

EROSION AND SEDIMENT CONTROL PERMIT



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

Case File: T1-2025-0014

Applicant: Scott Reed

Proposal: Erosion and Sediment Control (ESC) permit for ground disturbing activity associated with an Agricultural Building.

Location: 12425 NW Springville Road, Portland

Property ID # R324339

Map, Tax lot: 1N1W16D -03100


Alt. Acct. # R961160590

Base Zone: Exclusive Farm Use (EFU)

Overlays: Significant Wildlife Habitat (SEC-h), Significant Streams (SEC-s)

Decision: This permit is effective as of August 6, 2025 with on-going responsibilities, obligations, and limitations.

Issued by:



Digitally signed by Anna Shank-Root
 DN: C=US,
 E=anna.shank-root5@multco.us,
 O=Multnomah County, OU=Land Use Planning, CN=Anna Shank-Root
 Date: 2025.08.06 12:47:12 -0700

Anna Shank-Root, Planner

For: Megan Gibb,
Planning Director

Date: August 6, 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 39.4220(A) Allowed Uses – 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 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 100,188 square feet of ground surface area is to be disturbed as described in and shown in Exhibit A.2. [MCC 39.6225(A)(2) and MCC 39.6225(B)]
 - b. A maximum of 2,077 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 2,100 cubic yards of fill is allowed to be deposited as described in and shown in Exhibit A.2 on the subject site. [MCC 39.6225(A)(3) and MCC 39.6225(B)]
 - 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)]
 - d. No ground disturbance shall occur within the boundaries of the mapped Significant Streams (SEC-s) overlay. [MCC 39.5510]
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. Maintain stockpiled topsoil covered with plastic, mulch, or other sediment reduction measures. Disposal of excess materials shall be within the boundaries of the disturbed areas or the materials shall be taken off site to a location approved for the disposal of such material by applicable Federal, State, and local authorities. [MCC 39.6225(B)(19)]
 - e. 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)]
 - f. 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)]
 - g. 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)]
 - h. 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)]
 - i. 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)]
 - j. 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)]
 - k. 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)]
 - l. Seed and mulch all disturbed soils to prevent erosion and sedimentation entering the unnamed perennial streams on the subject property, 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. #T1-2025-0014 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 mailed decision. All exhibits are available for digital review by sending a request to LUP-comments@multco.us.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	4	Application Form	03.37.2025
A.2	6*	Erosion and Sediment Control Plan	03.37.2025
A.3	6	Code Narrative	03.37.2025
A.4	1	Revised Code Narrative	05.28.2025
A.5	48	Stormwater Certificate and Memo	05.28.2025
A.6	8	Septic Review Certification	05.28.2025
A.7	2	Fire District Review Form	05.28.2025

