

SITE DEVELOPMENT
TAX ACCOUNT #R961160130, R961160590 AND R961150770

SPRINGVILLE SITE DEVELOPMENT

12424 SPRINGVILLE ROAD
PORTLAND, OREGON 97229

JANUARY 2022

OWNER/DEVELOPER:

SCOTT & STACEY REED
 6460 NW MCGREGOR TERRACE
 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

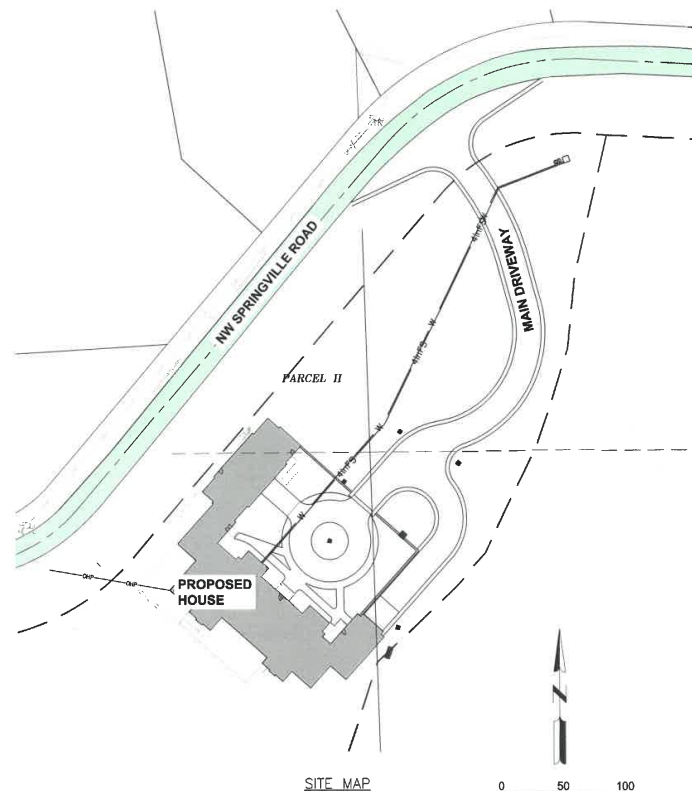
EXISTING SITE AREA:
 72.87 AC EXCLUSIVE FARM USE
 11.56 AC COMMERCIAL FOREST USE
 (IMPERVIOUS: 0.02 AC (BARN/PARLOR)
 PERVIOUS: 84.41 AC)

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

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



REVISIONS	DATE	BY

SCOTT & STACEY REED
 6460 NW MCGREGOR
 TERRACE
 PORTLAND, OR 97229
 914.391.6995

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 PORTLAND, OREGON 97229

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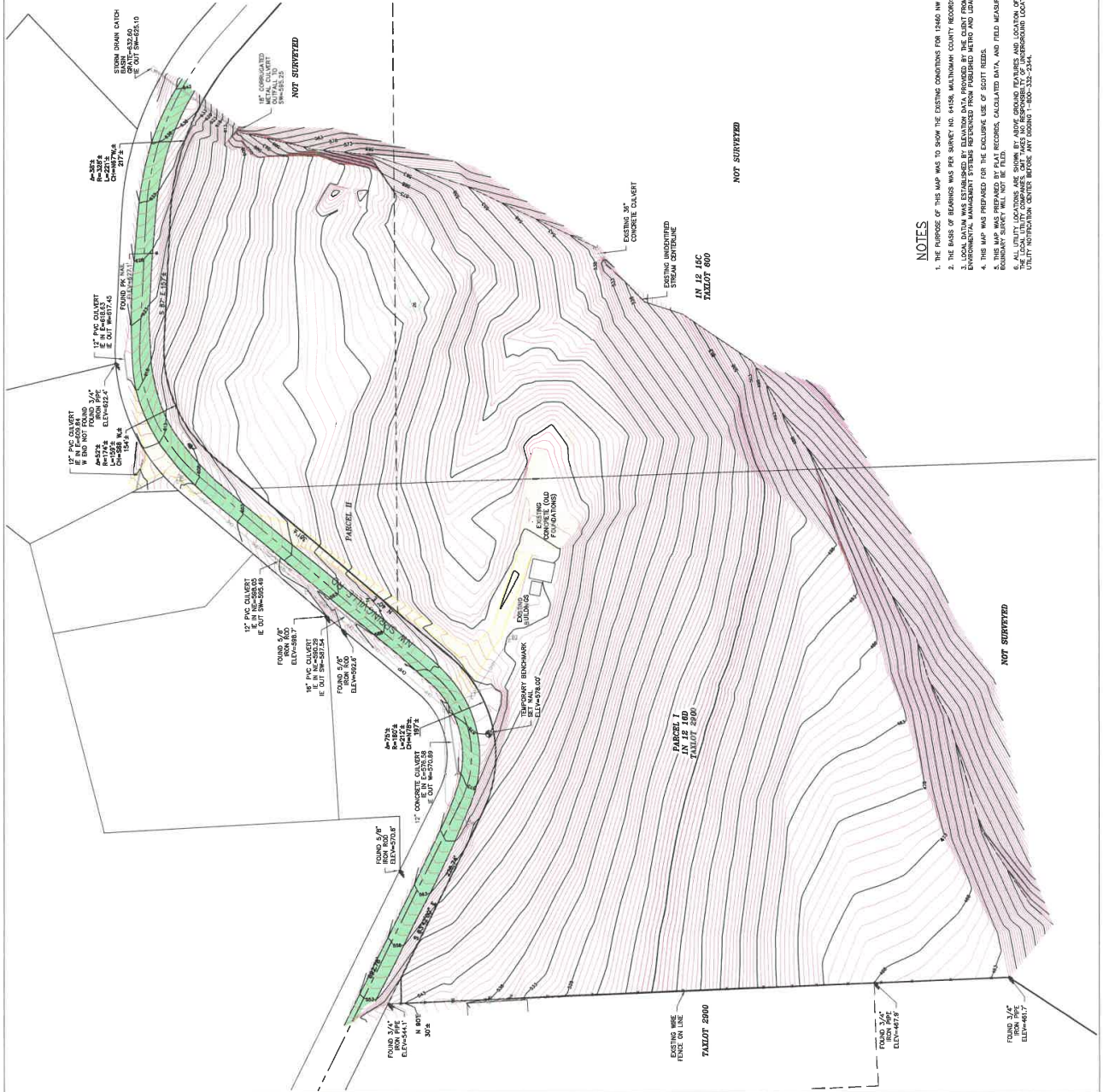


