160590

OTHER PARCEL (if applicable)
 Property Address _____
 State Identification # _____
 Site Size _____
 A & T Alternative Account Number R# 961150770 / 961160130

PROPERTY OWNER(S) OR CONTRACT PURCHASER(S)
 Name SCOTT & STACY REED
 Mailing Address 1381 NW BENFIELD DRIVE
 City PORTLAND State OR Zip Code 97229 Phone# 914-391-6995
 I authorize the applicant below to make this application.
 Property Owner Signature #1 [Signature] x Property Owner Signature #2 [Signature]
 NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.
 If no owner signature above, a letter of authorization from the owner is required.

APPLICANT'S NAME AND SIGNATURE
 Applicant's Name SAME AS ABOVE
 Mailing Address _____
 City _____ State _____ Zip Code _____ Phone # _____
 Fax _____ e-mail _____
 Applicant's Signature [Signature]

GENERAL DESCRIPTION OF APPLICATION (REQUIRED)
 Please provide a brief description of your project.
GRADING & EROSION CONTROL PERMIT FOR NEW BARN AND FARM ROAD. Single Family Dwelling

For Staff Use

CASE NUMBER
~~11-2017-9129~~
~~11-2017-3599~~
505240
 LAND USE PERMIT(S)
GEC

DATE SUBMITTED
8/8/2017

Compliance Related
 Potential Transportation Impact

PF/PA No. _____
 Related Case No. _____
UR-2017-8005
 Related Case No. _____

ZONING
EFU
 Zoning District _____
 Zoning Overlay _____



MULTNOMAH COUNTY, OREGON
PROPERTY RECORDS

Property Information

- Property Information
- Tax Summary
- Assessment History
- Improvement Information
- New Search
- Search Results
- Printable Summary
- Logoff

Search Results for R324300

Pay Now

Owner Name

REED,SCOTT & REED,STACY

Property ID Number

R324300

Owner Address

1381 NW BENFIELD DR
PORTLAND, OR 97229-9151

Situs Address

12424 NW SPRINGVILLE RD
PORTLAND, OR 97229

Alternate Account Number

R961160130

Neighborhood

R210

Map Tax Lot

1N1W16D -02800

Levy Code Area - Taxing Districts

391

Portland Maps

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Information on Ordering Copies

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Property Description

Exemption

(TFA) TENANT FARMER
(FAU) FARM UNIT

Expiration Date

Tax Roll Description

SECTION 16 1N 1W, TL 2800 22.27 ACRES, SPLIT MAP
R501639 (R961150770), DEFERRAL-POTENTIAL
ADDITIONAL TAX

Map Number

161N1W 1N1W16D -02800
OLD

Parcel

Account Status

A - Active

Property Use

U - MISC IMPROVEMENTS

Year Built

1920

Acreage

22.27

Related Accounts

Linked Accounts

R324339, R501639

Split/Merge Account

R501639

Split/Merge Account Message

12/12/2000 - SPLIT

Special Account Information

DEFERRAL - POTENTIAL ADDITIONAL TAX
2017 - (ED) FARM LAND DEFERRAL
2016 - (ED) FARM LAND DEFERRAL

2011 - (ED) FARM LAND DEFERRAL
 2010 - (ED) FARM LAND DEFERRAL
 2009 - (ED) FARM LAND DEFERRAL
 2008 - (ED) FARM LAND DEFERRAL
 2007 - (ED) FARM LAND DEFERRAL
 2006 - (ED) FARM LAND DEFERRAL
 2005 - (ED) FARM LAND DEFERRAL
 2004 - (ED) FARM LAND DEFERRAL
 2003 - (ED) FARM LAND DEFERRAL
 2002 - (ED) FARM LAND DEFERRAL
 2001 - (ED) FARM LAND DEFERRAL
 2000 - (EC) FARM LAND DEFERRAL
 1999 - (ED) FARM LAND DEFERRAL

