



**Transportation Division**  
 1600 SE 190<sup>th</sup> Ave,  
 Portland OR 97233  
 Ph: 503-988-3043 Fax: 503-988-3389  
 multco.us/transportation-planning/  
 ROW.Permits@multco.us

**TRANSPORTATION  
 PLANNING  
 REVIEW**

**TO THE APPLICANT**

**EP # 2020-14440**

Multnomah County Road Rules govern the administration of roads under the jurisdiction of Multnomah County. These rules provide the link between the County Code provisions of MCC 29.500, *et seq.* and the Design and Construction Manual adopted under the provisions of these rules pursuant to MCC 29.571.

Submit this form to the County Transportation with stormwater certificate and a site plan of the development that also shows driveway information. After the Transportation Planning Specialist signs this form and attaches a draft memorandum and/or findings, include it with your application along with the signed site plan.

Address of Site: 13221 NW McNamee Rd 'R' #: R652210 Date: 4/27/2021  
 Description of Proposed Use: Proposed M49 dwelling  
 Pre-Filing No.: PA-2020-13511 Land Use Case No.:  
 Applicant Name: Katie Miranda Phone: 650-284-8513  
 Address: 4345 SW 94<sup>th</sup> Ave Email: business@katiemiranda.com  
 City: Portland State: OR Zip Code: 97225

**TRANSPORTATION REVIEW**

The County Transportation Planning Specialist will initial the appropriate boxes below to confirm which of the standards of the County Road Rules have been met. This form is to stay with all building plans through the permit review process.

- Ok to issue permit. Staff Initials **GM** Transportation Impact Fee: Paid  Not Paid
- Approved site plan is attached with signature.  Stormwater Certificate is attached
- Not ok to issue permit. The following conditions need to be met:

1. Access exists and is permitted. Access permit #: 71238
2. All conditions of \_\_\_\_\_ (case #) have been met.
3. The proposal involves a new or reconfigured access onto a road under County jurisdiction:
  - a) The new or reconfigured access meets the access spacing standards in the Design and Construction Manual.
  - b) The proposed driveway width conforms to the dimensions laid out in the Design and Construction Manual.
  - c) The minimum sight distance is equal to the standards in the Design and Construction Manual.
4. The proposal results in a transportation impact as defined by Section 5.300 of the Multnomah County Road Rules:
  - a) Right-of-way and/or easement dedications are necessary to bring the affected, existing, created or planned public streets and other facilities within and abutting the development to the current County standard.
  - b) A pro-rata share of improvements along all of the site's road frontage(s) are required (e.g. street widening, utility cut restoration, curbs and sidewalks, etc.).
  - c) Off-site improvements will be required.
  - d) Deed restrictions and/or easements will be required.
5. A Transportation Impact Study is required:
  - a) The proposed scope of the study must be submitted.
6. A Variance to the Road Rules or Design and Construction Manual is required.  
 Variance has been submitted. File No: \_\_\_\_\_
7. A Stormwater Certificate has been reviewed and approved by County Transportation Engineer

YES	NO	N/A	Initials
X			GM
		X	GM
	X		GM
		X	GM
		X	GM
X			GM
	X		GM
		X	GM
		X	GM
	X		GM
		X	GM
	X		GM
X			GM



Right of Way Permits &lt;row.permits@multco.us&gt;

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**Merchant Email Receipt**

1 message

**Auto-Receipt** <noreply@mail.authorize.net>

Fri, Mar 19, 2021 at 6:20 PM

Reply-To: Auto-Receipt &lt;noreply@mail.authorize.net&gt;

To: Eric Arellano &lt;multco.treasury@multco.us&gt;, Matt Conrad &lt;ROW.Permits@multco.us&gt;

External Sender - Be Suspicious of Attachments, Links, and Requests for Payment or Login Information.  
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## ===== SECURITY STATEMENT =====

It is not recommended that you ship product(s) or otherwise grant services relying solely upon this e-mail receipt.

## ===== GENERAL INFORMATION =====

Merchant : Multnomah County (2286228)

Date/Time : 19-Mar-2021 18:20:12 PDT

## ===== ORDER INFORMATION =====

Invoice : 61

Description : Transportation Planning and Stormwater Reviews. EP-2021-14440 - 13211 NW McNamee Rd Prepared by Gmartin 905400

Amount : 700.00 (USD)

Payment Method: Visa xxxx3418

Transaction Type: Authorization and Capture

## ===== Line Items =====

Item: EP-2021-14440

Description: Transportation Planning Review

Quantity: 1

Unit Price: \$500.00 (USD)

Item Total: \$500.00 (USD)

Item: EP-2021-14440

Description: Stormwater review

Quantity: 1

Unit Price: \$200.00 (USD)

Item Total: \$200.00 (USD)

## ===== RESULTS =====

Response : This transaction has been approved.

Auth Code : 082012

Transaction ID : 42568697583

Address Verification : Street Address: Match -- First 5 Digits of Zip: Match

## ===== CUSTOMER BILLING INFORMATION =====

Customer ID : 2056802759

First Name : Katie

Last Name : Al Ali

Company :

Address : 4345 SW 94th Ave

City : Portland

State/Province : OR

Zip/Postal Code : 97225

Country : US

Phone : 6502848513

Fax :

E-Mail : [business@katiemiranda.com](mailto:business@katiemiranda.com)

## ===== CUSTOMER SHIPPING INFORMATION =====

First Name :  
Last Name :  
Company :  
Address :  
City :  
State/Province :  
Zip/Postal Code :  
Country :

===== ADDITIONAL INFORMATION =====

Tax : 0.00  
Duty :  
Freight : 0.00  
Tax Exempt :  
PO Number :





NW Engineers, LLC  
3409 NE John Olsen Avenue  
Hillsboro, OR 97124  
Phone (503) 601-4401  
Fax (503) 601-4402  
Email [steve@nw-eng.com](mailto:steve@nw-eng.com)

## McNamee/Miranda M49 Dwelling Storm Drainage Report

March 5, 2021

RE: Miranda M49 - Water Quality Report  
13221 NW McNamee Road  
Tax Lot 702, Tax Map 2N1W32B

This report deals with the proposed residence to be located on Parcel 2 of Partition Plat No. 2012-047. A proposed single-family residence with a roof area of approximately 1,500 square feet is proposed to be constructed on the lot. Access to the lot will be via a driveway from NW McNamee Road. The paved portion of the driveway area totals approximately 1,000 square feet.

All roof and driveway drainage will be piped to a single lined storm water flow-thru planter facility located on the east side of the residence. This lot is in Soils Group 7B, 7C, 7D - Cascade silt loam, hydrologic group C as reported in the Soil survey of Multnomah County, Oregon, US Department of Agriculture, Soil Conservation Services (see attached). The Geotechnical Report by Geo Pacific Engineering, Inc. **dated March 5, 2021** recommends that the stormwater treatment facilities be lined with an impermeable barrier and stormwater not be discharged directly to slopes.

Based on the above information and recommendations, we have designed the lined storm water planter facility which will treat the roof and driveway discharges and will limit the discharge rate (under a 25-year storm event) to no more than that which currently occurs from this area. See the attached drawing which shows the following described facilities. The HydroCAD model calculates a pre-developed peak runoff rate of **0.03 cfs** for the 25-year return interval storm event (see attached).

Flow from the driveway areas will be collected in a sumped catch basin to limit the amount of oil and floatables reaching the storm water planter facilities. Roof discharge will be directed directly to the storm water planter facilities.

The storm water planter facilities will be lined with an impermeable membrane. The rock storage area under the growing media will store the runoff for discharge through a perforated pipe to the flow dispersion trench located down slope of the storm water planter facilities. The peak flow to the dispersion trench will be limited by a flow control manhole which will include an orifice structure for flow limitation.

Design of the stormwater catch basin and discharge line, roof discharge line, storm water planter facilities, flow control structure and dispersion trench will be included in the final design for this project.

Sincerely  
Steven M. White, P.E.

Attachments: Soils Map, Preliminary Site Plan, Pre-Developed HydroCAD Calc's.



Engineering • Planning  
Managers • Matthew Newman &  
Steve White PE

EXPIRES: 6/30/22

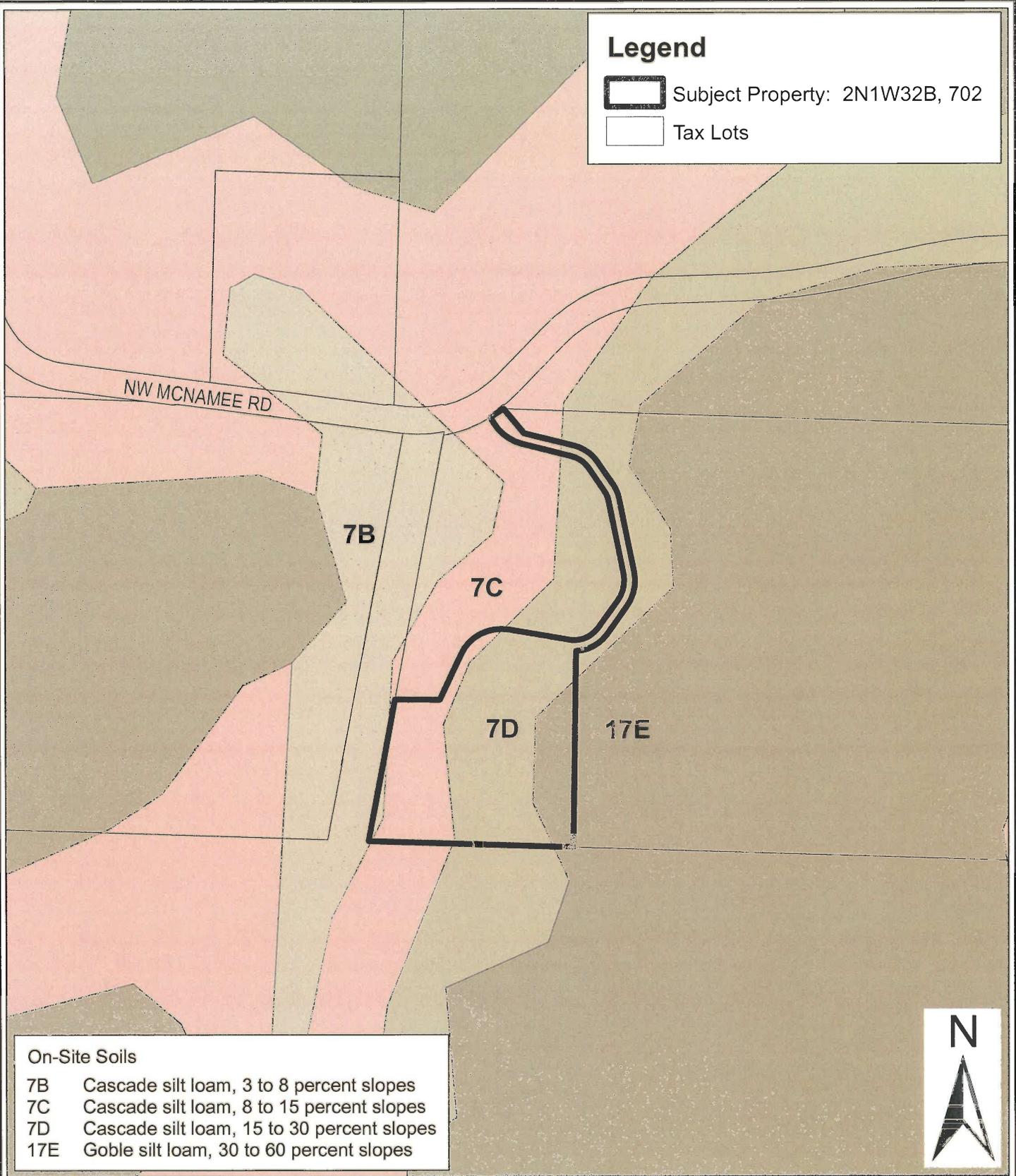
### Legend



Subject Property: 2N1W32B, 702



Tax Lots



#### On-Site Soils

- 7B Cascade silt loam, 3 to 8 percent slopes
- 7C Cascade silt loam, 8 to 15 percent slopes
- 7D Cascade silt loam, 15 to 30 percent slopes
- 17E Goble silt loam, 30 to 60 percent slopes



Engineering & Planning

3409 NE JOHN OLSEN AVENUE  
HILLSBORO, OREGON 97124  
T: 503.601.4401  
F: 503.601.4402  
W: www.nw-eng.com

## Soils Map Miranda Property, Parcel 2, PP 2012-077 Multnomah County, Oregon

Source:  
Metro Data Resource Center's, RLIS, Feb 2021.

Date:  
03/05/2021

Scale:  
1 in. = 200 ft.

Project #:  
N0713

Drawn By: CEB



Land Use Planning Division  
 1600 SE 190<sup>th</sup> Ave.  
 Portland OR 97233  
 Phone: 503-988-3043  
 land.use.planning@multco.us  
 https://multco.us/landuse/

REVIEWED MULTNOMAH COUNTY - DCS TRANSPORTATION DIVISION	
✓	A. PROCEED
	B. PROCEED AS NOTED
	C. REVISE AND RESUBMIT
By: <i>[Signature]</i>	Date: 04/27/2021

## STORMWATER DRAINAGE CONTROL CERTIFICATE >500 SQUARE FEET OF NEW / REPLACED IMPERVIOUS SURFACES

**NOTE TO PROPERTY OWNER/APPLICANT:** Please have an Oregon Licensed Professional Engineer fill out this Certificate and attach a signed site plan, stamped and signed storm water system details, and stamped and signed storm water calculations used to support the conclusion. Please note that replacement of existing structures does not provide a credit to the square footage threshold.

Property Address or Legal Description: 13221 NE McNamee Road

Description of Project: M49 RESIDENCE

The following stormwater drainage control system will be required:

- Use of Gutter, downspout, and splash block drainage control system;
- Natural Infiltration Process; or
- Construction of an on-site storm water drainage control system.

The rate of stormwater runoff attributed to the new/replaced development for a 10-year/24-hour storm event will be no greater than that which existed prior to any development as measured from the property line or from the point of discharge into a water body with the use of the designated system [MCC 39.6235].

I certify the attached signed site plan showing the areas needed for the chosen system type, stamped and signed storm water system design details, and stamped and signed calculations dated 3-5-21 will meet the requirements listed above.

Signature: *[Signature]*

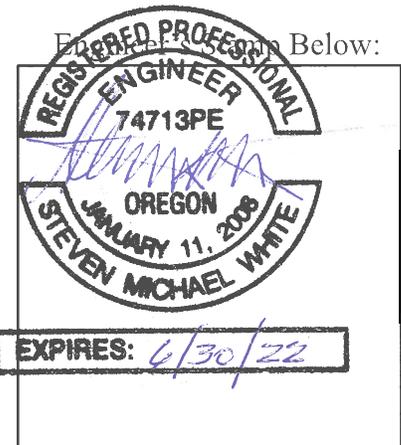
Print Name: STEVE WHITE, PE

Business Name: NW ENGINEERS

Address: 3409 NE JOHN OLSEN AVE, Hillsboro

Phone #: 503-601-4401

Date: 3-5-21



**NOTE TO ENGINEER:** Please check one box above. Multnomah County does not use the City of Portland's storm water ordinance. As part of your review, MCC 39.6235 requires that you must consider all new, replaced, and existing structures and impervious areas and determine that the newly generated stormwater from the new or replaced impervious surfaces is in compliance with Multnomah County Code for a 10-year/24-hour storm event. This Storm Water Drainage Control Certificate does not apply to shingle or roof replacement on lawfully established structures.

## **§ 39.6235 STORMWATER DRAINAGE CONTROL.**

**(A) Persons creating new or replacing existing impervious surfaces exceeding 500 square feet shall install a stormwater drainage system as provided in this section. This subsection (A) does not apply to shingle or roof replacement on lawful structures.**

(B) The provisions of this section are in addition to and not in lieu of any other provision of the code regulating stormwater or its drainage and other impacts and effects, including but not limited to regulation thereof in the SEC overlay.

(C) The provisions of this section are in addition to and not in lieu of stormwater and drainage requirements in the Multnomah County Road Rules and Design and Construction Manual, including those requirements relating to impervious surfaces and proposals to discharge stormwater onto a county right-of-way.

**(D) The stormwater drainage system required in subsection (A) shall be designed to ensure that 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 or point of discharge into a water body.**

**(E) At a minimum, to establish satisfaction of the standards in this section and all other applicable stormwater-related regulations in this code, the following information must be provided to the planning director:**

(1) A site plan drawn to scale, showing the property line locations, ground topography (contours), boundaries of all ground disturbing activities, roads and driveways, existing and proposed structures and buildings, existing and proposed sanitary tank and drainfields (primary and reserve), location of stormwater disposal, trees and vegetation proposed for both removal and planting and an outline of wooded areas, water bodies and existing drywells;

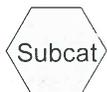
(2) Documentation establishing approval of any new stormwater surcharges to a sanitary drainfield by the City of Portland Sanitarian and/or any other agency authorized to review waste disposal systems;

(3) Certified statement, and supporting information and documentation, by an Oregon licensed Professional Engineer that the proposed or existing stormwater drainage system satisfies all standards set forth in this section and all other stormwater drainage system standards in this code; and

(4) Any other report, information, plan, certification or documentation necessary to establish satisfaction of all standards set forth in this section and all other applicable stormwater-related regulations in this code, such as, but not limited to, analyses and explanations of soil characteristics, engineering solutions, and proposed stream and upland environmental protection measures.



# Original Lot



**N0713--TL 702 25 Pre-Developed**

Prepared by Hewlett-Packard Company

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Printed 3/5/2021

Page 2

**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
0.057	80	Small grain, SR + CR, Good, HSG C (12S)
<b>0.057</b>	<b>80</b>	<b>TOTAL AREA</b>

**N0713--TL 702 25 Pre-Developed**

Prepared by Hewlett-Packard Company

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Printed 3/5/2021

Page 3

**Soil Listing (all nodes)**

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.057	HSG C	12S
0.000	HSG D	
0.000	Other	
<b>0.057</b>		<b>TOTAL AREA</b>

**N0713--TL 702 25 Pre-Developed**

Prepared by Hewlett-Packard Company

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Printed 3/5/2021

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**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.057	0.000	0.000	0.057	Small grain, SR + CR, Good	12S
<b>0.000</b>	<b>0.000</b>	<b>0.057</b>	<b>0.000</b>	<b>0.000</b>	<b>0.057</b>	<b>TOTAL AREA</b>	

**N0713--TL 702 25 Pre-Developed**

Type IA 24-hr 25-year Rainfall=3.90"

Prepared by Hewlett-Packard Company

Printed 3/5/2021

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 12S: Original Lot**

Runoff Area=2,500 sf 0.00% Impervious Runoff Depth>1.95"

Tc=5.0 min CN=80/0 Runoff=0.03 cfs 0.009 af

**Total Runoff Area = 0.057 ac Runoff Volume = 0.009 af Average Runoff Depth = 1.95"**

**100.00% Pervious = 0.057 ac 0.00% Impervious = 0.000 ac**

**Summary for Subcatchment 12S: Original Lot**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.03 cfs @ 7.98 hrs, Volume= 0.009 af, Depth> 1.95"

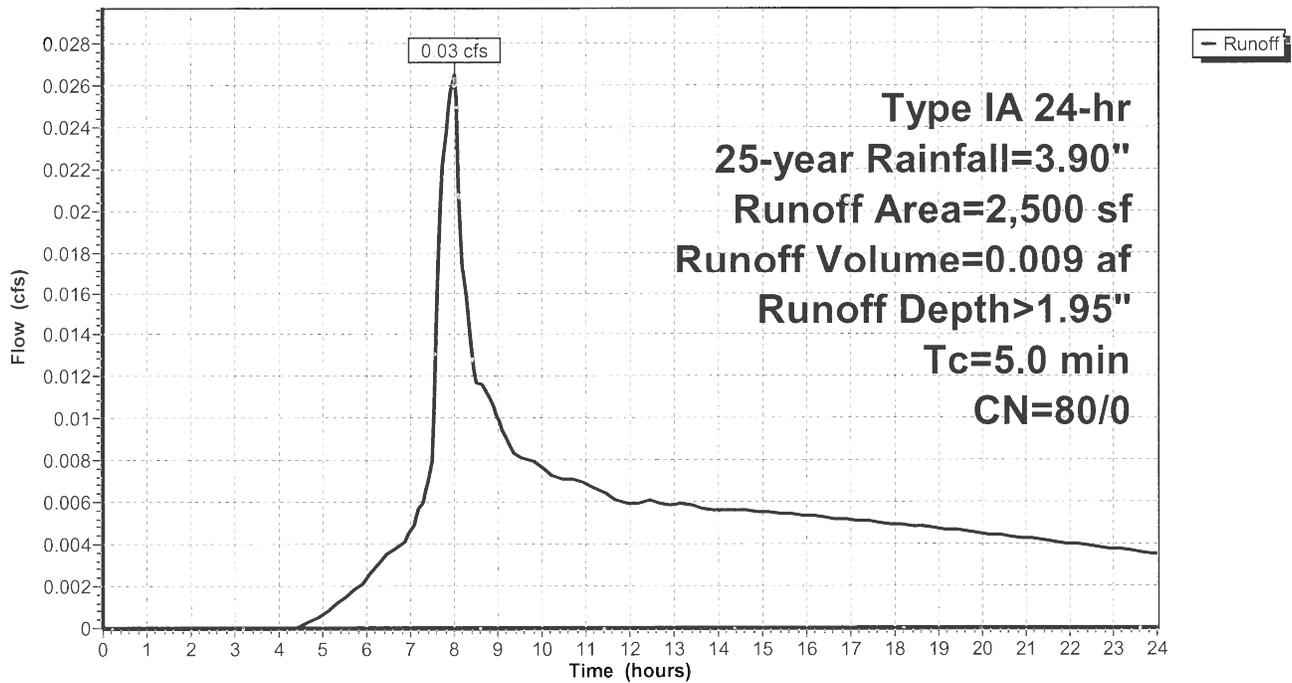
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-year Rainfall=3.90"

Area (sf)	CN	Description
2,500	80	Small grain, SR + CR, Good, HSG C
2,500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 12S: Original Lot**

Hydrograph



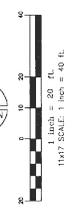
DESIGNED	
DRAWN	
REVIEWED	
SUBMITTED	

REVISION	BY	DATE

MIRANDA M49 RENEWAL  
 NO713  
 PRELIMINARY SITE PLAN  
 WITH FIRE BREAKS

FOR: KATIE MIRANDA & AHMED ALI  
 4345 SW 94TH AVENUE  
 PORTLAND, OR 97225  
 PH: 650-284-8813  
 SITE: TAX MAP 281W32B  
 TAX LOT 702  
 MULTNOMAH COUNTY, OREGON

**MW ENGINEERS**  
 Engineering & Planning  
 3400 NE 307th Avenue  
 Hillsboro, OR 97124  
 503.937.4807  
 503.937.4809



- NOTES**
1. FIELD WORK WAS DONE ON OCTOBER 27, 2014.
  2. ELEVATIONS ARE ON AN ASSUMED DATUM WITH CONTIGUOUS AT A ONE-FOOT INTERVAL.
  3. TREES AND OTHER PHYSICAL FEATURES ARE NOT DEPICTED.

