

1600 SE 190<sup>th</sup> Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

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**GRADING AND EROSION CONTROL PERMIT**  
**CASE FILE: T1-2017-9729**  
**February 14, 2018**

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**Request:** The applicant is seeking approval for grading activities associated with a new single-family dwelling.

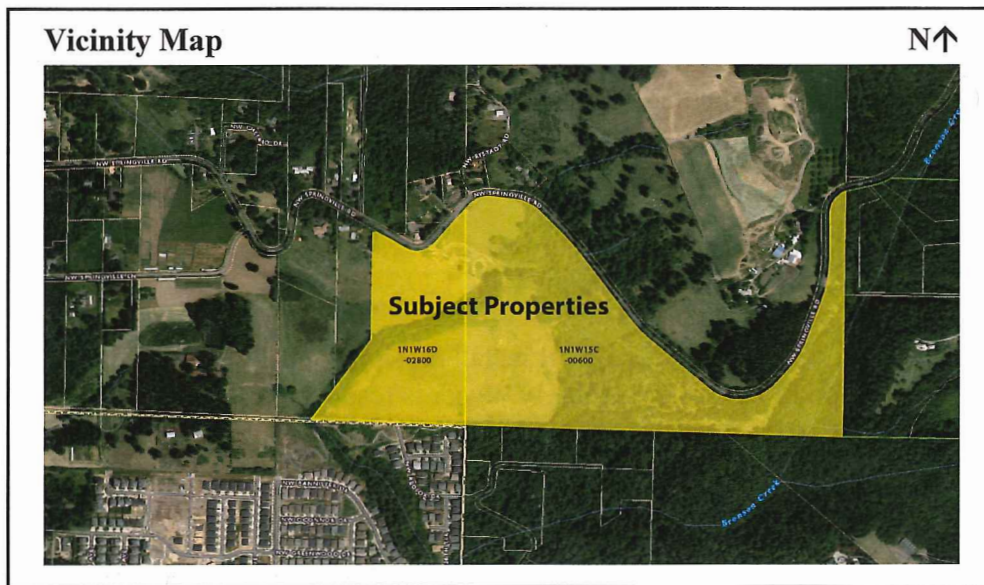
**Location:** 12424 NW Springville Road  
Tax Lot 2800, Section 16D, Township 1 North, Range 1 West, W.M.  
Tax Account #R961160130

- and -

Tax Lot 600, Section 15C, Township 1 North, Range 1 West, W.M.  
Tax Account #R961150770

**Applicant:** Scott and Stacy Reed

**Owner:** Scott and Stacy Reed



**Issued by:**

Signed:   
Rithy Khut, Planner

For: Michael Cerbone, AICP  
Planning Director

Date: February 14, 2018

**ORDINANCE REQUIREMENTS:**

Applicable standards for this permit can be found within Chapter 29.330 et seq., Grading and Erosion Control of the Multnomah County Building and Specialty Codes, copies of which are available at our offices.

**MODIFICATIONS AND LIMITATIONS:**

This permit is based on written narrative(s), plan(s) and an elevation certificate provided by the applicant. No development shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner to comply with these documents and the limitations described herein.

**Prior to any land disturbing activities:**

1. When you are ready to start the grading work approved in this permit, the permit notice card is to be posted at the driveway entrance in a clearly visible location. This notice is to remain posted until such time as the grading work is completed. In the event the notice is lost, destroyed, or otherwise removed prior to completion of the grading work, the applicant shall immediately contact the Land Use Planning office to obtain a replacement. [MCC 29.345(C)(2)]
2. When ground-disturbing activities authorized by this permit are ready to commence; within the seven (7) days, please email Rithy Khut at rithy.khut@multco.us with the commencement date of the activities. Work may commence once written notice is completed. The County's inspector will be visiting the project site to ensure that Best Management Practices are occurring. [MCC 29.345(C)(2)]
3. The applicant's representative shall flag the boundaries where ground-disturbing activities are allowed and where equipment and supplies are to be staged. Areas outside of these boundaries are not to be disturbed. [MCC 29.345(A)(2)(b) & (e)]

**During Construction / On-Going Restrictions:**

4. All work shall conform to the stamped construction drawings/plans complying with the applicable requirements of Multnomah County Code (MCC) 29.342 [MCC 29.342(D)].
5. The property owner or representative shall install erosion control measures consistent with the approved erosion control plan. The property owner is responsible for maintaining 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 as prescribed in the current edition of the City of Portland's Erosion Control Manual, copies of which are available for purchase at our office, or through the City of Portland. The property owner shall verify that all erosion control measures are properly installed and in working order prior to initiating grading activities. [MCC 29.345(A)(2)(a)]
6. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts results from on-site grading work. The Portland Building Bureau (Special Inspections Section), 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 29.345(C)(2)]

7. On-site disposal of construction debris is not authorized under this permit. Any spoil materials removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities. This permit does not authorize dumping or disposal of hazardous or toxic materials, synthetics (i.e. tires), petroleum-based materials, or other solid wastes which may cause adverse leachates or other off-site water quality effects.
8. The property owner is responsible for removing 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 29.345(B)(1)]