Sales Information

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consideration Amount
WD	BURGER FARMS LLC	REED,SCOTT &	<u>2014061384</u>	06/26/14	\$850,000
WD	BURGER,DALE R TR	BURGER FARMS LLC	<u>2007112599</u>	06/22/07	\$0
DECR	BURGER,VIOLA T TR	BURGER,DALE R TR	<u>2011073819</u>	06/30/11	\$0
DECR	BURGER,GAZA TR &	BURGER,VIOLA T TR	<u>2011073818</u>	06/30/11	\$0
BSD	BURGER,VIOLA T	BURGER,DALE R TR	<u>2007112598</u>	06/22/07	\$0
INST	BURGER,GAZA TR &	BURGER,GAZA TR &	BP27460784		\$0

2018 Land Information (Unedited and Uncertified)

ID	Type	Acres	Sq Ft
L1	ED - EFU CLS 4, DRY [FARM LAND DEFERRAL]	7.67	334106

INFORMATION SUBJECT TO DISCLAIMER - SEE [HOME PAGE](#)

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MULTNOMAH COUNTY, OREGON PROPERTY RECORDS

Property Information

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Search Results for R501639

[Pay Now](#)

Owner Name

REED,SCOTT & REED,STACY

Property ID Number

R501639

Owner Address

1381 NW BENFIELD DR
PORTLAND, OR 97229-9151

Situs Address

12424 WI/ NW SPRINGVILLE RD
PORTLAND, OR 97229

Alternate Account Number

R961150770

Neighborhood

R210

Map Tax Lot

1N1W15C -00600

Levy Code Area - Taxing Districts

391

Portland Maps

[Click to Open Map](#)

Information on Ordering Copies

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Property Description

Exemption

- (FAU) FARM UNIT
- (FOU) FOREST UNIT
- (FOU) FOREST UNIT

Expiration Date

Tax Roll Description

SECTION 15 1N 1W, TL 600 54.49 ACRES, SPLIT MAP
R324300 (R961160130), DEFERRAL-POTENTIAL ADDITIONAL
TAX

Map Number

1N1W15C -00600

Parcel

Account Status

A - Active

Property Use

B - RESIDENTIAL IMPROVED

Year Built

Acreage

54.49

Related Accounts

Linked Accounts

R324300, R324339

Split/Merge Account

R324300

Split/Merge Account Message

12/12/2000 -
MERGE

Special Account Information

DEFERRAL - POTENTIAL ADDITIONAL TAX
 2017 - (EC) FARM LAND DEFERRAL
 2017 - (FE) FOREST LAND DEFERRAL
 2016 - (EC) FARM LAND DEFERRAL
 2016 - (FE) FOREST LAND DEFERRAL
 2015 - (EC) FARM LAND DEFERRAL
 2015 - (FE) FOREST LAND DEFERRAL
 2014 - (EC) FARM LAND DEFERRAL
 2014 - (FE) FOREST LAND DEFERRAL
 2013 - (EC) FARM LAND DEFERRAL
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 2012 - (EC) FARM LAND DEFERRAL
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Sales Information

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consideration Amount
BSD	REED,SCOTT &	REED,SCOTT &	2018011696	01/30/18	\$0
WD	BURGER FARMS LLC	REED,SCOTT &	2014061384	06/26/14	\$850,000
WD	BURGER,DALE R TR	BURGER FARMS LLC	2007112599	06/22/07	\$0
DECR	BURGER,VIOLA T TR	BURGER,DALE R TR	2011073819	06/30/11	\$0
DECR	BURGER,GAZA TR &	BURGER,VIOLA T TR	2011073818	06/30/11	\$0
BSD	BURGER,GAZA &	BURGER,GAZA TR &	94006714	01/12/94	\$0

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ID	Type	Acres	Sq Ft
L1	ED - EFU CLS 4, DRY [FARM LAND DEFERRAL]	21.49	
L2	FE - ZN A, CL E [FOREST LAND DEFERRAL]	33.00	



Land Use Planning Division
 1600 SE 190th Ave, Ste 116
 Portland OR 97233
 Ph: 503-988-3043 Fax: 503-988-3389
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**Grading and
 Erosion Control
 Worksheet**

Associated Active Cases:

PROPERTY

Address 12460 NW SPRINGVILLE ROAD, PORTLAND, OR 97229 Site Size 84 Acres
 Township 1N Range 1W Section 15 & 16 Tax lot(s) R961160130, R961160570
 Alt. Acct. R961150770

Other Properties Involved: NONE

APPLICANT

Name Scott + Stacy Reed Phone 914-391-6995
 Mailing Address 1351 NW BENFIELD DR Fax 866-742-0249
 City PORTLAND State OR Zipcode 97229 E-mail scottloganreed@yahoo.com

OWNER

Name SAME AS ABOVE Phone _____
 Mailing Address _____ Fax _____
 City _____ State _____ Zipcode _____ E-mail _____

I authorize the applicant to make this application.

