

# EROSION AND SEDIMENT CONTROL PERMIT



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

**Case File:** T1-2024-0058

**Applicant:** Scott Reed

**Proposal:** Erosion and Sediment Control (ESC) permit for ground disturbing activity associated with a new farm dwelling approved under land use case no. T2-2021-14981 and COA-2025-0004.

**Location:** 12424 NW Springville Road

**Property ID #** R324300, R324339, R501639

**Map, Tax lot:** 1N1W16D -02800, 1N1W16D - 03100, 1N1W15C -00600

**Alt. Acct. #** R961160130, R961160590, R961150770

**Base Zone:** Exclusive Farm Use (EFU)

**Overlays:** Significant Environmental Concern – Wildlife Habitat (SEC-h), Significant Environmental Concern – Streams (SEC-s), Geologic Hazard (GH)

**Decision:** **This permit is effective as of August 22, 2025 with on-going responsibilities, obligations, and limitations.**

**Issued by:**

Izze Liu, Planner

**For:** Megan Gibb,  
Planning Director

**Date:** August 22, 2025

## ORDINANCE REQUIREMENTS:

Applicable standards for this permit are in Multnomah County Code (MCC) Chapter 39 under: General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions

Exclusive Farm Use (EFU): MCC 39.4225(C) Review Uses Dwelling Customarily Provided in Conjunction with a Farm Use

Ground Disturbing Activity and Stormwater: MCC 39.6210 Permits Required, MCC 39.6225 Erosion and Sediment Control Permit, MCC 39.6235 Stormwater Drainage Control

Copies of the referenced Multnomah County Code sections are available by visiting our website at <https://www.multco.us/landuse/zoning-codes> under the link **Chapter 39: Multnomah County Zoning Code** or by contacting our office at (503) 988-3043.



through all phases of development until construction is complete. [MCC 39.6225(B)(12) through (15) and MCC 39.6225(B)(18)]

4. Schedule an Erosion and Sediment Control (ESC) inspection. A link to self-schedule an ESC inspection will be sent to you via email following the completion of your Zoning Plan Review. The County's inspector will visit the project site to verify that Best Management Practices are occurring. [MCC 39.6210(F)(2) and MCC 39.6225(B)]
5. Post the Erosion Control Permit Notice Card. The permit notice card shall be posted at the driveway entrance in a clearly visible location and remain posted until the ground disturbing activity is complete. If the notice card is lost, destroyed, or otherwise removed prior to completion of the grading work, the applicant shall immediately contact [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) to obtain a replacement immediately. [MCC 39.6210(F)(2) and MCC 39.6225(B)]

**Permit limitations and requirements after ground disturbing activity for the development are authorized:**

6. The property owner(s), their agent(s), or their representative(s) shall be limited to the following ground disturbing activities:
  - a. A maximum of 106,286 square feet of ground surface area is to be disturbed as described in and shown in Exhibit A.14. [MCC 39.6225(A)(2) and MCC 39.6225(B)]
  - b. A maximum of 9,330 cubic yards of earth materials is allowed to be cut as described in and shown in Exhibit A.2. [MCC 39.6225(A)(2) and MCC 39.6225(B)]
  - c. A maximum of 2,900 cubic yards of fill is allowed to be deposited based on the amount of fill approved under case no. T1-2025-0014. [MCC 39.6225(B)(2)]
    - i. All structural fill and any other fill used in this project will be composed of earth materials as defined in MCC 39.2000. [MCC 39.6225(B)(2)]
      1. For fill imported to the subject property, the earth material shall meet the requirements of the Oregon DEQ clean fill criteria and shall not contain putrescible wastes, construction and demolition wastes, hazardous waste and/or industrial solid wastes. [MCC 39.6225(B)(2)]
    - ii. No compensation, monetary or otherwise, shall be received by the property owner for the receipt or placement of fill. [MCC 39.6225(B)(24)]
7. The property owner(s), their agent(s), or their representative(s) shall:
  - a. Maintain best erosion control practices through all phases of development. Erosion control measures are to include the installation of sediment fences/barriers at the toe of all disturbed areas and post construction re-establishment of ground cover. Straw mulch, erosion blankets, or 6-mil plastic sheeting shall be used as a wet weather measure to provide erosion protection for exposed soils. All erosion control measures are to be implemented using Best Management Practices (BMP). [MCC 39.6225(B)(10) through (15), and MCC 39.6225(B)(17) through (19)]
  - b. Use temporary vegetation and/or mulching to protect exposed critical areas during all phases of development. [MCC 39.6225(B)(10)]
  - c. Trap any sediment in runoff water using debris basins, silt traps, or other measures until the disturbed area is stabilized. [MCC 39.6225(B)(18)]
  - d. Temporarily stabilize any significant portion of a construction site with straw, compost, or other covering that will prevent soil or wind erosion should construction activities cease

for fifteen (15) days or more. The stabilization shall remain in good working order until work resumes on that portion of the site. [MCC 39.6225(B)(7), (8), (10), (12), and (15)]

- e. Temporarily stabilize the entire site using vegetation or a heavy mulch layer, temporary seeding, or other appropriate BMPs should all construction activities cease for thirty (30) days or more. The stabilization shall remain in good working order until work resumes on that portion of the site. [MCC 39.6225(B)(7), (8), (10), (12), and (15)]
  - f. Temporarily or permanently stabilize the soil for all denuded sites between October 1 and April 30 as soon as practicable, but in no case more than 2 days after ground-disturbing activity occurs. During wet weather periods temporary stabilization of the site must occur at the end of each work day, if rainfall is forecast in the next 24 hours. [MCC 39.6225(B)(7), (8), (10), (12), and (15)]
  - g. Temporarily or permanently stabilize the soil for all denuded sites between May 1 and September 30 as soon as practicable, but in no case more than 7 days after ground-disturbing activity occurs. [MCC 39.6225(B)(7), (8), (10), (12), and (15)]
  - h. Prevent and not allow non-erosion pollution associated with construction such as pesticides, fertilizers, petrochemicals, solid wastes, construction chemicals, or wastewaters from leaving the construction site through proper handling, disposal, continuous site monitoring, and clean-up activities. On-site disposal of non-erosion pollution including construction debris, hazardous or toxic materials, synthetics (i.e. tires), petroleum-based materials, or other solid wastes that may cause adverse leachates or other off-site water quality effects is prohibited. Any non-erosion pollution or spoil materials shall be removed from the site and disposed at an off-site location approved for the disposal of such material by applicable Federal, State, and local authorities. [MCC 39.6225(B)(20)]
  - i. Remove any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems. If any features within adjacent public right-of-way are disturbed, the property owner shall be responsible for returning such features to their original condition or a condition of equal quality. [MCC 39.6210(E)(1) and (2)]
  - j. Use fill trucks that are constructed, loaded, covered, and otherwise managed to prevent any of their load from dropping, sifting, leaking, or otherwise escaping from the vehicle. No fill shall be tracked or discharged in any manner onto any public right-of-way. The total daily number of fill haul truck trips shall be less than 10 trips per day (i.e. one trip to the site and one trip leaving the site is two trips) [MCC 39.6225(B)(22) and (23)]
  - k. Seed and mulch all disturbed soils to prevent erosion and sedimentation exiting the site, entering the public right-of-way, or depositing into any storm drainage system. Monitor daily to ensure vegetation is sprouting and that no erosion or sedimentation is occurring. Monitoring may cease when vegetation on the disturbed soils have stabilized the disturbed soils. [MCC 39.6225(B)(10), (12), (15), (18), and (19)]
8. The County may require the described erosion control techniques be supplemented if turbidity or other down slope erosion impacts results from on-site grading work. The local Soil and Water Conservation District or the U.S. Soil Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects. [MCC 39.6210(F)(2)]

**Follow up requirements after ground disturbance activity are completed:**

- 9. The property owner(s), their agent(s), or their representative(s) shall gravel or seed with native grasses all disturbed with exposed ground areas within five (5) days of the date ground disturbing activities conclude. [MCC 39.6225(B)(12)]

- a. Upon completion of the installation of permanent vegetation and/or gravel, photographs sent to LUP-submittals@multco.us to demonstrate that ground disturbing activities have been completed and the site is being revegetated. In your email, reference the case no. #T1-2024-0058 in the subject line. [MCC 39.6210(F)(2) and MCC 39.6225(B)]

## Exhibits:

### 'A' Applicant's Exhibits

Exhibits with an '\*' have been reduced in size and included with the decision. All exhibits are available for review by sending a request to [LUP-comments@multco.us](mailto:LUP-comments@multco.us).

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	2	Application Form	07.31.2024
A.2	12	Narrative	07.31.2024
A.3	4	Existing Conditions Plans	07.31.2024
A.4	1	Site Demolition Plan	07.31.2024
A.5	2	Erosion Sediment Control Plan	07.31.2024
A.6	3	Site and Access Plans	07.31.2024
A.7	3	Site Grading, WQ Swale, Detention Pond and Drainage Details	07.31.2024
A.8	1	Existing and Future Farm Use Plan	07.31.2024
A.9	19	Aerial Photos: 20-year history	07.31.2024
A.10	9	Septic Review Certification	07.31.2024
A.11	8	Stormwater Drainage Control Certificate	07.31.2024
A.12	14	Revised Plan Set	10.08.2024
A.13	2	OWRD Water Master Correspondence	10.08.2024
A.14	14	Revised Erosion Control Plan	12.20.2024

# SITE DEVELOPMENT

## TAX ACCOUNT #R961160130, R961160590 AND R961150770

# SPRINGVILLE SITE DEVELOPMENT

**12424 SPRINGVILLE ROAD  
PORTLAND, OREGON 97229**

December 2024

**OWNER/DEVELOPER:**

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

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)

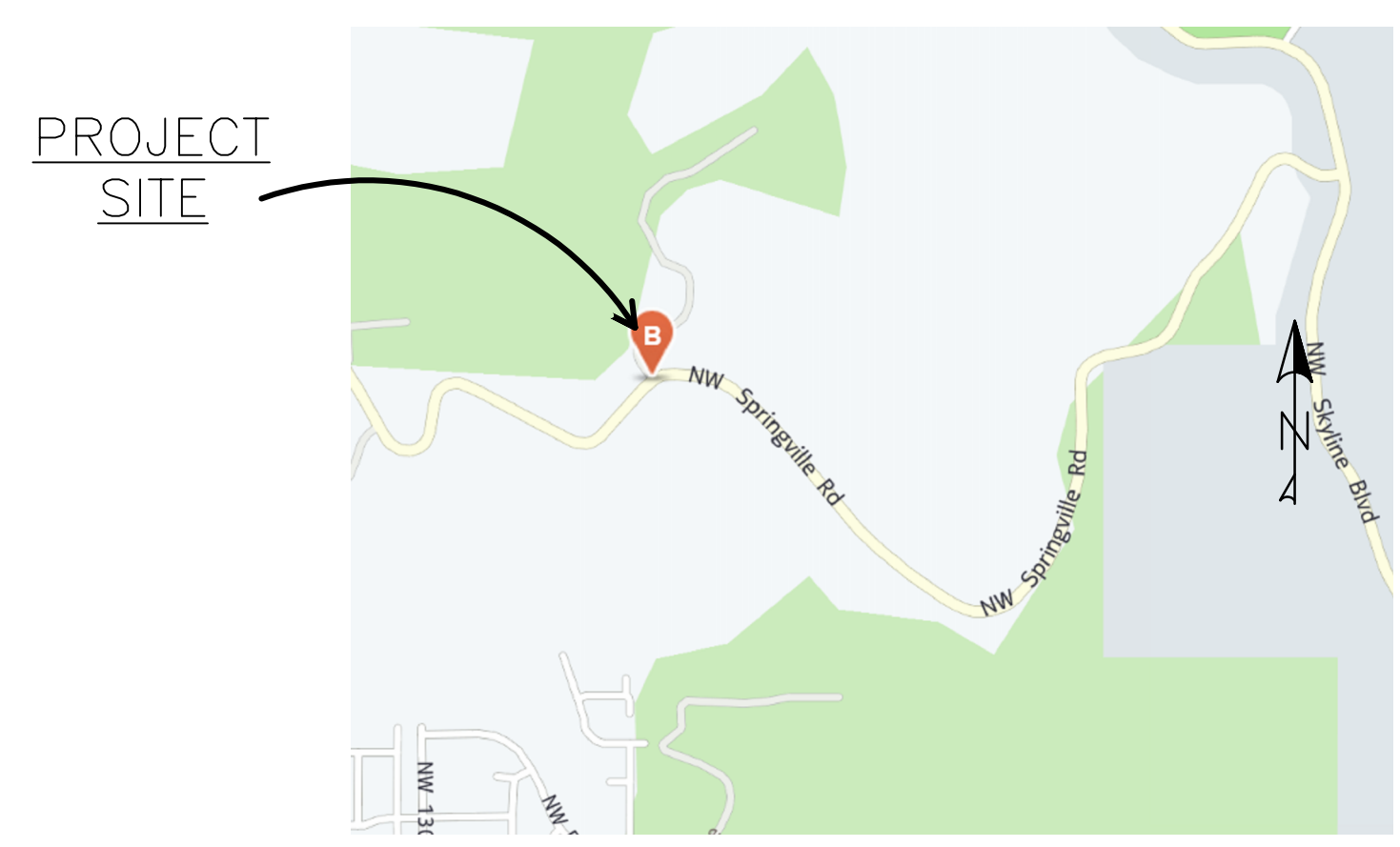
IMPROVEMENT SITE AREA:  
IMPERVIOUS (HOUSE/DECKS/DRIVEWAY): 16,860 SF (0.39 AC)  
PERVIOUS PAVEMENT/GRAVEL ACCESS DRIVE/WALKWAY: 19,667 SF (0.45 AC)

