



NW Engineers, LLC  
3409 NW John Olsen Place  
Hillsboro, OR 97124  
Phone (503) 601-4401  
Fax (503) 601-4402  
Email [gregt@nw-eng.com](mailto:gregt@nw-eng.com)  
Website [www.nw-eng.com](http://www.nw-eng.com)

July 31, 2014

## APPLICANT'S STATEMENT

**APPLICANT'S  
REPRESENTATIVE:**

Matthew Newman  
NW Engineers  
3409 NW John Olsen Place  
Hillsboro, Oregon 97124

**APPLICANT/  
CONTRACT PURCHASER:**

Brian Bussanich  
PO Box 4183  
Tualatin, Oregon 97062

**REQUEST:**

Preliminary plat approval for a 2-Parcel Partition

**LEGAL DESCRIPTION:**

Tax Lot 1900; Tax Map 2S1 23DD  
City of Tualatin, Oregon

**SIZE:**

0.33 acres

**LOCATION:**

8635 SW Sagert Street

**ZONE:**

RL

CITY OF TUALATIN  
RECEIVED

AUG 1 2014

BUILDING DIVISION

This request is for preliminary plat approval for a two-parcel single-family residential partition in the RL Zone. The subject property is 0.33 acres in area and has a new home under construction and just getting completed. The site plan for the completed home is shown on Exhibit 2. The design includes a storm infiltration facility on the back (north) side of the site. The site is defined by the Washington County Assessor as Tax Lot 1900 of Tax Map 2S1 23DD in the City of Tualatin. The site is located on the north side of SW Sagert Street west of the future extension of SW 86<sup>th</sup> Avenue (See Exhibits 1 & 2).

Proposed parcel sizes are shown on Sheets 3, 4 & 5. Parcel 1 (with the existing house) is 6,110 sq. ft in area. Parcel 2 is 8,075 sq. ft. in area including future offer to dedicate area. The net lot area for Parcel 2 after dedication is 5,758 sq. ft. This represents maximum density development of the site in the RL Zone. The proposed home will comply with all required setbacks of the zone.

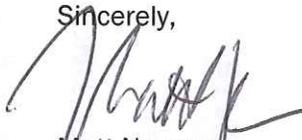
With respect to utility design, public sanitary sewer and water is available to serve the proposed home on Parcel 2. No extension of sanitary sewer or water is necessary. A sanitary lateral is proposed to be extended to the existing line in the rear part of the parcel. Regarding storm water, a rain garden water quality and infiltration system is proposed in the side and rear yard of Parcel 2. This plan is different from that which was installed on Parcel 1 because water quality treatment is likely going to be required.

A Neighborhood Meeting regarding the proposal was held on June 4, 2014. Approximately 5 or 6 neighbors attended the meeting and signed the sign-in sheet. Unfortunately, one of the neighbors took the sign in sheet and we were unable to recover it. We have had the sign-in sheet re-signed by the neighbors and it is attached to this application. Documentation regarding the meeting is provided in Exhibit 10.

A Clean Water Services Pre-screen has been provided as requested (#14-001880). Two additional revised plan sets are attached.

If you require anything else, please call or email.

Sincerely,



Matt Newman  
Planning Manager  
[mattn@nw-eng.com](mailto:mattn@nw-eng.com)

# “8645 SW SAGERT STREET”

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DEVELOPMENT APPLICATION FORM

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EXHIBITS



# Pre-Application Meeting Request

City of Tualatin Community Development Department  
18880 SW Martinazzi Avenue, Tualatin, Oregon 97062  
www.tualatinoregon.gov (503) 691-3026

Welcome and thank you for choosing to locate your project in the City of Tualatin.

Please complete this form and send it no later than 2 weeks before your intended meeting date to:

Lynette Sanford, Office Coordinator, fax (503) 692-0147 or e-mail [lsanford@ci.tualatin.or.us](mailto:lsanford@ci.tualatin.or.us).

If you have questions, Ms. Sanford's phone number is (503) 691-3026.

The Pre-Application Meeting fee of \$205 is due in full on or before the scheduled meeting date and must be paid before the meeting time. Meetings are scheduled on a Wednesday, Thursday, or Friday, unless circumstances are exceptional.

1. What type of development are you proposing? (Check all that apply)

Industrial  Commercial  Residential  Institutional  Mixed-use

Please provide a brief description of your project: (Attach additional sheets if needed.)

2-LOT PARTITION TO CREATE A 2<sup>ND</sup> BUILDABLE LOT

2. Where is the development/project site? Address: 8635 SW SAGER STREET  
Planning District: RL Map #: 251-23DD Tax Lot #: 1900

3. What is the applicant's affiliation with the project? (Check all that apply)

Broker  Developer  Property Owner  Representative  Other

If "Other", please explain:

4. What is the primary purpose of this pre-application meeting (What would you like to accomplish)? (Attach additional sheets if needed.)