PROJECT NO. ---
 DATE: JANUARY 2022
 DESIGNED BY: TNT/SFG
 DRAWN BY: TNT/SFG
 CHECKED BY: EME
DO NOT SCALE DRAWINGS

SHEET CONTENTS
 TITLE PAGE

1 of 14

G-101



SCALE 1" = 60'

LEGEND

- # EXISTING RECORDS TREE W/ TRUNK
- # EXISTING RECORDS TREE W/ TRUNK
- # EXISTING RECORDS TREE W/ TRUNK
- TR EXISTING TELEPHONE WIRE
- EL EXISTING ELECTRIC METER
- EX EXISTING CITY ANCHOR
- EXISTING OVERHEAD POWER LINES
- EXISTING CATCH BASIN
- EXISTING CONCRETE CURB
- EXISTING CONCRETE CURB
- EXISTING FENCE
- ◆ FOUND MONUMENTS
- ◆ LOCAL BENCHMARK ESTABLISHED
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT

EXISTING CONDITIONS

12460 NW SPRINGVILLE RD SE 1/4 SEC 16, T11N, R11W, W4M
CITY OF PORTLAND MAILING ADDRESS 1200 NE 2ND AVE PORTLAND, OR 97232
DRAWN: RIG CHECKED: SPF SCALE: 1"=60' DATE: DECEMBER 7, 2018
PROJECT NO: 20180000000000000000

REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES H. JOHNSON
 SHAWNEE, OREGON
 EXPIRES 12/31/2023
 REVISION DATE: DECEMBER 31, 2017

NOTES

- THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 12460 NW SPRINGVILLE ROAD.
- THE BASES OF RECORDS WAS PER SURVEY NO. 41584, MULTNOMAH COUNTY RECORDS.
- EXISTING RECORDS TREE W/ TRUNK AND EXISTING RECORDS TREE W/ TRUNK ARE SHOWN AS THEY APPEAR IN THE RECORDS. THE EXISTING RECORDS TREE W/ TRUNK AND EXISTING RECORDS TREE W/ TRUNK ARE SHOWN AS THEY APPEAR IN THE RECORDS.
- THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF SCOTT REEFS.
- FIELD MEASUREMENTS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED
- ALL UTILITY LOCATIONS ARE SHOWN BY ANTI-CORROSION PIPES AND LOCATION OF ANTI-CORROSION PIPES SHOWN BY THE LOCAL UTILITY COMPANIES. CONFIRM THE LOCATION OF ALL UTILITIES BY VISUAL INSPECTION AND/OR BY CONTACTING THE LOCAL UTILITY COMPANIES BEFORE ANY WORK IS DONE. PLEASE NOTIFY THE UTILITY COMPANIES BEFORE ANY WORK IS DONE.

NOT SURVEYED

NOT SURVEYED

NOT SURVEYED

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1424 NW SPRINGVILLE ROAD
 PORTLAND, OREGON 97229