PROJECTED DISTURBED AREA = 2.44 AC

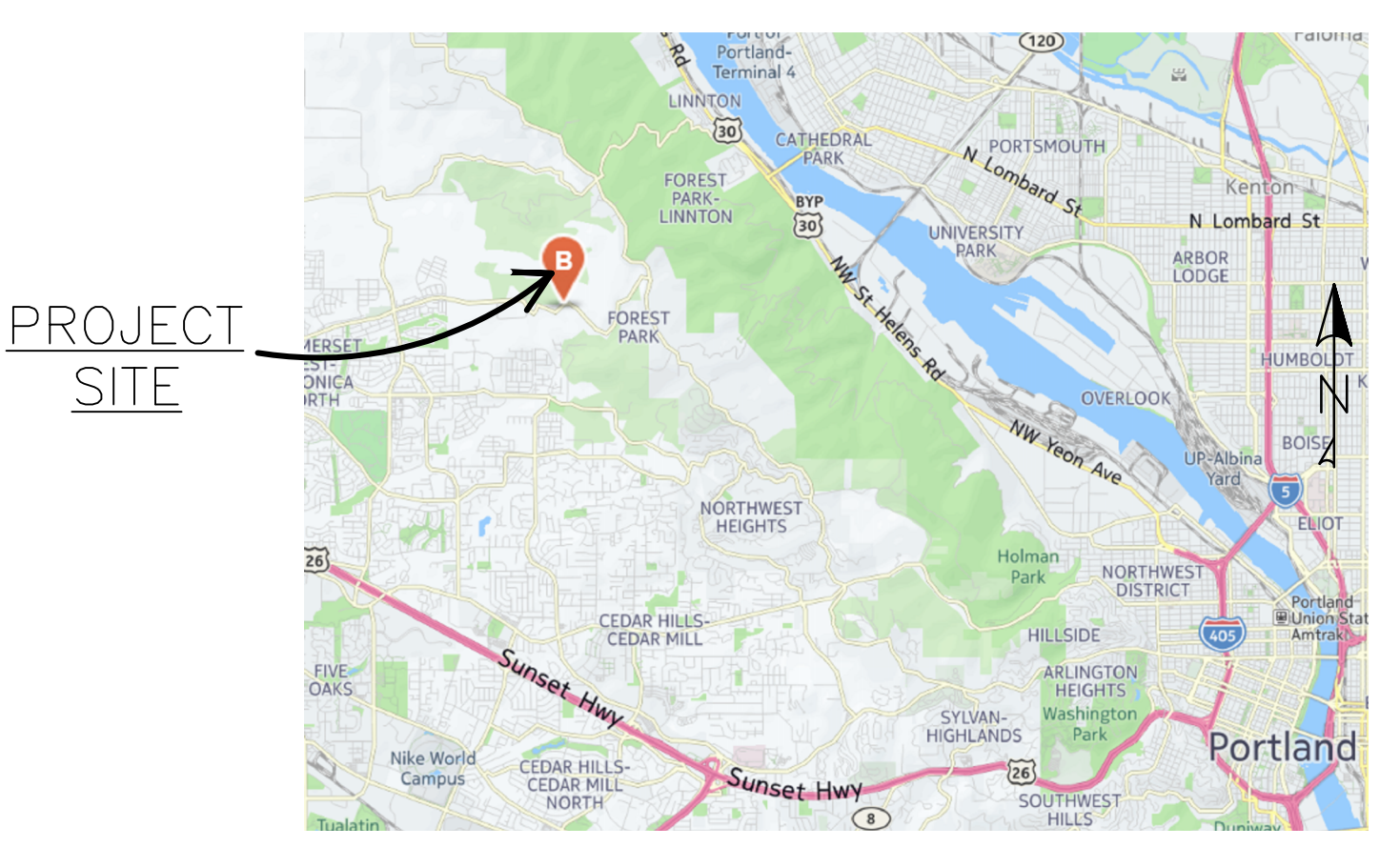
EARTHWORK VOLUME:  
CUT VOLUME = 9330 CY  
FILL VOLUME = 5220 CY  
NET VOLUME = 4110 CY CUT

No dirt stockpiles will be kept on-site.

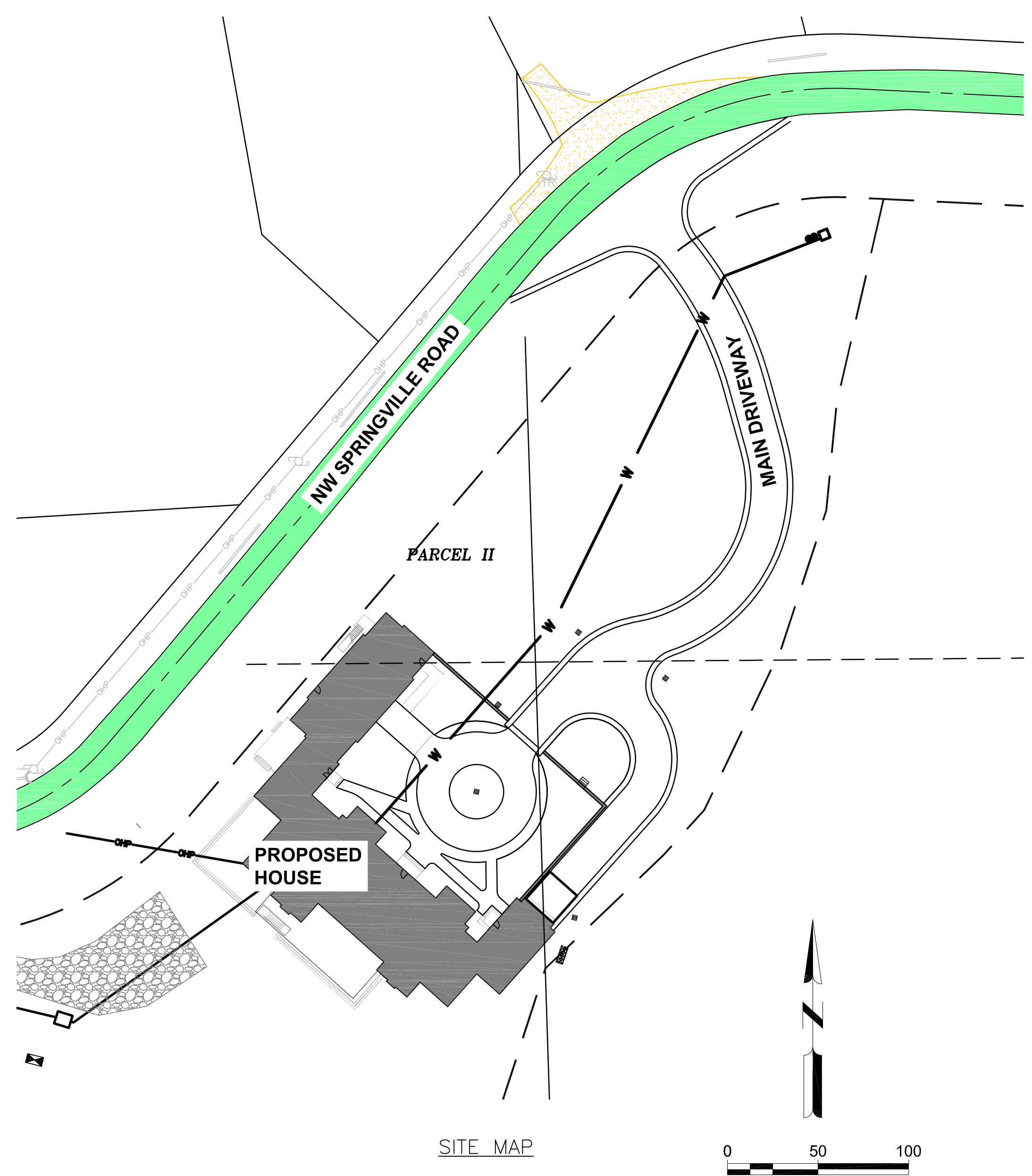
SHEET INDEX	
SHEET #	SHEET TITLE
G-101	TITLE PAGE
G-102	ORIGINAL SURVEY(ORIGINAL CONTOUR)
G-103	NEW SURVEY(EXISTING CONTOUR)
G-104	CONSTRUCTION NOTES
C-201	EXISTING ACCESS DEMOLITION PLAN
C-301	EROSION CONTROL PLAN
C-302	EROSION CONTROL DETAILS
C-401	SITE & ACCESS PLAN
C-501	MAIN DRIVEWAY PROFILE
C-502	DRIVEWAY PROFILE AND SECTIONS
C-601	SITE GRADING
C-601	WATER QUALITY
C-603	DRAINAGE DETAILS
C-701	EXISTING & FUTURE FARM USE



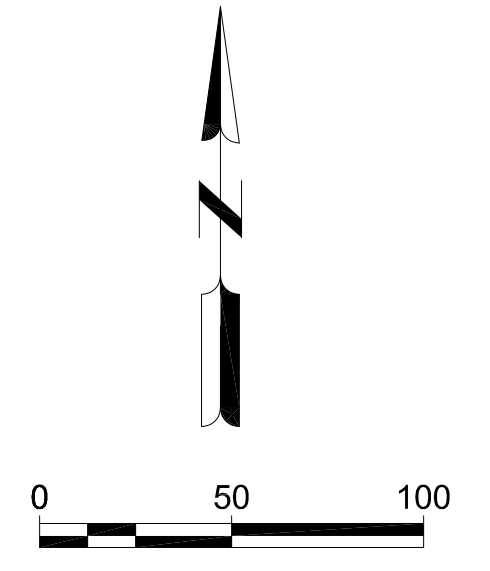
AREA MAP  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE



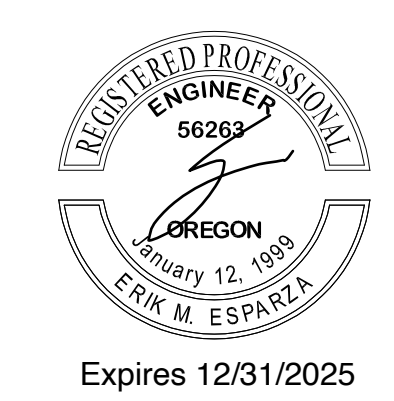
SITE MAP



FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION

SPRINGVILLE RESIDENTIAL

12424 NW SPRINGVILLE ROAD  
PORTLAND, OREGON 97229

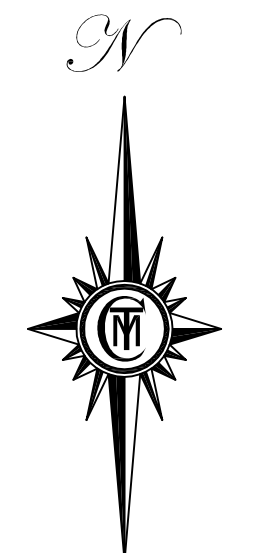
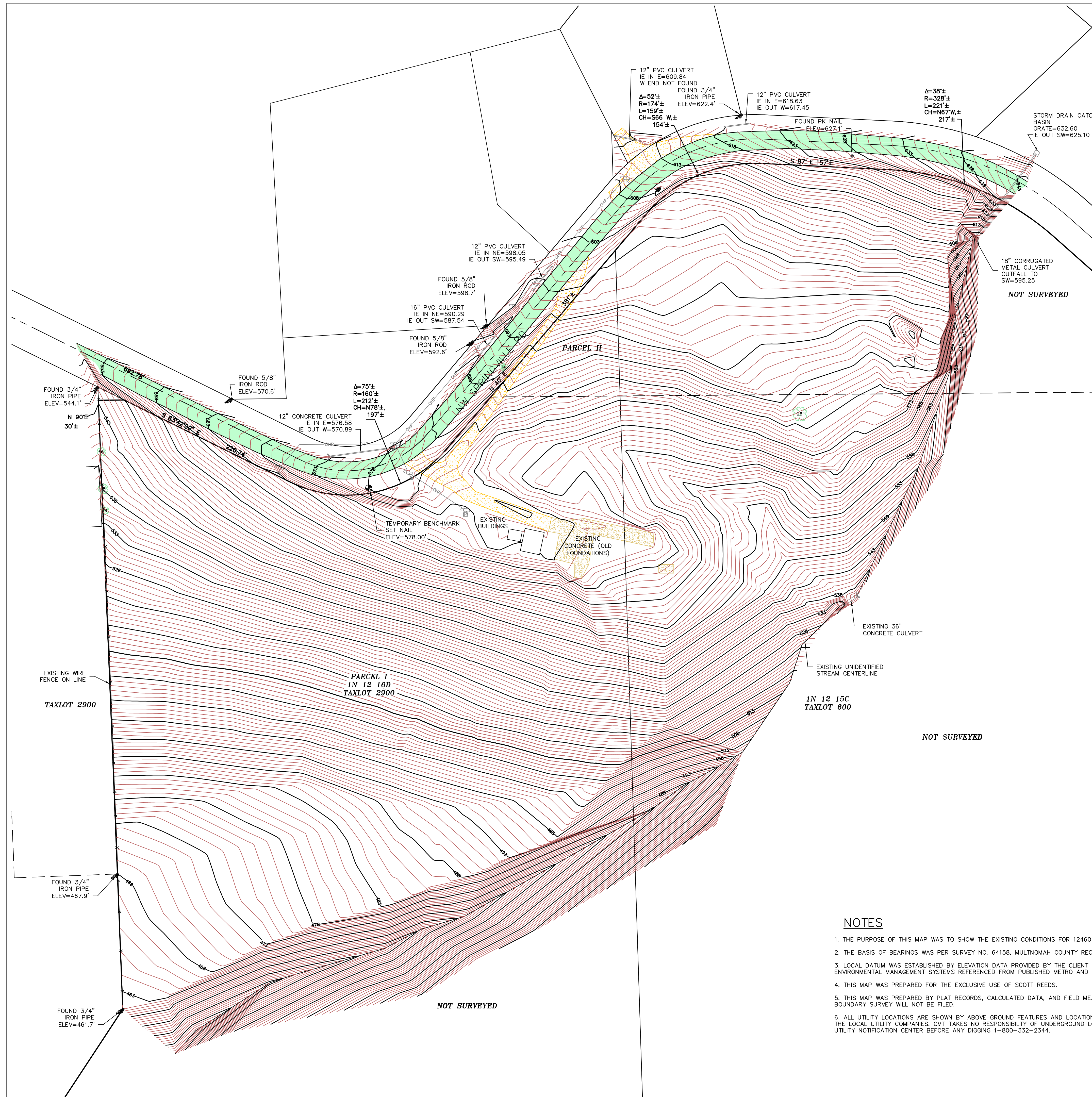


PROJECT NO: ---  
DATE: 06/05/2024  
DESIGNED BY: TNT/SFG  
DRAWN BY: TNT/SFG  
CHECKED BY: EME  
DO NOT SCALE DRAWINGS

SHEET CONTENTS  
TITLE PAGE

REVISONS:	DATE	BY:

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. Contractors shall be responsible for checking dimensions and site conditions and is to report any errors or omissions in writing to the engineers before the start of construction.



