

# Exhibit O – Site Plans

**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

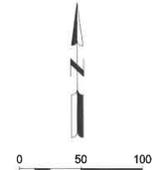
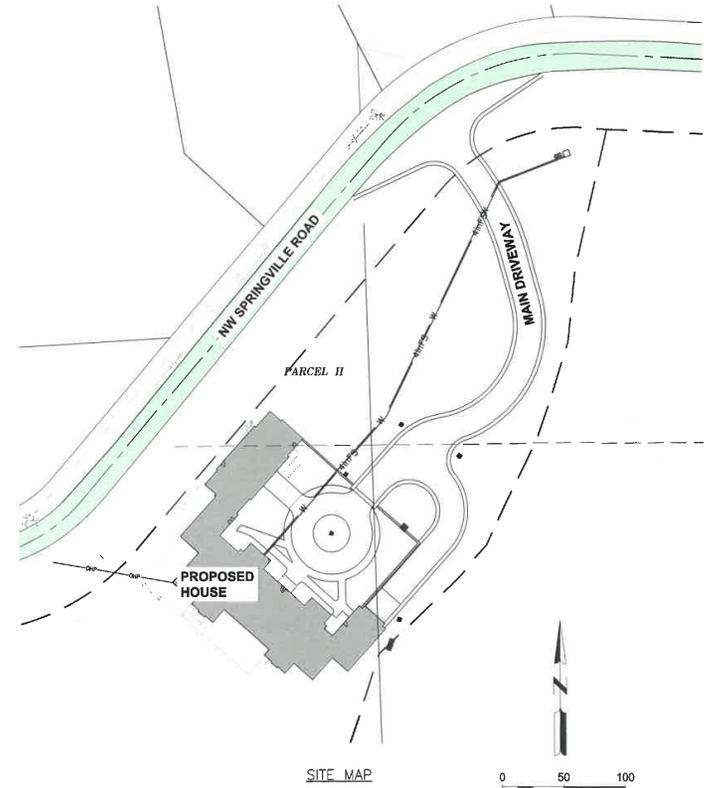
**EXISTING SITE AREA:**  
 72.87 AC EXCLUSIVE FARM USE  
 11.56 AC COMMERCIAL FOREST USE  
 (IMPERVIOUS: 0.02 AC (BARN/PARLOR)  
 PERVIOUS: 84.41 AC)

**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
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G-103	NEW SURVEY(EXISTING CONTOUR)
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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



DATE	BY

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

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**SPRINGVILLE RESIDENTIAL**

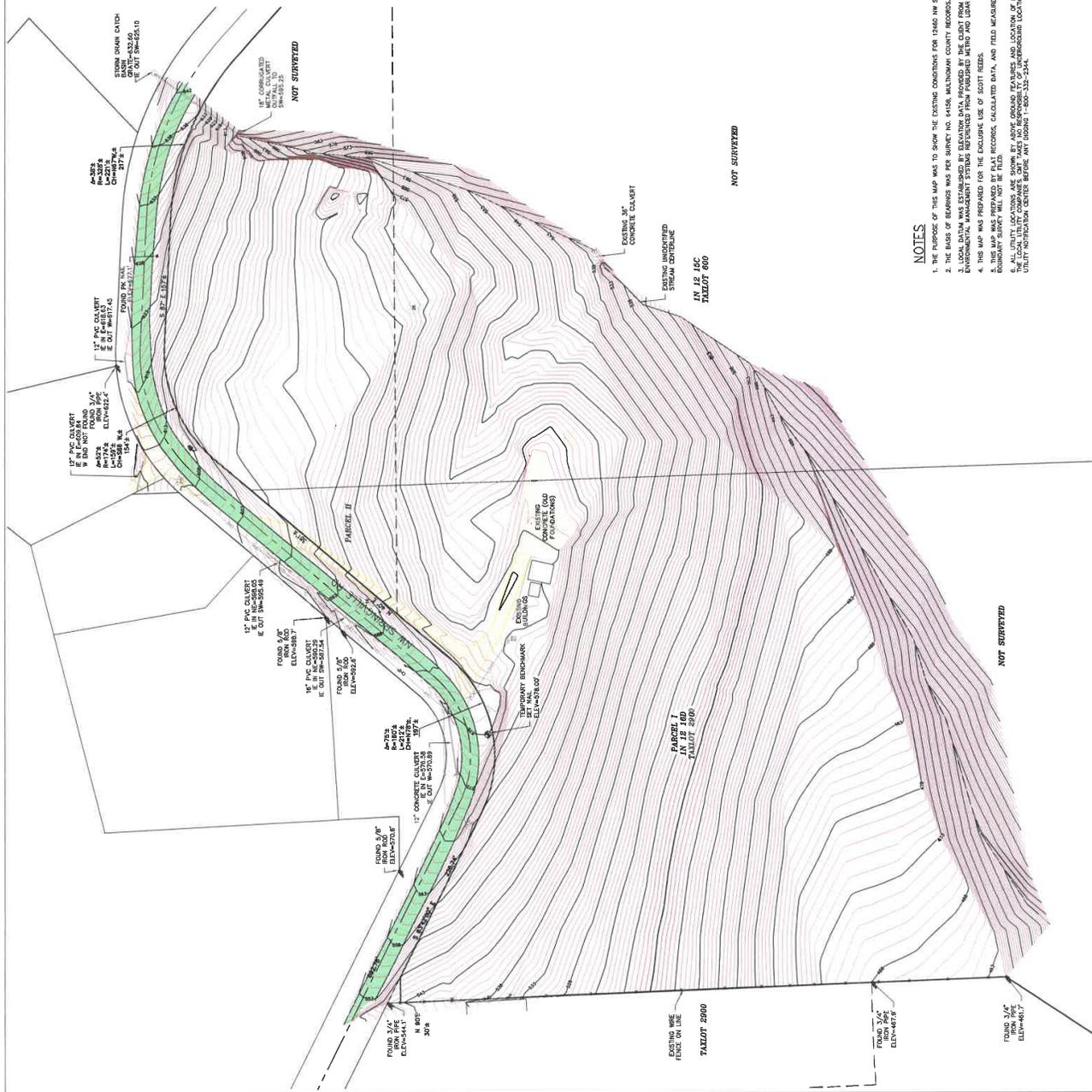
12424 NW SPRINGVILLE ROAD  
 PORTLAND, OREGON 97229



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

**SHEET CONTENTS**  
**TITLE PAGE**

FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION



**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 CATCH BASIN
- EXISTING CONCRETE CULVERT
- EXISTING FENCE
- ◆ FOUND MONUMENTS
- ◆ LOCAL BENCHMARK ESTABLISHED
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT

**EXISTING CONDITIONS**

12460 NW SPRINGVILLE RD
SE 1/4 SEC 16, T 1 N, R 1 W, W.M.
CITY OF PORTLAND
MAP NO. 1000
DATE: DECEMBER 7, 2018
DRAWN: RIG
CHECKED: SPF
SCALE: 1"=60'
ACCOUNT # 250-385
T. 1000-300-0000

REGISTERED PROFESSIONAL LAND SURVEYOR

SCOTT J. ROSS

SHAWNEE

JAN 14 2009

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**NOTES**

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 12460 NW SPRINGVILLE ROAD.
2. THE BASES OF RECORDS WAS PER SURVEY NO. 41584, MULTNOMAH COUNTY RECORDS.
3. THIS MAP WAS PREPARED BY MEASUREMENTS TAKEN IN THE FIELD AND CALCULATED TOPO BY ENVIRONMENTAL MANAGEMENT SYSTEMS INCORPORATED FROM PUBLISHED AND UNPUBLISHED RECORDS.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF SCOTT REES.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED INSTRUMENT.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND UTILITIES AND LOCATION OF ANY UTILITY MARKS SHOWN BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY FOR UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY PROVIDER BEFORE ANY DIGGING TO AVOID THE DATA.

NOT SURVEYED

NOT SURVEYED

NOT SURVEYED

NOT SURVEYED

NOT SURVEYED

IN 12 15C TADLOT 800

IN 12 18D TADLOT 2900

IN 12 15C TADLOT 800

IN 12 18D TADLOT 2900

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IN 12 15C TADLOT 800

IN 12 18D TADLOT 2900





DATE:	
BY:	

SCOTT & STACY REED  
 TERRACE  
 6460 NW MCGREGOR  
 PORTLAND, OR 97229  
 503.351.6585

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# SPRINGVILLE RESIDENTIAL

1424 NW SPRINGVILLE ROAD  
 PORTLAND, OREGON 97229

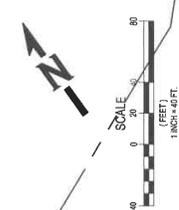
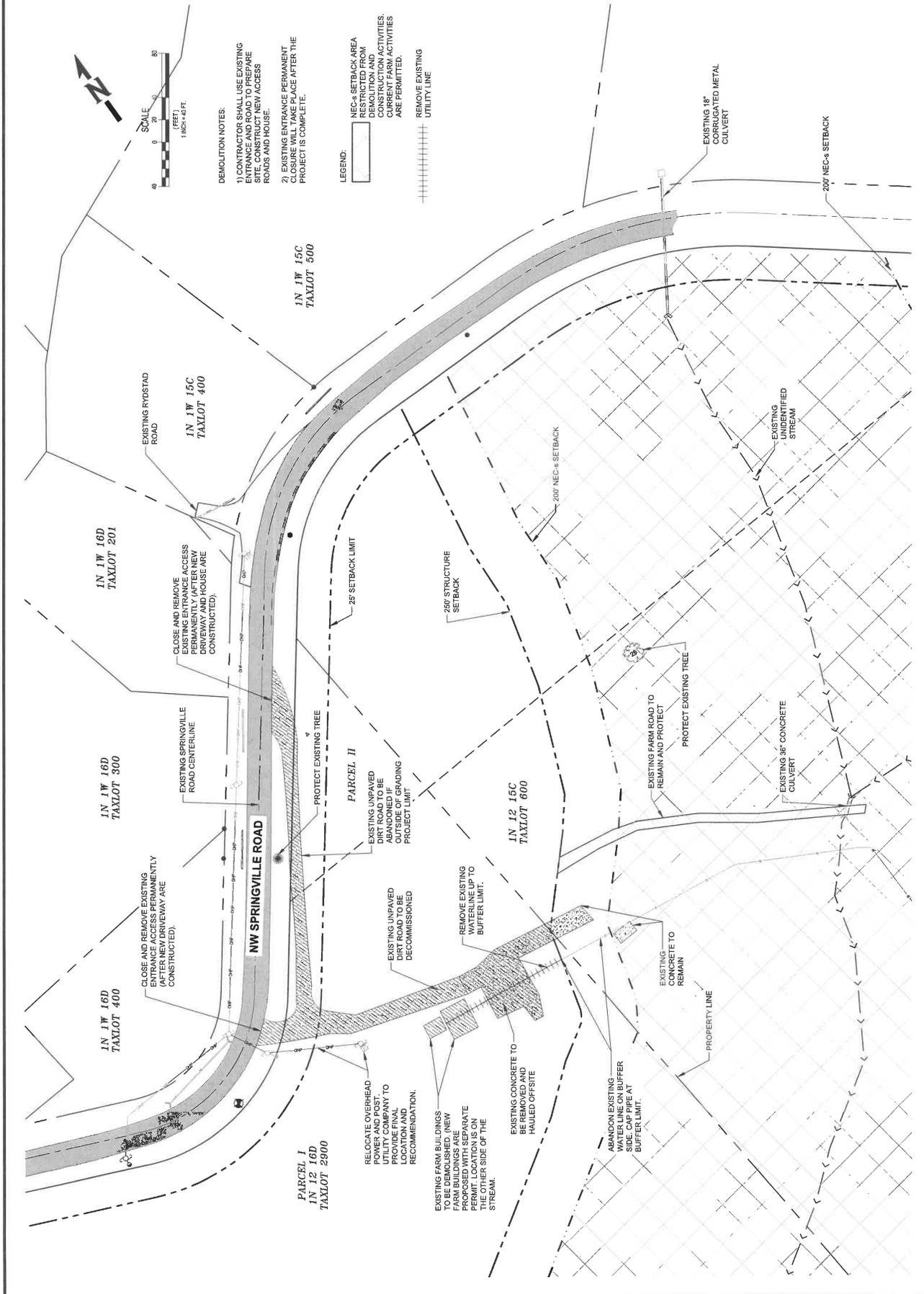


PROJECT NO. **SP. 1214123**  
 DATE: JANUARY 2021  
 DESIGNED BY: TINTI/SG  
 DRAWN BY: EJE  
 CHECKED BY: EJE  
 (DO NOT SEAL DRAWINGS)

SHEET CONTENT:  
**DEMOLITION PLAN**

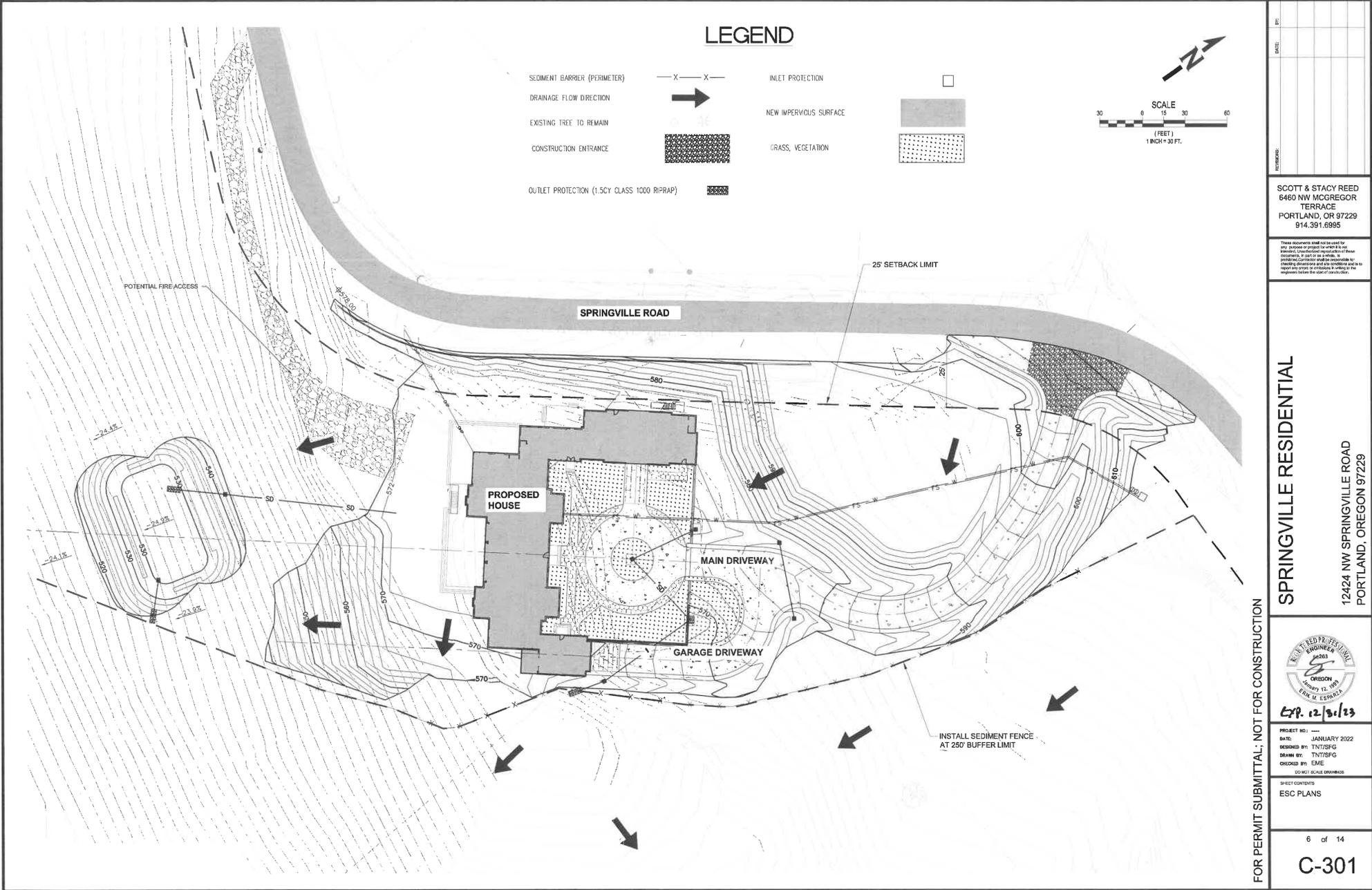
5 of 14  
**C-201**

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



REVISIONS	DATE	BY

SCOTT & STACY REED  
6460 NW MCGREGOR  
TERRACE  
PORTLAND, OREGON 97229  
503.351.1888

These drawings shall be used for the construction of the project. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations.

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12424 NW SPRINGVILLE ROAD  
PORTLAND, OREGON 97229

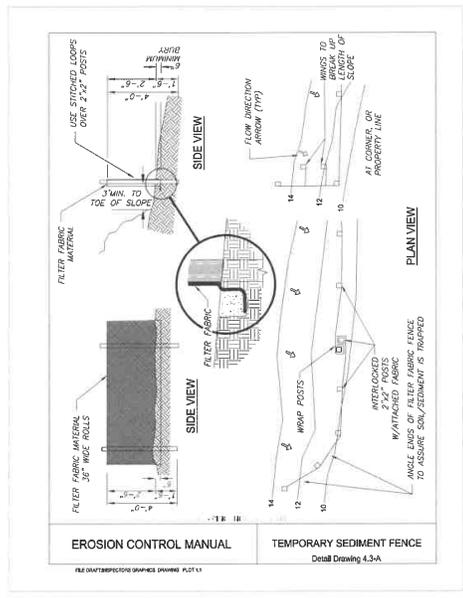


PROJECT NO. 2021-01  
DATE: JANUARY 2021  
DESIGNED BY: TNY/SEG  
CHECKED BY: TNY/SEG  
DRAWN BY: TNY/SEG  
SCALE: AS SHOWN

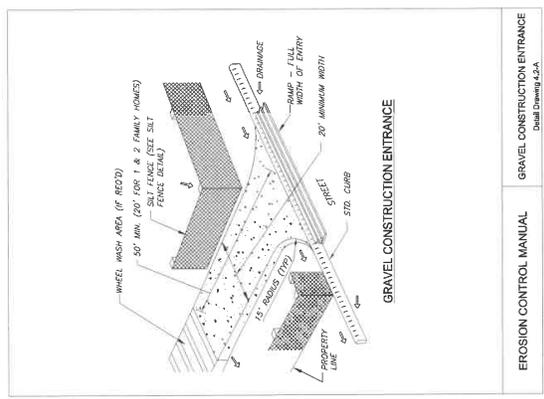
SHEET CONTENTS  
ESC DETAILS

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C-302

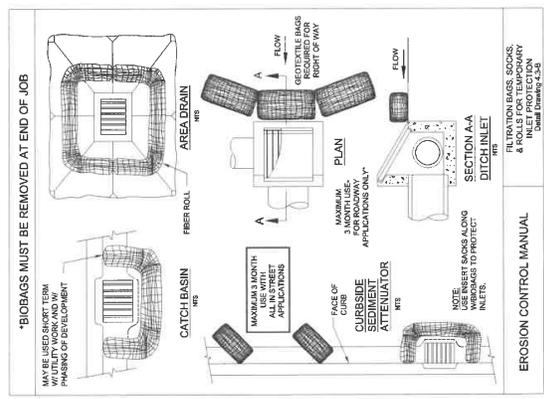
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3 SEDIMENT FENCE  
Scale: NTS



2 GRAVEL CONSTRUCTION ENTRANCE  
Scale: NTS



1 INLET PROTECTION  
Scale: NTS



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 PORTLAND, OREGON 97229



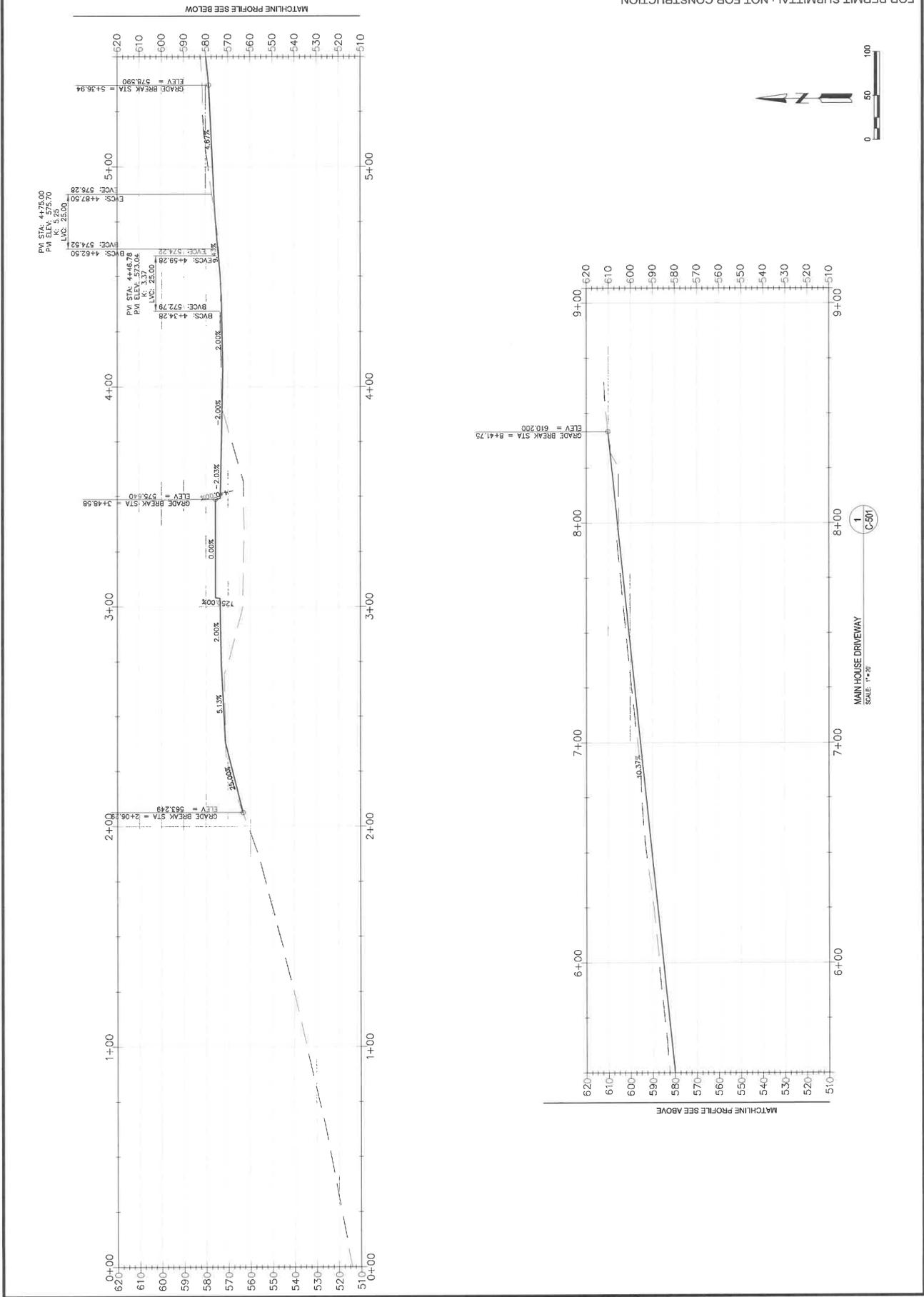
PROJECT NO. 12412  
 DATE: JANUARY 2022  
 DESIGNED BY: TINSIEG  
 CHECKED BY: EME  
 IN SET SCALE DRAWING

SHEET CONTENTS  
 MAIN PROFILE

9 of 14

C-501

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REVISION	DATE	BY

SCOTT & STACY REED  
 6460 NW MCGREGOR  
 TERRACE  
 PORTLAND, OR 97229  
 503.381.8888

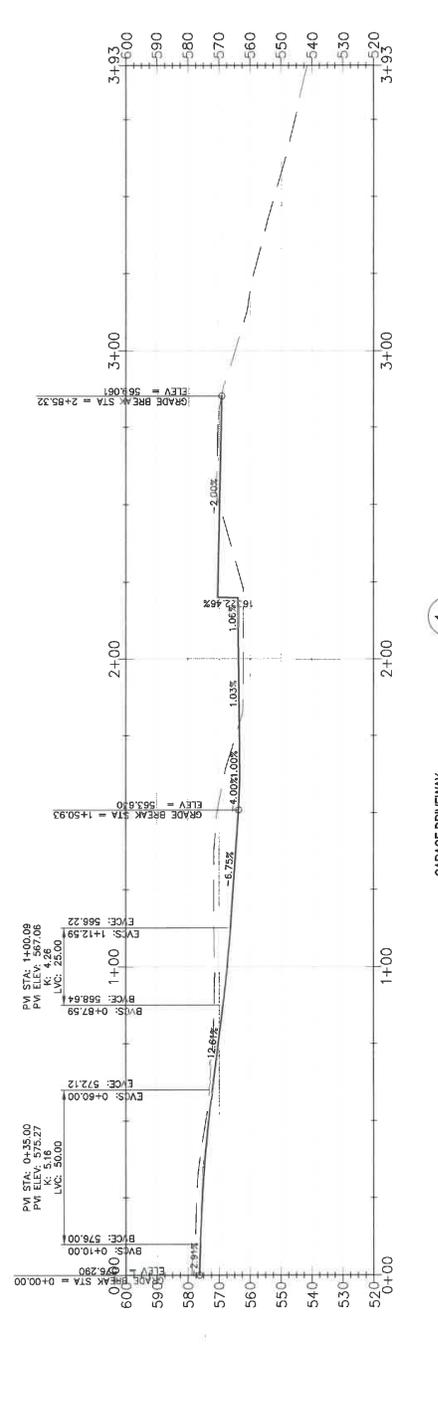
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 PORTLAND, OREGON 97229

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

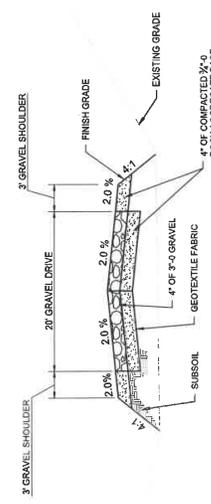
10 of 14  
**C-502**

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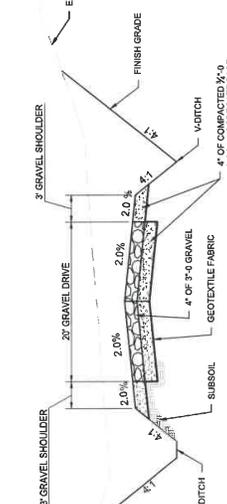


**SITE DATUM OF 563.64 = FLOOR ELEV. 100'-0" ON ARCHITECTURAL AND STRUCTURAL DRAWINGS**

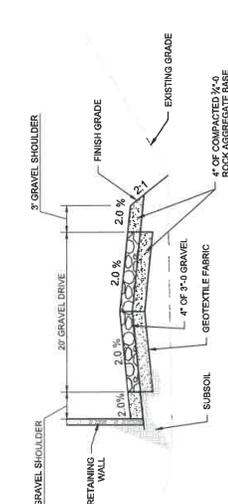
**1**  
**C-502**  
 GARAGE DRIVEWAY  
 SCALE: 1"=20'



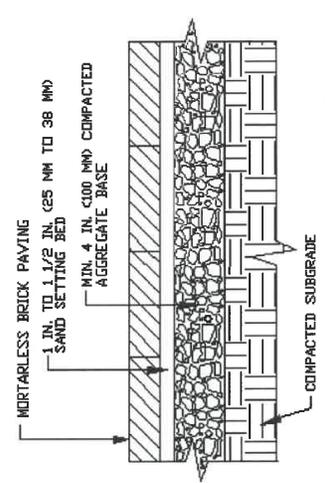
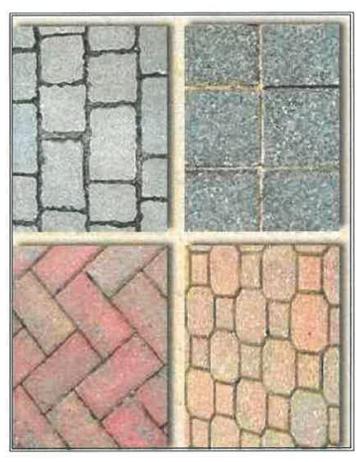
**SECTION A-A**  
 (SEE SHT C-601)



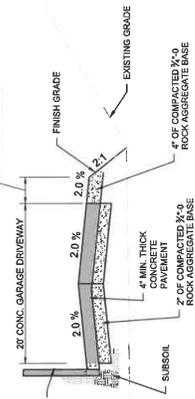
**SECTION B-B**  
 (SEE SHT C-601)



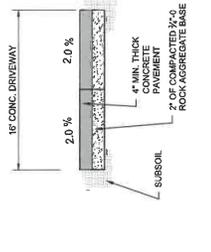
**SECTION C-C**  
 (SEE SHT C-601)



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



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



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

**2**  
**C-503**  
 GRAVEL DRIVEWAY SECTION  
 SCALE: NTS

**3**  
**C-503**  
 CONCRETE GARAGE DRIVEWAY SECTION  
 SCALE: NTS

**4**  
**C-503**  
 PERVIOUS PAVERS  
 SCALE: NTS

DATE	BY

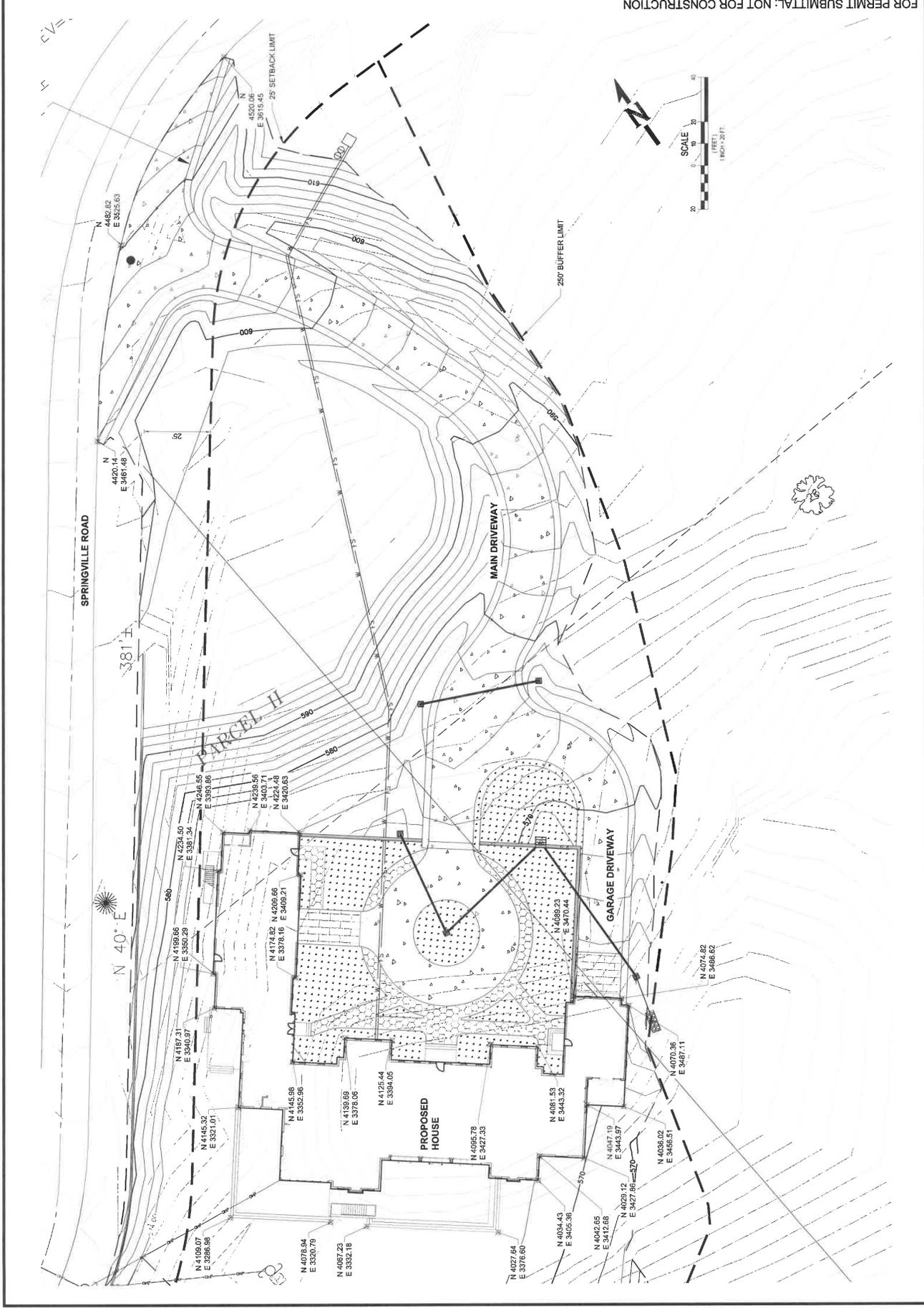
REED REALTY  
ADVISORS, LLC  
1001 SW 8TH AVENUE  
SUITE 200  
PORTLAND, OREGON 97105  
971.391.6899

SPRINGVILLE RESIDENTIAL  
12460 NW SPRINGVILLE ROAD  
PORTLAND, OREGON

PROJECT NO.: JANUARY 2022  
DATE: JANUARY 2022  
DESIGNED BY: TYNIS/SG  
CHECKED BY: TYNIS/SG  
DRAWN BY: EME  
DO NOT SCALE DRAWING

WHEET NUMBER:  
SITE GRADING

11 of 14  
C-601



NO. 1	DATE: 9/1
NO. 2	DATE:
NO. 3	DATE:
NO. 4	DATE:
NO. 5	DATE:
NO. 6	DATE:
NO. 7	DATE:
NO. 8	DATE:
NO. 9	DATE:
NO. 10	DATE:

SCOTT & STACY REED  
 6480 NW MCGREGOR  
 TERRACE  
 PORTLAND, OR 97229  
 971.391.0956

These drawings were prepared by the engineer for the purpose of providing information to the permit authority. The permit authority is responsible for determining the accuracy of the information provided and for any consequences that may result from the use of these drawings.

SPRINGVILLE RESIDENTIAL  
 12424 NW SPRINGVILLE ROAD  
 PORTLAND, OREGON 97229



PROJECT NO.: 22-0181/23  
 DATE: JANUARY 2021  
 DESIGNED BY: TINTREIG  
 DRAWN BY: TINTREIG  
 CHECKED BY: TINTREIG  
 PROJECT SCALE: AS SHOWN

PROJECT OWNER:  
 WQ SWALE &  
 DETENTION POND  
 GRADING

12 of 14  
 C-602

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