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PROJECT NO. **SP. 2014123**

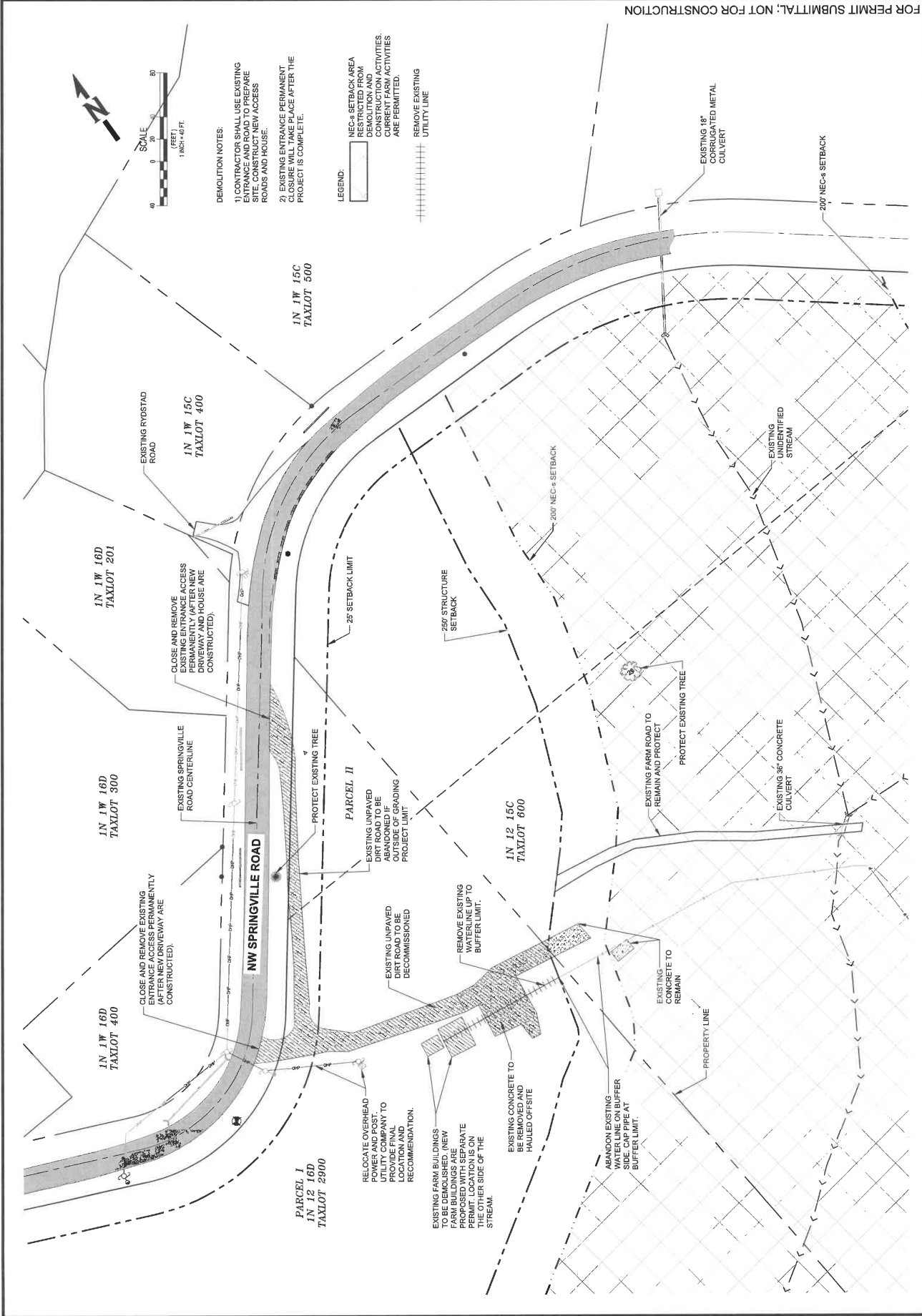
DATE: JANUARY 2021
 DESIGNED BY: TINTI@SC
 CHECKED BY: EEE
 DRAWN BY: TINTI@SC
 (SCALE: AS SHOWN)

SHEET CONTENTS:
 DEMOLITION PLAN

5 of 14

C-201

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DATE:	01/27/22
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CHECKED BY:	...
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SHEET NO.:	...

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 6460 NW MCGREGOR
 TERRACE
 PORTLAND, OR 97229
 503.351.1888

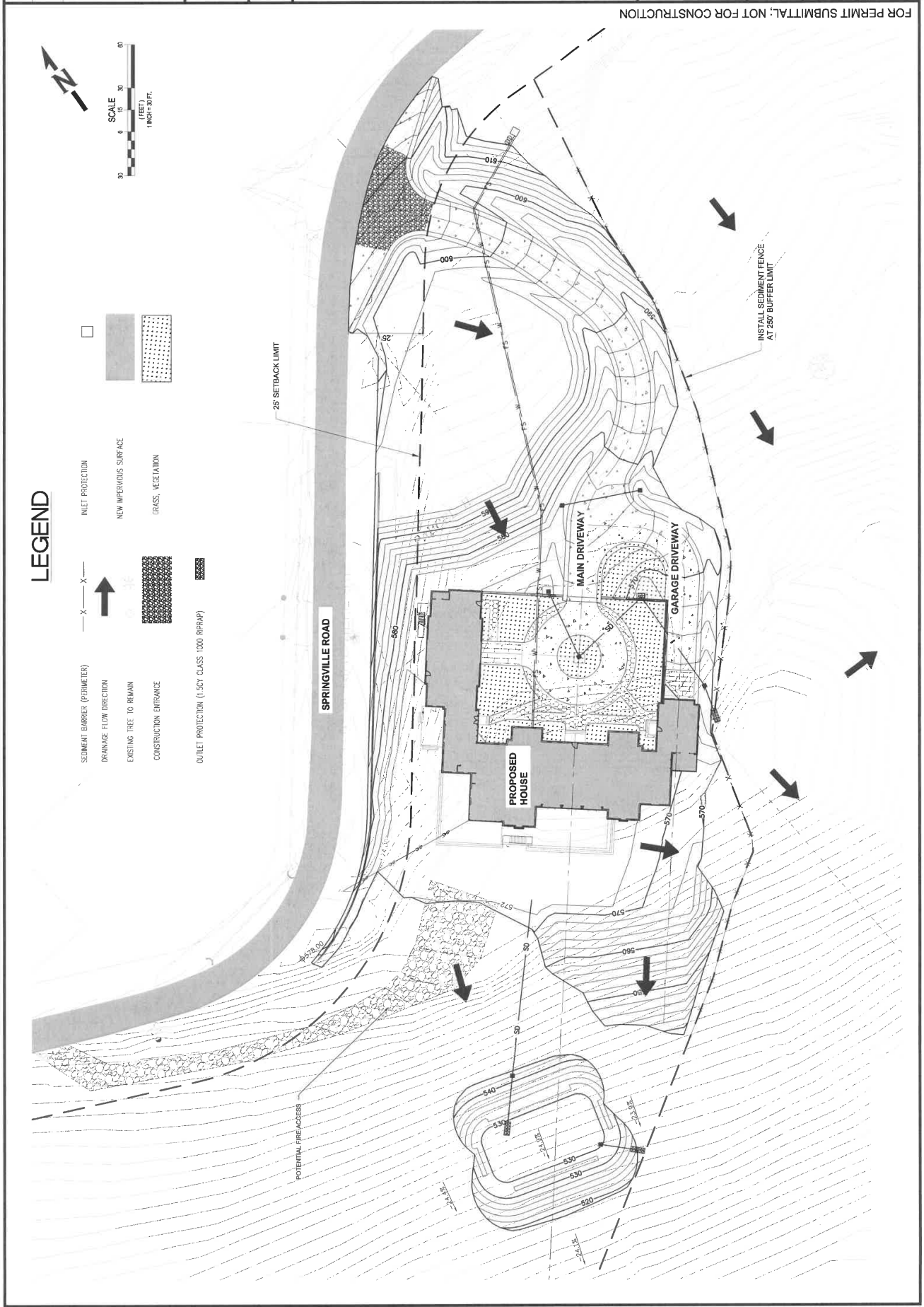
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 DRAWN BY: TW/SEG
 CHECKED BY: EME
 SCALE: AS SHOWN