SCALE 1" = 60'

**LEGEND**

- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)
- EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)
- EXISTING TELEPHONE RISER
- EXISTING ELECTRIC METER
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- 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**

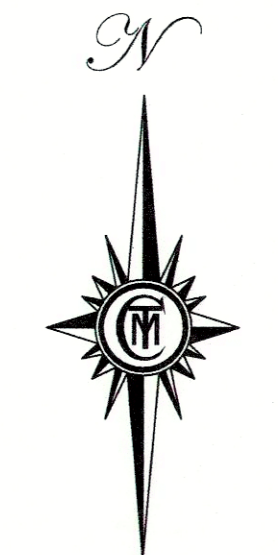
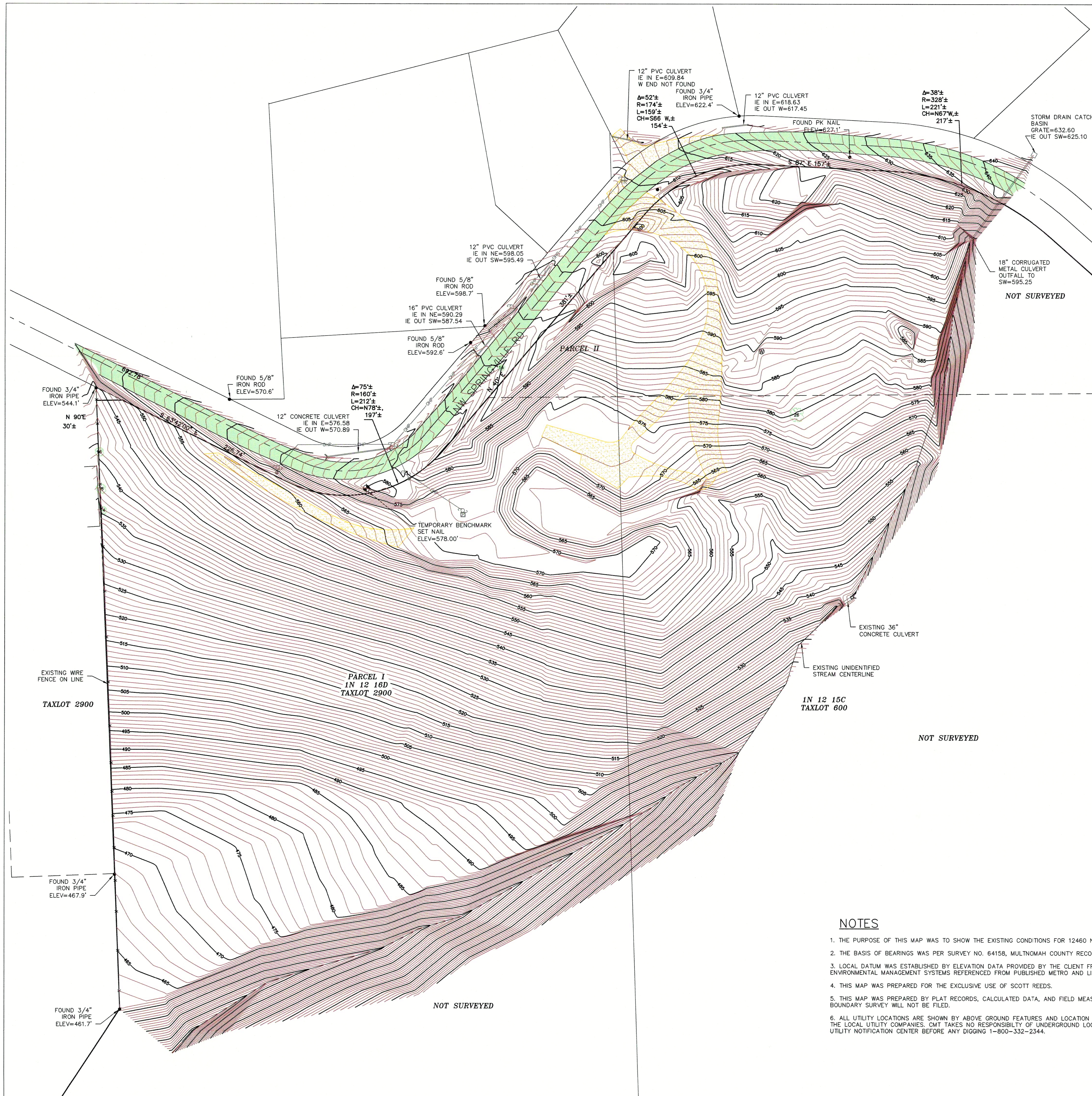
**12460 NW SPRINGVILLE RD**  
SE 1/4 SEC 16, T 1 N, R 1 W, W.M.

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



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
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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

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

- 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. A CITY BUSINESS LICENSE IS REQUIRED.
  - 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 952-001-0090. 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 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, 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.
- 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.
- 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 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.
- 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 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.

REVISED:					
DATE:					
BY:					

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

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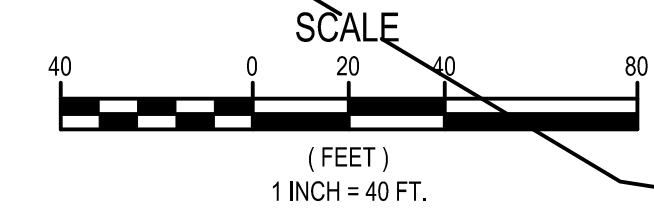
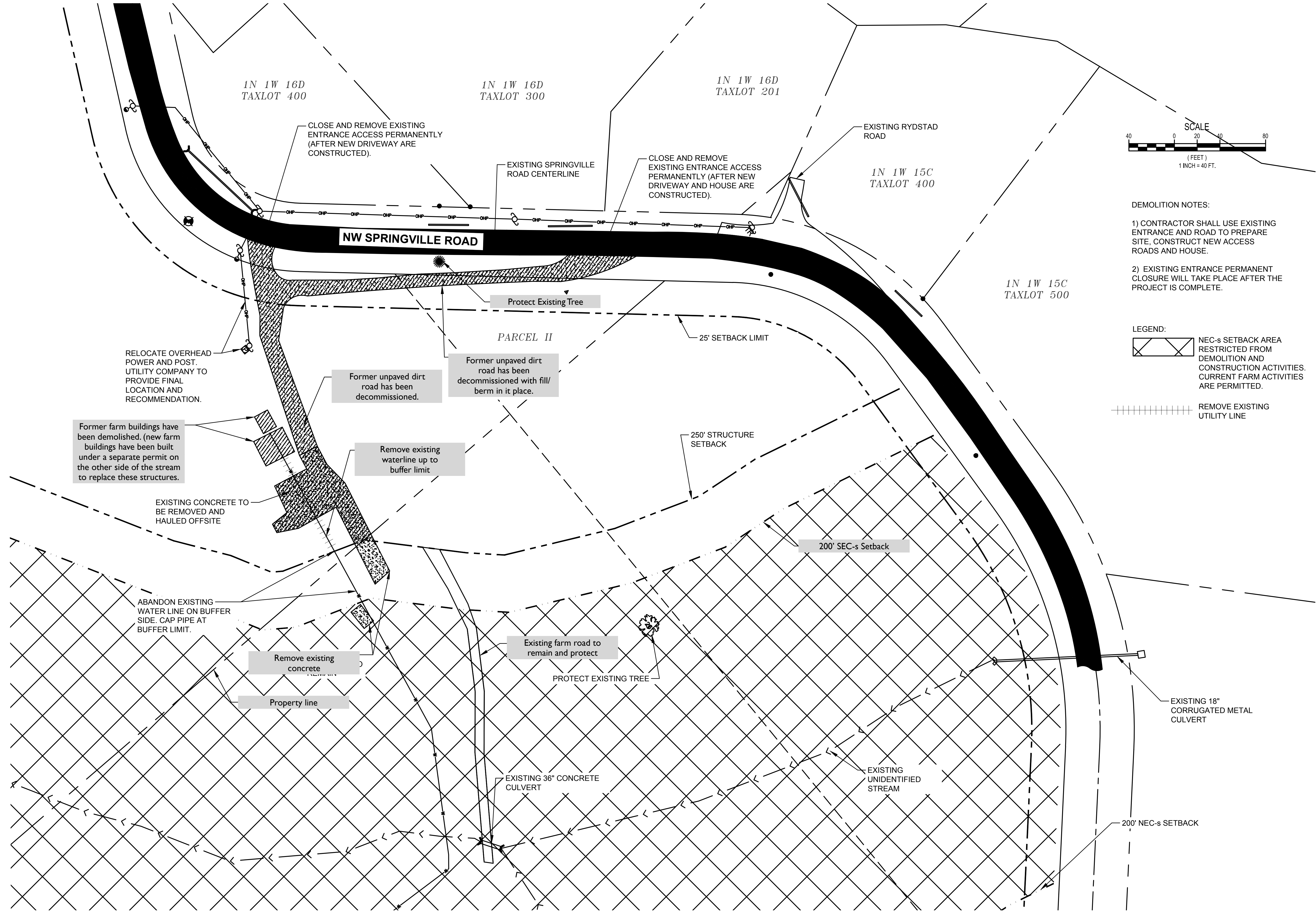
SPRINGVILLE RESIDENTIAL

12424 NW SPRINGVILLE ROAD  
PORTLAND, OREGON 97229



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



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:

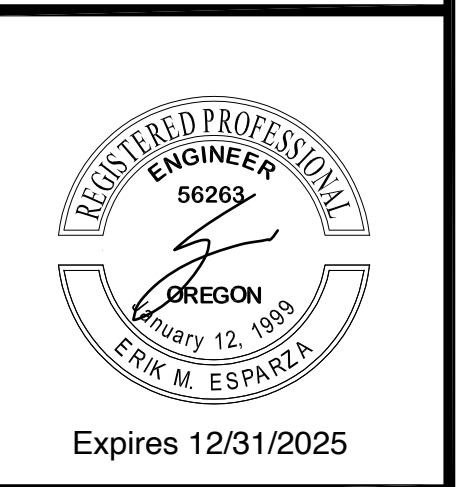
- NEC-s SETBACK AREA RESTRICTED FROM DEMOLITION AND CONSTRUCTION ACTIVITIES. CURRENT FARM ACTIVITIES ARE PERMITTED.
- REMOVE EXISTING UTILITY LINE

DATE	
BY:	
REVISIONS:	

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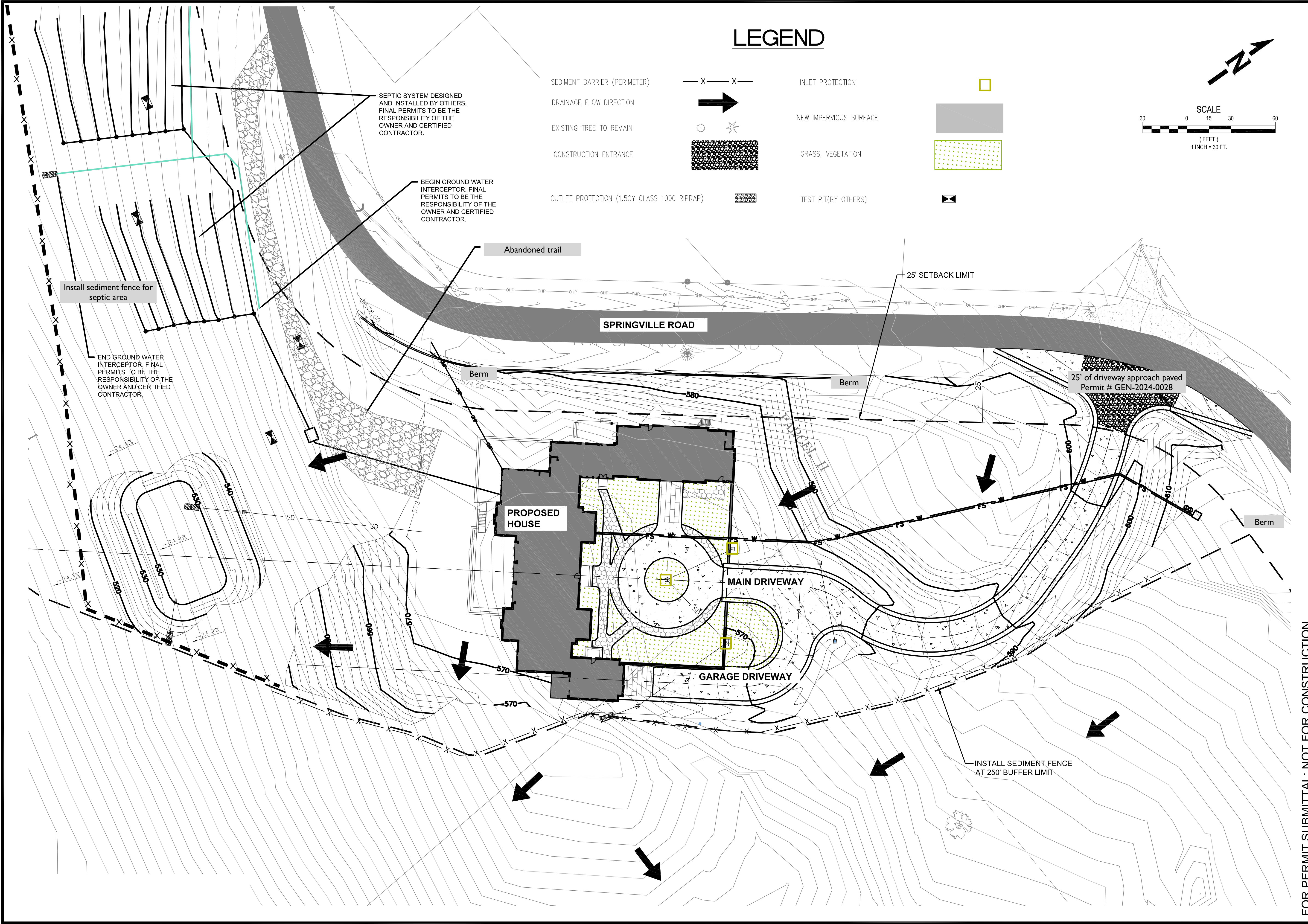
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PORTLAND, OREGON 97229



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SHEET CONTENTS  
DEMOLITION PLAN