DISCUSS PARTITION APPLICATION PROCEDURE

5. Are you familiar with the development process in Washington or Clackamas County or Tualatin? (Check one)

Yes  No

If Yes, please identify an example project: MANY SUBDIVISIONS OVER RECENT YEARS

6. Provide preliminary site plans, concept drawings and other details for staff review prior to the meeting:

Yes, such is attached or will be provided concurrently through the pre-app coordinator.

7. Who, beside the Applicant, will be attending this Pre-Application Meeting? (Please list individual names and company or affiliation below. Attach an additional sheet if needed.)

CONTACT → Name: MATT NEWMAN - NW ENG. Company or Affiliation: (503) 601-4401  
Name: matta@nw-eng.com Company or Affiliation: \_\_\_\_\_  
Name: \_\_\_\_\_ Company or Affiliation: \_\_\_\_\_  
Name: \_\_\_\_\_ Company or Affiliation: \_\_\_\_\_

9. Contact Information:

Applicant/Representative Name: BRIAN BUSSAMIEH  
Applicant/Representative Address: P.O. BOX 4183 TUALATIN, OR 97062  
Applicant Email: energydoc@gmail.com Phone #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Cell #: 503-655-1425 Fax #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

10. Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to your proposed development?

Yes  No

11. Have you had the required scoping meeting prior to this pre-app?  Yes  No

TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF:

Date Request Received: \_\_\_\_\_ Received by: \_\_\_\_\_

Project Name: \_\_\_\_\_

Case #: \_\_\_\_\_

Past Scoping Meeting Date: \_\_\_\_\_

Scheduled Pre-Application Meeting Date: \_\_\_\_\_

Lead Department:

Planning

Economic Development

Engineering & Building

Payment Received

Amount: \_\_\_\_\_

Check

Credit Card

Receipt #: \_\_\_\_\_

Tracking #: \_\_\_\_\_



**CITY OF TUALATIN**  
 18880 SW Martinazzi Ave  
 Tualatin, OR 97062-7092  
 Phone: (503) 692-2000  
 Fax: (503) 692-0147

**DEVELOPMENT APPLICATION:  
 SUBDIVISION/PARTITION/  
 PROPERTY LINE ADJUSTMENT**

Application for:  Subdivision  Partition  Property Line Adjustment

Project Address: 8635 SW SALERT STREET Planning District: RL

Project Tax Map Number: 2S1 23DD Tax Lot Number(s): 1900

Property Owner(s): BRIAN BUSSANICH

Property Owner's Address: P.O. BOX 4183 TUALATIN, OR 97062

Owner's Phone Number: (503) 655-4215 Fax Number: \_\_\_\_\_

Owner's Email Address: energydoc@gmail.com

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Applicant's Name: BRIAN BUSSANICH

Applicant's Address: SAME AS ABOVE

Applicant's Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Consultant's Name: MATT NEWMAN

Consultant's Company: NW ENGINEERS

Consultant's Address: 3409 JOHN OLSEN PLACE, HILLSBORO, OR. 97124

Consultant's Phone Number: (503) 601-4401 Fax Number: (503) 601-4402

Consultant's Email Address: mattn@nw-eng.com

Direct Communication to:  Owner  Applicant  Consultant

Existing Use: RESIDENTIAL Proposed Use: 2-LOT PARTITION TO CREATE A 2ND BUILDABLE LOT

Total Acreage: 0.33 AC No. of Lots/Parcels: 2

Average Lot/Parcel Width: 67.5' Average Lot/Parcel Area: 7,070 SQ. FT.