SHEET CONTENTS
 ESC PLANS



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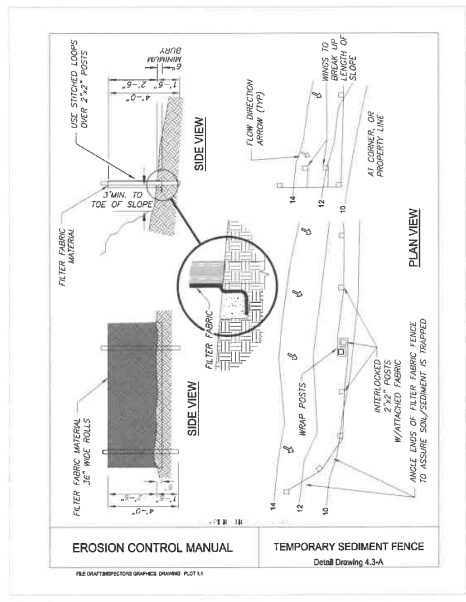


PROJECT NO. 2021-01
 DATE: JANUARY 2021
 DRAWING BY: TMR/SEG
 CHECKED BY: TMR/SEG
 DESIGNED BY: TMR/SEG

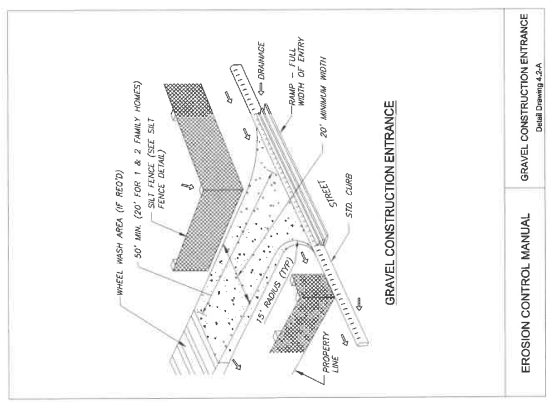
BY: TMR/SEG
 ESC DETAILS

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 C-302

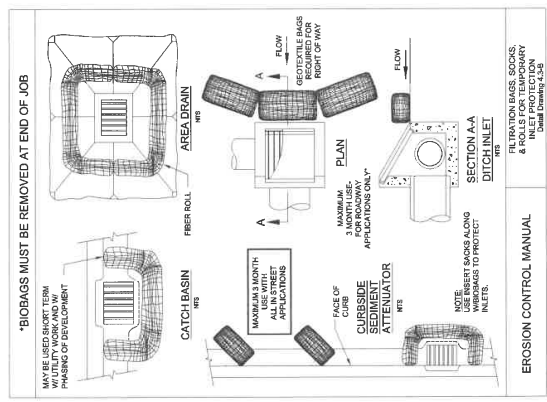
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3 SEDIMENT FENCE
 Scale: NTS



2 GRAVEL CONSTRUCTION ENTRANCE
 Scale: NTS



1 INLET PROTECTION
 Scale: NTS

DATE:	7/1
REVISIONS:	