**Follow up requirements after construction:**

9. All disturbed areas shall be graveled or seeded with native grasses within five (5) days of the date grading activities are concluded. [MCC 29.345(B)(2)]

**Exhibits:**

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

Exhibits with a “\*” after the exhibit # have been included as part of the mailed decision. Exhibits are available for review in Case File T1-2017-8544 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	Type 1 Application Form	08/08/2017
A.2	1	Grading and Erosion Control Worksheet for Proposed Farm Structure and Agricultural road	08/08/2017
*A.3	1	Site Plans: G-101 – Title Page C-701 – Existing and Future Farm Use G-103 – Construction Notes C-201 – Existing Access and Demolition Plan C-301 – Erosion Control Plan C-302 – Erosion Control Details C-601 – Site Grading C-602 – Water Quality C-603 – Drainage Details	08/08/2017
‘B’	#	Staff Exhibits	Date
B.1	2	Department of Assessment, Records and Taxation (DART): Property Information for 1N1W16D -02800 (R961160130)	08/08/2017
B.2	2	Department of Assessment, Records and Taxation (DART): Property Information for 1N1W15C -00600 (R961150770)	08/08/2017
B.3	1	Department of Assessment, Records and Taxation (DART) Map with 1N1W15C -00600 Highlighted	08/08/2017
B.4	1	Department of Assessment, Records and Taxation (DART) Map with 1N1W16D -02800 and -03100 Highlighted	08/08/2017
B.5	1	Grading and Erosion Control Sign	02/14/2018

**SITE DEVELOPMENT**  
**TAX ACCOUNT #R961160130, R961160590 AND R961150770**

**SPRINGWOOD FARM**

**SPRINGVILLE ROAD**  
**PORTLAND, OREGON 97229**

**OWNER:**  
 SCOTT & STACY REED  
 1381 NW BENFIELD DR.  
 PORTLAND, OR 97229,  
 (914) 391-6995

**ENGINEER:**  
 ERIK ESPARZA, PE  
 360-907-0621

AUG 2017

**SITE INFO:**

**SITE ADDRESS:**  
 12535 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

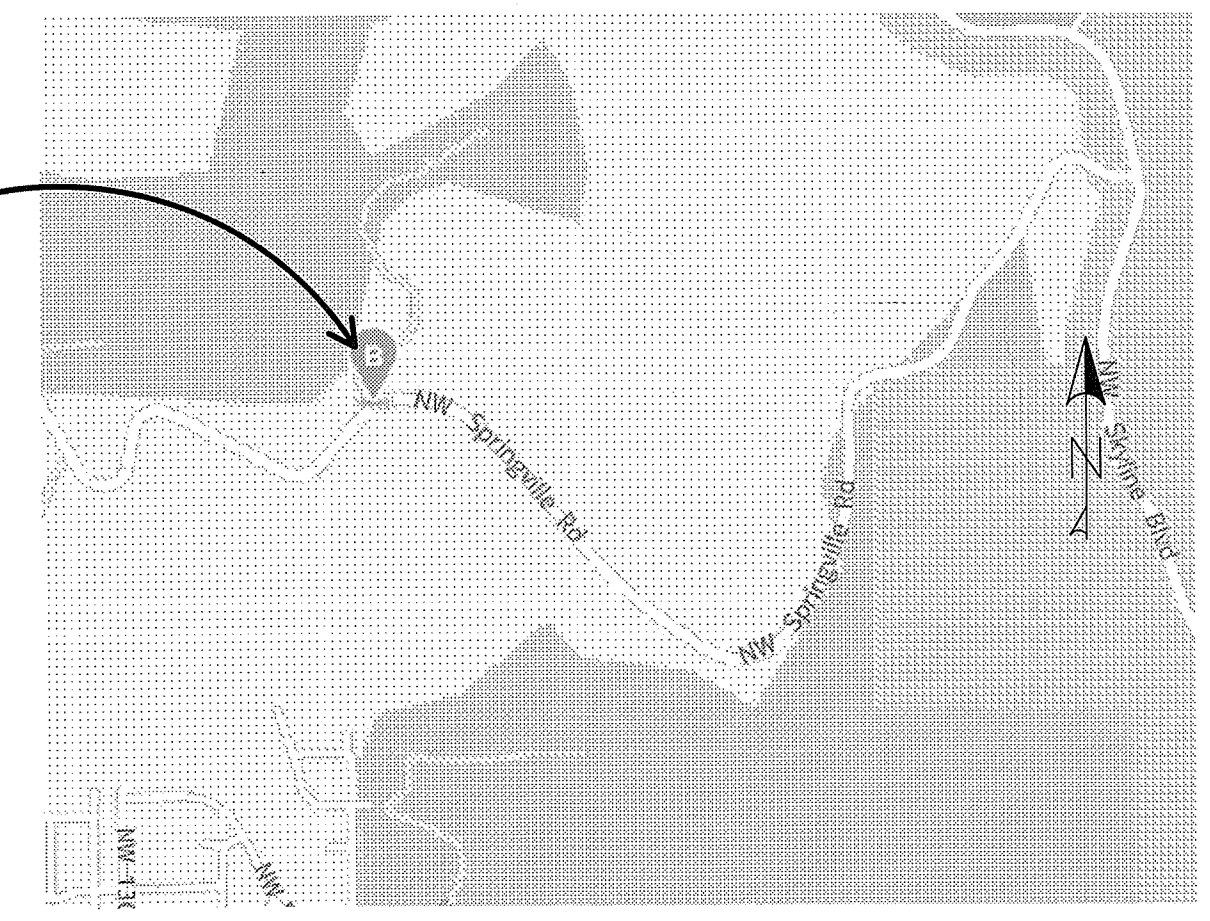
**EXISTING SITE AREA:**  
 72.87 AC EXCLUSIVE FARM USE  
 11.56 AC COMMERCIAL FOREST USE  
 (IMPERVIOUS: 0.02 AC (BARN/PARLOR)  
 PERVIOUS: 84.41 AC)