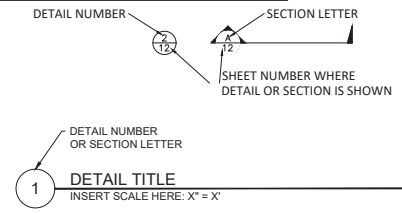
Exhibit A.2 - Erosion Control Plans

ABBREVIATIONS				LEGEND							
Δ	ANGLE OF DEFLECTION, DELTA	FD	FLOOR DRAIN	PVI	POINT OF VERTICAL INTERSECTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
<PT	ANGLE POINT	FDN	FOUNDATION	PVMT	PAVEMENT	MAJOR CONTOUR	MINOR CONTOUR	STUMP	SHRUB/BUSH	TREE-CONIFER	TREE-DECIDUOUS
AB	ANCHOR BOLT	FES	FLARED END SECTION	R, RAD	RADIUS	OVERHEAD TELEPHONE	UNDERGROUND TELEPHONE	COMMUNICATION MANHOLE	COMMUNICATION VAULT	TELEPHONE RISER	CABLE TV RISER
ABDN	ABANDON	FET	FLARED END TERMINAL	RC	REINFORCED CONCRETE	OVERHEAD POWER	UNDERGROUND POWER	NATURAL GAS METER	NATURAL GAS RISER	NATURAL GAS VALVE	LIGHT POLE
AC	ASBESTOS CONCRETE	FF	FINISHED FLOOR	RCP	REINFORCED CONCRETE PIPE	CHAINLINK FENCE	BARBED WIRE FENCE	NATURAL GAS SERVICE	NATURAL GAS FORCEMAIN	STORM DRAIN	STORM CULVERT
ADDN	ADDITIONAL	FG	FINISH GRADE	RD	ROAD	WOOD FENCE	PAVED ROAD	GRAVEL ROAD	PROPERTY/LOT LINE	PROPERTY EASEMENT	PROPERTY SETBACK
ADJ	ADJACENT	FHYD	FIRE HYDRANT	RD	REDUCER	RIGHT-OF-WAY	DITCH	WATER EDGE	WETLAND	BUILDING	BENCHMARK
AFF	ABOVE FINISHED FLOOR	FJ	FLANGE JOINT	RDCR	REINFORCEMENT BAR	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
ALT	ALTERNATE	FJ	FLANGE JOINT	REF	REFERENCE	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	FL	FLOW LINE	REINF	REINFORCE	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
APPROX	APPROXIMATE	FLEX	FLEXIBLE	REQD	REQUIRED	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
APVD	APPROVED	FM	FORCEMAIN	RR	RAILROAD	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
ARCH	ARCHITECTURE, ARCHITECTURAL	FT	FOOT, FEET	RST	REINFORCING STEEL	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
ASPH	ASPHALT	FTG	FOOTING, FITTING	RT	RIGHT	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
AVG	AVERAGE	G	NATURAL GAS	R/W	RIGHT-OF-WAY	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
BFV	BUTTERFLY VALVE	GA	GAGE, GAUGE	S	SOULI; SANITARY SEWER	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
BLDG	BUILDING	GAL	GALLON	SAN	SANITARY	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
BLK	BLOCK	GALV	GALVANIZED	SCH	SCHEDULE	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
BM	BEAM, BENCHMARK	GND	GROUND	SD	STORM DRAIN	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
BOT	BOTTOM	GVL	GRAVEL	SDWK	SIDEWALK	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
BRG	BEARING	HB	HOSE BIB	SE	SOUTHEAST	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
BRKT	BRACKET	HDPE	HIGH DENSITY POLYETHYLENE	SECT	SECTION	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
BVC	BEGIN VERTICAL CURVE	HOR, HORIZ	HORIZONTAL	SF	SQUARE FOOT	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
C-C	CENTER TO CENTER	HWY	HIGHWAY	SHT	SHEET	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CFS	CUBIC FEET PER SECOND	HYD	HYDRANT	SIM	SIMILAR	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CHAN	CHANNEL	ID	INSIDE DIAMETER	SLP	SLOPE	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CHK	CHECK	IE	INVERT ELEVATION	SPEC	SPECIFICATION	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CI	CAST IRON	IN	INCH	SSTL	STAINLESS STEEL	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CIPC	CAST-IN-PLACE CONCRETE	INV	INVERT	STA	STATION	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CIRC	CIRCULAR	JB	JUNCTION BOX	SS	SANITARY SEWER SERVICE	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CJ	CONSTRUCTION JOINT, CONTROL JOINT	JT	JOINT	STD	STANDARD	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CL	CLEAR, CLEARANCE	K	RATE OF VERTICAL CURVATURE	ST	STREET	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CMP	CORRUGATED METAL PIPE	LBS	POUNDS	STL	STEEL	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CMU	CONCRETE MASONRY UNITS	LF	LINEAR FEET	STRUCT	STRUCTURE	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CO	CLEANOUT	LN	LANE	SW	SOUTHWEST	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
COL	COLUMN	LT	LIQUID PROPANE GAS	SYM	SYMMETRICAL	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CONC	CONCRETE	LEFT	LEFT	TB	THRUST BLOCK	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CONSTR	CONSTRUCTION	LT	LIQUID PROPANE GAS	TB	THRUST BLOCK	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CONT	CONTINUE, CONTINUED, CONTINUOUS	MAX	MAXIMUM	TBC	TOP BACK OF CURB	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CONTR	CONTRACTOR	MD	MEASURE DOWN	TBM	TEMPORARY BENCH MARK	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
COORD	COORDINATE	MFD	MANUFACTURED	TEL	TELEPHONE	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CP	CONTROL PANEL, CONTROL POINT	MFR	MANUFACTURE, MANUFACTURER	TEMP	TEMPORARY	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CPNG	COPYING	MH	MANHOLE	THRU	THROUGH	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CTR	CENTER	MIN	MINIMUM	TYP	TYPICAL	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CTV	CABLE TELEVISION	MISC	MISCELLANEOUS	UG	UNDERGROUND	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CU	CUBIC, COPPER	MJ	MECHANICAL JOINT	UGP	UNDERGROUND POWER	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CF	CUBIC FEET	MOV	MOTOR OPERATED VALVE	UGT	UNDERGROUND TELEPHONE	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CULV	CULVERT	MPWSS	MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS	UTIL	UTILITY	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
CY	CUBIC YARD	N	NORTH	V	VALVE, VOLT	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
DET	DETAIL	NE	NORTHEAST	VB	VALVE BOX	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
DI	DUCTILE IRON, DRAIN INLET	NG	NATURAL GAS	VERT	VERTICAL	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
DIA, Ø	DIAMETER	NIC	NOT IN CONTRACT	VOL	VOLUME	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
DIAG	DIAGONAL	NO	NUMBER	W	WEST, WATER	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
DIM	DIMENSION	NOM	NOMINAL	WD	WOOD	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
DR	DRIVE	NTS	NOT TO SCALE	W/	WITH	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
DWG	DRAWING	NW	NORTHWEST	W/O	WITHOUT	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
E	EACH	OC	ON CENTER	WL	WETLAND	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EA	EACH	OD	OUTSIDE DIAMETER	WM	WIRE MESH, WATER METER	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EL, ELEV	ELEVATION	OF	OVERFLOW	WS	WATERSTOP, WATER SURFACE, WATER SERVICE	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
ELB	ELBOW	OHP	OVERHEAD POWER	WT	WEIGHT	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
ELEC	ELECTRIC, ELECTRICAL	OHT	OVERHEAD TELEPHONE	WV	WATER VALVE	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
ENCL	ENCLOSE	OPNG	OPENING	WWF	WELDED WIRE FABRIC	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
ENGR	ENGINEER	PC	POINT OF CURVATURE	WWM	WELDED WIRE MESH	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EOP	EDGE OF PAVEMENT	PCC	POINT OF COMPOUND CURVATURE	X-FMR	CROSSING	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EQ	EQUAL, EQUALLY	PE	PLAIN END, POLYETHYLENE	X-ING	CROSSING	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EQ SP	EQUALLY SPACED	PERP	PERPENDICULAR	XS	CROSS SECTION	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EQUIP	EQUIPMENT	PI	POINT OF INTERSECTION	YD	YARD	WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EQUIV	EQUIVALENT	PNL	PANEL			WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EVC	END VERTICAL CURVE	PRC	POINT OF REVERSE CURVATURE			WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EW	EACH WAY	PREFAB	PREFABRICATED			WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EXC	EXCAVATE	PRELIM	PRELIMINARY			WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EXP	EXPANSION	PREP	PREPARE, PREPARATION			WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EXP JT	EXPANSION JOINT	PROP	PROPERTY			WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
EXST	EXISTING	PRV	PRESSURE REDUCING VALVE			WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
FCV	FLOW CONTROL VALVE	PSF	POUNDS PER SQUARE FOOT			WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
		PSI	POUNDS PER SQUARE INCH			WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
		PT	POINT, POINT OF TANGENCY			WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING
		PVC	POLYVINYL CHLORIDE			WETLAND	BUILDING	BENCHMARK	CONTROL POINT	PROPERTY PIN	BORING