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 6480 NW MCGREGOR
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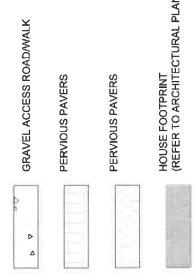
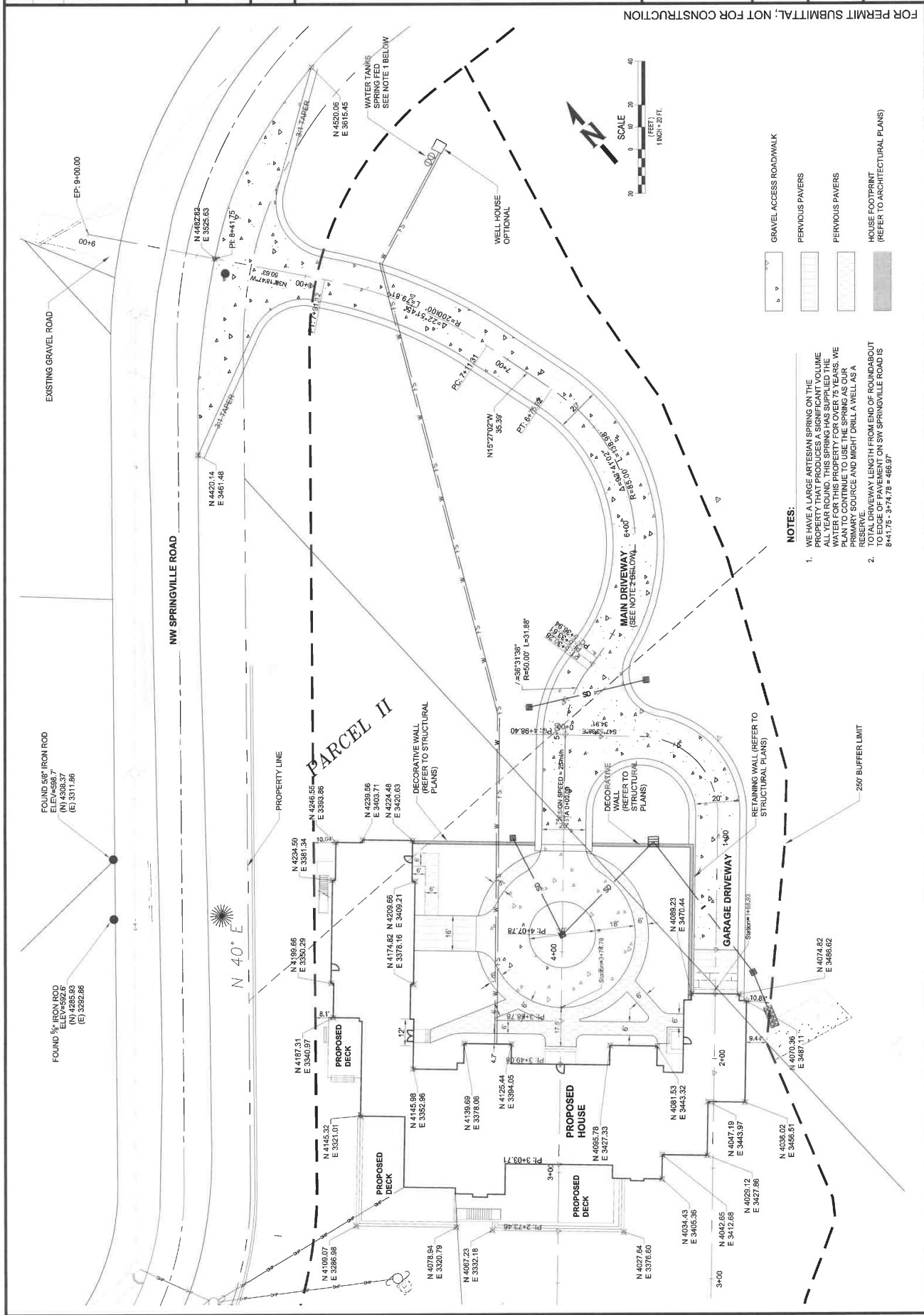
1242 NW SPRINGVILLE ROAD
 PORTLAND, OREGON 97229



PROJECT NO.: JANUARY 2021
 DATE: 06/28/25
 DRAWN BY: TNS/SG
 CHECKED BY: TNS/SG
 IN CHARGE: TNS/SG

SHEET NUMBER: SITE & ACCESS PLAN

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- NOTES:**
- WE HAVE A LARGE ARTESIAN SPRING ON THE PROPERTY. THIS SPRING HAS SUPPLIED THE WATER FOR THIS PROPERTY FOR OVER 75 YEARS. WE PLAN TO CONTINUE TO USE THE SPRING AS OUR PRIMARY WATER 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 84+1.75 - 3+74.78 = 466.97'