Subdivision Name (if applicable): \_\_\_\_\_

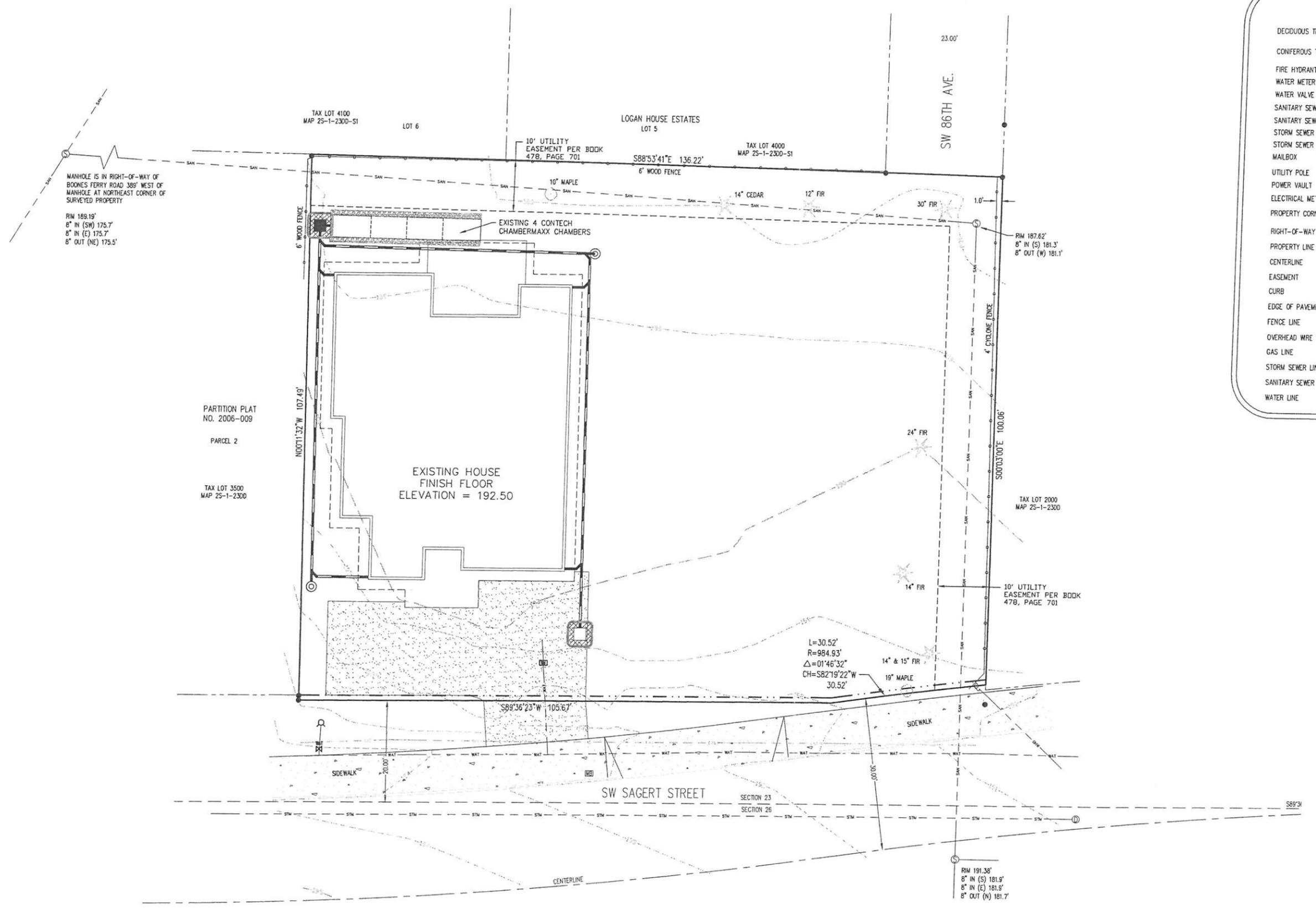
Receipt Number: \_\_\_\_\_ Fee: \$ \_\_\_\_\_ Job Number: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

**“8645 SW SAGERT STREET**  
**2-LOT PARTITION TO CREATE A 2<sup>ND</sup>**  
**BUILDABLE LOT IN THE RL DISTRICT”**

Exhibit No.	Exhibit Title
1	Cover Sheet/Index of Drawings
2	Existing Conditions Plan
3	Preliminary Plat Plan
4	Preliminary Site & Utility Plan
5	Aerial Overlay
6	Infiltration System Plan
7	CWS Pre-Screen
8	Existing Storm Water Lines Map
9	Tax Map
10	Neighborhood Meeting Documentation
11	Functional Classification and Traffic Signal Plan
12	Proposed Infiltration System Documentation





### LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER CLEAN OUT
- STORM SEWER MANHOLE
- MAILBOX
- UTILITY POLE
- POWER VAULT
- ELECTRICAL METER
- PROPERTY CORNER MONUMENT
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- EASEMENT
- CURB
- EDGE OF PAVEMENT
- FENCE LINE
- OVERHEAD WRE
- GAS LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER LINE