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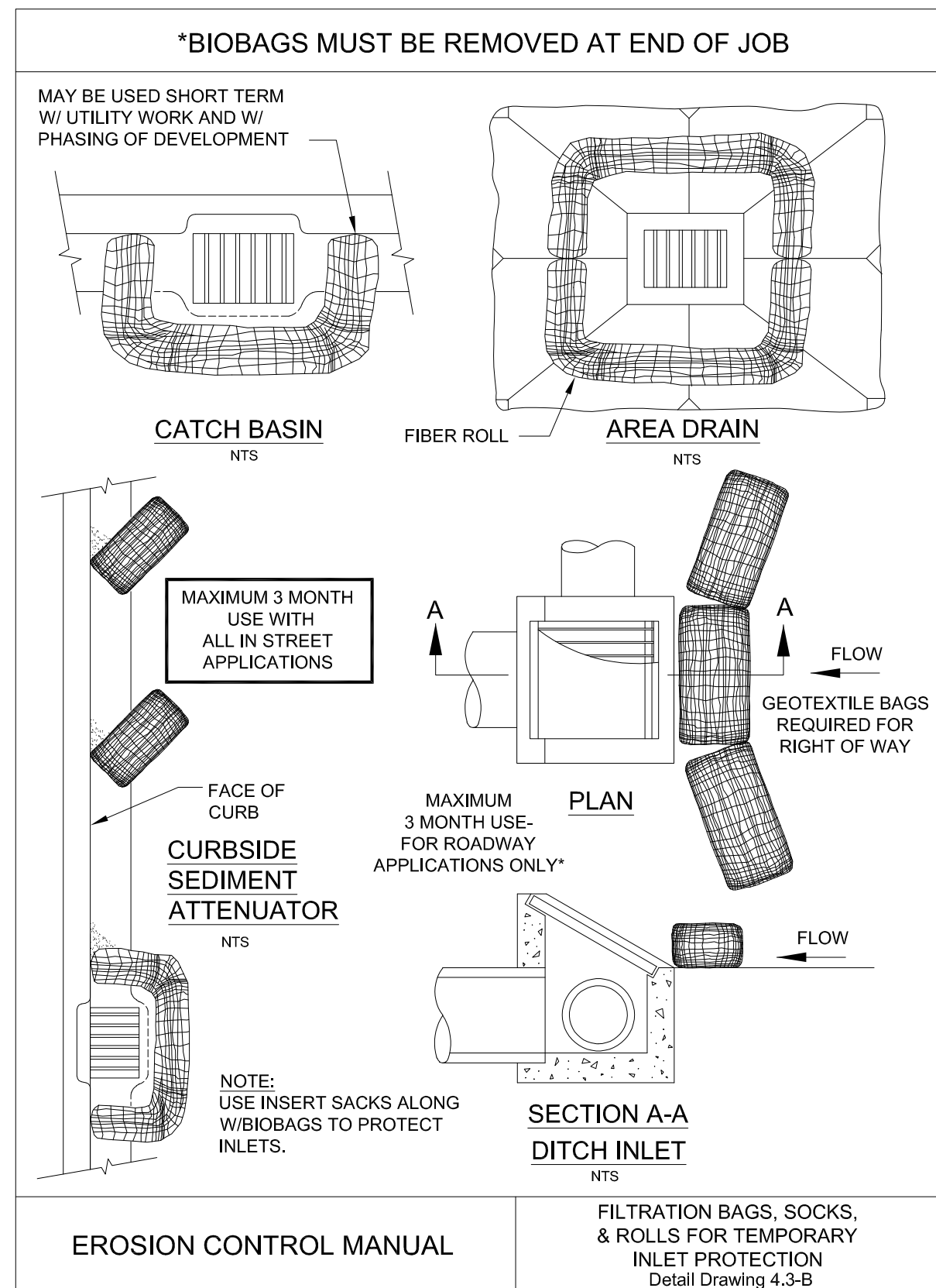


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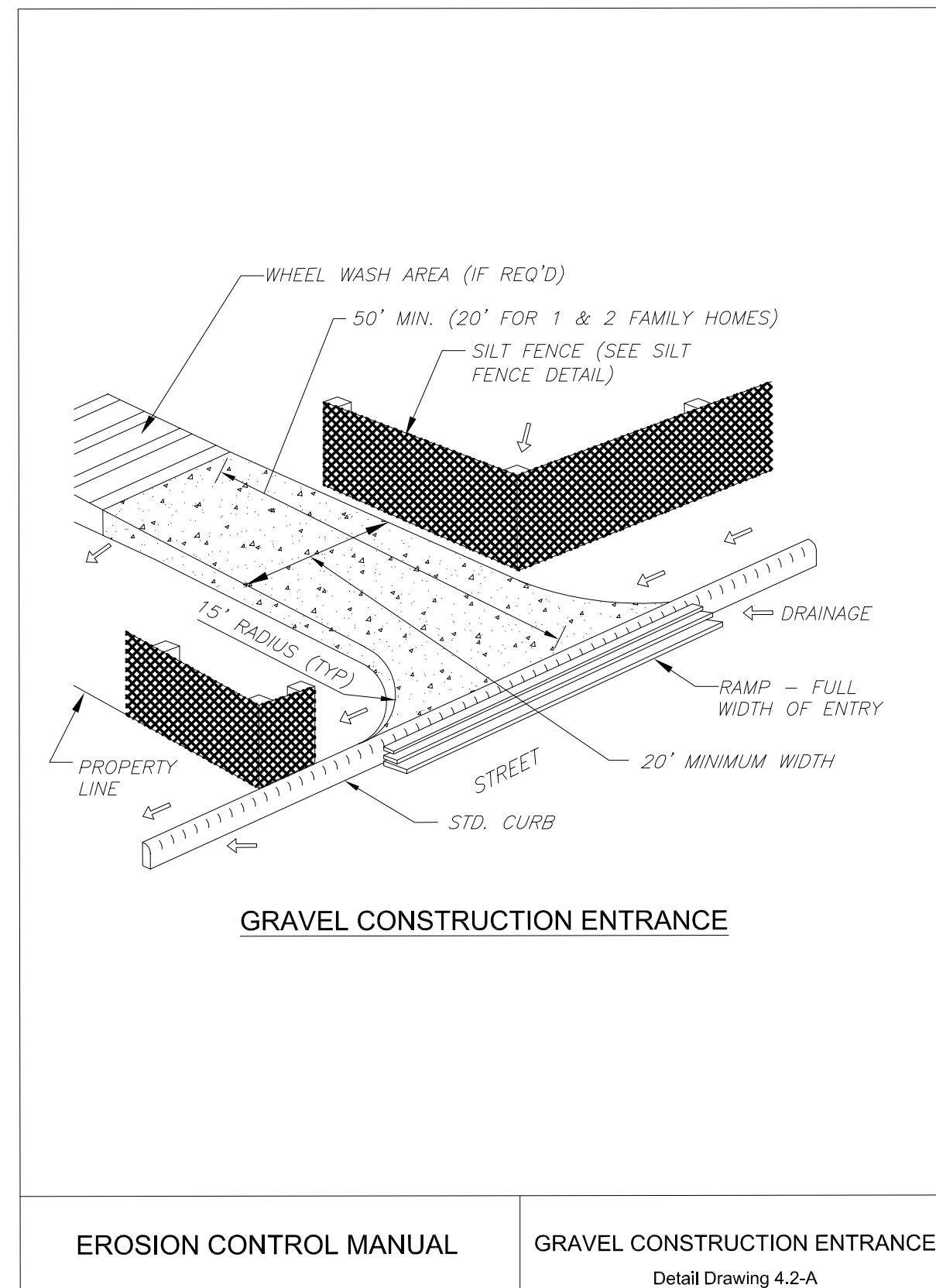
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SHEET CONTENTS  
 ESC PLANS

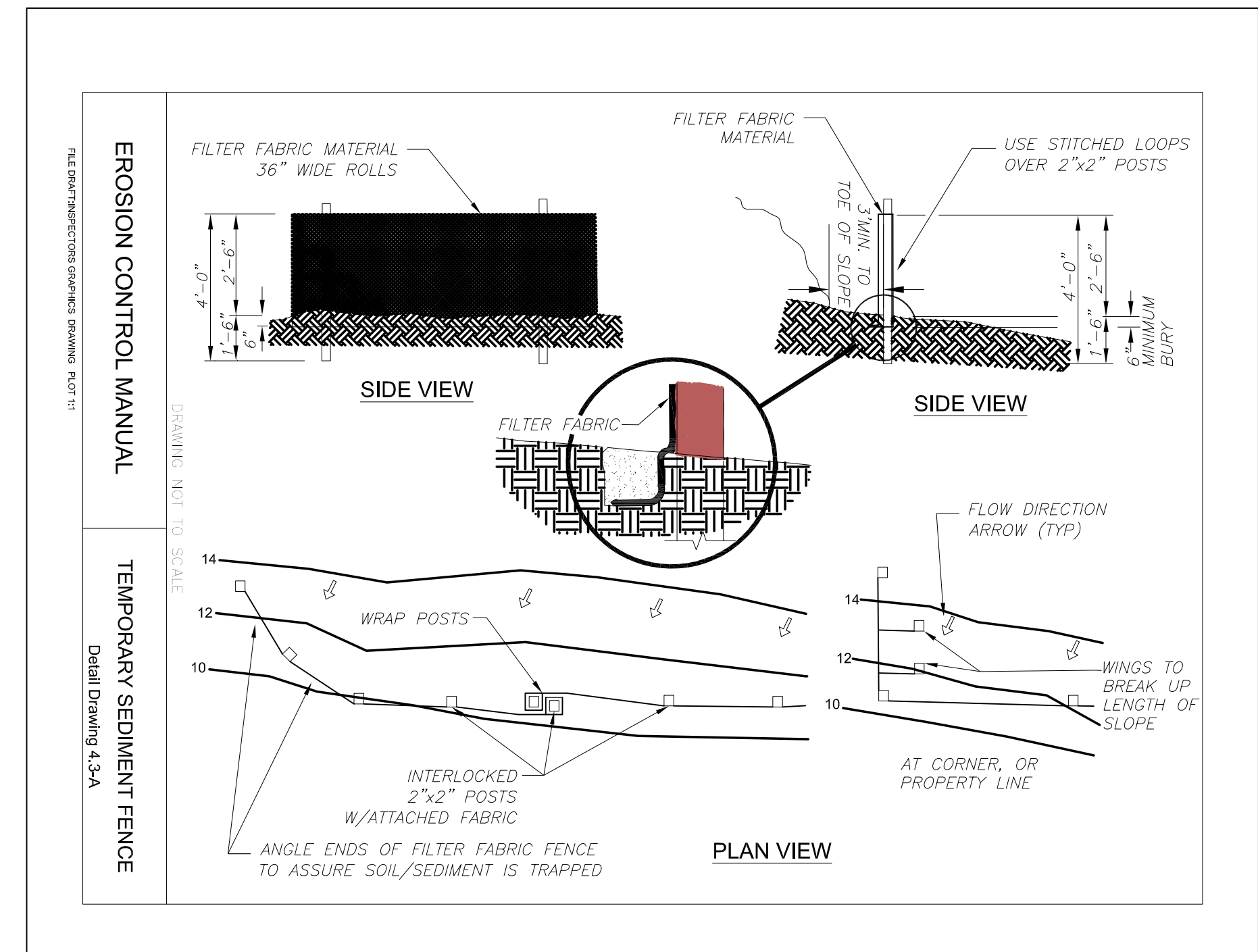
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**1** INLET PROTECTION  
Scale: NTS



**2** GRAVEL CONSTRUCTION ENTRANCE  
Scale: NTS



**3** SEDIMENT FENCE  
Scale: NTS

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BY	
REVISIONS	

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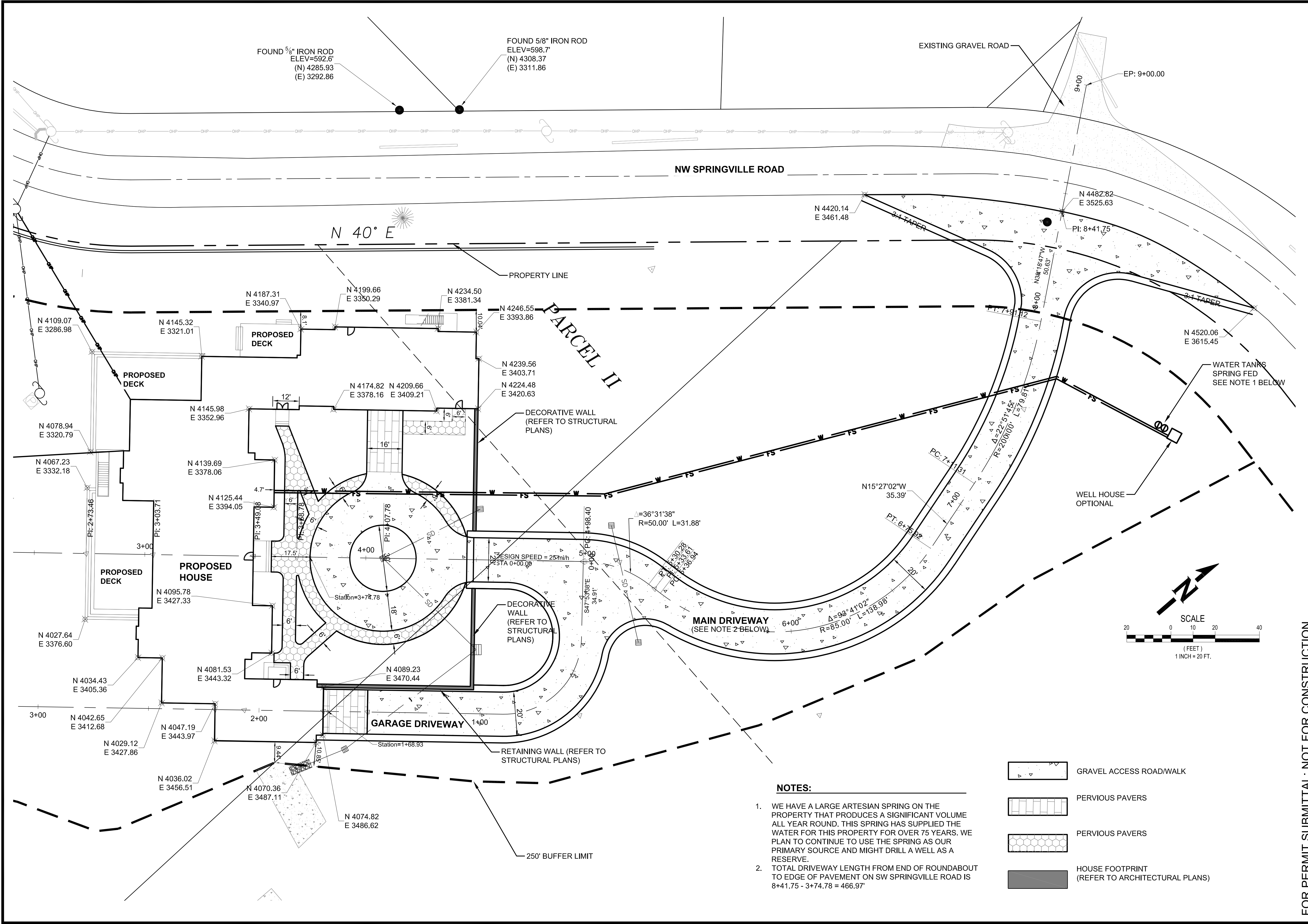


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SHEET CONTENTS  
ESC DETAILS

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- NOTES:**
- 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.
  - 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)