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 PORTLAND, OREGON 97229
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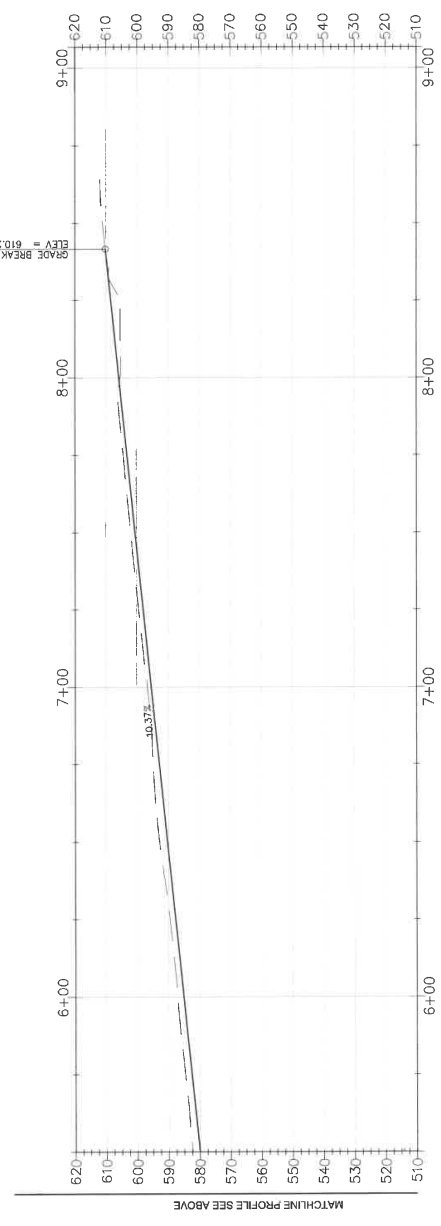
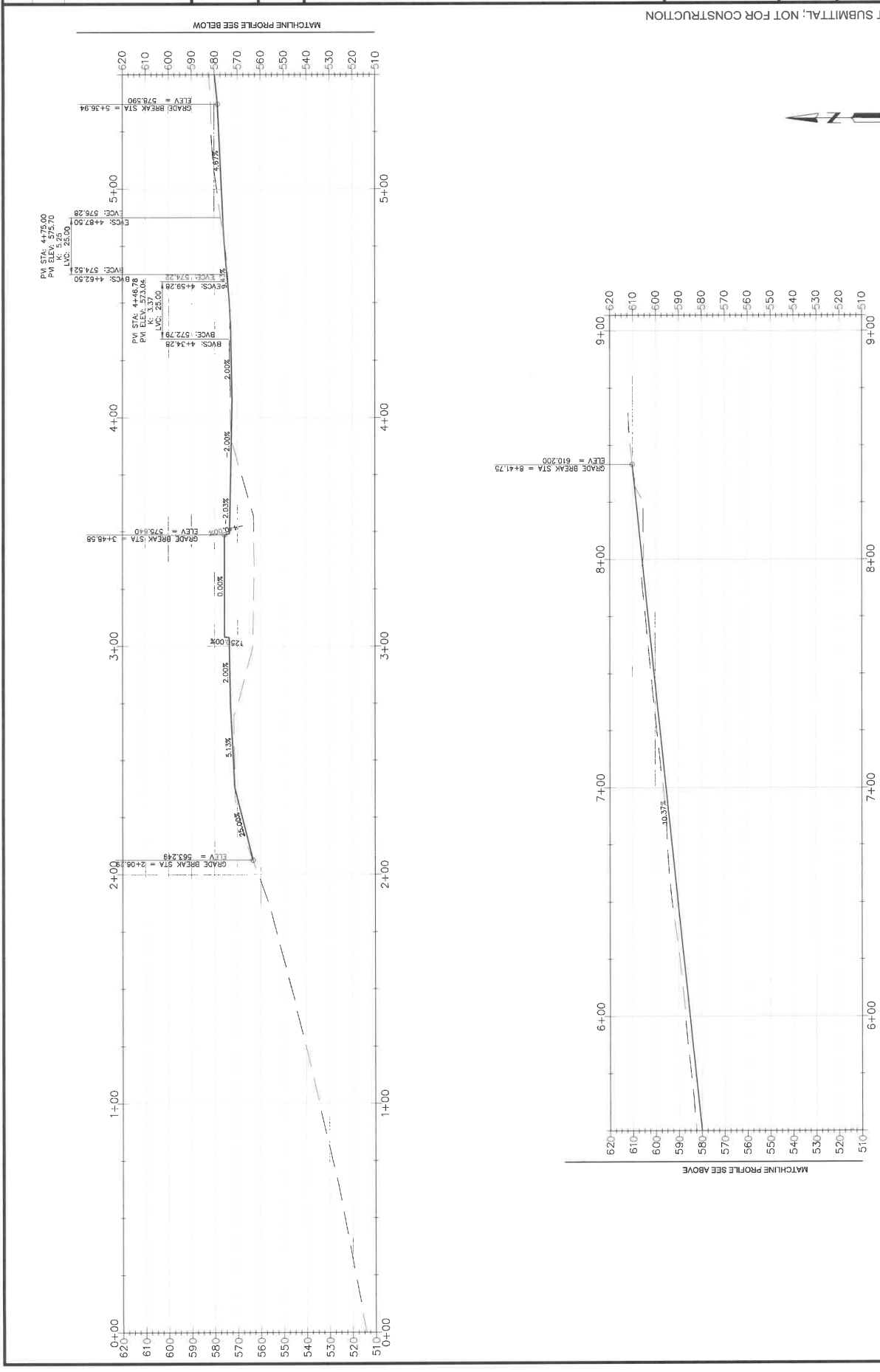
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 PORTLAND, OREGON 97229

PROJECT NO. 21413
 DATE: JANUARY 2022
 DESIGNED BY: TNISEG
 CHECKED BY: EME
 IN SET SCALE DRAWINGS
 SHEET CONTENTS
 MAIN PROFILE

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1
 MAIN HOUSE DRIVEWAY
 SCALE: 1"=20'

MATCHLINE PROFILE SEE ABOVE

MATCHLINE PROFILE SEE ABOVE

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 TERRACE
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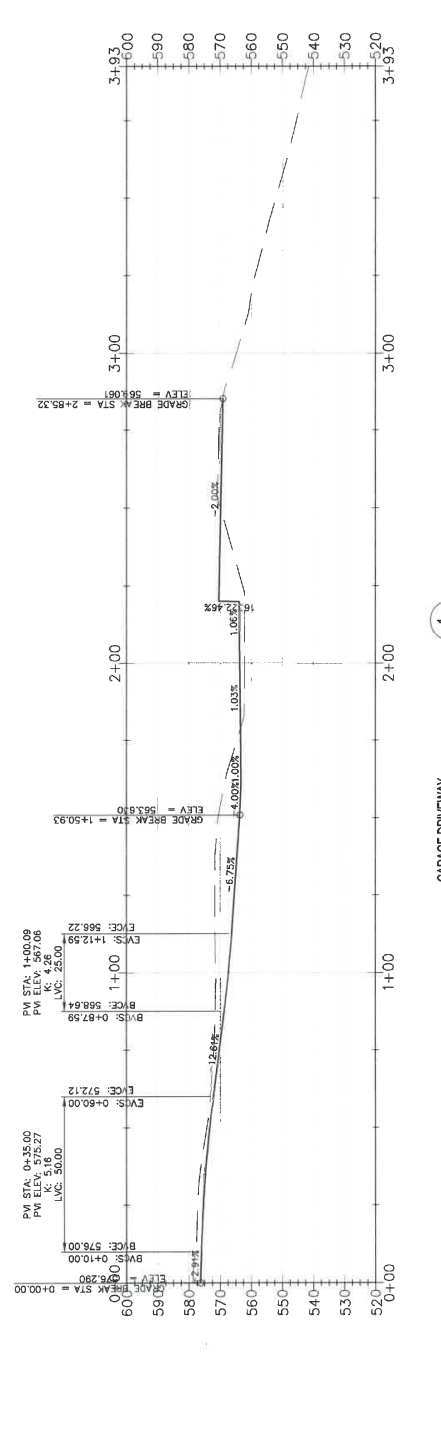
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PROJECT NO. 21-01-03
 DATE: JANUARY 2022
 DRAWN BY: THT/SEG
 CHECKED BY: BAE
 IN CHARGE: BAE
 SHEET CONTAINS: GARAGE PROFILE