**IMPROVEMENT SITE AREA:**  
 IMPERVIOUS (HOUSE & CONCRETE GARAGE DRIVEWAY): 12,605 SF (0.29 AC)  
 PERVIOUS PAVEMENT/GRAVEL ACCESS DRIVE/WALKWAY: 19,667 SF (0.45 AC)

**PROJECT DISTURBED AREA = 2.44 AC**

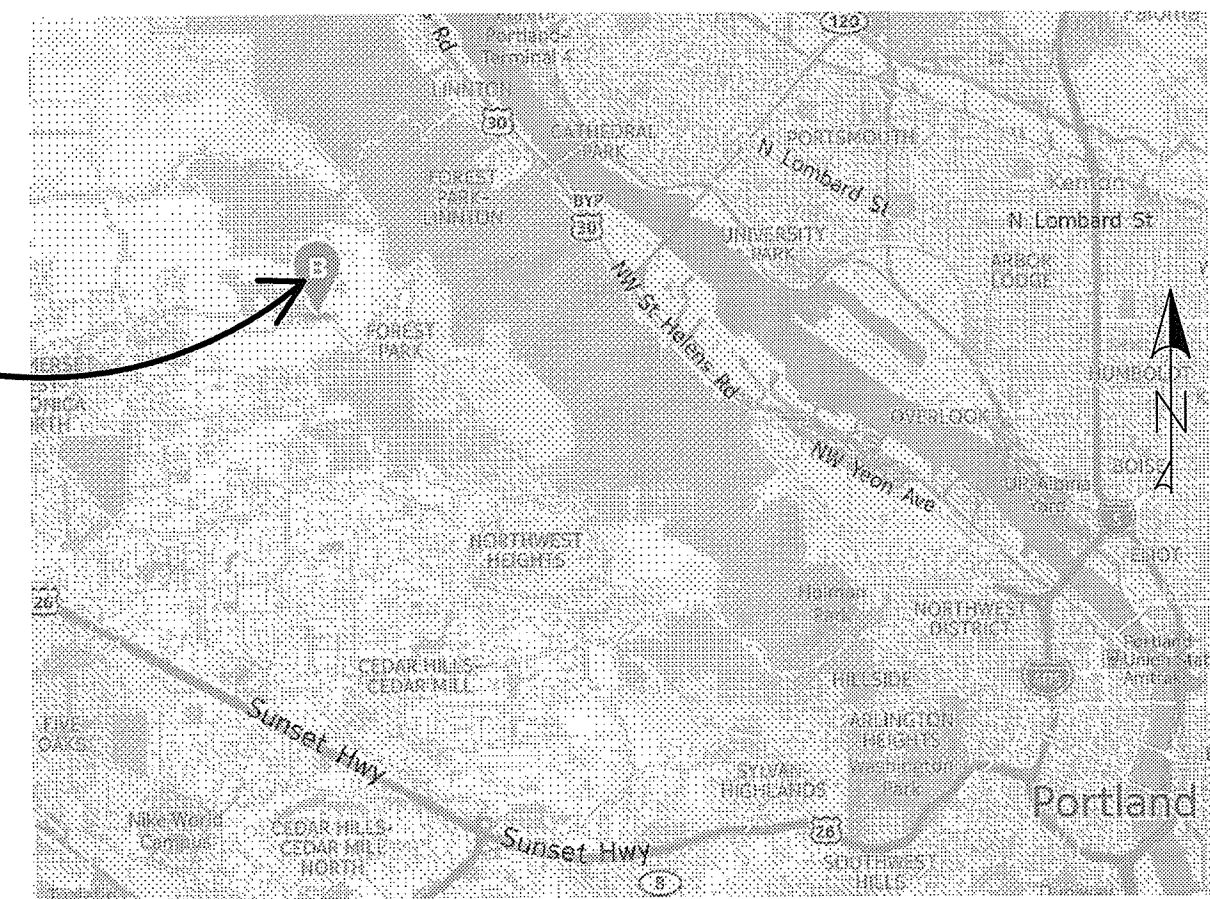
**EARTHWORK VOLUME:**  
 CUT VOLUME = 3817 CY  
 FILL VOLUME = 6890 CY  
 NET VOLUME = 3073 CY FILL