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BY	
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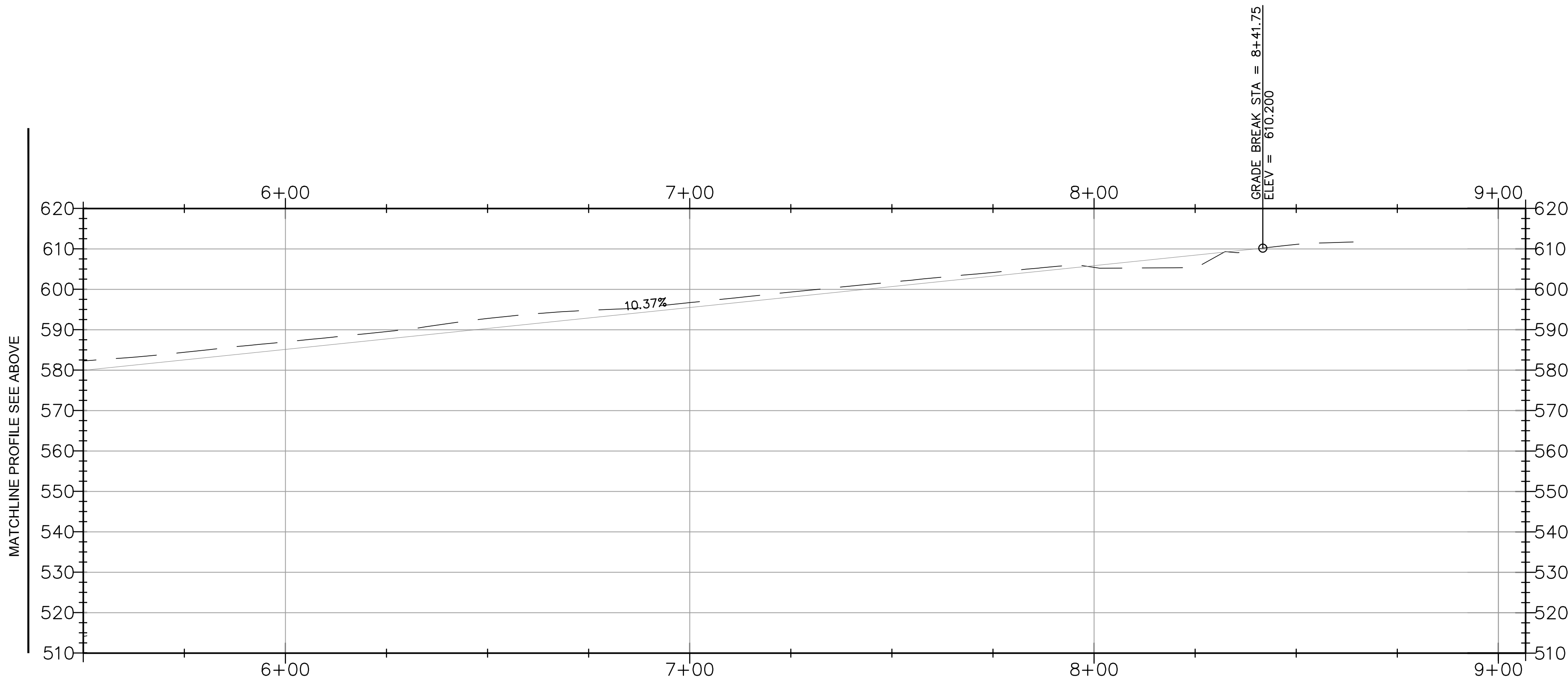
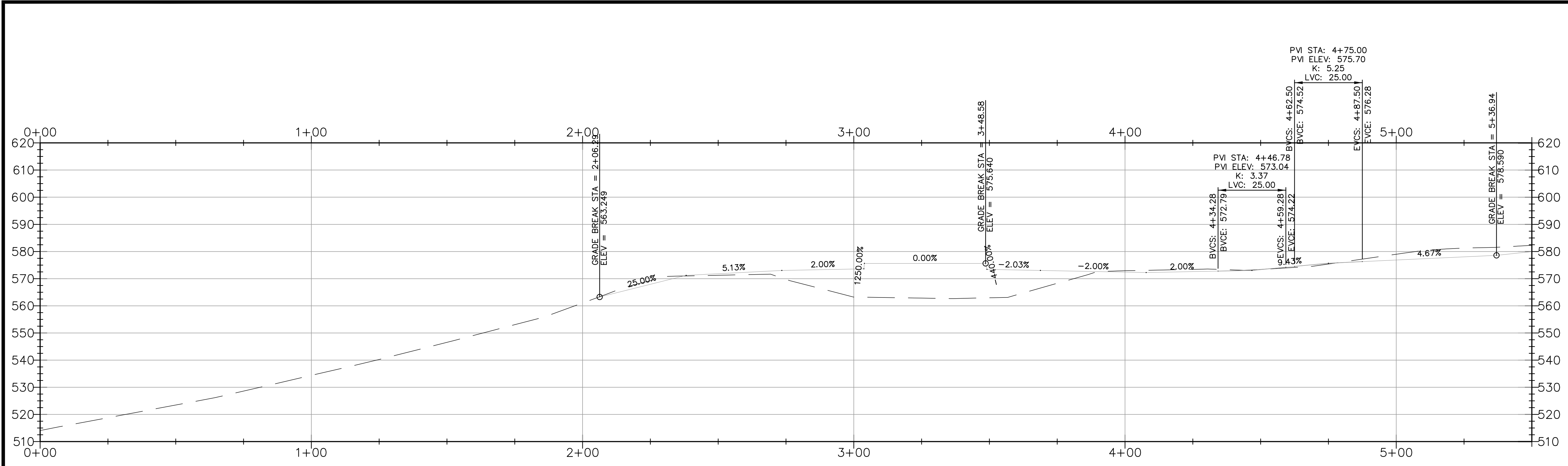
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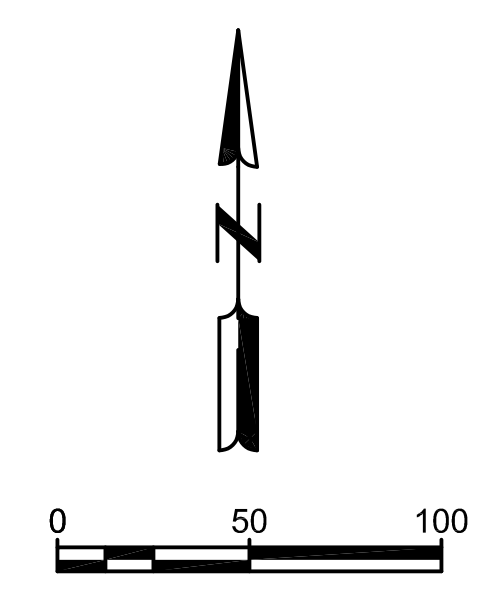
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SHEET CONTENTS  
 SITE & ACCESS PLAN



MAIN HOUSE DRIVEWAY  
SCALE: 1" = 20'

1  
C-501



MATCHLINE PROFILE SEE BELOW

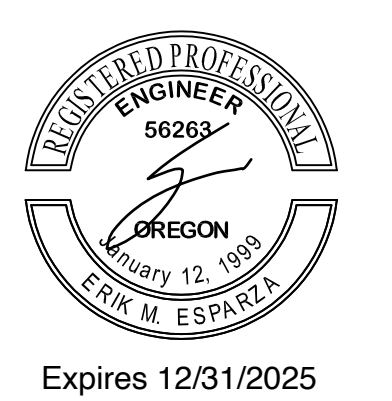
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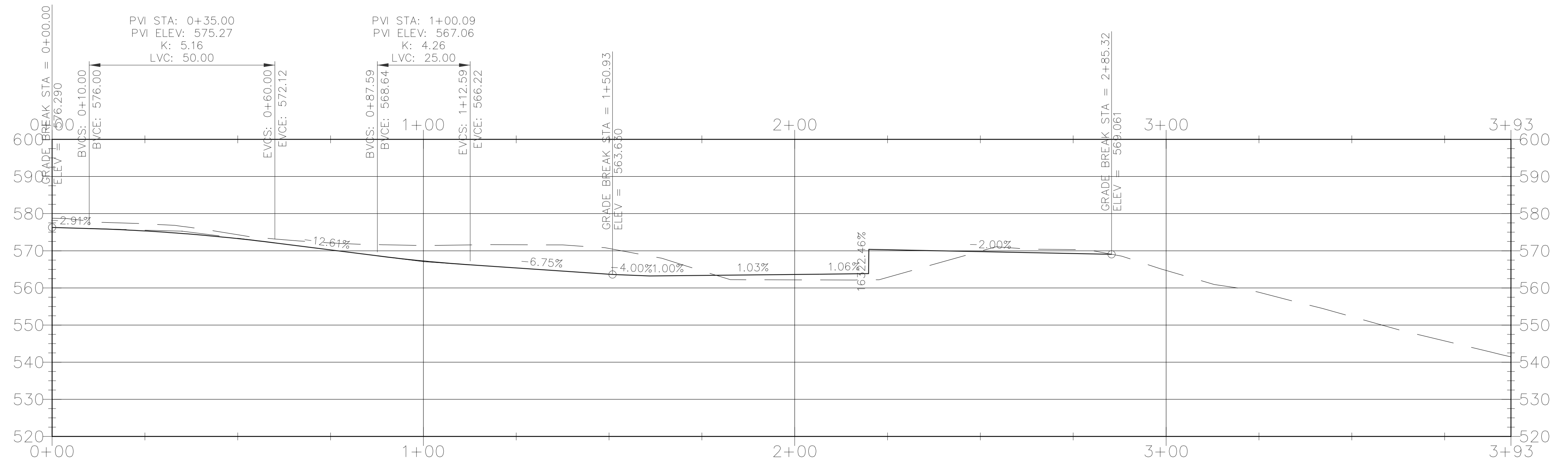
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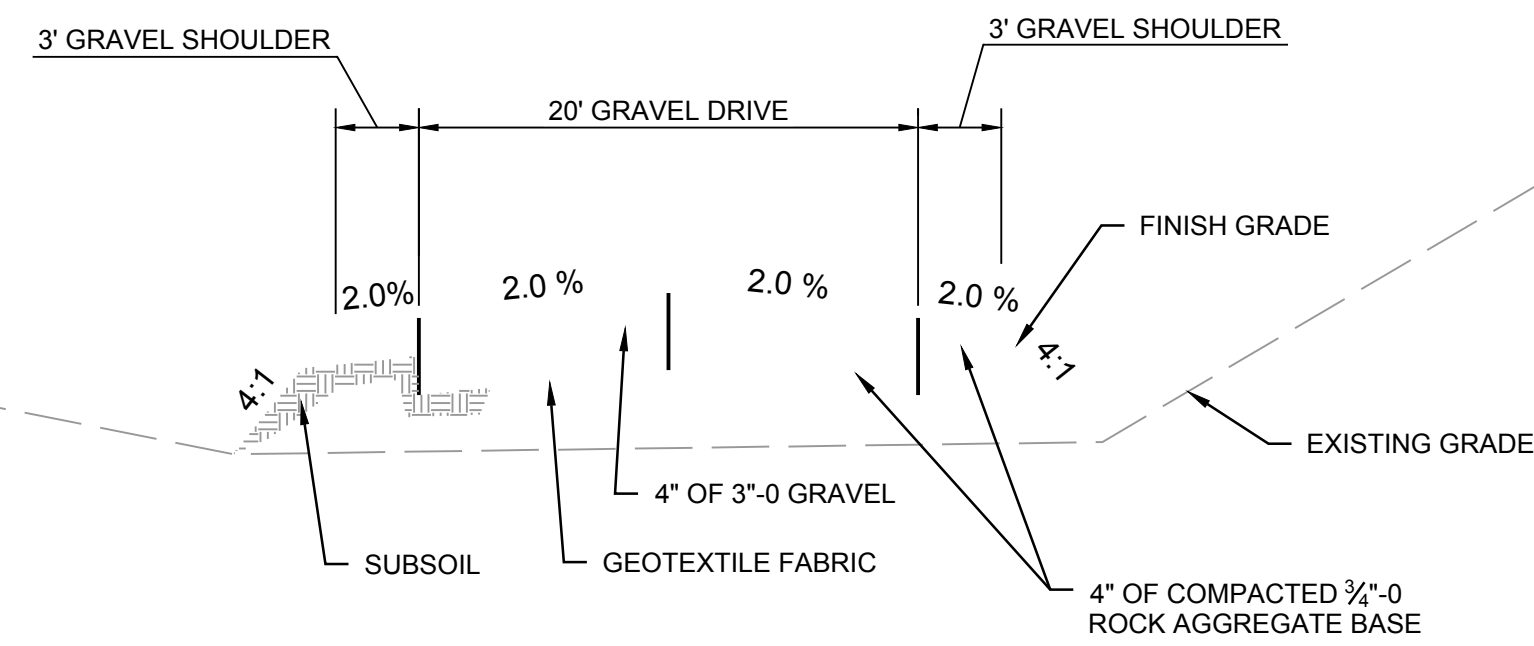
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SHEET CONTENTS  
MAIN PROFILE

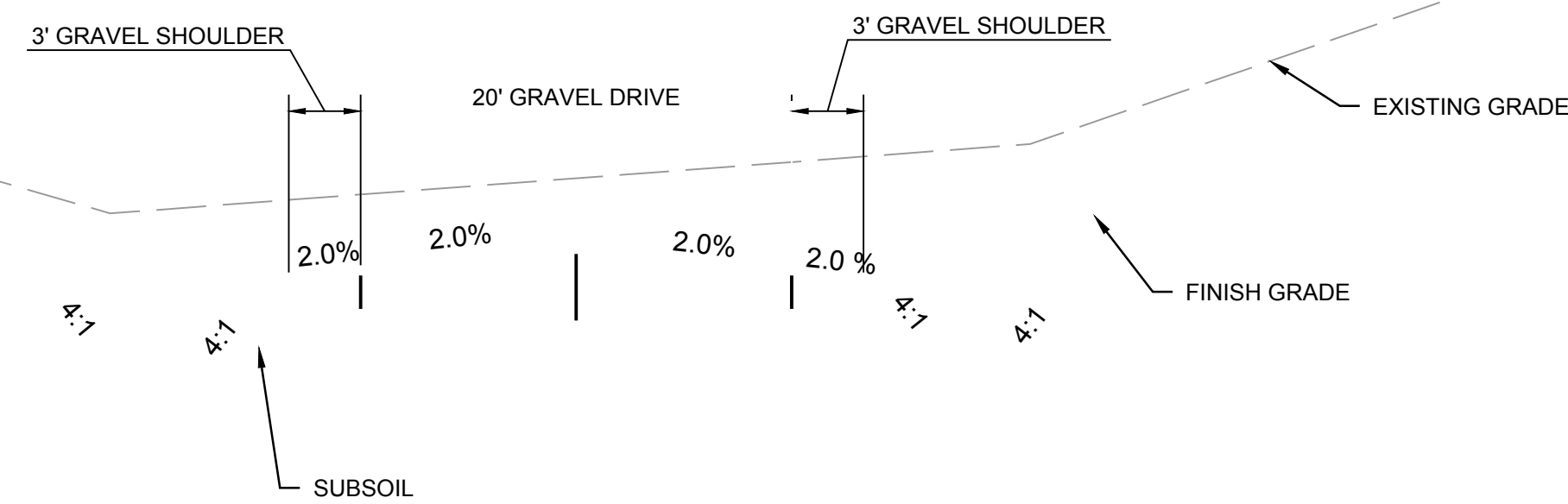


GARAGE DRIVEWAY  
SCALE: 1" = 20'