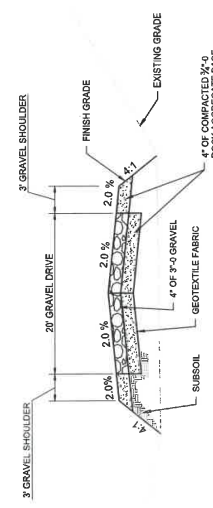
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C-502

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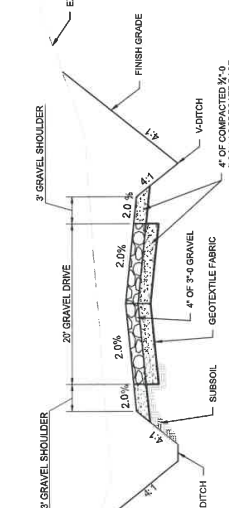


SITE DATUM OF 563.64 = FLOOR ELEV. 100'-0" ON ARCHITECTURAL AND STRUCTURAL DRAWINGS

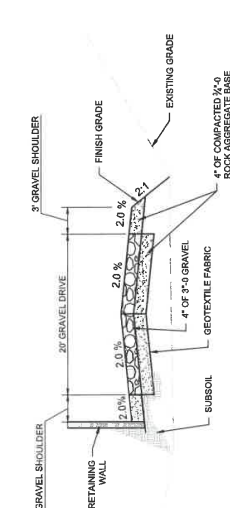
1
C-502
 GARAGE DRIVEWAY
 SCALE: 1"=20'



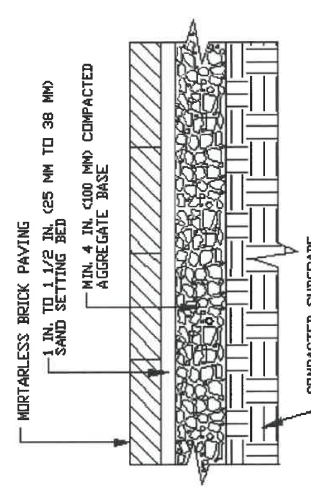
SECTION A-A
 (SEE SHT C-601)



SECTION B-B
 (SEE SHT C-601)

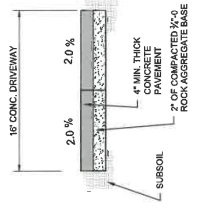


SECTION C-C
 (SEE SHT C-601)



SECTION D-D (SEE SHT C-601)

SECTION E-E (SEE SHT C-601)



CONCRETE GARAGE DRIVEWAY SECTION
 SCALE: NTS

2
C-503
 GRAVEL DRIVEWAY SECTION
 SCALE: NTS

3
C-503
 PERVIOUS PAVERS
 SCALE: NTS

4
C-503

DATE	BY

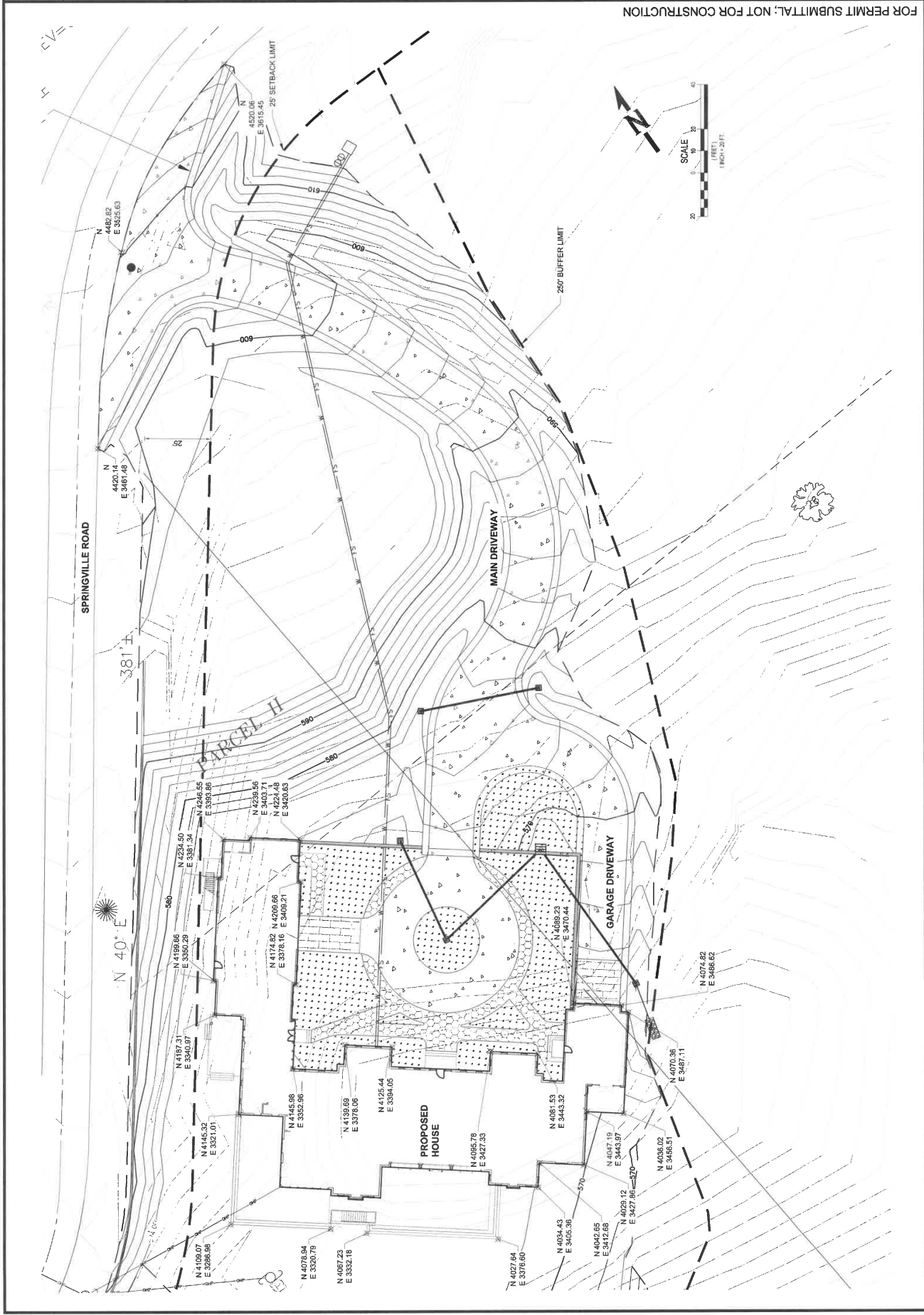
REED REALTY
ADVISORS, LLC
1001 SW 5TH AVENUE
SUITE 200
PORTLAND, OREGON 97204
971.391.6899