PROJECT  
SITE

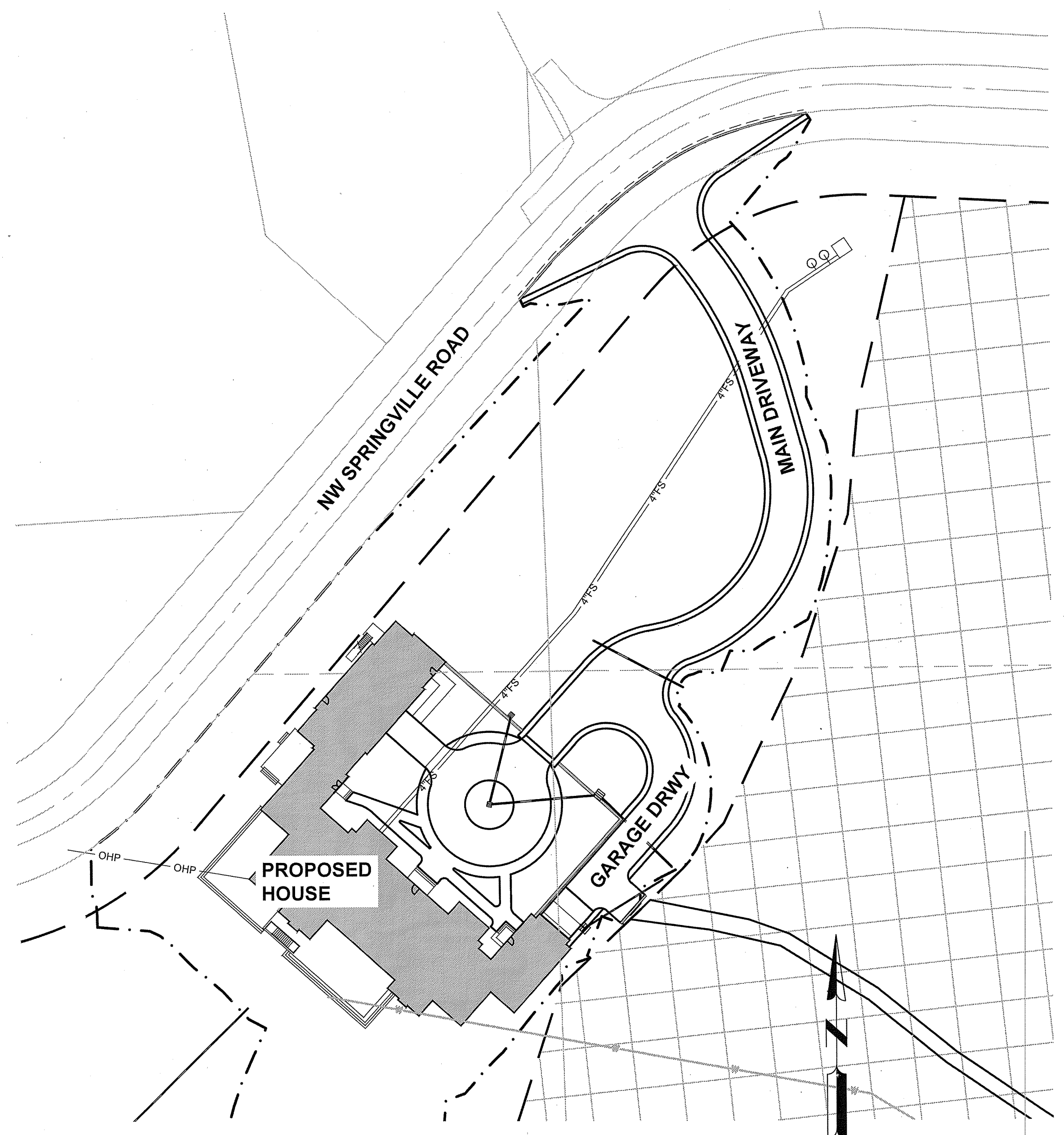


AREA MAP  
NOT TO SCALE

PROJECT  
SITE



VICINITY MAP  
NOT TO SCALE



SITE MAP

SHEET INDEX	
SHEET#	SHEET TITLE
G-101	TITLE PAGE
G-102	SURVEY
G-103	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-503	DRIVEWAY PROFILE & SECTIONS
C-601	SITE GRADING
C-602	WATER QUALITY
C-603	DRAINAGE DETAILS
C-701	EXISTING & FUTURE FARM USE

100% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)

DATE	BY

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  
DO NOT SCALE DRAWINGS

SHEET CONTENTS  
 TITLE PAGE

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 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 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 DURING CONSTRUCTION. 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 SPICED 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.

DATE				
BY:				

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

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100% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)