**NW ENGINEERS**  
 Engineering & Planning  
 3409 NW John Olsen Place  
 Hillsboro, OR 97124  
 503.601.4402

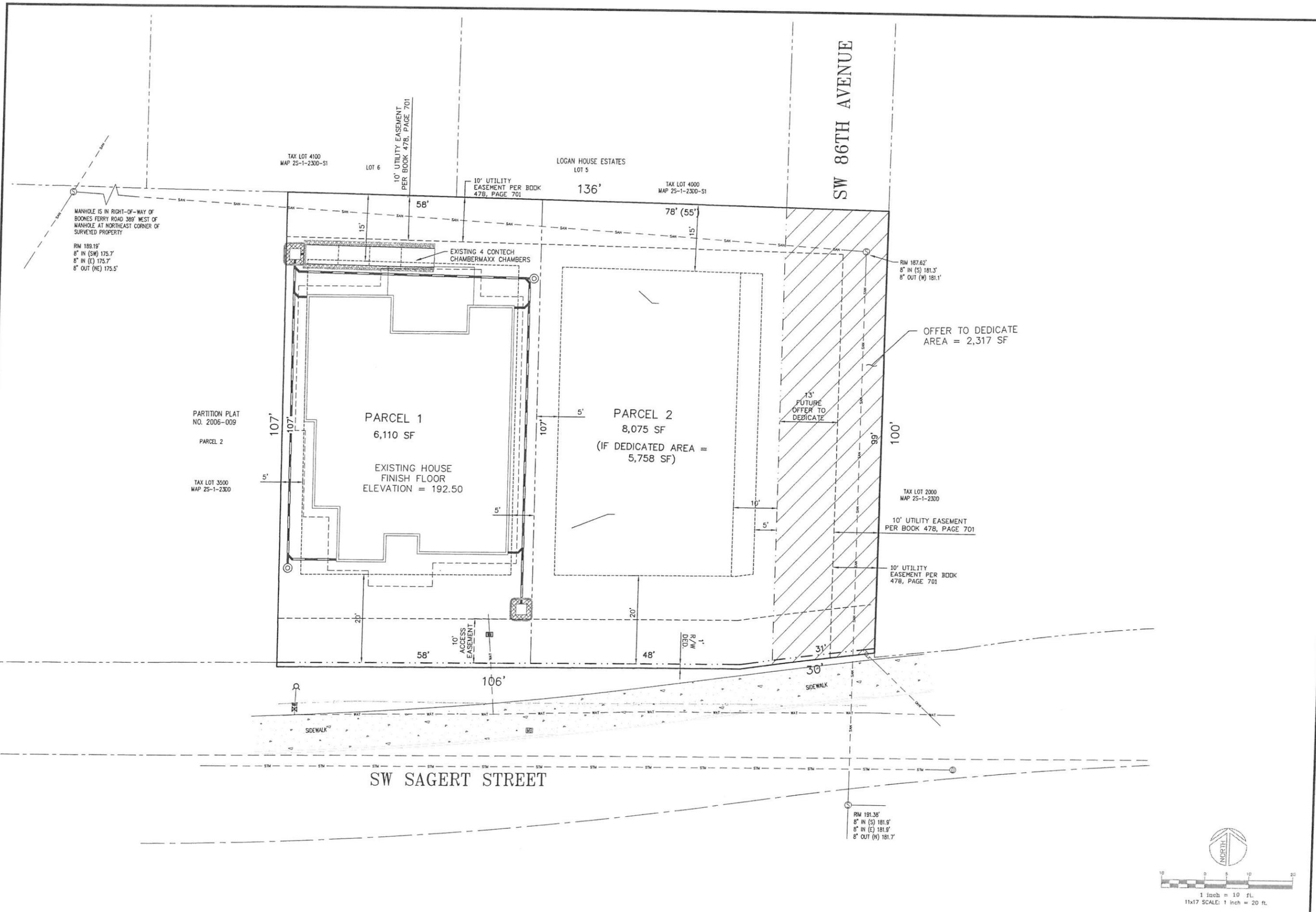
FOR: BRIAN BUSSANICH  
 P.O. BOX 4183  
 TUALATIN, OREGON 97062  
 503-655-4125  
 SITE: TAX MAP 251.23DD  
 TAX LOT 1900  
 CITY OF TUALATIN, OREGON

8635 SW SAGERT STREET  
 2-PARCEL PARTITION  
 N0259  
 EXISTING CONDITIONS

REVISION	BY	DATE
1		
2		
3		
4		
5		
6		
7		

DESIGNED	DRAWN	REVIEWED	SUBMITTAL

EXCD **2** of 4



PARTITION PLAT  
NO. 2006-009

PARCEL 2

TAX LOT 3500  
MAP 25-1-2300

OFFER TO DEDICATE  
AREA = 2,317 SF



8635 SW SAGER STREET  
2-PARCEL PARTITION  
N0259

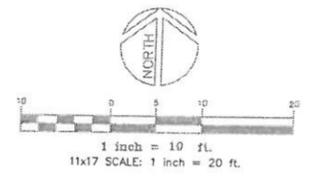
PRELIMINARY PLAT PLAN

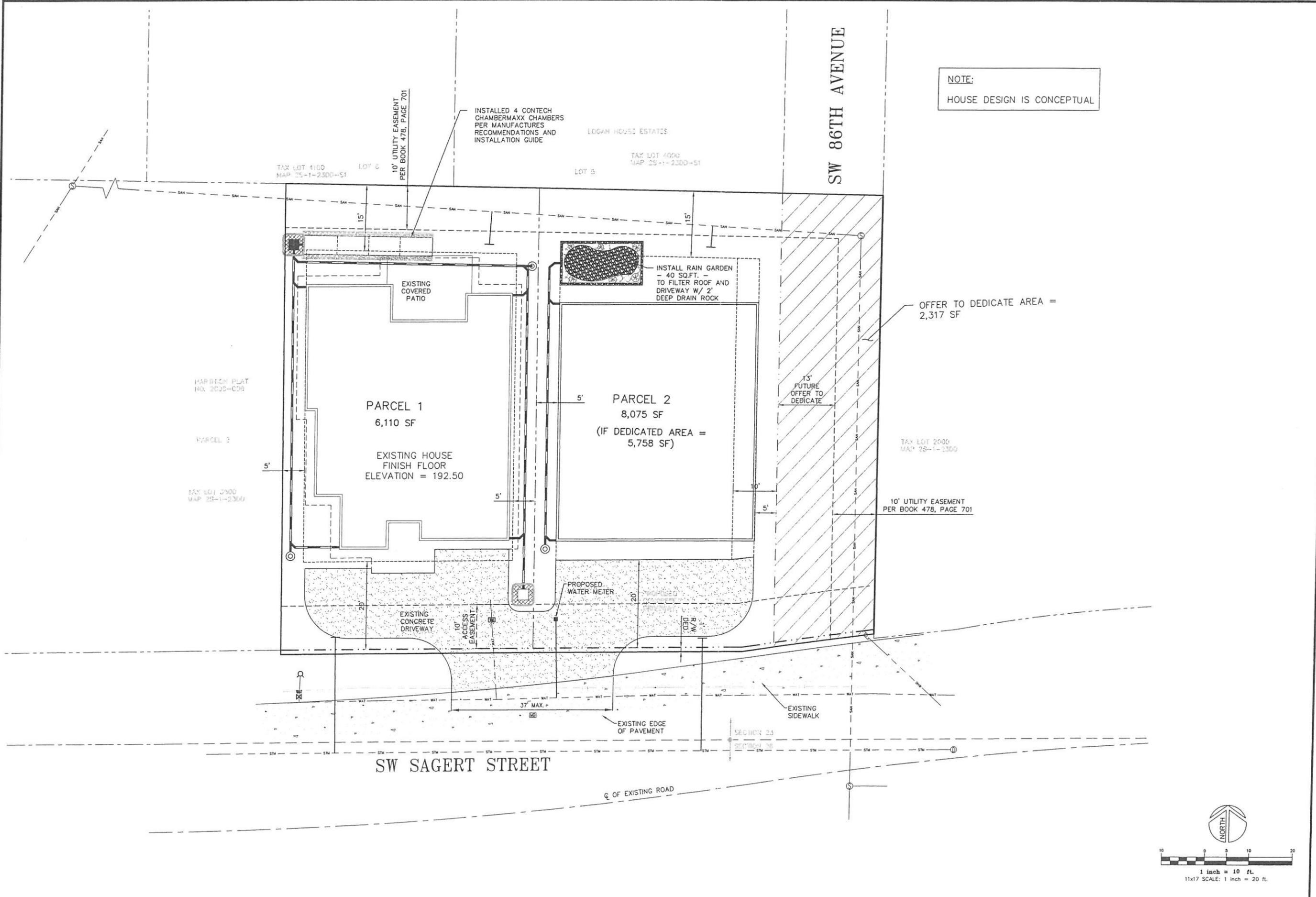
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DESIGNED	DRAWN	REVIEWED	SUBMITTAL

PPLT 3 of 4

RobertC, Plotted: Jul 30, 2014 - 6:42am. P:\N0259.dwg\Plan\Ph\N0259-03--PPLT.dwg





NOTE:  
HOUSE DESIGN IS CONCEPTUAL



FOR: BRIAN BUSSANICH  
P.O. BOX 4183  
TUALATIN, OREGON 97062  
503-655-4125  
SITE: TAX MAP 2S1 23DD  
TAX LOT 1900  
CITY OF TUALATIN, OREGON

8635 SW SAGERT STREET  
2-PARCEL PARTITION  
N0259  
PRELIMINARY SITE AND  
UTILITY PLAN

REVISION	BY	DATE
1		
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6		
7		

DESIGNED	DRAWN	REVIEWED	SUBMITTAL

PSIT  
**4**  
of 4

# Legend

-  Subject Property: 2S123DD01900
- Tax Lots



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

## Aerial Overlay 8635 SW Sagert Street City of Tualatin, Oregon

Source:  
Metro Data Resource Center's RLIS Live Data, Feb. 2014

Date:  
06/04/2014

Scale:  
1 in. = 100 ft.

Project #:  
N0259

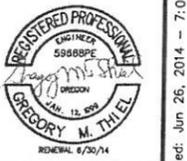
Drawn By: CEB

FOR: BRIAN BUSSANICH  
 P.O. BOX 4183  
 TUALATIN, OREGON 97062  
 503-655-4125  
 SITE: TAX MAP 2S 1 23DD  
 TAX LOT 1900  
 TUALATIN, OREGON

8635 SW SAGERT STREET  
 INFILTRATION SYSTEM  
 N0259  
 INFILTRATION SYSTEM PLAN

REVISION	BY	DATE
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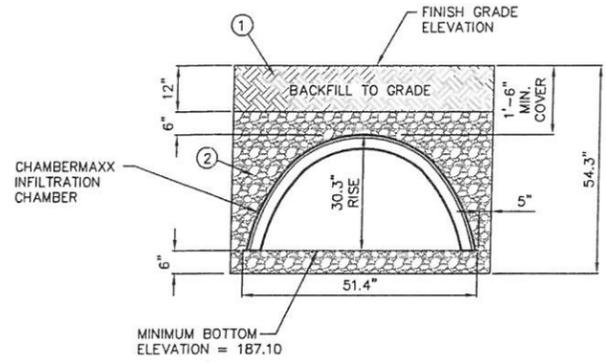
DESIGNED	DRAWN	REVIEWED	SUBMITTAL
SMW	SMW		



RobertC, Plotted: Jun 26, 2014 - 7:06am, P:\N0259\dwg\Eng\Ph1\N0259\_035001.dwg

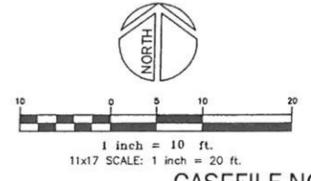
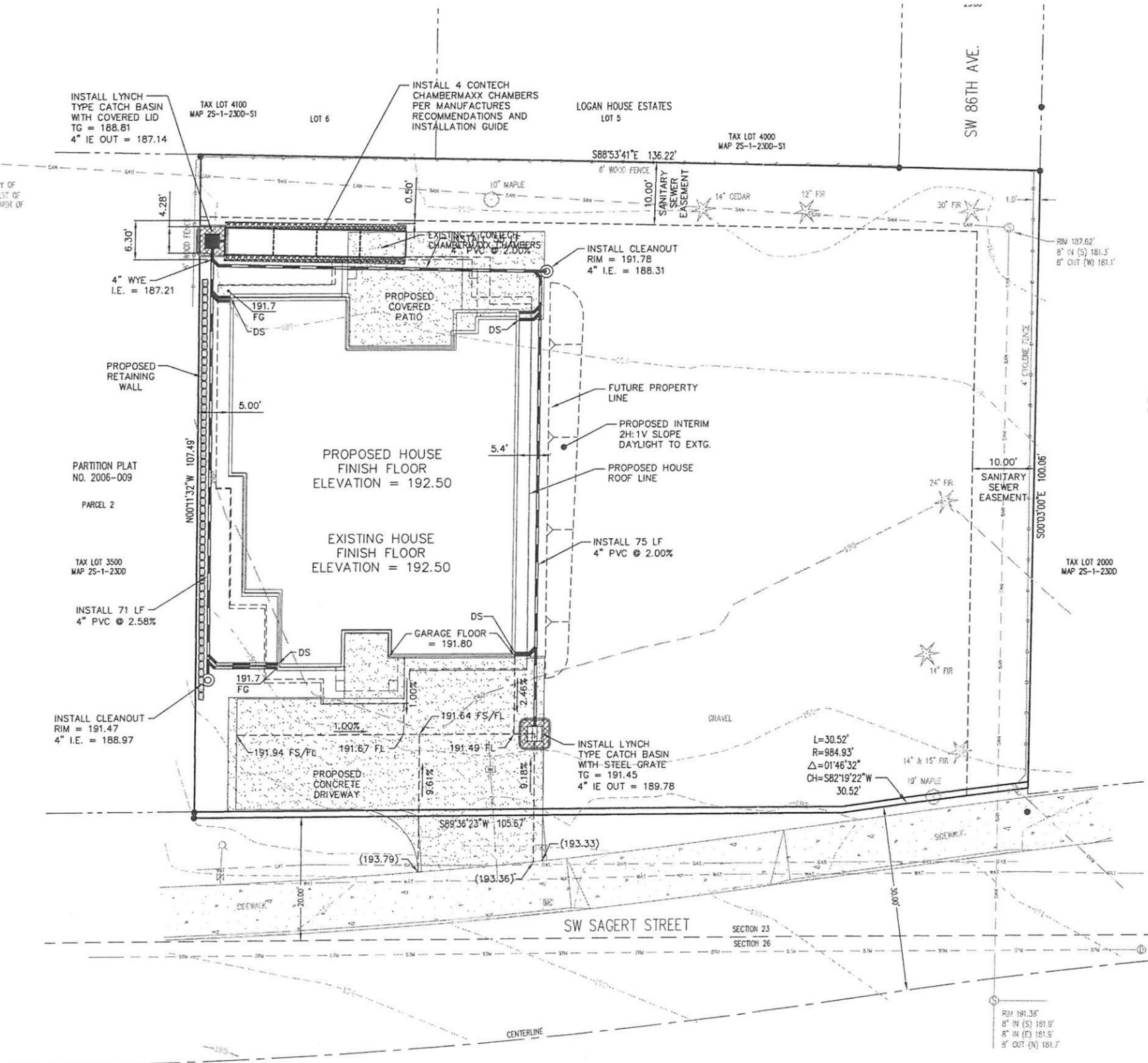
**ABBREVIATIONS**

FS	=	FINISH SURFACE
FL	=	FLOWLINE
FG	=	FINISH GRADE
DS	=	DOWN SPOUT



- NOTES:**
- WELL GRADED GRANULAR FILL, AASHTO M145 A1, A2 OR A3, COMPACT TO MIN. 90% STANDARD DENSITY PER AASHTO T99.
  - FREE DRAINING ANGULAR WASHED STONE 3/4"-2" PARTICLE SIZE, INSTALL TO MIN. 95% STANDARD DENSITY PER AASHTO T99.

INFILTRATION SYSTEM  
 TYPICAL SECTION  
 NOT TO SCALE



CASEFILE NO.



Clean Water Services File Number

14-001880

### Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2s123dd 1900  
  
Site Address: 8635 SW Sagert Street  
City, State, Zip: Tualatin Oregon 97062  
Nearest Cross Street: SW 86th Avenue

3. Owner Information

Name: Brian Bussanich  
Company: \_\_\_\_\_  
Address: PO Box 4183  
City, State, Zip: Tualatin, Oregon 97062  
Phone/Fax: 503-655-4215  
E-Mail: energydoc@gmail.com

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
  - Lot Line Adjustment       Minor Land Partition
  - Residential Condominium     Commercial Condominium
  - Residential Subdivision       Commercial Subdivision
  - Single Lot Commercial         Multi Lot Commercial
- Other \_\_\_\_\_

5. Applicant Information

Name: Matt Newman  
Company: NW Egnineers  
Address: 3409 NW Joh Olsen Place  
City, State, Zip: Hillsboro, Oregon 97124  
Phone/Fax: 503-601-4401; 503-601-4402  
E-Mail: mattn@nw-eng.com

6. Will the project involve any off-site work?  Yes  No  Unknown

Location and description of off-site work \_\_\_\_\_

7. Additional comments or information that may be needed to understand your project \_\_\_\_\_

I am unable to scan right now (our scanner is down) I can send the site plan later.

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Matt Newman

Print/Type Title Planning Manager

ONLINE SUBMITTAL

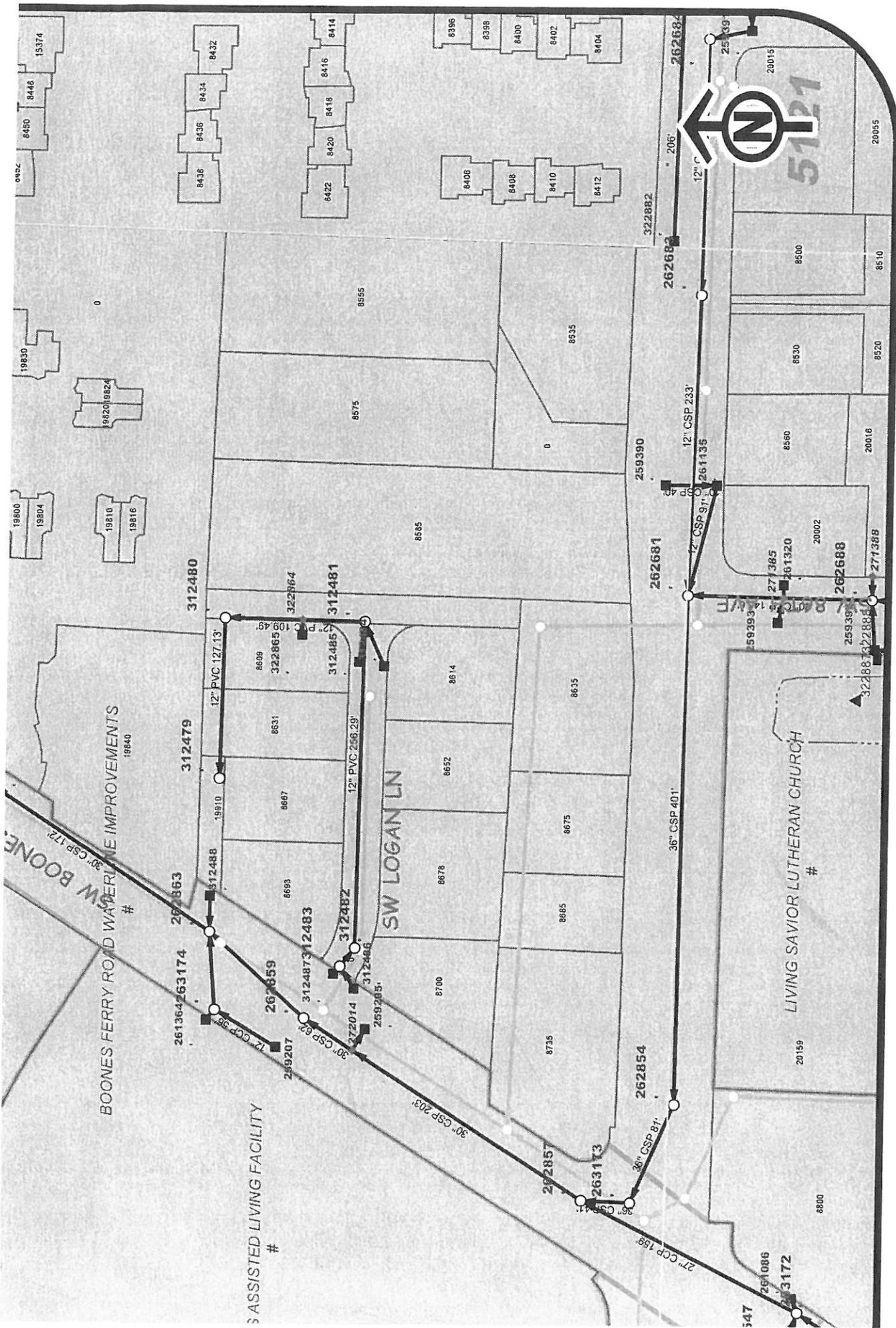
Date 6/30/2014

#### FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law. **Drainage appears to be piped.**
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless \_\_\_\_\_ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by \_\_\_\_\_

Date 07/07/14



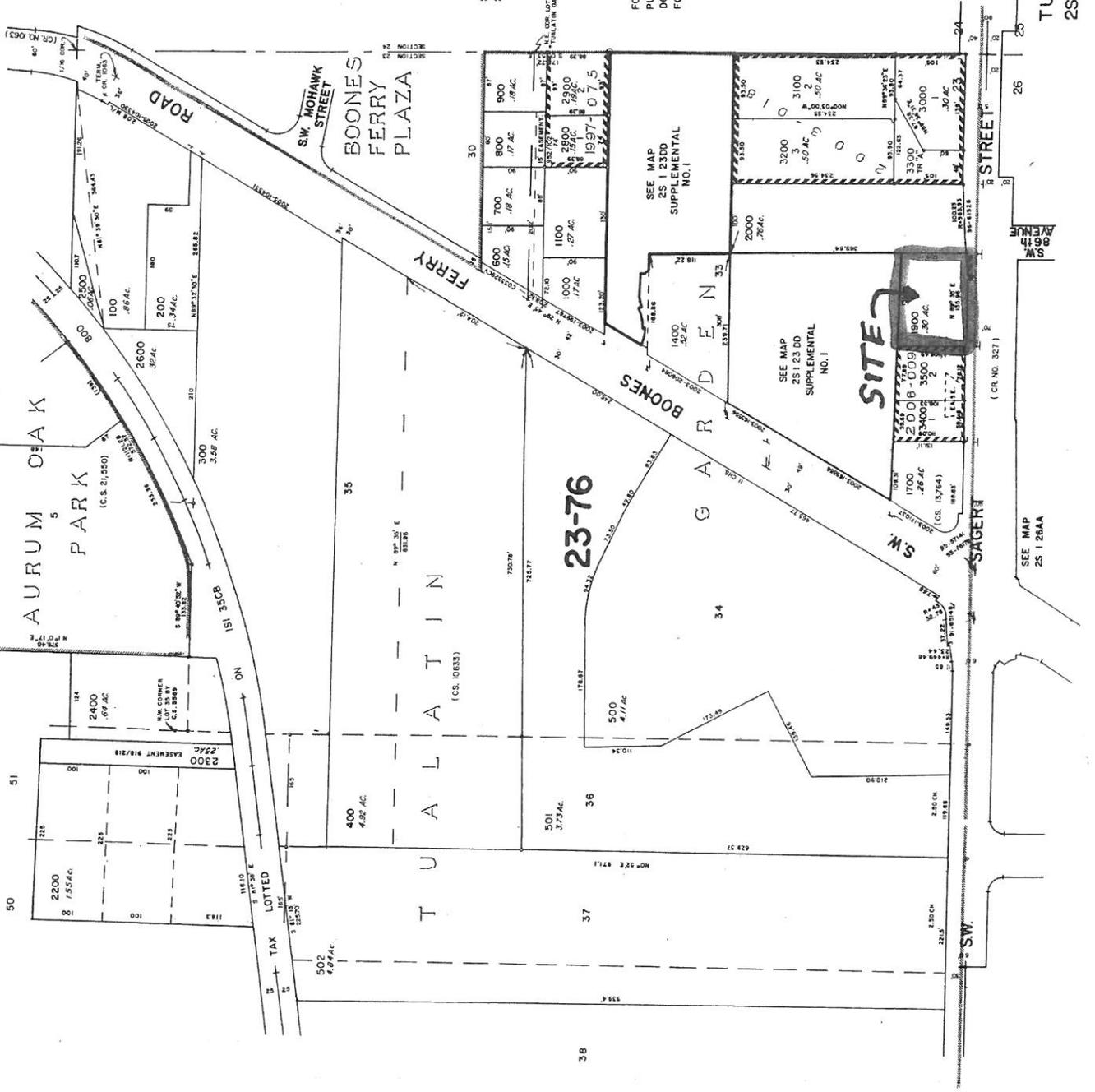
**Last Update: 8/14/2009**  
**Map/PDF Creation Date: Sep 12, 2013**

2S 1 23DD

CANCELLED 1/4 LOTS  
2700, 2800, 1000, 1700, 2101  
1700, 2100, 1000, 1800, 1400

SE 1/4 SE 1/4 SECTION 23 T2S R1W W.M.  
WASHINGTON COUNTY OREGON  
SCALE 1" = 100'

SM  
MORNING COURT



SEE MAP  
2S 1 230C

SEE MAP  
2S 1 24CC

FOR ASSESSMENT  
PURPOSES ONLY  
DO NOT RELY ON  
FOR ANY OTHER USE

SEE MAP  
2S 1 28AA

TUALATIN  
2S 1 23DD

1-0-01