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12460 NW SPRINGVILLE ROAD
PORTLAND, OREGON

PROJECT NO.: JANUARY 2022
DATE: JANUARY 2022
DESIGNED BY: TYNIS/SG
CHECKED BY: TYNIS/SG
DRAWN BY: EME
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WHEET: 000000
SITE GRADING

11 of 14
C-601



NO. REV.	DATE	BY

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PROJECT NO. 23-01-01-23
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WQ SWALE &
 DETENTION POND
 GRADING

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 C-602

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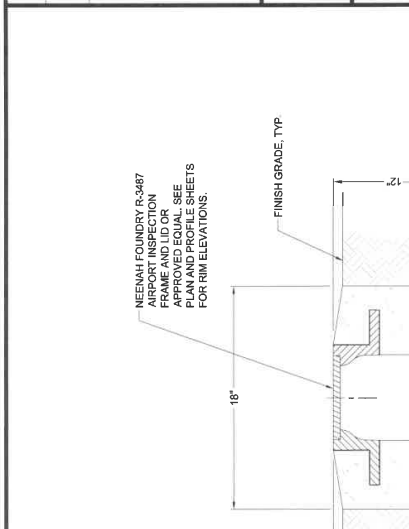
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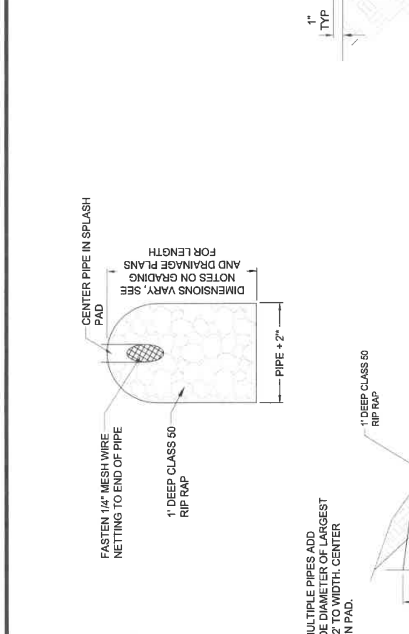
PROJECT NO. 651-121512
 DATE: JANUARY 2021
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 CHECKED BY: SE
 DRAWN BY: SE

SHEET CONTAINS
 DRAINAGE DETAILS



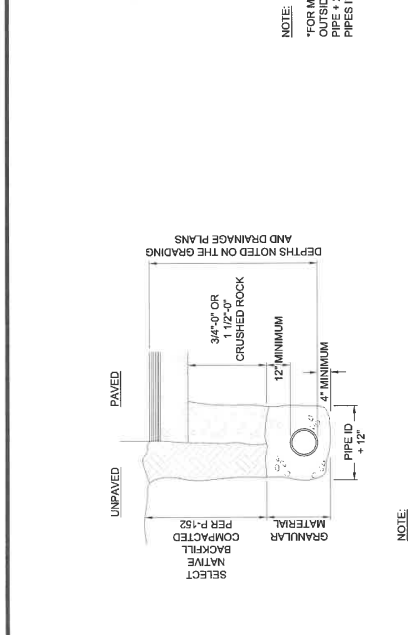
NOTE:
 FOR MULTIPLE PIPES IN COMMON TRENCH PIPES SHALL MAINTAIN A CENTER TO CENTER SPACING OF 12" PLUS THE OUTSIDE DIAMETER OF THE LARGEST PIPE IN THE TRENCH. PIPES SHALL BE SPACED HORIZONTALLY & VERTICALLY NOT BE STACKED.

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



NOTE:
 FOR MULTIPLE PIPES ADD OUTSIDE DIAMETER OF LARGEST PIPE TO WIDTH, CENTER PIPES IN PAD.

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



NOTE:
 NEENAH FOUNDRY B-3487 AIRPORT INSPECTION FRAME AND LID OR APPROVED EQUAL. SEE NOTES ON SHEETS FOR RIM ELEVATIONS.

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



4
 SCALE: #####
 C-603
 CLEANOUT DETAIL

5
 SCALE: #####
 C-603
 CLEANOUT CONNECTION DETAIL

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58.12.19/21

PROJECT NO.: JANUARY 2021
 DATE: JANUARY 2021
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 DRAWN BY: TNY/SEG
 CHECKED BY: DATE
 EX-NO SCALE DRAWINGS

SHEET CONTAINS:
 EXISTING & FUTURE
 FARM USE

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C-701

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