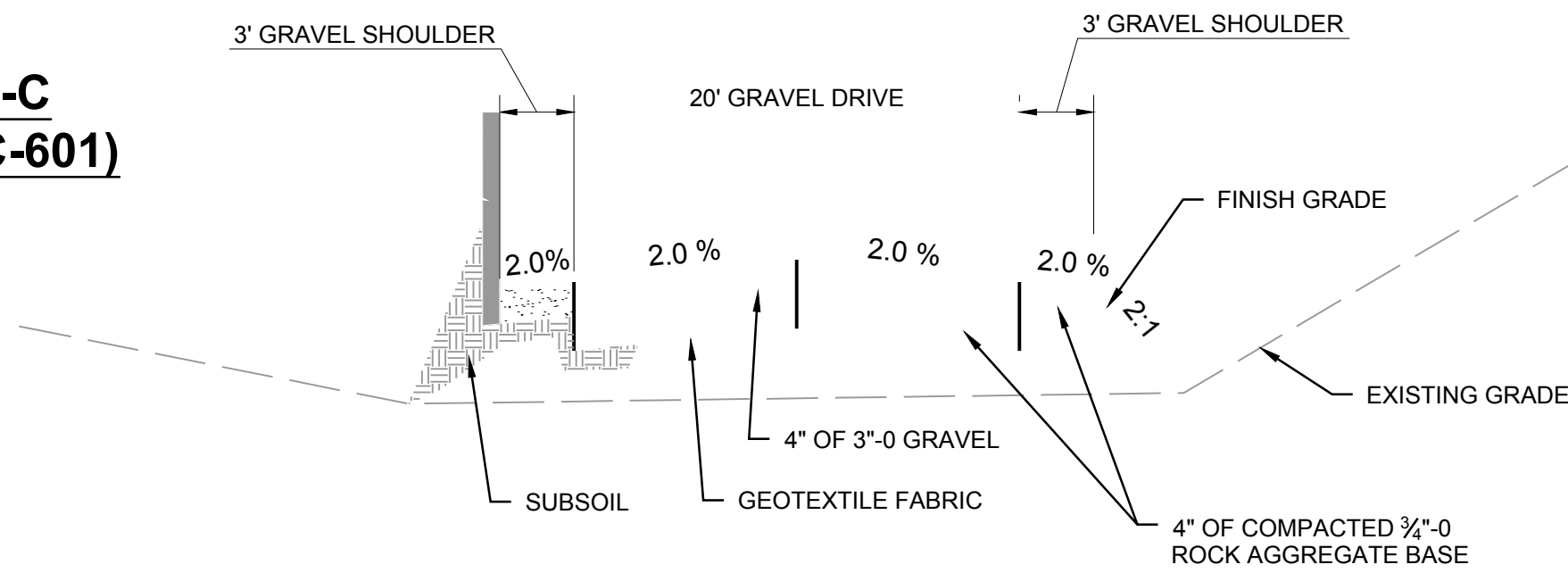
**SECTION A-A  
(SEE SHT C-601)**



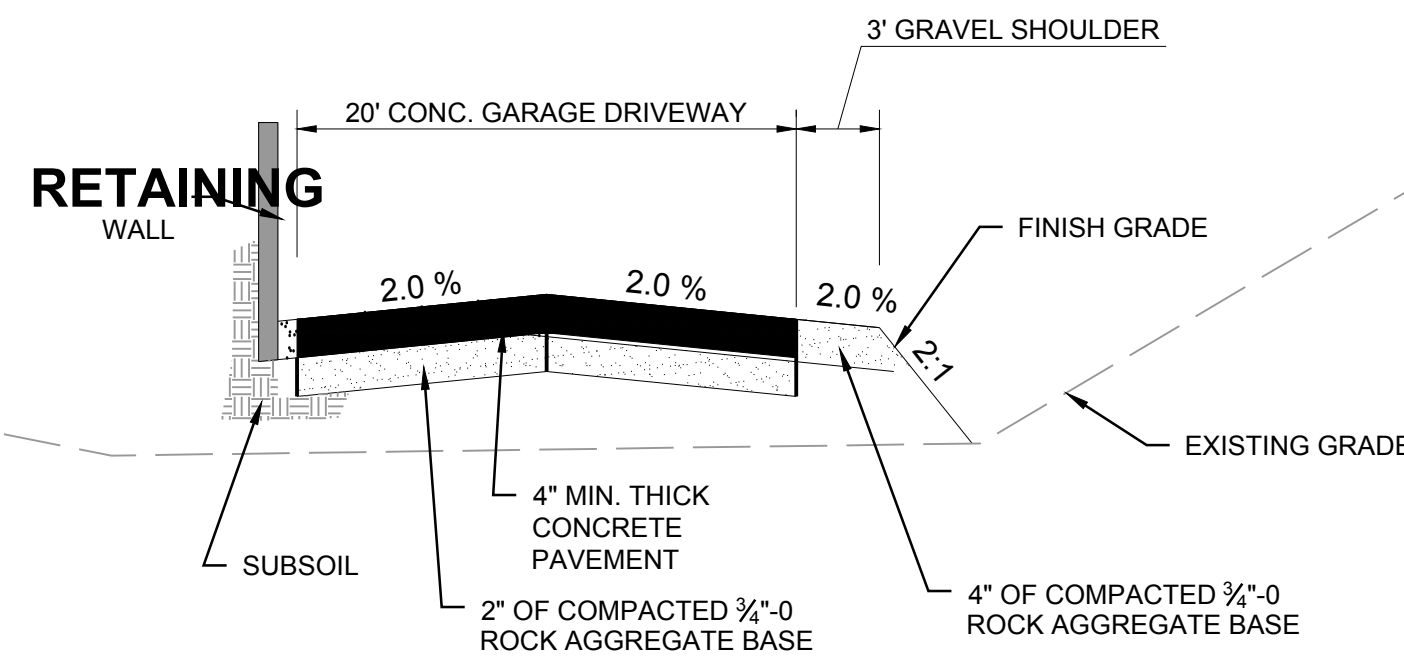
**SECTION B-B  
(SEE SHT C-601)**



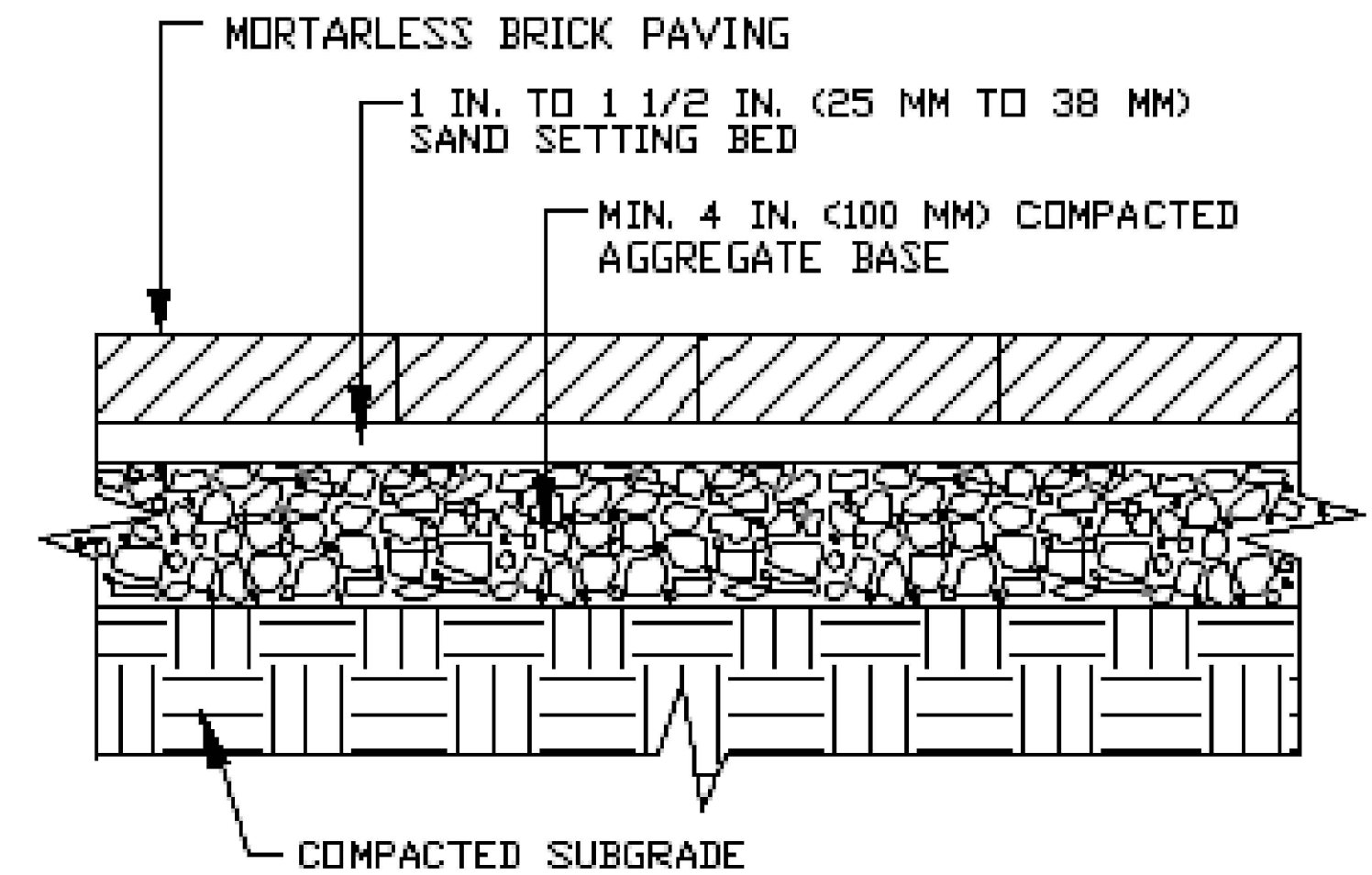
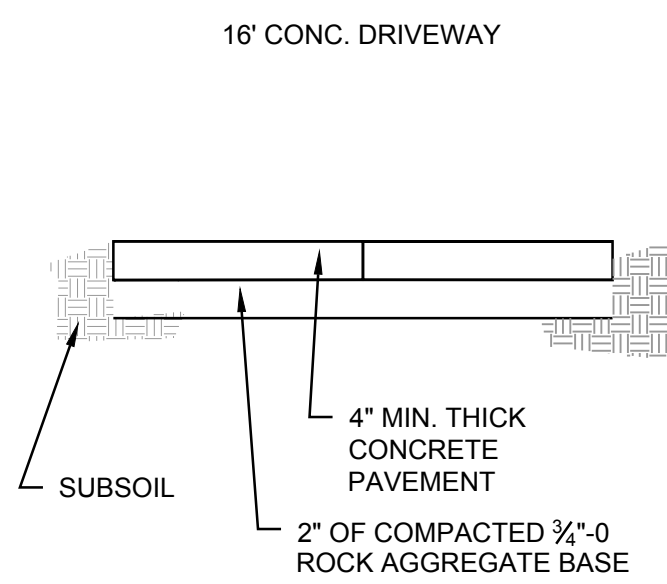
**SECTION C-C  
(SEE SHT C-601)**



**SECTION D-D (SEE SHT C-601)**



**SECTION E-E (SEE SHT C-601)**



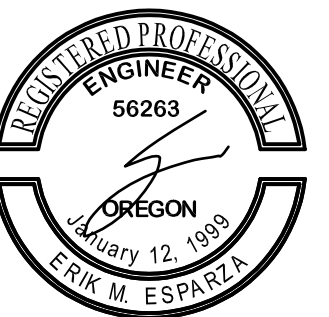
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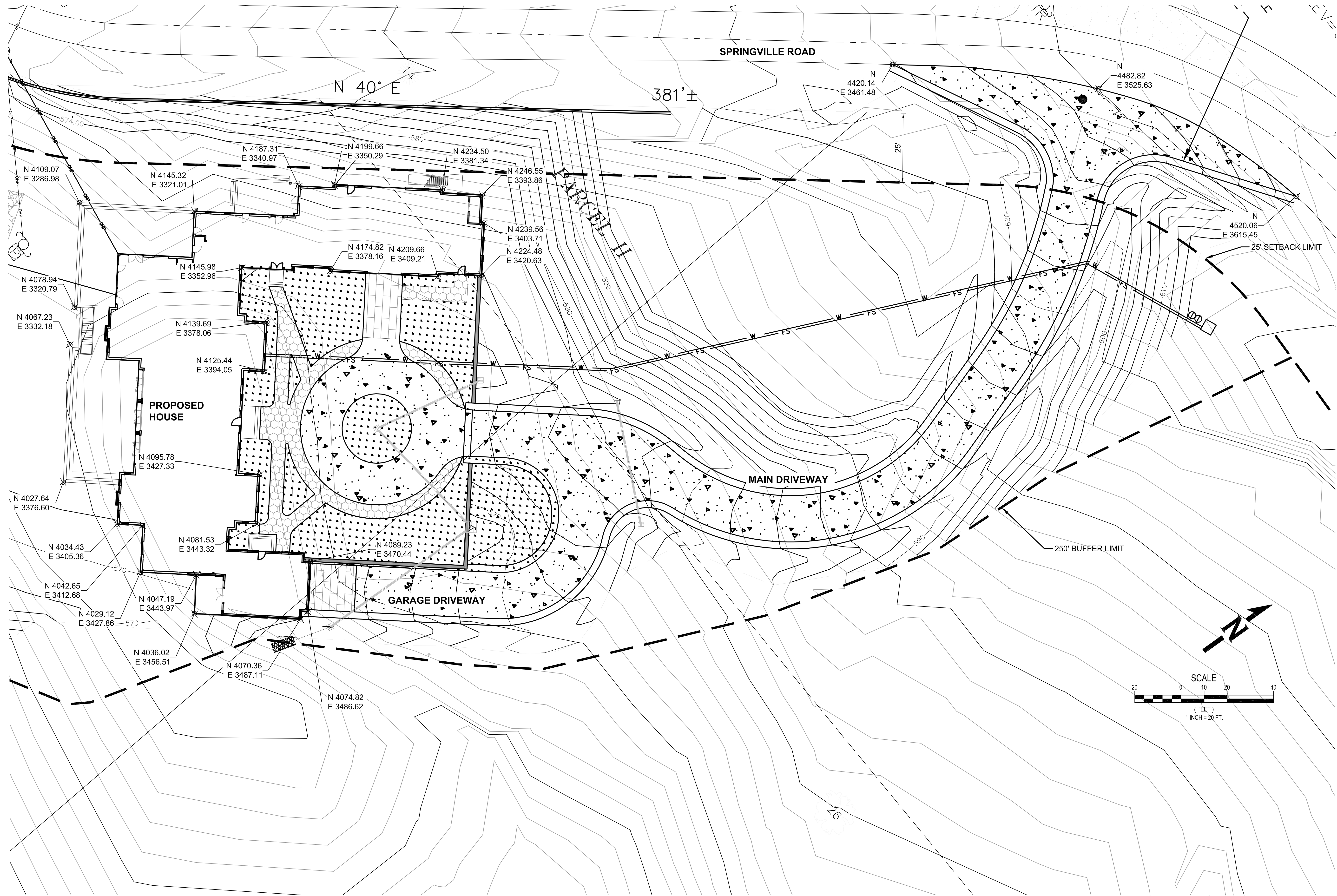
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SHEET CONTENTS  
GARAGE PROFILE