[Signature] 06/08/17
 Property Owner Signature Date

(If multiple property owners, please include additional signature sheets)

NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

If no owner signature above, a letter of authorization from the owner(s) is required.

PROPOSED DEVELOPMENT: Please provide a summary of your proposal. This should, at a minimum, include the size (square feet) and use of any structures you are proposing, a description of any cut/fill you will be doing, and any land clearing, including tree removal. Also, please summarize the number and species of any proposed vegetation that will be planted.

New home farm. THE HOUSE IS APPROXIMATELY
16,946 square feet area w/ 10 bedrooms,
THE ENTIRE SITE IS 84 ACRES. THE AREA
GRADING WILL BE APPROXIMATELY 30,000 cu yd.
THE SITE PLAN CALLS FOR THE IMPACT
OF APPROXIMATELY 3,800 YARDS OF FILL.

Instructions for applicants:

The questionnaire on the following pages asks you to provide information needed to review your proposal under the standards for a Grading and Erosion Control permit. Please answer each question fully, including the 'how' and 'why' each standard is met. The responses and supporting documents you provide will be the basis for determining whether or not your application can be approved.

Note: The planner assigned to your case will need to conduct a site visit prior to the application being deemed complete. The purpose of the visit is to verify the information in the site plan, and to verify that no violations of the zoning code exist.

GEC PERMIT (REQUIRED DRAWINGS).

Please submit two (2) site scaled plans containing all information referenced in the following sections of the Building Permit Checklist.

- Site Plans
- Building Plans (floor plans and building elevations)

Helpful Hint - The most common mistake we see is not delineating on the site plan all areas that will be disturbed during construction. Disturbance occurs when tree stumps are pulled, and when land is graded, cut, or filled. Stockpiled soils count as ground disturbance. In addition to the construction of a building, disturbance is also required to construct a driveway, retaining wall, septic system, and to level the yard around a home. Omitting any of this information on your plan will delay your project review and could cause delays during construction, including the need to stop work. Again, please carefully mark and label all proposed ground disturbing activities on your plans.

GEC PERMIT (REQUIRED MISCELLANEOUS INFORMATION)

Please answer the following questions:

QUESTION	ANSWER
How much of the site will be disturbed (in square feet)? Please clearly delineate on your site plan.	See site plan
How much soil will be cut (in cubic feet or cubic yards)? Show cut locations on your site plan.	3,200 cy
How much soil will be filled (in cubic feet or cubic yards)? Show fill locations on your site plan.	5,000 cy
How much soil will be stockpiled on the site (in cubic feet or cubic yards)? Show stockpile locations on your site plan.	0 cy
How much soil will be imported to the property, including for soil amendment (in cubic feet or cubic yards)?	3,073 cy
How much soil will be taken off the property (in cubic feet or cubic yards)? Exactly where will this soil be taken? Have you obtained all necessary permits to take the soil to this location?	0 cy
How much new impervious surface will be established including new roofing, asphalt, concrete, etc. (in square feet)? Show the different areas on site plan.	12,605 sq ft

What is the average ground slope through the proposed development area (in percent)? Show on your site plan the direction and elevation change.	2% 10.37% DRIVEWAY
How steep will the steepest disturbed slopes be (in percent)?	10.37%
Will vegetation be planted? Please show all proposed landscaping on the site plan.	PASTURE SEED

If you are establishing more than 500 square feet of new impervious surfaces, have you attached a completed Storm Water Certificate, stamped by an Oregon Registered Professional Engineer? Yes No

Will you be discharging storm water runoff into a public right-of-way?
 Yes No

If you will be discharging stormwater runoff into a public right-of-way, have you applied for a discharge permit from Multnomah County or the Oregon Department of Transportation? Yes N/A No

GEC (REQUIRED APPROVAL STANDARDS)

The text in bold below are the standards for approval. The questions below each standard are intended to help you answer the standards. Staff will use your responses to determine whether or not your proposal meets each specific standard. Please answer the questions as fully as you can. When responding to the questions, remember to address the 'how' and 'when' each standard is met. (Attach additional sheets if necessary.)