GENERAL NOTES:

- THIS IS A STANDARD LEGEND AND ABBREVIATION LIST. THEREFORE, NOT ALL SYMBOLS AND ABBREVIATIONS MAY BE USED ON THIS PROJECT.
- UNLESS MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK WILL CONFORM TO THE TOWN OF PRESCOTT VALLEY MUNICIPAL CODE.
- EXISTING UNDERGROUND UTILITIES SHOWN ARE FROM THE BEST INFORMATION AVAILABLE. THIS INFORMATION IS APPROXIMATE AND MAY BE INCOMPLETE. FOR ACCURATE LOCATION, THE CONTRACTOR SHALL CONTACT, PRIOR TO EXCAVATION, ARIZONA 811

GENERAL DESIGN DESIGNATIONS:





BLUE SKY ENGINEERS



REGISTERED PROFESSIONAL ENGINEER
NO. 55555
STATE OF ARIZONA
JAMES A. BARNETT

EXPIRES: 12/31/2026

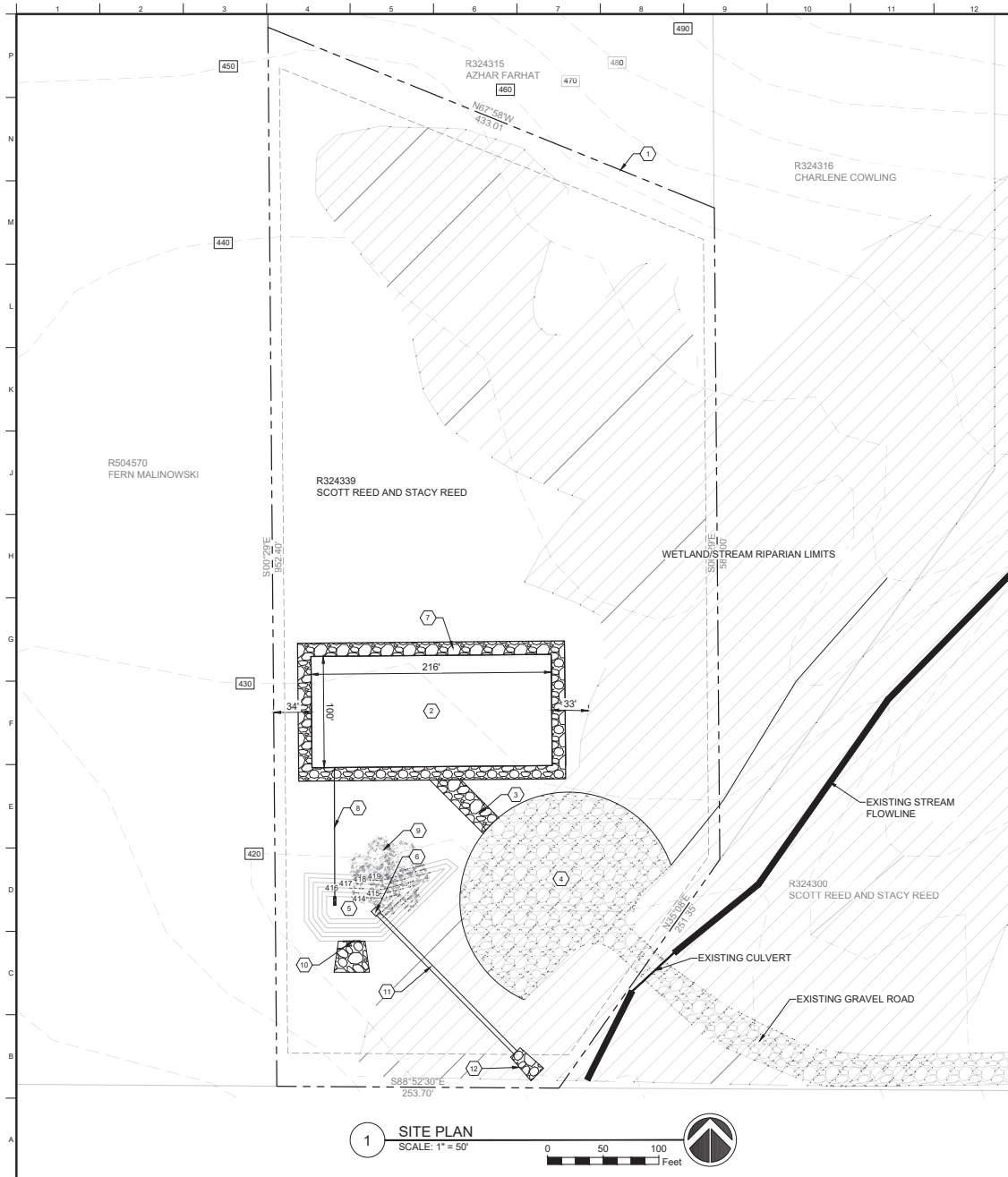
DATE:	2/19/25	SM	CY	SM
CHECKED BY:		DRAWN BY:		DESIGNED BY:

REED BARN
12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

GENERAL NOTES AND LEGEND

REV	DESCRIPTION	DATE

SHEET:
G-1



GENERAL NOTES

- CONSTRUCTION SHALL COMPLY WITH THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS AT THE FOOTING'S BEARING SURFACE AND IS SOLELY RESPONSIBLE FOR THE PERFORMANCE OF THE FOOTING.
- EXISTING GRADES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE GRADING WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED IN THE EXISTING GRADES OR DIMENSIONS GIVEN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES WITHIN THE PROJECT LIMITS BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- REFER TO THE PROJECT GEOTECHNICAL REPORT FOR COMPACTION AND SITE PREPARATION DETAILS.
- ANY MODIFICATIONS TO THE PLAN SHALL REQUIRE THE APPROVAL OF THE ENGINEER OF RECORD.
- CONTRACTOR TO CONFIRM ACTUAL INFILTRATION VALUES OF THE SUBGRADE AT DETENTION BASIN AREAS.
- PARCEL IS INCLUDED IN FEMA FLOOD INSURANCE RATE MAP NUMBER 41051C0135H AND IS CLASSIFIED AS FLOOD ZONE "X"
- EXISTING ELEVATIONS ARE BASED ON MULTNOMAH COUNTY GIS CONTOURS (LAND USE PLANNING - REFERENCE MAP, "TOPOGRAPHIC CONTOURS" LAYER.
- PARCEL IS ZONED EFU
- CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO APPROVED WORKING HOURS.
- ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- ANY FIELD CHANGES OR MODIFICATIONS TO THE APPROVED PLANS MUST BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO IMPLEMENTATION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF UNFORESEEN SITE CONDITIONS ARISE THAT MAY AFFECT THE PROJECT DESIGN.

STORMWATER DESIGN NOTES

- THE STORMWATER DRAINAGE SYSTEM HAS BEEN DESIGNED TO ENSURE THE RATE OF RUNOFF FOR THE 10-YEAR 24-HOUR STORM EVENT IS NO GREATER THAN THAT WHICH EXISTED PRIOR TO DEVELOPMENT AT THE PROPERTY LINE.
- THE DETENTION BASIN HAS BEEN DESIGNED TO OUTFLOW AT PRE-DEVELOPMENT RATES FOR BOTH THE 2 YEAR AND 10 YEAR STORM THROUGH THE USE OF A PRECAST OUTLET CONTROL STRUCTURE (SEE SHEET C-5 FOR DETAILS).
- A WEIR OVERFLOW IN THE BASIN HAS BEEN DESIGN TO SAFELY DRAIN UP TO THE 100 YEAR EVENT.
- THE SCS CURVE NUMBER METHOD WAS USED TO DETERMINE THE PRE AND POST DEVELOPMENT STORMWATER RUNOFF.

KEY NOTES

- PROPERTY LINE
- PROPOSED 216' x 100' BARN
- 20' WIDE GRAVEL DRIVEWAY
- EXISTING GRAVEL LOADING AREA AND ACCESS
- DETENTION BASIN (17,000 CF CAPACITY)
- PRECAST CONCRETE OUTLET CONTROL STRUCTURE (SEE SHEET C-5, DETAILS 1 AND 2)
- 12' GRAVEL ACCESS DRIVE
- 6" HDPE STORMWATER PIPE CONNECTING GUTTER/DOWNSPOUTS TO DETENTION POND
- EXISTING TREE (TO BE REMOVED)
- OVERFLOW WEIR AND RIPRAP APRON
- 180 LF 48" HDPE @ 1%
- RIPRAP APRON

LEGEND

	ASPHALT
	NEW GRAVEL
	EXISTING GRAVEL
	WETLAND/STREAM RIPARIAN LIMITS
	PROPERTY LINE
	BUILDING SETBACK
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EG: XXXX
	FG: XXXX
	SW: XX.XX
	FL: XXXX
	HP: XX.XX
	TM: XXXX
	FLOW DIRECTION
	GRADE BREAK

BLUE SKY ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 95655 OF OREGON
 JAMAL A. BAKAY
 EXPIRES: 12/31/2026

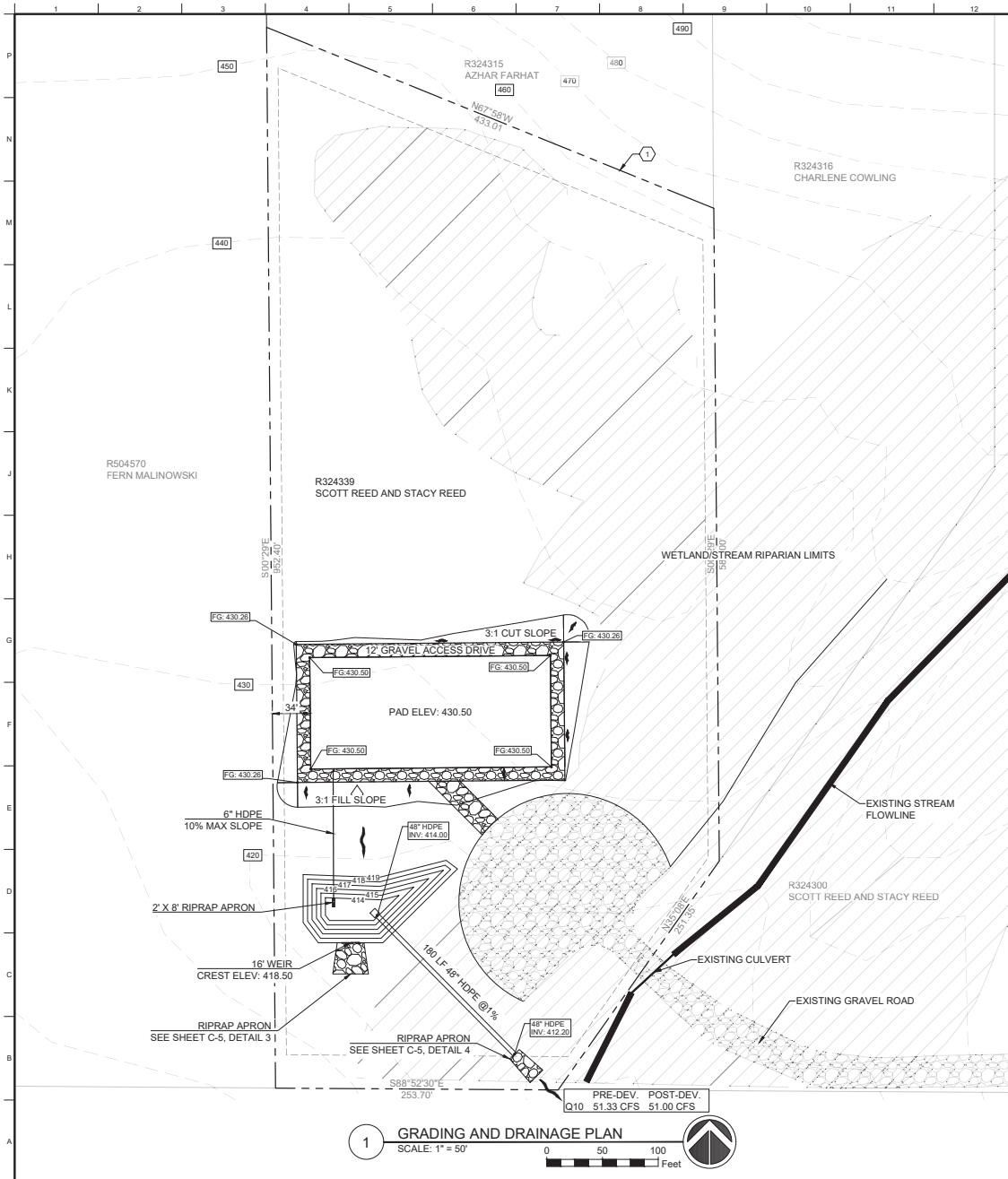
DATE:	2/19/25	SM	CY	SM
CHECKED BY:				
DRAWN BY:				
DESIGNED BY:				

REED BARN
 12424 NW SPRINGVILLE ROAD
 PORTLAND, OREGON 97229

SITE PLAN

REV	DESCRIPTION	DATE

SHEET:
C-1



GENERAL NOTES

- ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO THE MULTNOMAH COUNTY MUNICIPAL CODE, AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
- ANY DEVIATIONS FROM THIS PLAN MUST BE APPROVED BY THE ENGINEER OF RECORD AND MULTNOMAH COUNTY PRIOR TO IMPLEMENTATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS AT THE FOOTINGS BEARING SURFACE AND IS SOLELY RESPONSIBLE FOR THE PERFORMANCE OF THE FOOTINGS.
- EXISTING GRADES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE GRADING WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED IN THE EXISTING GRADES OR DIMENSIONS GIVEN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BEFORE STARTING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- EROSION CONTROL MEASURE SHALL BE IMPLEMENTED PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES AND MAINTAINED THROUGHOUT CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED TO MINIMIZE SEDIMENT TRANSPORT OFF-SITE.
- THE SITE SHALL BE GRADED TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES.
- THE MAXIMUM ALLOWABLE SLOPE FOR CUT AND FILL AREAS SHALL NOT EXCEED 3:1 (H:V) UNLESS OTHERWISE APPROVED BY A GEOTECHNICAL ENGINEER.
- GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
- ALL DRAINAGE STRUCTURES, SWALES, AND DETENTION BASINS SHALL BE INSTALLED PER THE APPROVED PLANS AND IN COMPLIANCE WITH MULTNOMAH COUNTY STANDARDS.
- ALL STORMWATER RUNOFF SHALL BE DIRECTED TO APPROVED DETENTION FACILITIES OR DISCHARGE POINTS.
- INLET AND OUTLET PROTECTION SHALL BE INSTALLED AT ALL STORMWATER DISCHARGE LOCATIONS.
- ROOF DRAINS AND DOWNSPOUTS SHALL BE DIRECTED TO APPROPRIATE DRAINAGE FACILITIES TO PREVENT PONDING NEAR BUILDING FOUNDATIONS.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY.
- GRADING AND DRAINAGE IMPROVEMENTS SHALL BE INSPECTED AND APPROVED BY MULTNOMAH COUNTY PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF ALL DRAINAGE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION.
- ANY DEFICIENCIES FOUND DURING INSPECTIONS SHALL BE CORRECTED IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND SHALL COMPLY WITH LOCAL AIR QUALITY REGULATIONS.
- ALL DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER UPON PROJECT COMPLETION.
- IF UNFORESEEN SITE CONDITIONS ARISE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND MULTNOMAH COUNTY IMMEDIATELY FOR RESOLUTION.

LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- - - LANDSCAPE BUFFER
- - - EXISTING CONTOUR
- EG: XXXX — EXISTING GRADE ELEVATION
- FG: XXXX — FINISH GRADE ELEVATION
- SW: XXXX — TOP OF SIDEWALK ELEVATION
- FL: XXXX — FLOWLINE ELEVATION
- LP: XXXX — LOW POINT ELEVATION
- HP: XXXX — HIGH POINT ELEVATION
- ME: XX.XX — TO MATCH EXISTING ELEVATION
- > FLOW DIRECTION
- - - GRADE BREAK

EARTHWORK QUANTITIES

EARTHWORK	
EXCAVATION	2077 CY
EMBANKMENT	2200 CY
NET	123 CY (FILL)



BLUE SKY ENGINEERS



REGISTERED PROFESSIONAL ENGINEER
SAMUEL A. MASALA
OREGON LICENSE #96555
EXPIRES: 12/31/2026

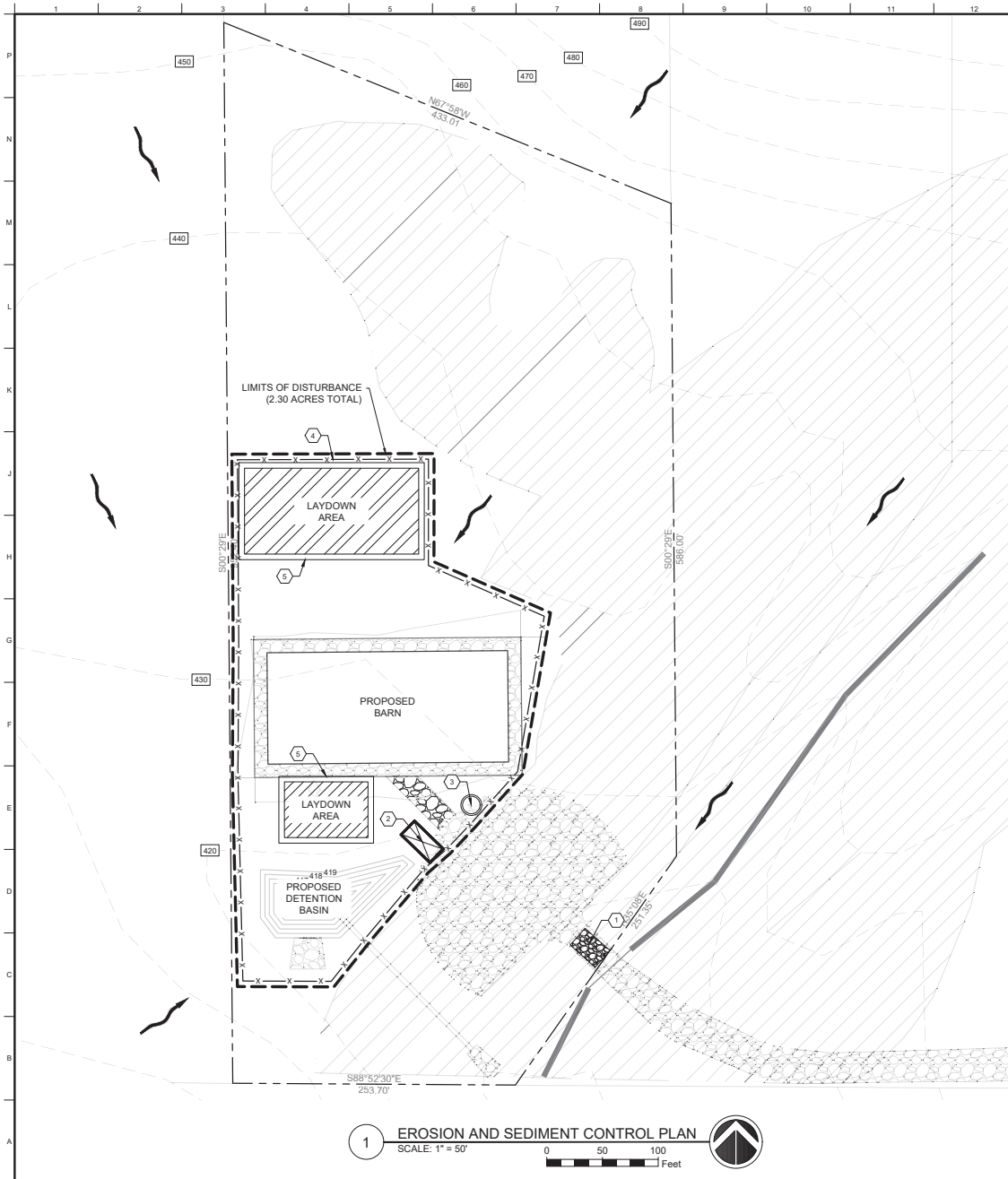
DATE: 2/19/25	SM
CHECKED BY: SM	CY
DRAWN BY: CY	SM
DESIGNED BY: SM	

REED BARN
12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

GRADING AND DRAINAGE PLAN

REV	DESCRIPTION	DATE

SHEET:
C-2



1 EROSION AND SEDIMENT CONTROL PLAN
 SCALE: 1" = 50'
 0 50 100 Feet

GENERAL NOTES

- TOTAL AREA OF THE SITE: 7.67 ACRES (334,105 SF)
- DISTURBED AREA: 2.30 ACRES (100,188 SF)
- ANY DRAIN INLETS PRESENT AT THE TIME OF CONSTRUCTION SHALL BE PROTECTED DURING CONSTRUCTION WITH DRAIN INLET BMPs
- NO DRYWELLS WILL BE UTILIZED FOR THIS PROJECT
- ALL PORTABLE TOILETS AND WASH STATIONS WILL BE STAKED
- THE MINIMUM INSPECTION SCHEDULE WILL BE EVERY 14 DAYS AND WHENEVER THERE IS A RAIN EVENT OF 0.5" OR GREATER
- AN ON-SITE CONCRETE WASHOUT AREA WILL BE PROVIDED
- ADJACENT ROADS WILL BE INSPECTED DAILY FOR TRACK-OUT AND SWEEP AS NEEDED
- GRADING LIMITS WILL BE CLEARLY STAKED
- THIS PROJECT WILL FOLLOW/OBTAIN ALL PERMITS REQUIRED BY OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
- ALL BASINS WILL BE PROTECTED FROM SEDIMENT AND EROSION DURING CONSTRUCTION.
- ALL BMPs WILL BE INSTALLED PER INDUSTRY STANDARDS.
- POST CONSTRUCTION STABILIZATION WILL INCLUDE THE FULL ESTABLISHMENT OF LANDSCAPING AND NATIVE RESTORATION AREAS, MAINTENANCE OF DRAINAGE PATTERNS, AND MAINTENANCE OF THE ON-SITE DETENTION BASIN.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WHENEVER SUCH MAY POSE A POTENTIAL HAZARD DOWNSTREAM.
- CONTROL DUST WITH WATER TRUCKS OR OTHER SUITABLE METHODS. GRADED AREAS SHALL BE THOROUGHLY WATERED AFTER CONSTRUCTION ACTIVITY HAS CEASED FOR THE DAY AND ON WEEKENDS.
- USE TEMPORARY BERMS AND CUT-OFF DITCHES, WHERE NEEDED, FOR EROSION CONTROL.
- CONSTRUCTION PERMANENT EROSION AND DRAINAGE CONTROL FEATURES AS EARLY AS POSSIBLE. ALL CUT AND FILL SLOPES SHALL BE SOODED OR PLANTED IMMEDIATELY AFTER GRADING HAS BEEN COMPLETED.
- MAINTAIN EROSION CONTROL MEASURES UNTIL ESTABLISHMENT OF GRASS AND LANDSCAPE PLANTING.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN. THESE MEASURES SHALL BE PROPERLY CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- A SPECIFIC INDIVIDUAL SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
- TEMPORARY SOIL STABILIZATION WITH APPROPRIATE VEGETATION SHALL BE APPLIED ON AREAS THAT REMAIN UNFINISHED FOR MORE THAN 30 CALENDAR DAYS.
- PERMANENT SOIL STABILIZATION WITH PERENNIAL VEGETATION OR PAVEMENT SHALL BE APPLIED AS SOON AS PRACTICAL AFTER FINAL GRADING. IRRIGATION AND MAINTENANCE OF THE PERENNIAL VEGETATION SHALL BE PROVIDED FOR 30 DAYS OR UNTIL THE VEGETATION TAKES ROOT, WHICHEVER IS SHORTER.
- FILL SHALL BE COMPOSED OF EARTH MATERIALS ONLY
- CUT AND FILL SLOPES SHALL NOT EXCEED A 33% GRADE
- NON-EROSION POLLUTION ASSOCIATED WITH CONSTRUCTION SUCH AS PESTICIDES, 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.
- TOTAL CUMULATIVE DEPOSIT OF FILL, ON THE SITE FOR THE 20-YEAR PERIOD PRECEDING THE DATE OF THE ESC PERMIT APPLICATION, INCLUDING THE FILL PROPOSED IN THE ESC PERMIT APPLICATION, SHALL NOT EXCEED 5,000 CUBIC YARDS.

KEY NOTES

- GRAVEL CONSTRUCTION ENTRANCE (SEE SHEET C-4 FOR DETAIL)
- SOLID WASTE CONTAINER
- CONCRETE WASHOUT (SEE SHEET C-4 FOR DETAIL)
- SILT FENCE (SEE SHEET C-4 FOR DETAIL)
- SEDIMENT FILTER SOCK (SEE SHEET C-4 FOR DETAIL)

LEGEND

- GRAVEL CONSTRUCTION ENTRANCE
- PORTABLE TOILET
- CONCRETE WASHOUT AREA
- SOLID WASTE CONTAINER
- SILT FENCE
- SEDIMENT FILTER SOCK
- DRAIN INLET PROTECTION
- LIMITS OF DISTURBANCE
- FLOW DIRECTION

EARTHWORK	
EXCAVATION	2077 CY
EMBANKMENT	2200 CY
NET	123 CY (FILL)

BLUE SKY ENGINEERS

EXPIRES: 12/31/2026

DATE:	2/19/25	SM	CY	SM
CHECKED BY:				
DRAWN BY:				
DESIGNED BY:				

REED BARN
 12424 NW SPRINGVILLE ROAD
 PORTLAND, OREGON 97229

EROSION AND SEDIMENT CONTROL PLAN

REV.	DESCRIPTION	DATE

SHEET:
C-3



EXPIRES: 12/31/2026

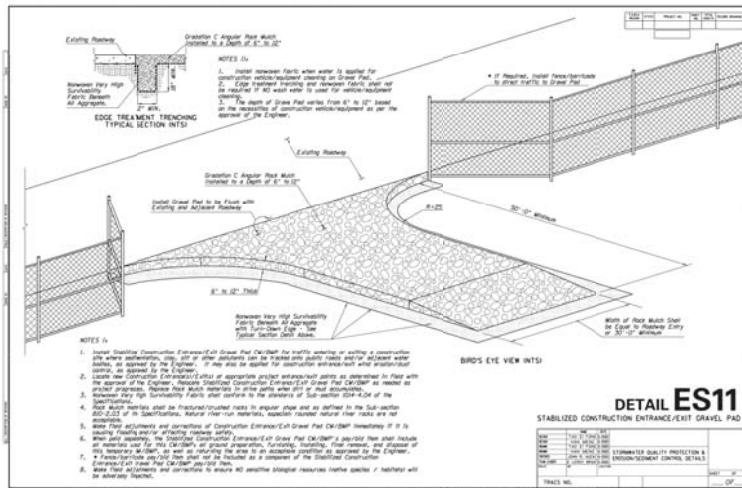
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REED BARN
12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

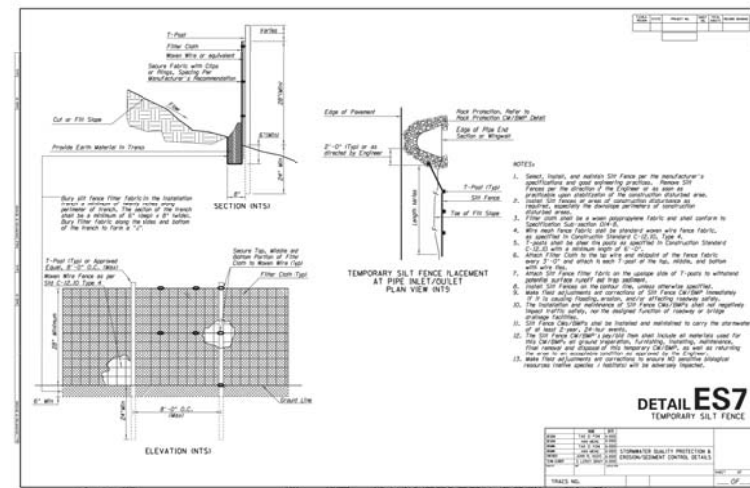
BMP DETAILS

REV.	DESCRIPTION	DATE

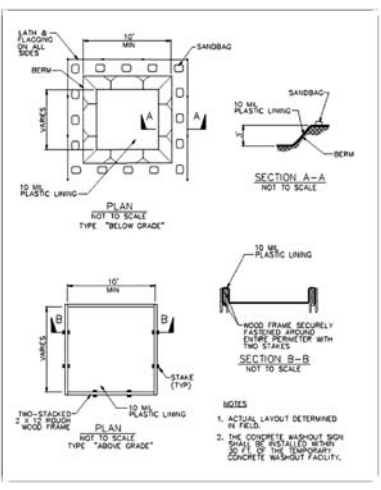
SHEET:
C-4



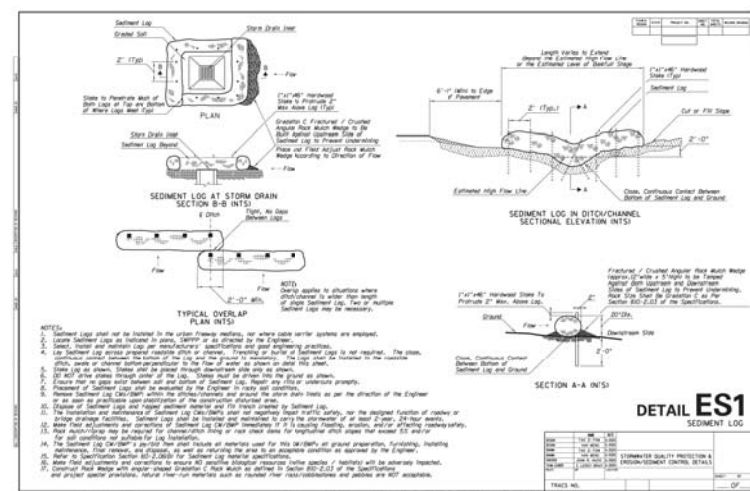
1 GRAVEL CONSTRUCTION ENTRANCE
SCALE: NTS



2 SILT FENCE
SCALE: NTS



3 CONCRETE WASHOUT
SCALE: NTS



4 SEDIMENT FILTER SOCK
SCALE: NTS



EXPIRES: 12/31/2026

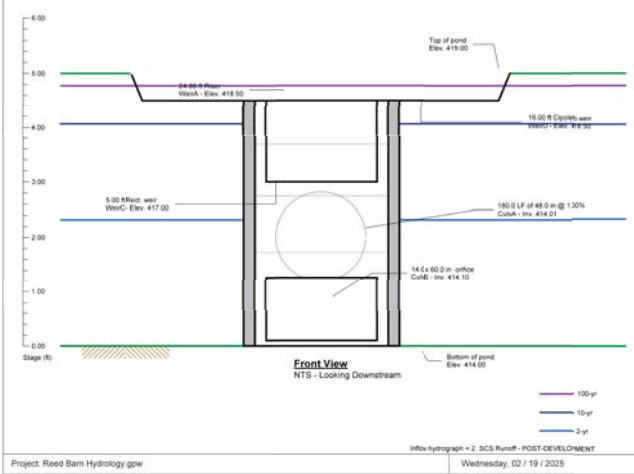
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REED BARN
12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229

REV	DESCRIPTION	DATE

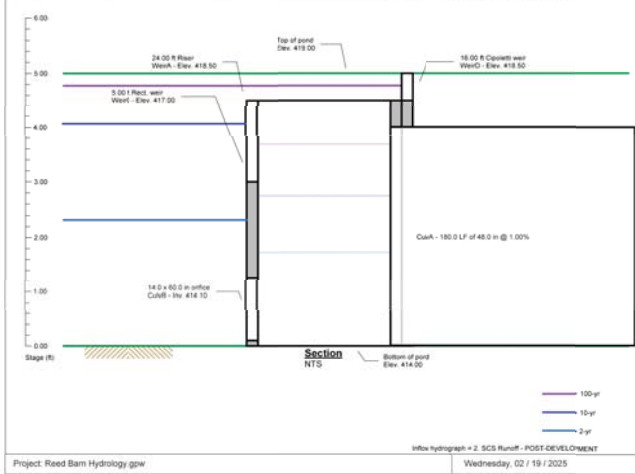
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C-5

Pond No. 1 - REED DETENTION POND

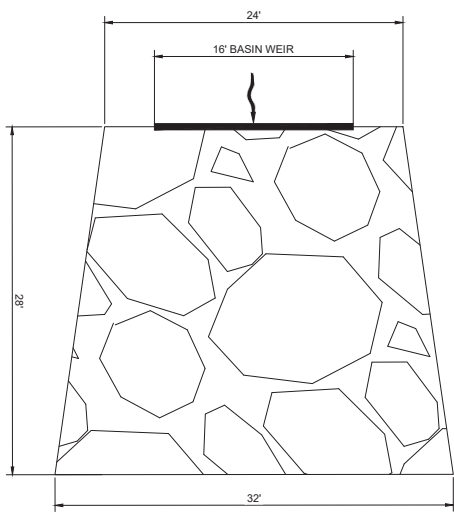


1 OUTLET CONTROL STRUCTURE - FRONT
SCALE: NTS

Pond No. 1 - REED DETENTION POND

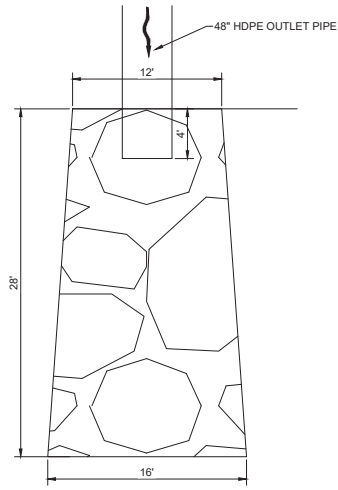


2 OUTLET CONTROL STRUCTURE - SECTION
SCALE: NTS



- NOTES:
1. D50: 6-8 INCHES CLASS 1 RIPRAP
 2. MAX RIPRAP SIZE: 12 INCHES
 3. RIPRAP THICKNESS: 18 INCHES
 4. SIDE SLOPES: 3:1
 5. FILTER LAYER: GEOTEXTILE OR GRADED GRAVEL

3 RIPRAP OVERFLOW DETAIL
SCALE: 1"=5'



- NOTES:
1. D50: 6-8 INCHES CLASS 1 RIPRAP
 2. MAX RIPRAP SIZE: 12 INCHES
 3. RIPRAP THICKNESS: 18 INCHES
 4. SIDE SLOPES: 3:1
 5. FILTER LAYER: GEOTEXTILE OR GRADED GRAVEL

4 RIPRAP OUTLET DETAIL
SCALE: 1"=5'