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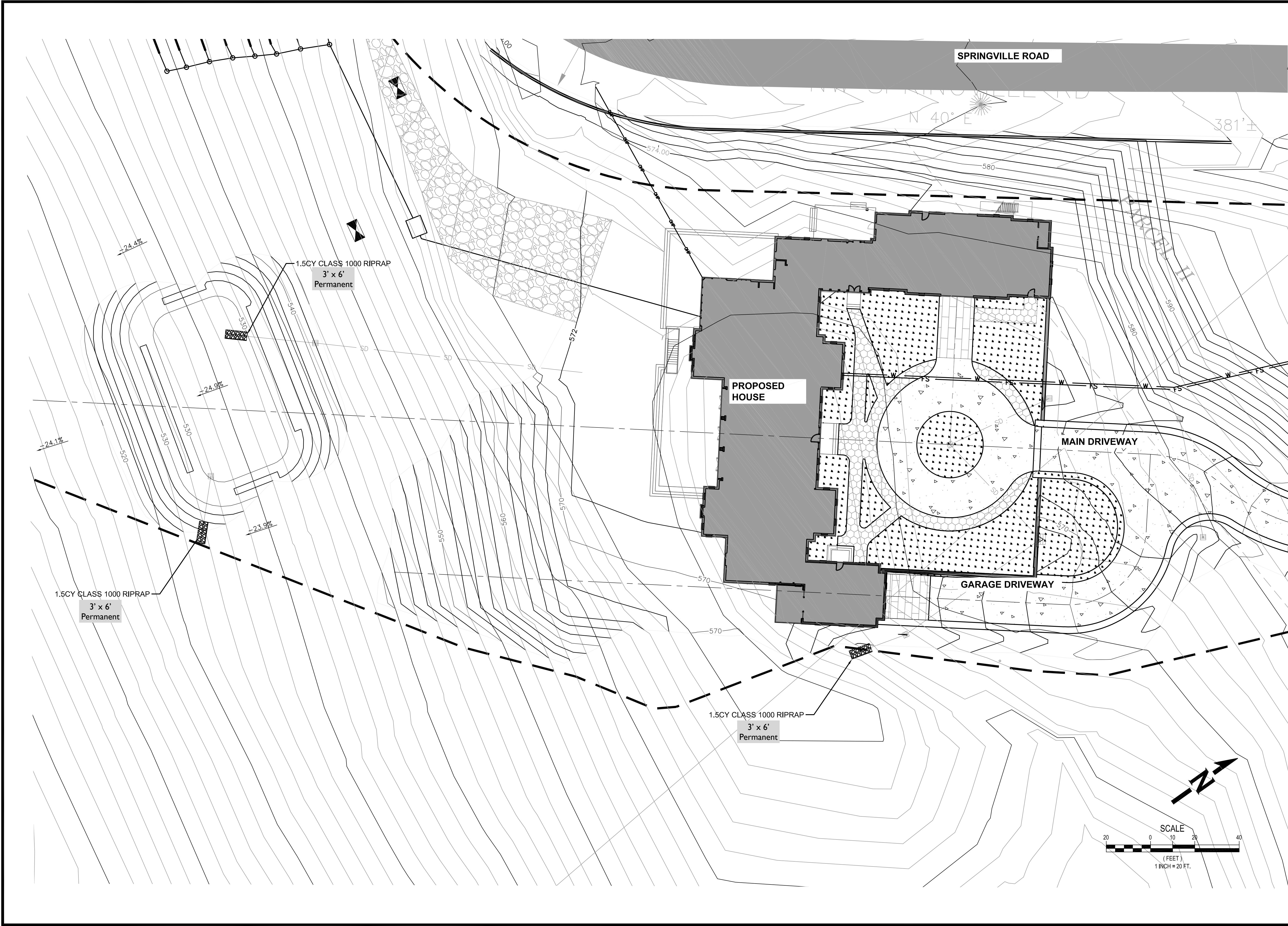
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SHEET CONTENTS  
 SITE GRADING



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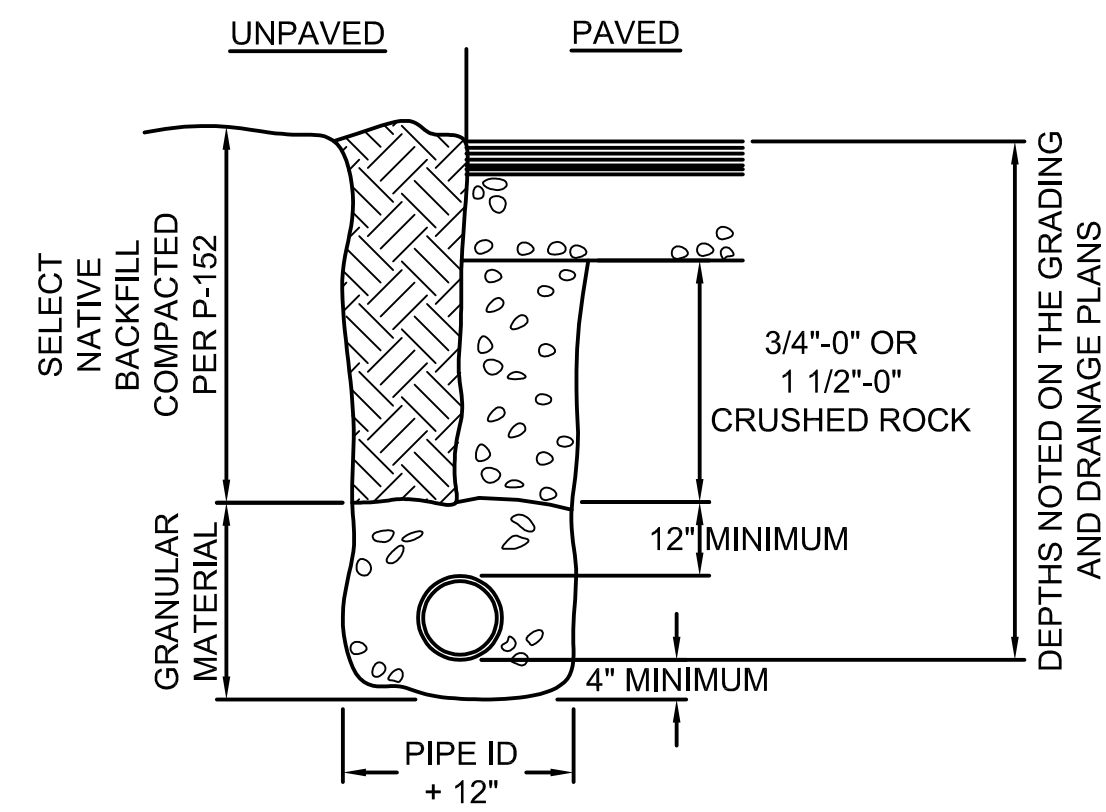
**REGISTERED PROFESSIONAL ENGINEER**  
 56263  
 OREGON  
 January 12, 1998  
 TRIK M. ESPARZA  
 Expires 12/31/2025

PROJECT NO.: ---  
 DATE: 06/05/2024  
 DESIGNED BY: TNT/SFG  
 DRAWN BY: TNT/SFG  
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SHEET CONTENTS  
 WQ SWALE &  
 DETENTION POND  
 GRADING

12 of 14  
**C-602**

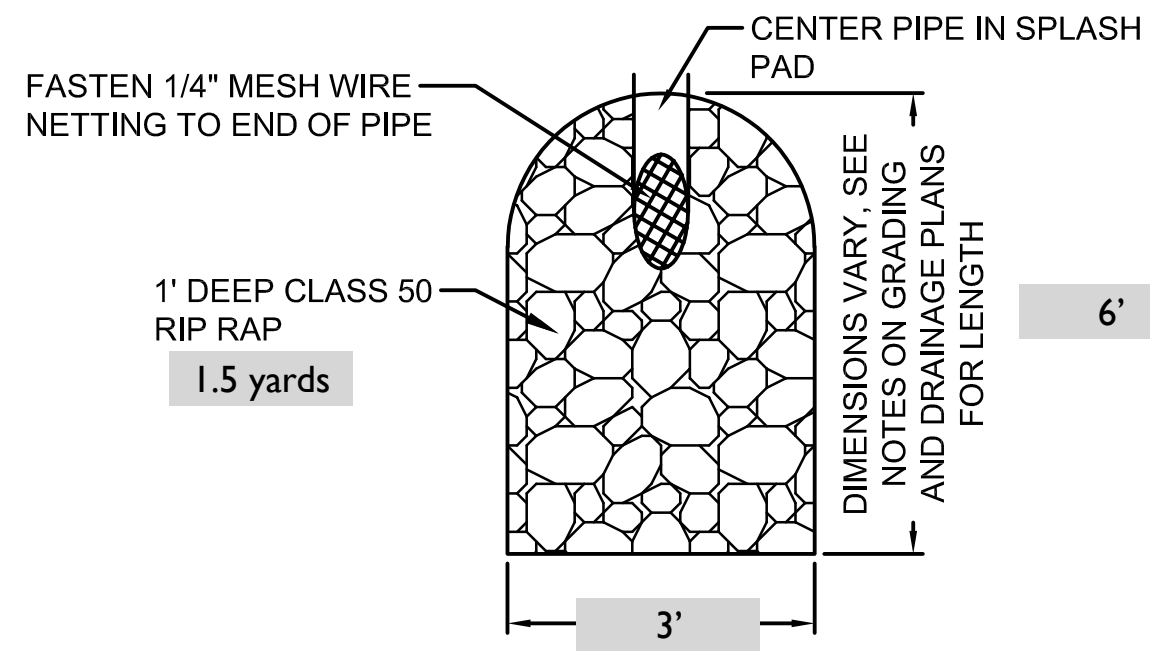
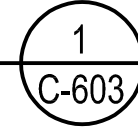
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**NOTE:**

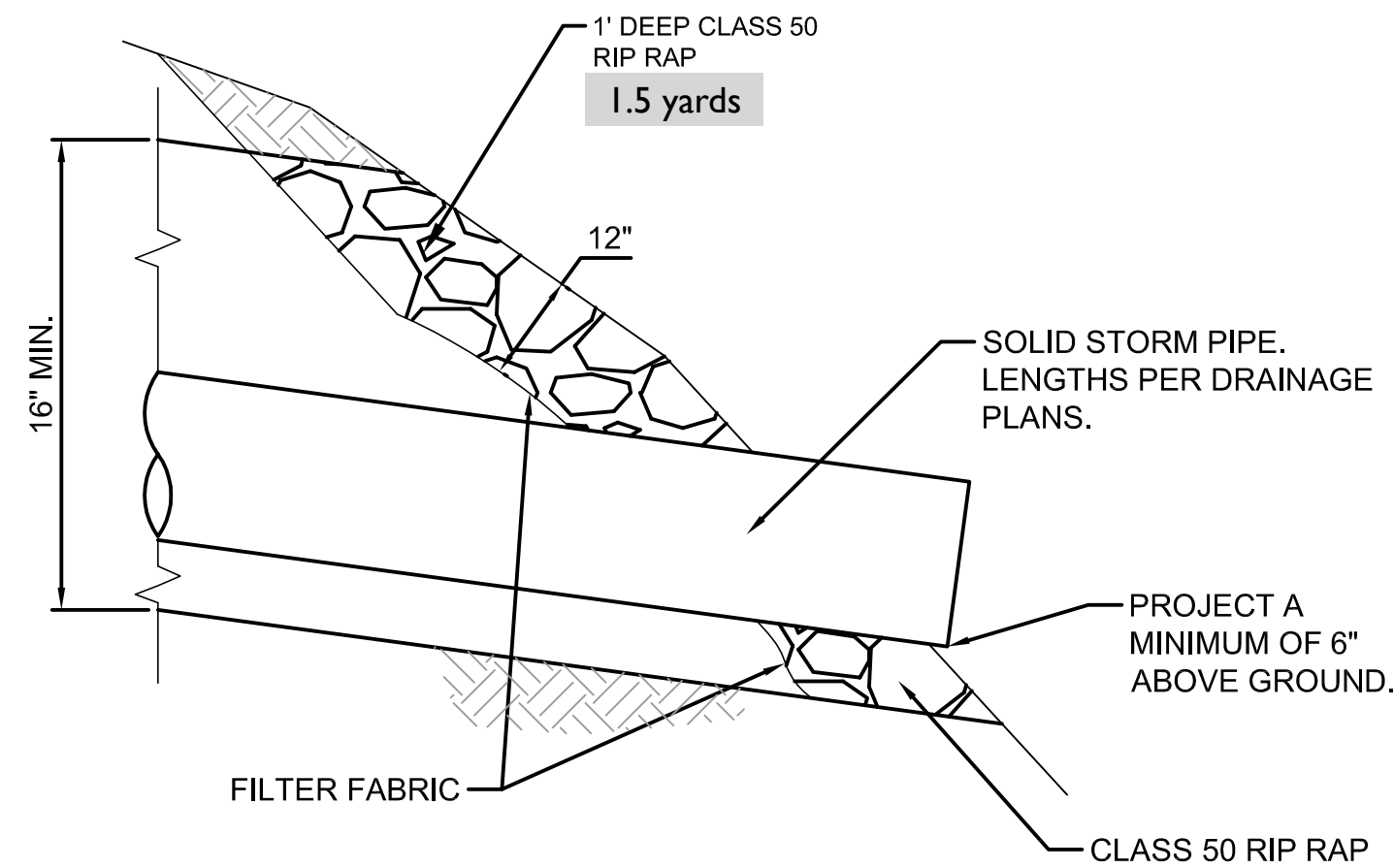
FOR MULTIPLE PIPES IN COMMON TRENCH, PIPES SHALL MAINTAIN A CENTER TO CENTER SPACING OF 12" PLUS THE OUTSIDE DIAMETER OF THE LARGEST PIPE IN THE TRENCH. PIPES SHALL BE SPACED HORIZONTALLY & MAY NOT BE STACKED.