SPRINGWOOD FARM

12460 NW SPRINGVILLE ROAD  
PORTLAND, OREGON

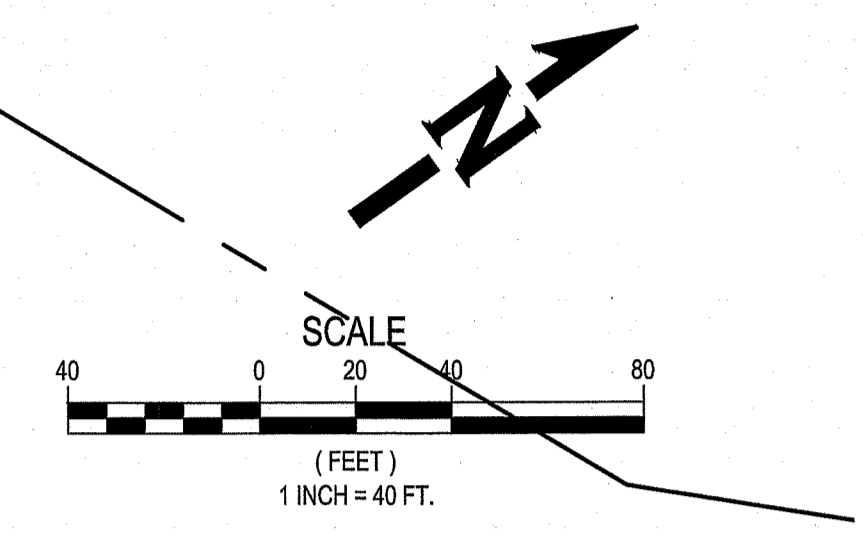
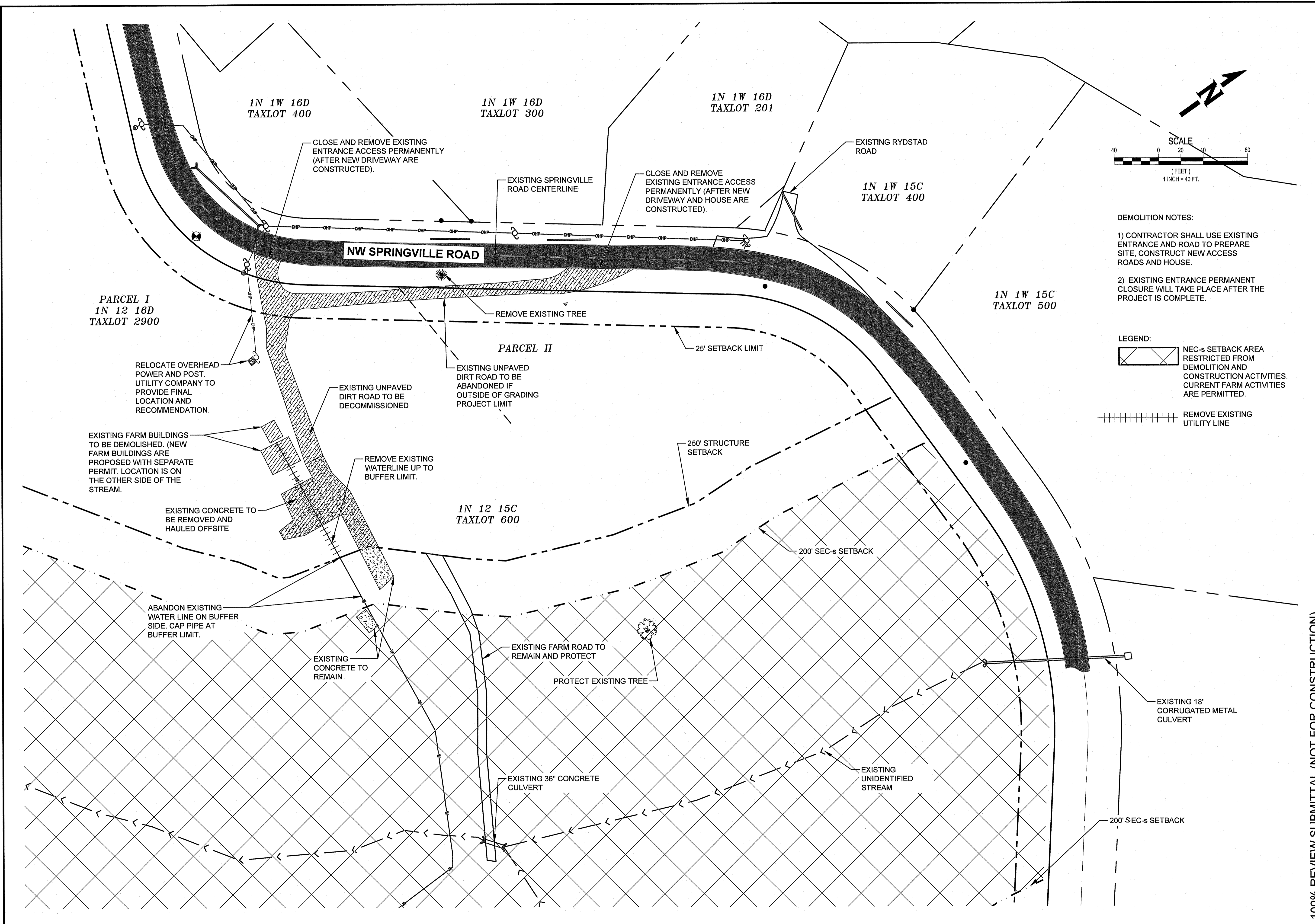
8/4/2017

EXP. 12/31/2017

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

DO NOT SCALE DRAWINGS

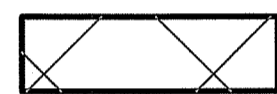
SHEET CONTENTS  
CONSTRUCTION NOTES

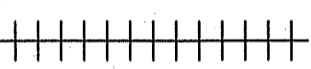


DEMOLITION NOTES:

- 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

NO.	DATE	BY


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

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100% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)

**SPRINGWOOD FARM**

12460 NW SPRINGVILLE ROAD  
PORTLAND, OREGON

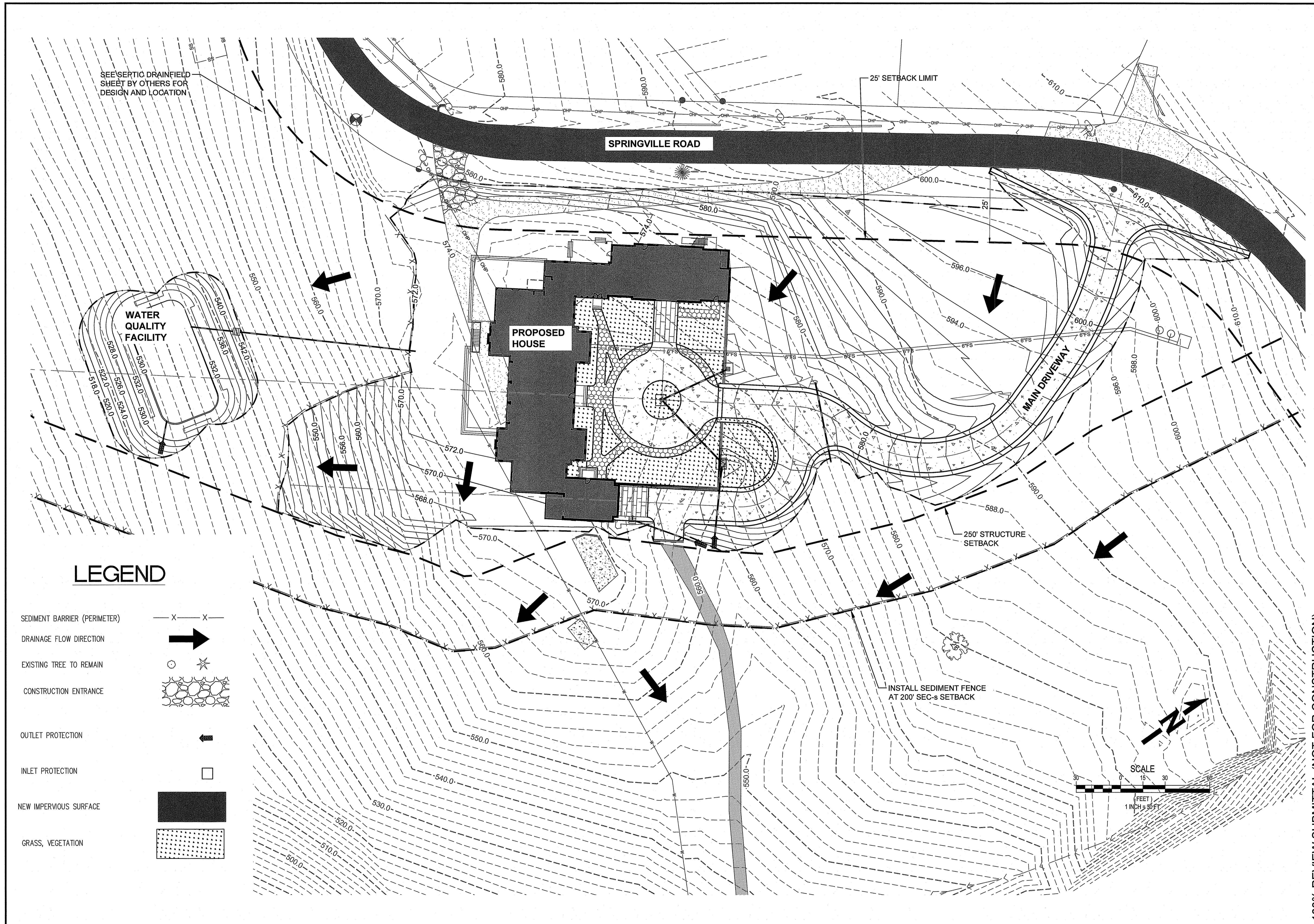


Exp. 12/31/2017

DATE: AUG 2017  
DESIGNED BY: TNT  
DRAWN BY: TNT  
CHECKED BY: EE  
DO NOT SCALE DRAWINGS

SHEET CONTENTS  
EXISTING ACCESS  
DEMOLITION PLAN

4 of 13  
**C-201**



**LEGEND**

- SEDIMENT BARRIER (PERIMETER)
- DRAINAGE FLOW DIRECTION
- EXISTING TREE TO REMAIN
- CONSTRUCTION ENTRANCE
- OUTLET PROTECTION
- INLET PROTECTION
- NEW IMPERVIOUS SURFACE
- GRASS, VEGETATION

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REVISIONS	DATE	BY

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

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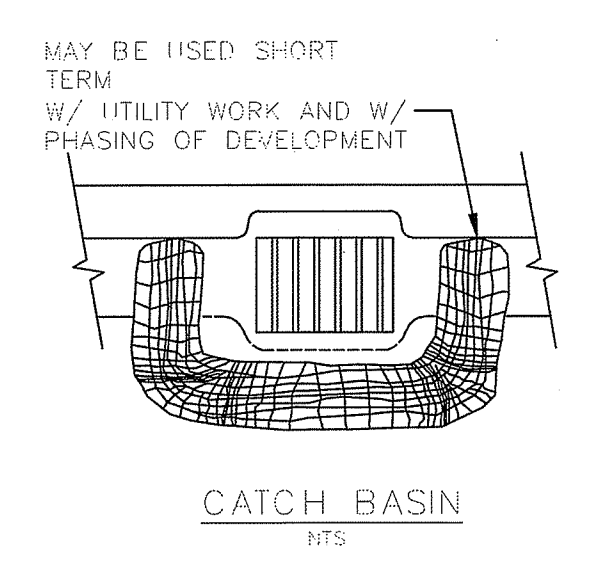
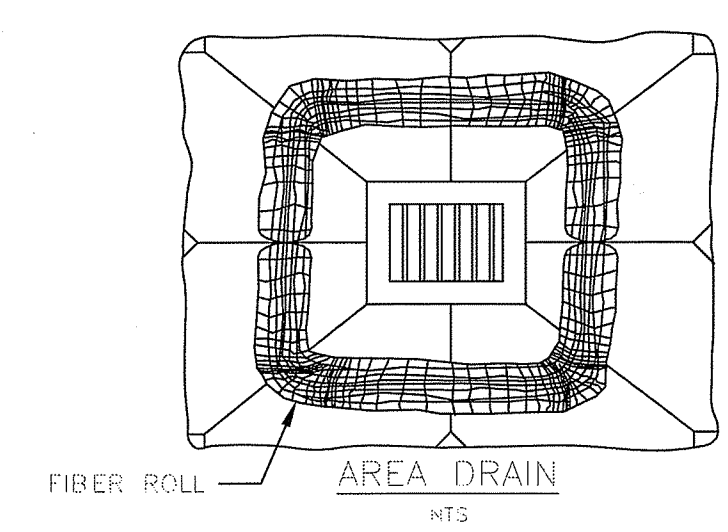
**SPRINGWOOD FARM**

12460 NW SPRINGVILLE ROAD  
PORTLAND, OREGON

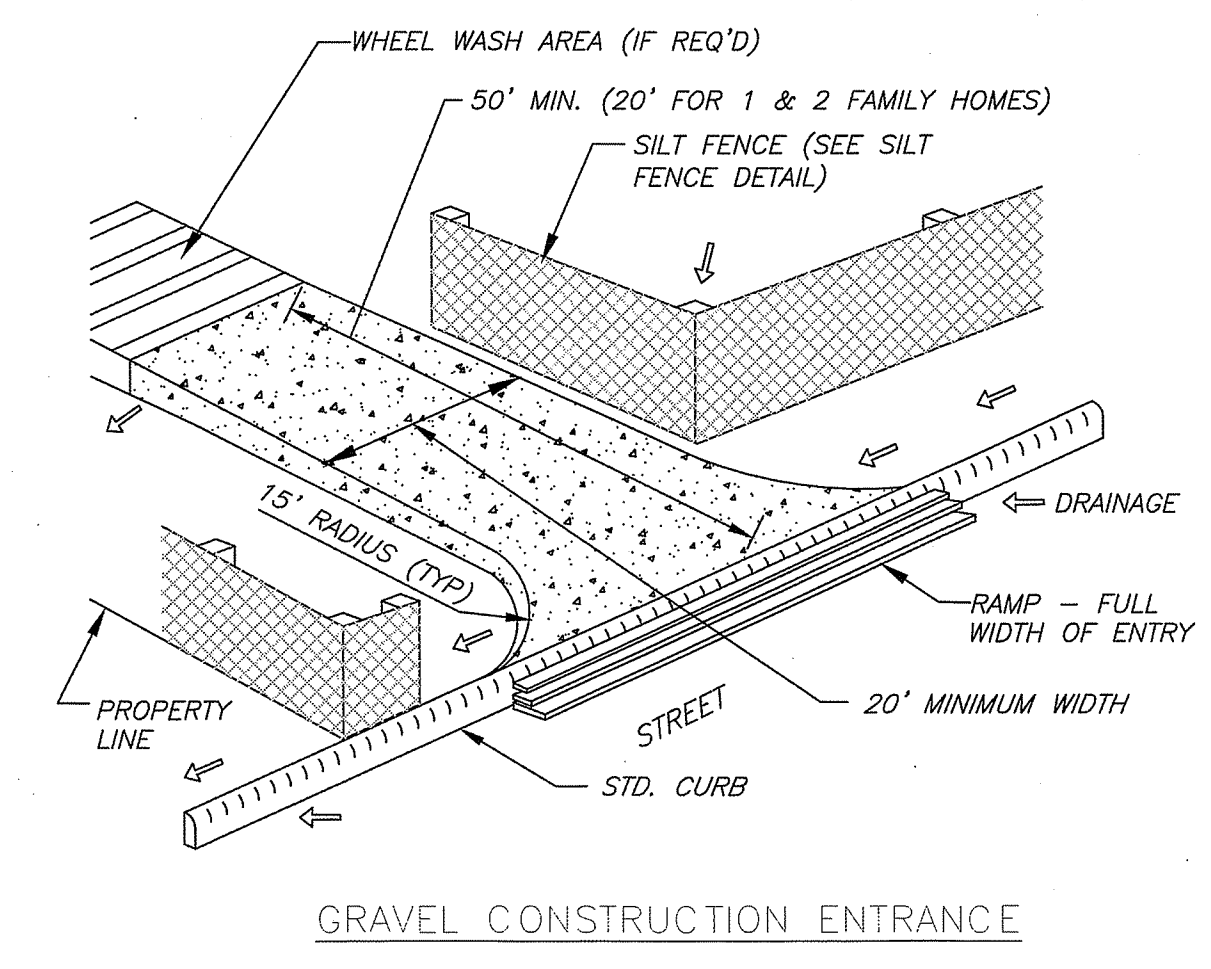


DATE: AUG 2017  
DESIGNED BY: TNT  
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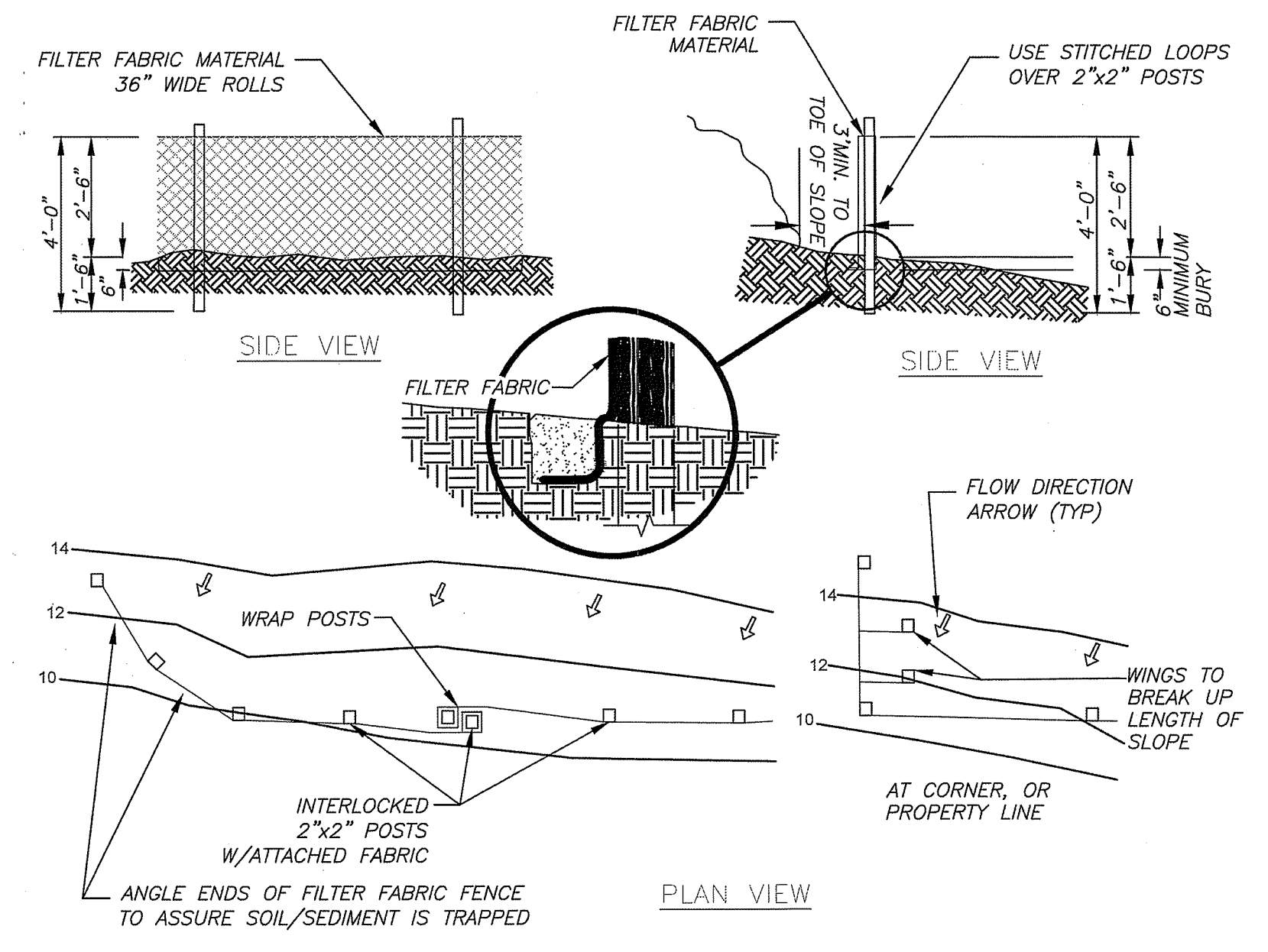
SHEET CONTENTS  
EROSION CONTROL PLAN



1 INLET PROTECTION  
Scale: NTS



2 GRAVEL CONSTRUCTION ENTRANCE  
Scale: NTS



3 SEDIMENT FENCE  
Scale: NTS

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REVISED	DATE	BY

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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  
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SHEET CONTENTS  
 EROSION CONTROL  
 DETAILS

6 of 13  
**C-302**