Approval of development plans on sites subject to a grading and erosion control permit shall be based on a determination that the proposal adequately addresses the following standards. Conditions of approval may be imposed to assure the design meets the standards.

(A) Design standards for grading and erosion control

(1) Grading standards

(a) Fill materials, compaction methods and density specifications shall be indicated. Fill areas intended to support structures shall be identified on the plan. The director may require additional studies or information or work regarding fill materials and compaction.

Is any soil being imported to the site? Yes No

Is any fill being used to support any structures? Yes No

What method is being used to compact the soil?

PADFOOD COMPACTOR w/ SOIL COMPACTION TEST

Remember to indicate on the site plan those areas that are being filled.

(b) Cut and fill slopes shall not be steeper than 3:1 unless a geological and/or engineering analysis certifies that steep slopes are safe and erosion control measures are specified.

Cut and fill slopes cannot be greater than 33% (3Horizontal:1Vertical) unless a geological and/or engineering analysis certifies that the steep slopes are safe and will not endanger or disturb adjoining property. Does your project contain cut or fill slopes steeper than 33% _____ Yes No

If you answered yes above, you will need to attach the necessary geological and/or engineering analysis and illustrate on your plan where these cuts and/or fills will occur.

(c) Cuts and fills shall not endanger or disturb adjoining property.

How are adjacent properties, including the right-of-way, protected from the cut and fill that is part of your project? Does the slope or intervening topography help prevent affecting the adjacent properties?

ADJACENT PROPERTIES ARE HUNDREDS OF FEET AWAY AND WILL NOT BE AFFECTED.

(d) The proposed drainage system shall have adequate capacity to handle stormwater attributed to development on-site for a storm of ten-year frequency, and maintain the existing flood carrying capacity of all watercourses on or adjacent to the property.

Water from your roofs, driveways, parking areas, etc., can not be carried directly to the right-of-way or stream. When water is diverted to a stream it can cause flooding and damage downstream from you. Make sure that water resulting from your development is either infiltrated into the ground, or the rate of release is controlled for the 10-year/24-hour storm event.

Is your drainage system shown on your site plan? Yes _____ No

Have you attached the drainage design details and calculations? Yes _____ No

What kind of drainage system is proposed? How is the water collected and discharged and where does it go?

Complete system to be installed on site.

(e) Fills shall not encroach on natural watercourses or constructed channels unless measures are approved which will adequately handle the existing flood carrying capacity for the altered portion of the stream.

Fill materials cannot be placed in or adjacent to a watercourse (stream, creek, river, etc.) without a Flood Development Permit to ensure the carrying capacity of the watercourse is not adversely impacted. Will you be placing fill in or near a watercourse? _____ Yes No

If yes, what measures are you using to ensure the flood carrying capacity of the stream or watercourse will not be altered?

(2) Erosion control standards

(a) On sites within the Tualatin River Drainage Basin, erosion and stormwater control plans shall satisfy the requirements of OAR 340. Erosion and stormwater control plans shall be designed to perform as prescribed by the currently adopted edition of the "Erosion Prevention & Sediment Control Plans Technical Guidance Handbook (1994)" and the "City of Portland Stormwater Quality Facilities, A Design Manual (1995)." Ground-disturbing activities within the Tualatin Basin shall provide a 100-foot undisturbed buffer from the top of the bank of a stream, or the ordinary high water-mark (line of vegetation) of a water body, or within 100 feet of a wetland: unless a mitigation plan consistent with OAR 340 is approved for alterations within the buffer area.

Is your project site within the Tualatin River Drainage Basin? Yes No

If yes, have you provided a 100-foot undisturbed buffer between the stream, water body, or wetland? Yes No

If no, what mitigation plan have you included with your project? Describe in detail below and on your site plan.

(b) Stripping of vegetation, grading, or other soil disturbance shall be done in a manner which will minimize soil erosion, stabilize the soil as quickly as practicable, and expose the smallest practical area at any one time during construction.

How are you going to be stripping vegetation, grading and leveling the topography of the site? What methods are you going to use? What specific measures will you take to ensure that soil erosion will be minimized and soil quickly stabilized? How will you ensure that the smallest area of disturbed soil will be exposed at any one time?

TOP SOIL WILL BE STORED IN CONTAINERS TO BE REUSED ON NEW GRADE. STORM WATER WILL BE SPREAD AND - GRADUALLY RE-ABSORBED INTO THE GROUND.

(c) Development plans shall minimize cut or fill operations and ensure conformity with topography so as to create the least erosion potential and adequately accommodate the volume and velocity of surface runoff.

How are you minimizing the cut or fill operations and ensuring conformity with the existing topography? How are you dealing with the additional volume of water generated from your project and making sure that the water flow is slowed down and does not cause erosion?

MINIMIZE CUT AND FILL BY LOCATING HUMP AND DRIVEWAY IN AREA OF LESS IMPACT. STORM WATER DETAILS ARE ON SITE PLAN.

(d) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.

Do you have critical areas such as streams, creeks or ponds near your development? Yes No
How are you protecting those critical areas?

WE ARE PROTECTING A 250' BUFFER FROM THE STREAM.

(e) Whenever feasible, natural vegetation shall be retained, protected, and supplemented.

1. A 100-foot undisturbed buffer of natural vegetation shall be retained from the top of the bank of a stream, or from the ordinary high watermark (line of vegetation) of a water body, or within 100 feet of a wetland.

Is there a 100-foot undisturbed buffer of natural vegetation between your project and the stream, creek, wetland or other water body? Yes No

If no, answer #2 below.

250'

2. The buffer required in subsection (e)1 may only be disturbed upon the approval of a mitigation plan that utilizes erosion and stormwater control features designed to perform as effectively as those prescribed in the currently adopted edition of the "Erosion Prevention & Sediment Control Plans Technical Guidance Handbook (1994)" and the "City of Portland Stormwater Quality Facilities, A Design Manual (1995)", and is consistent with attaining equivalent surface water quality standards as those established for the Tualatin River Drainage Basin in OAR 340.

What is your mitigation plan for disturbing the vegetation within 100-feet of a stream, creek, wetland or other water body? Cite what measures and pages your mitigation plan utilizes from the currently adopted edition of the "Erosion Prevention & Sediment Control Plans Technical Guidance Handbook (1994)" and the "City of Portland Stormwater Quality Facilities, A Design Manual (1995)". Also show your measures on your site plan.

N/A

(f) Permanent plantings and any required structural erosion control and drainage measures shall be installed as soon as practical.

Does your project include permanent plantings such as landscaping, grass or new native vegetation? Yes No

If so, when will they be planted? Immediately, PASURE GRASS

Are the plantings shown on the plan? Yes No

How will the swales be protected from erosion? For example, will the swale be vegetated or lined with rock?

SWALES WILL BE VEGETATED OR LINED w/ ROCK.

(l) Erosion and sediment control devices shall be required where necessary to prevent polluting discharges from occurring. Control devices and measures which may be required include, but are not limited to:

1. Energy absorbing devices to reduce runoff water velocity;
2. Sedimentation controls such as sediment or debris basins. Any trapped materials shall be removed to an approved disposal site on an approved schedule;
3. Dispersal of water runoff from developed areas over large undisturbed areas.

Will you be using any erosion and sediment control devices to prevent polluting into creeks, streams, or ponds? Yes No

If so, what devices? (Make sure to show them on your site plan.)

THE STORM WATER RUNOFF IS SCOURED DOWN WITH RIP RAP AT THE GULLIES AND RETENTION AREAS. SEE SITE PLAN.

(m) Disposed spoil material or stockpiled topsoil shall be prevented from eroding into streams or drainageways by applying mulch or other protective covering; by location at a sufficient distance from streams or drainageways; or by other sediment reduction measures.

Will you be stockpiling soil on your site during the project? Yes No

What is the closest distance to a waterbody? 25 feet

How will you prevent the stockpiled soil from eroding to streams, creeks, water bodies, the right-of-way or an adjacent property?

TOP SOIL WILL BE COVERED WITH MULCH AND PLANTING TO PREVENT EROSION.

(n) Such non-erosion pollution associated with construction such as pesticides, fertilizers, petrochemicals, solid wastes, construction chemicals, or wastewaters shall be prevented from leaving the construction site through proper handling, disposal, continuous site monitoring and clean-up activities.

Will any non-erosion pollution items listed above be part of your project? No Yes

If yes, how will you properly handle them? Explain in detail.

DATE:	
REVISIONS:	

REED REALTY ADVISORS, LLC.
1001 SW 5TH AVENUE
SUITE 1100
914.391.6995

These documents shall not be used for any purpose or project for which it is not intended. Unauthorised reproduction of these documents, in part or as a whole, is prohibited. Contractor shall be responsible for checking dimensions and site conditions and to report any errors or omissions in writing to the engineer and owner/developer before the start of construction.

SPRINGWOOD FARM

12460 NW SPRINGVILLE ROAD
PORTLAND, OREGON

8/4/2017



EXP. 12/31/2017

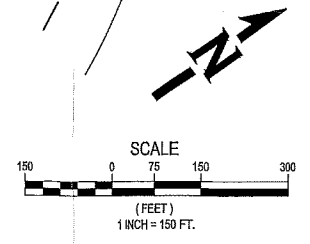
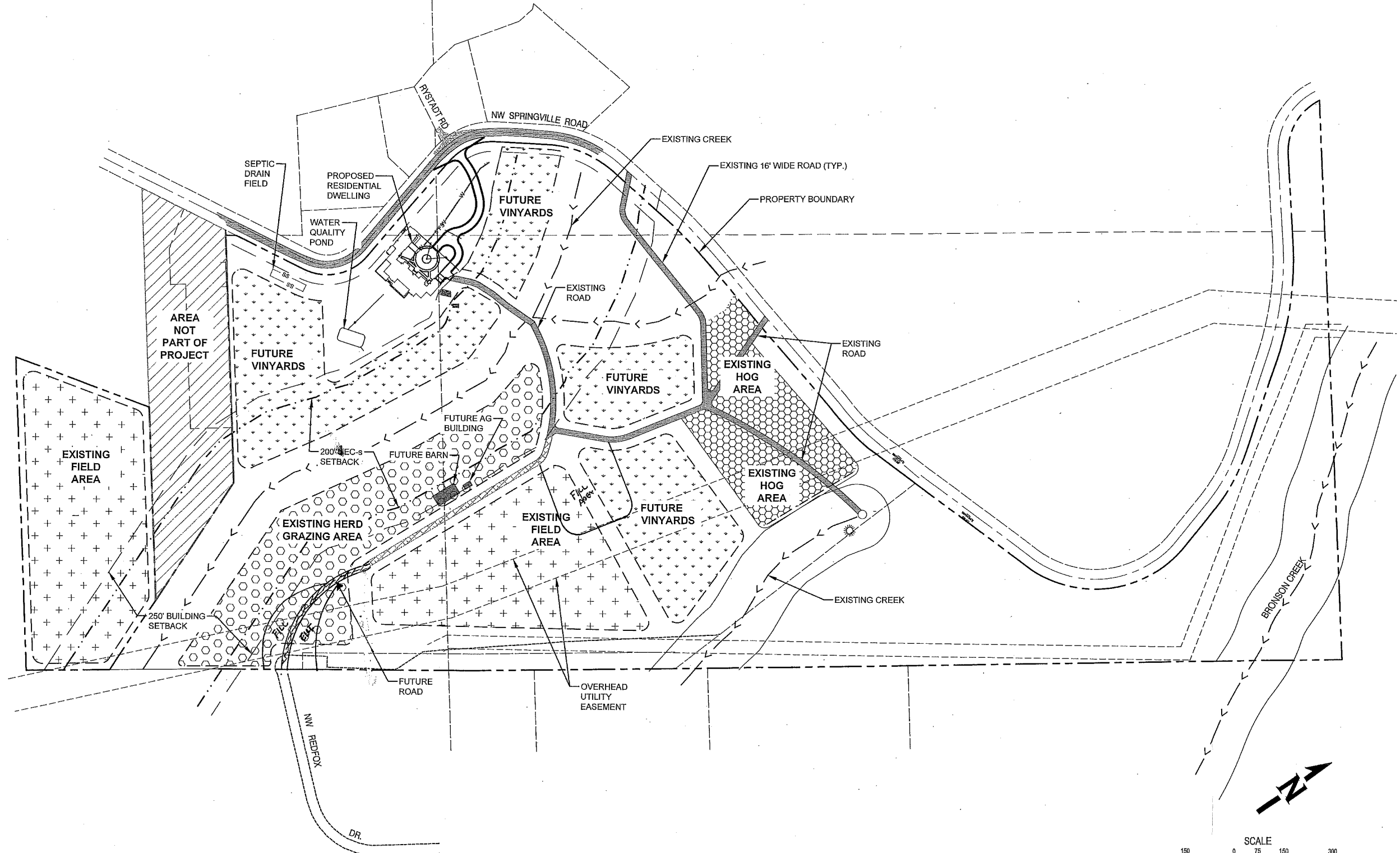
DATE: AUG 2017
DESIGNED BY: TNT
DRAWN BY: TNT
CHECKED BY: RGN

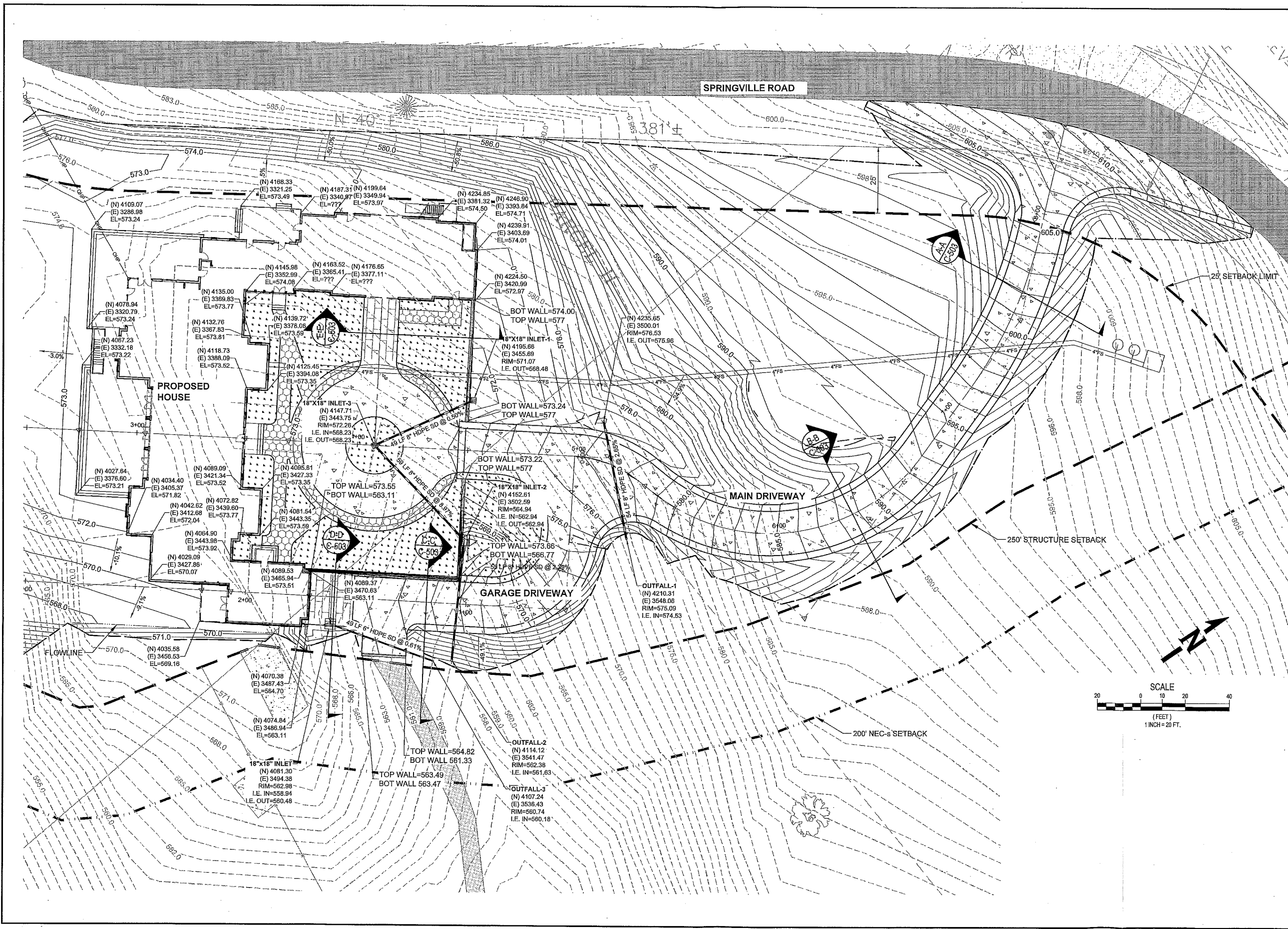
DO NOT SCALE DRAWINGS
SHEET CONTENTS
EXISTING & FUTURE FARM USE

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C-701

100% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)





DATE:	8/4/2017
BY:	TNT
CHECKED BY:	EE
DO NOT SCALE DRAWINGS	
SHEET CONTENTS:	SITE GRADING
10 of 13	
C-601	

100% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)

SPRINGWOOD FARM

12460 NW SPRINGVILLE ROAD
PORTLAND, OREGON

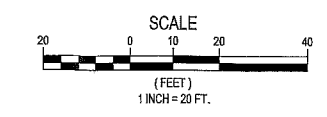
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 DRAWN BY: TNT
 CHECKED BY: EE

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1001 SW 5TH AVENUE
SUITE 1100
914.391.6995

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DATE:	
BY:	
REVISIONS:	

REED REALTY ADVISORS, LLC.
1001 SW 5TH AVENUE
SUITE 1100
914.391.6995

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SPRINGWOOD FARM

12460 NW SPRINGVILLE ROAD
PORTLAND, OREGON

100% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)

8/4/2017



EXP. 12/31/2017

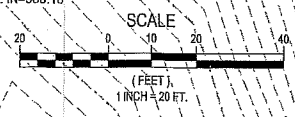
DATE: AUG 2017
DESIGNED BY: TNT
DRAWN BY: TNT
CHECKED BY: EE

DO NOT SCALE DRAWINGS

SHEET CONTENTS
WATER QUALITY

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C-602



CONSTRUCTION NOTES

GENERAL NOTES

- 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.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
- 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.
- OREGON LAW REQUIRES THAT THE RULES ADOPTED BY CITY OF PORTLAND UTILITY NOTIFICATION CENTER BE FOLLOWED. THOSE RULES ARE SET FORTH IN OAR 852-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER OR ACCESSING VIA INTERNET AT WWW.CALLBEFOREYOU.DIG.ORG. CALL BEFORE YOU DIG - PORTLAND METRO AREA 503-246-6699
- 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.
- CONTRACTOR SHALL NOTIFY THE OWNER, 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.
- CONTRACTOR SHALL REMOVE AND DEPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSOIL, CONCRETE 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.
- 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.

- THE CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES.
- 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.
- CONTRACTOR SHALL PROVIDE EFFECTIVE EROSION PROTECTION TO INCLUDE, BUT NOT 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.
- 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.
- CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS TO ALL AFFECTED PROPERTIES.
- 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.
- 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.
- 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.
- 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:

- 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.
- 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.
- THE CONTRACTOR SHALL PROTECT ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED ON APPROVED PLANS.
- GRADE THE SITE TO THE ELEVATIONS SHOWN ON THE DRAWING WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHES AS SPECIFIED.
- 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.
- 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.
- 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.
- COMPACTION TESTS AND REPORTS FOR THE PROJECT 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 AS RECOMMENDED BY THE PROJECT ENGINEER, OR PROJECT'S GEOTECHNICAL ENGINEER.
- 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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 16" 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 D212. 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 D2521 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.

DATE:					
REVISIONS:					
REED REALTY ADVISORS, LLC. 1001 SW 5TH AVENUE SUITE 1100 914.391.6995					
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SPRINGWOOD FARM 12460 NW SPRINGVILLE ROAD PORTLAND, OREGON					
8/4/2017  EXP. 12/31/2017					
DATE: AUG 2017 DESIGNED BY: TNT DRAWN BY: TNT CHECKED BY: EE <small>DO NOT SCALE DRAWINGS</small>					
SHEET CONTENTS CONSTRUCTION NOTES					
3 of 13 G-103					

100% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)