STORM PIPE TRENCH  
SCALE: #####

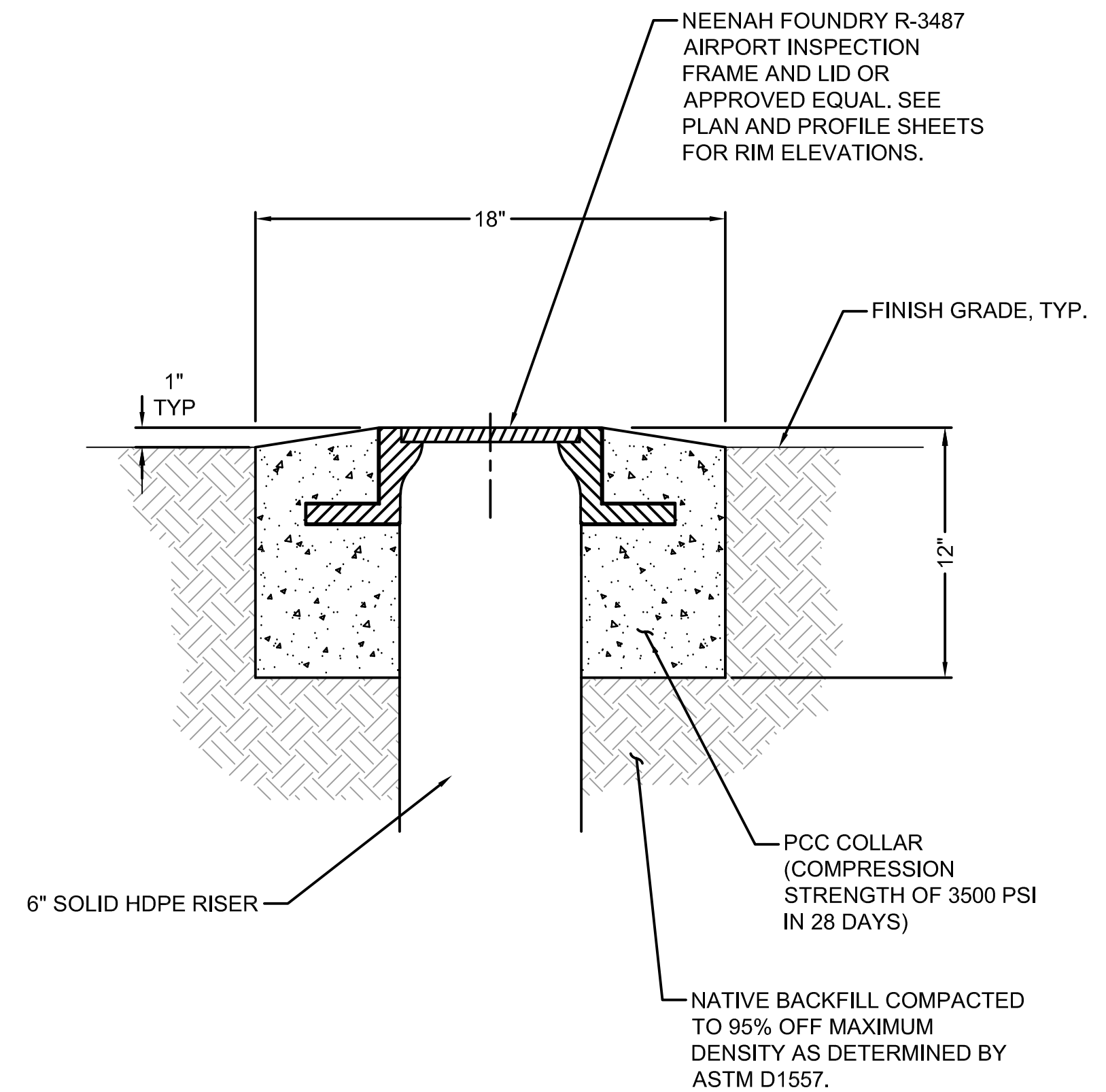
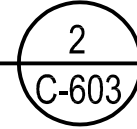


**NOTE:**

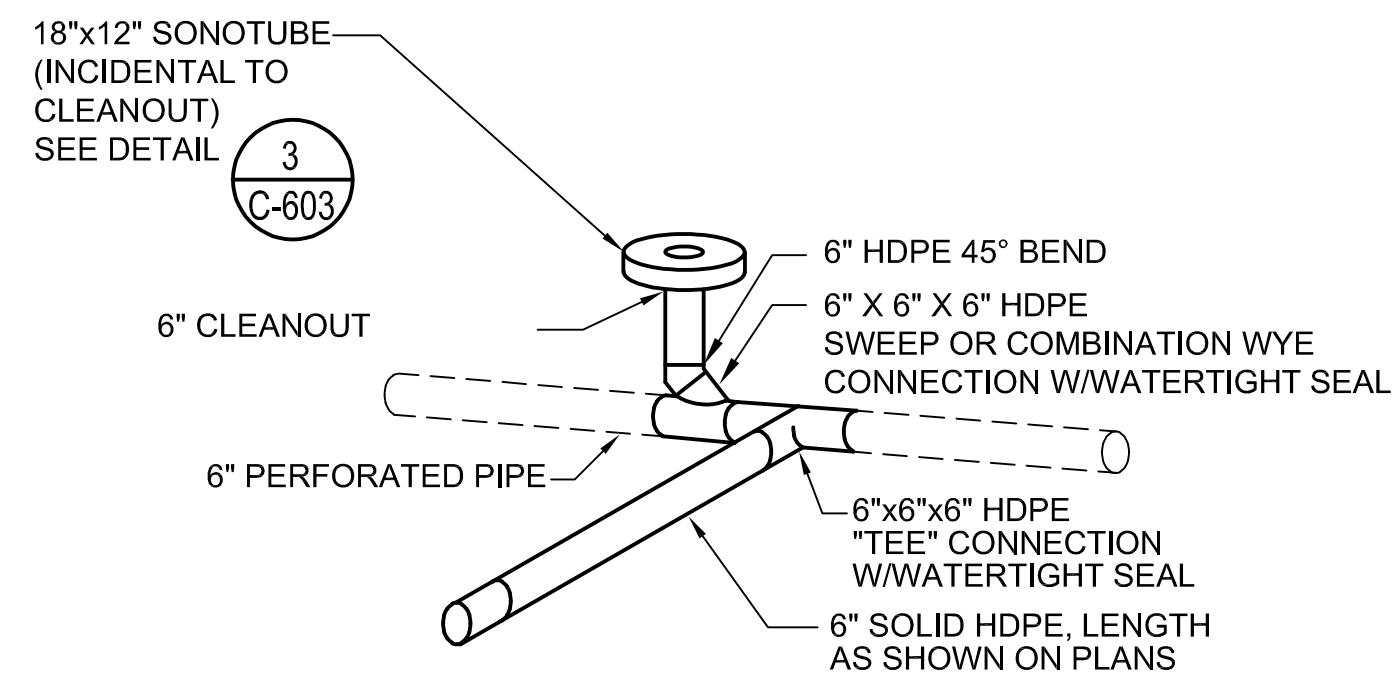
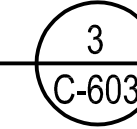
\*FOR MULTIPLE PIPES ADD OUTSIDE DIAMETER OF LARGEST PIPE + 2' TO WIDTH. CENTER PIPES IN PAD.



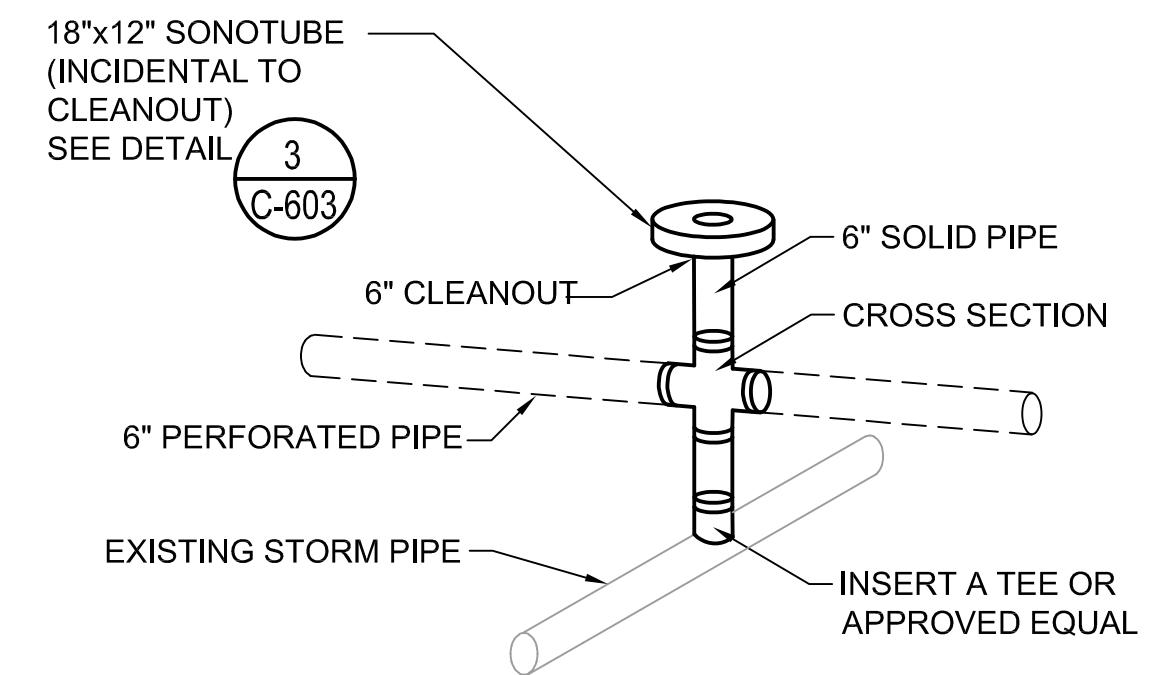
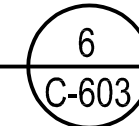
STORM DRAIN INLET/OUTFALL DETAIL  
SCALE: #####



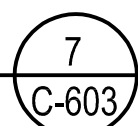
CLEANOUT FRAME & LID  
SCALE: #####



CLEANOUT DETAIL  
SCALE: #####



CLEANOUT CONNECTION DETAIL  
SCALE: #####



FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION

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

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**SPRINGVILLE RESIDENTIAL**

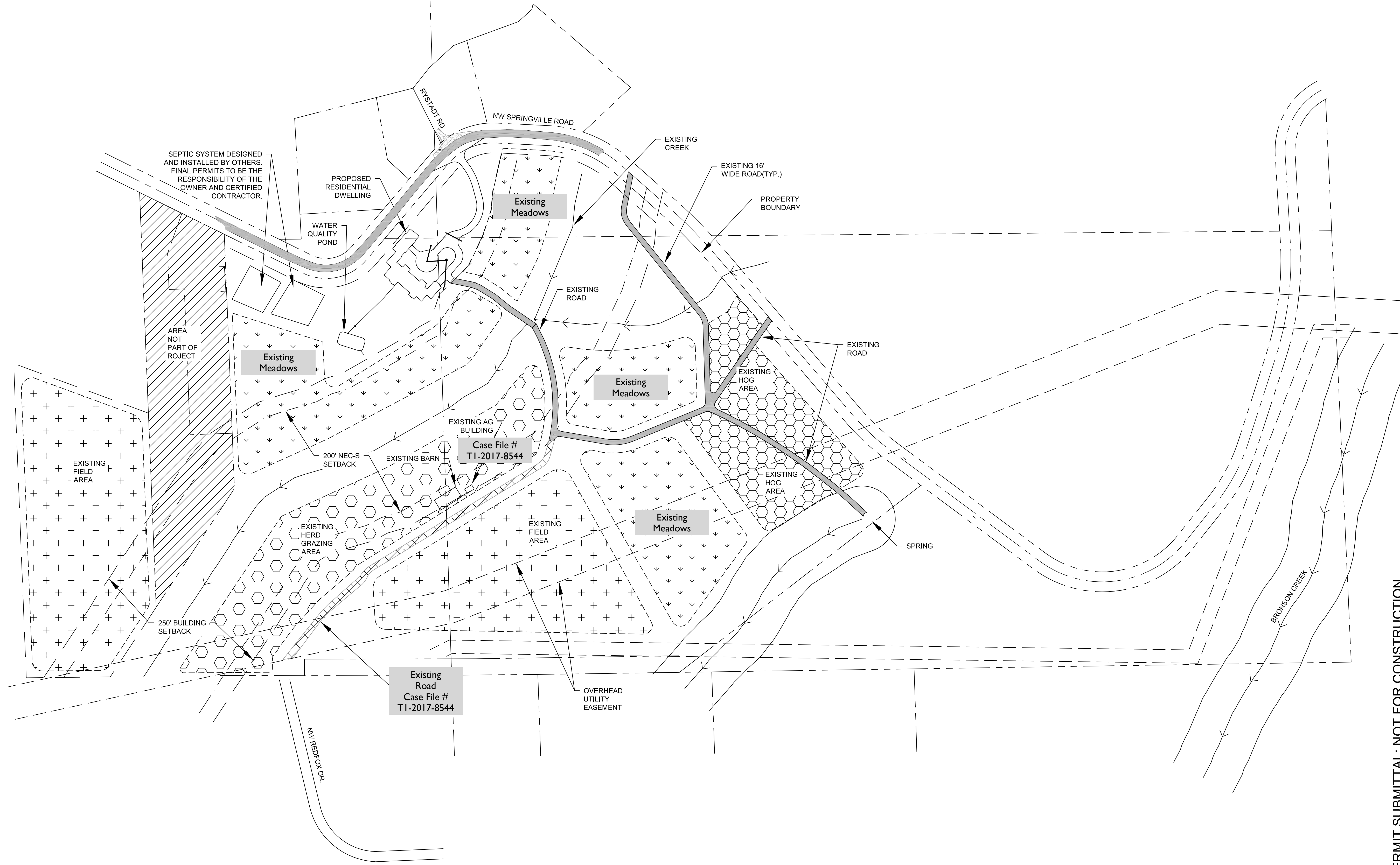
12424 NW SPRINGVILLE ROAD  
PORTLAND, OREGON 97229



Expires 12/31/2025

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

SHEET CONTENTS  
DRAINAGE DETAILS



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

PROPOSED RESIDENTIAL DWELLING

WATER QUALITY POND

NW SPRINGVILLE ROAD

RYSD RD

EXISTING CREEK

EXISTING 16' WIDE ROAD(TYP.)

PROPERTY BOUNDARY

Existing Meadows

EXISTING ROAD

EXISTING ROAD

Existing Meadows

EXISTING HOG AREA

EXISTING HOG AREA

EXISTING AG BUILDING

Case File # TI-2017-8544

EXISTING BARN

200' NEC-S SETBACK

EXISTING HERD GRAZING AREA

EXISTING FIELD AREA

Existing Meadows

SPRING

250' BUILDING SETBACK

EXISTING FIELD AREA

AREA NOT PART OF PROJECT

Existing Meadows

Existing Road Case File # TI-2017-8544

OVERHEAD UTILITY EASEMENT

NW REDFOX DR

BRONSON CREEK

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

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CHECKED BY: EME  
DO NOT SCALE DRAWINGS

SHEET CONTENTS  
EXISTING & FUTURE FARM USE

FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION