



City of Tualatin

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July 10, 2013

SUBDIVISION REVIEW FINDINGS AND DECISION FOR SB 13-01, MARQUIS COTTAGES

BACKGROUND

This staff report recommends approval of a 5-phase, 67-lot plan for the Marquis Cottages Subdivision, as shown on plans dated April 22, 2013 attached as Exhibit B, with conditions of approval as outlined in the staff report.

The proposed subdivision site is located north of SW Sagert Street and west of SW Boones Ferry Road. SW Nasoma Lane, currently under construction, is south of phase 1 and through phase 2. The lots are described as Tax Map 2S123DD #501 and #502. It is located in the Medium Low Density Residential Planning District (RML) and is approximately 8.87 acres in size.

Attached to this report are:

- Exhibit A: Subdivision Application Form
- Exhibit B: Subdivision Plans
- Exhibit C: Clean Water Services (CWS) – Service Provider Letter
- Exhibit D: CWS Memorandum
- Exhibit E: Tualatin Valley Fire & Rescue Response
- Exhibit F: Republic Services Response

The requirements for the proposed land division are in *italics*.

STAFF REPORT

1. General Information:

On January 31, 2013 Emerio Design, LLC submitted an application to develop a 5-phase, 67-lot subdivision. The application was deemed complete on February 11, 2013 with the public comment period ending on February 25, 2013. No public comments were received. A modified plan was submitted April 22, 2013 to better address density requirements. The 120th day was waived for an additional 120 days to October 9, 2013.

TDC 36.080 (1)

- (a) The applicant shall comply with the requirements of TDC Chapter 74, Public Improvement Requirements.**
- (b) The applicant shall comply with the design and construction standards set forth in the Public Works Construction Code.**

The subdivision plans generally meet the requirements of this provision as recommended for approval. A more detailed discussion of the specific requirements will occur later in this report.

TDC 74.475 (2) Prior to the creation of any street, the street name shall be approved by the City Engineer.

SW 90th Court is a new proposed north/south street serving phases 3, 4, and 5 of this subdivision. This street is in the alignment of SW 90th Avenue, but begins at SW Sagert Street and ends to the north with a cul-de-sac. The plans indicate the name for this street as SW 90th Court. The City of Tualatin defines a court as an east/west cul-de-sac and a place as a north/south cul-de-sac. SW 90th is a north/south cul-de-sac, therefore a place. The applicant will need to submit revised plans that designate the north/south cul-de-sac as SW 90th Place, for review and approval.

SW Nasoma Lane crosses the site east/west through subdivision phases 1 & 2 and is currently under construction. SW Boones Ferry Road and SW Sagert Street currently exist adjacent to this development to the east and south, respectively. This is acceptable.

Prior to issuance of a Public Works Permit for the 1st phase:

- *The applicant shall submit revised plans that designate the north/south cul-de-sac as SW 90th Place, for review and approval.*

TDC 36.178 states:

- (1) After approval by the Mayor, the City Engineer shall return the subdivision plat and other related materials to the applicant, who shall transmit them to the County Surveyor.**
- (2) After the County Surveyor determines the final subdivision plat and related materials fully conform with State and County requirements, and receives payment of the required fees for such service, the County Surveyor will approve the plat and deliver it to the County Recorder's Office.**
- (3) No building permits shall be issued until the applicant obtains and delivers to the City Engineer a mylar copy of the subdivision plat showing that it has been officially approved by the County Surveyor and recorded.**

Compliance with this requirement will occur following the approval of the preliminary plat pursuant to conditions of approval as outlined in this staff report. Once the conditions of approval have been satisfied, public facilities constructed, or financial assurances provided for the construction of public facilities for this development, the applicant shall have the final plat approved and recorded by the Washington County Surveyor. At the time the final plat is recorded with Washington County, the applicant shall submit a Mylar copy of the recorded plat prior to issuance of a Building Permit; therefore, meeting this requirement.

TDC 36.130 Phasing.

- (1) Subject to the approval by the City pursuant to this section, an applicant may create a subdivision plat or construct the public improvements for a subdivision plat in phases. If the applicant intends to utilize this phasing option the applicant shall submit a phasing plan to the City Engineer for approval with the subdivision application and plan. The City Engineer shall determine the timing of the completion of the public improvements and the conditions of development.**
- (2) The applicant shall construct all public improvements in each phase.**
 - (a) Prior to issuance of building permits in a particular phase, the public improvements necessary to provide adequate public facilities for the particular phase shall be substantially complete.**
 - (b) When the City Engineer has determined the public improvements in the particular phase are substantially complete and prior to acceptance of the improvements by the City, the City may issue 50 percent of the building permits prior to acceptance of the improvements by the City as set forth in TDC 36.174.**
 - (c) The public improvements shall first be accepted by resolution of the City Council before building permits exceeding 50 percent may be issued in a particular phase.**
 - (d) Public improvements may be submitted for City acceptance by phase.**
- (3) The subdivision plan approval for the first phase shall expire 24 months from the date of subdivision plan approval by the City Engineer. Future phases shall expire 24 months after the date of recording of the subdivision plat of the immediately preceding phase.**

The applicant is proposing a 5-phase, 67-lot subdivision. Phases 1, 2, 3, 4, & 5 consist of lots 1-7, 8-21, 22-40, 41-58, & 59-67, respectively. Phase 3 includes a public stormwater facility tract. This is acceptable.

Prior to approval of a plat, associated public improvements need to be constructed or financial assurance for completion needs to be provided. Public improvements include streets, utilities, and water quality facilities. The applicant will need to construct the public improvements for each phase or provide financial assurance for completion, for review and approval.

Prior to the issuance of building permits for each phase, the associated public improvements need to be constructed and plat recorded. The applicant will need to construct the public improvements for each phase and deliver a Mylar copy of the recorded plat to the City for each phase.

The initial and subsequent phases need to be platted within 24 months of the issued decision and previous recorded phase, respectively. The applicant will need to plat the 1st phase within 24 months of the issued decision. The applicant will need to plat subsequent phases within 24 months of the platting of the prior phase.

Prior to approval of the Final Plat for the 1st phase:

- *The applicant shall construct the public improvements or provide financial assurance for completion for the 1st phase, for review and approval.*
- *The applicant shall plat the 1st phase within 24 months of the issued decision.*

Prior to approval of the Final Plat for the 2nd phase:

- *The applicant shall construct the public improvements or provide financial assurance for completion for the 2nd phase, for review and approval.*
- *The applicant shall plat the 2nd phase within 24 months of platting the 1st phase.*

Prior to approval of the Final Plat for the 3rd phase:

- *The applicant shall construct the public improvements or provide financial assurance for completion for the 3rd phase, for review and approval.*
- *The applicant shall plat the 3rd phase within 24 months of platting the 2nd phase.*

Prior to approval of the Final Plat for the 4th phase:

- *The applicant shall construct the public improvements or provide financial assurance for completion for the 4th phase, for review and approval.*
- *The applicant shall plat the 4th phase within 24 months of platting the 3rd phase.*

Prior to approval of the Final Plat for the 5th phase:

- *The applicant shall construct the public improvements or provide financial assurance for completion for the 5th phase, for review and approval.*
- *The applicant shall plat the 5th phase within 24 months of platting the 4th phase.*

Prior to issuance of Building Permits for the 1st phase:

- *The applicant shall construct the public improvements for the 1st phase.*
- *The applicant shall deliver a Mylar copy of the 1st phase's recorded plat to the City Engineer.*

Prior to issuance of Building Permits for the 2nd phase:

- *The applicant shall construct the public improvements for the 2nd phase.*
- *The applicant shall deliver a Mylar copy of the 2nd phase's recorded plat to the City Engineer.*

Prior to issuance of Building Permits for the 3rd phase:

- *The applicant shall construct the public improvements for the 3rd phase.*
- *The applicant shall deliver a Mylar copy of the 3rd phase's recorded plat to the City Engineer.*

Prior to issuance of Building Permits for the 4th phase:

- *The applicant shall construct the public improvements for the 4th phase.*
- *The applicant shall deliver a Mylar copy of the 4th phase's recorded plat to the City Engineer.*

Prior to issuance of Building Permits for the 5th phase:

- *The applicant shall construct the public improvements for the 5th phase.*
- *The applicant shall deliver a Mylar copy of the 5th phase's recorded plat to the City Engineer.*

2. Lot Geometry:

TDC 41.015 Permitted Density. Housing density shall not exceed 10 dwelling units per net acre, except as set forth below:

(3) The maximum density for residential facilities, nursing facilities and retirement housing in accordance with 34.170(2) shall not exceed 15 dwelling units per net acre.

TDC 41.040 Lot Size.

(1) Except for lots for public utility facilities, natural gas pumping stations and wireless communication facilities which shall be established through the Subdivision, Partition or Lot Line Adjustment process and as otherwise provided, the lot size for a permitted use pursuant to TDC 41.020(1) is:

- (a) Except for townhouses whose minimum lot size shall be 1,400 square feet...**
- (b) Except for townhouses whose minimum average lot width shall be 14 feet...**
- (c) Except for townhouses whose minimum lot width shall be 14 feet on a cul-de-sac street...**
- (d) Except for townhouses which shall not occupy more than 90 percent of the lot area...**
- (e) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(7) to (12).**

The submitted Preliminary Plat shows that the applicant is proposing 66 townhouse lots, one 37,074 square foot flag lot (for a future clubhouse to be approved via an Architectural Review), plus one public stormwater facility tract. The townhouse lots are intended for shared-wall, independent living, senior cottages. There are 67 lots on approximately 6.5 acres, for approximately 10 units per acre, equaling the maximum of 10. This is acceptable.

All townhouse lots are larger than the minimum 1,400 square feet. Lot sizes range from 2,223 to 22,313 square feet. The proposed average lot width is not less than 14 feet. Townhouse lots on a cul-de-sac are required to have 14 feet of frontage. Lots 31 and 32 of phase 3 are the only lots on a cul-de-sac and have 47 and 82 feet of frontage, respectively, which is acceptable.

This requirement is met.

3. Building Setbacks:

TDC 41.060 Setback Requirements.

Except as otherwise provided, the setbacks for permitted uses are:

- (1) The front yard setback shall be a minimum of 20 feet for 1 story, 25 feet for 1 1/2-story, 30 feet for 2-story, and 35 feet for 2 1/2-story structures. The minimum front yard setback for townhouses shall be 0-20 feet as determined in the Architectural Review process. The minimum setback to a garage door shall be 20 feet.**
- (2) The side yard setback shall be a minimum of 5 feet for 1-story, 7 feet for 1 1/2-story, 10 feet for 2-story, and 12 feet for 2 1/2-story structures. Where living spaces face a side yard, the minimum setback shall be 10 feet. The side yard setback for townhouses shall be determined in the Architectural Review process.**
- (3) On corner lots, the setback is the same as the front yard setback on any side facing a street other than an alley.**
- (4) The rear yard setback is the same as the side yard setback.**
- (5) Where buildings are grouped as one project on one tract of land, the minimum distance between two buildings at any given point shall not be less than the sum of the required side yards computed separately for each building at that point. The minimum distance between two buildings for townhouses shall be determined in the Architectural Review process.**
- (6) Off-street parking and vehicular circulation areas shall be set back a minimum of 10 feet from any public right-of-way or property line. The setback for such areas for townhouses shall be determined in the Architectural Review process.**

No buildings exist on this site. All future setbacks will be determined with Architectural Reviews proposing development.

This requirement is met.

4. Access:

TDC 73.400 Access

- (2) Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same ingress and egress when the combined ingress and egress of both uses, structures, or parcels of land satisfies their combined requirements as designated in this code; provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts to establish joint use.
- (11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses. If 1-99 parking spaces are required, only one access is required. If 100-249 parking spaces are required, two accesses are required. Ingress and egress shall not be less than 32 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.
- (12) Minimum Access Requirements for Industrial Uses. If 1-250 parking spaces are required, only one access is required. Ingress and egress shall not be less than 36 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.
- (14) (a) Unless otherwise herein provided, maximum driveway widths shall not exceed 40 feet.
- (15) Distance between Driveways and Intersections. Distances listed shall be measured from the stop bar at the intersection. (a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.

TDC 73.400 (10) Minimum access requirements for residential uses:

- (a) Ingress and egress for single-family residential uses, including townhouses, shall be paved to a minimum width of 10 feet. Maximum driveway widths shall not exceed 26 feet for one and two car garages, and 37 feet for three or more car garages. For the purposes of this section, driveway widths shall be measured at the property line.

The submitted plans show lots 2-21 sharing accesses in pairs to SW Nasoma Lane, lots 22 & 23 fronting SW Nasoma Lane, lots 24-58 & 67 fronting SW 90th Place, and flag lots 59-66 accessing SW 90th Place via shared easements. The applicant has stated that all lots fronting a public street are intended to have shared access in pairs with the exception of lot 32. This is acceptable. The applicant will need to show shared private access easements for all shared accesses and flag lots for each phase, for review and approval.

The accesses shown to SW Nasoma Lane are either 20 or 28 feet wide. These are between the minimum of 10 and maximum of 37. The remaining accesses widths are not indicated. Final plans will need to show accesses with a minimum of 10 feet and a maximum of 26 feet for up to two garages or 37 for three or more garages. The applicant will need to submit final plans that show all lots to have accesses of acceptable width for all lots for each phase, for review and approval.

Prior to issuance of a Public Works Permit for the 1st phase:

- *The applicant shall submit final plans that show all lots to have accesses of acceptable width for all lots for the 1st phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 2nd phase:

- *The applicant shall submit final plans that show all lots to have accesses of acceptable width for all lots for the 2nd phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 3rd phase:

- *The applicant shall submit final plans that show all lots to have accesses of acceptable width for all lots for the 3rd phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 4th phase:

- *The applicant shall submit final plans that show all lots to have accesses of acceptable width for all lots for the 4th phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 5th phase:

- *The applicant shall submit final plans that show all lots to have accesses of acceptable width for all lots and flag lots for the 5th phase, for review and approval.*

Prior to approval of the Final Plat for the 1st phase:

- *The applicant shall show shared private access easements for all shared accesses for the 1st phase, for review and approval.*

Prior to approval of the Final Plat for the 2nd phase:

- *The applicant shall show shared private access easements for all shared accesses for the 2nd phase, for review and approval.*

Prior to approval of the Final Plat for the 3rd phase:

- *The applicant shall show shared private access easements for all shared accesses for the 3rd phase, for review and approval.*

Prior to approval of the Final Plat for the 4th phase:

- *The applicant shall show shared private access easements for all shared accesses for the 4th phase, for review and approval.*

Prior to approval of the Final Plat for the 5th phase:

- *The applicant shall show shared private access easements for all shared accesses and flag lots for the 5th phase, for review and approval.*

5. Transportation:

TDC 74.210 (1) For subdivision and partition applications, wherever existing or future streets adjacent to property proposed for development are of inadequate right-of-way width the additional right-of-way necessary to comply with the Transportation Element of the Tualatin Community Plan shall be shown on the final subdivision or partition plat prior to approval of the plat by the City. This right-of-way dedication shall be for the full width of the property abutting the roadway and, if required by the City Engineer, additional dedications shall be provided for slope and utility easements if deemed necessary.

TDC 74.420

- (6) All required street improvements shall include curbs, sidewalks, storm drainage, street lights, street signs, street trees, and, where designated, bikeways and transit facilities.
- (7) For subdivision and partition applications, the street improvements required by TDC Chapter 74 shall be completed and accepted by the City prior to signing the final subdivision or partition plat, or prior to releasing the security provided by the applicant to assure completion of such improvements or as otherwise specified in the development application approval.

BOONES FERRY ROAD

Tualatin-Sherwood Road to Sagert Street:

On the former Old Tualatin Elementary School property frontage (2S123DD 500), a new local street intersection is allowed on SW Boones Ferry Road that connects to a future public street on the Old Tualatin Elementary School property that extends north from SW Sagert Street in the approximate alignment of SW 90th Avenue.

SW Boones Ferry Road

SW Boones Ferry Road is designated by the City of Tualatin as a Major Arterial (Eb&t), which would ultimately have a right-of-way width of 98 to 102 feet that includes:

- four 12-foot travel lanes
- one 12-foot center turn lane
- 6-foot bike lanes
- 6-foot curbside planter strips with curbs, streetlights, and trees
- 6-foot sidewalks

The current width of SW Boones Ferry Road right-of-way along the property frontage is 30 feet west of centerline (with a total width varying between 60 and 79 feet) which is improved with:

- two 12-foot travel lanes
- one 12-foot center turn lane
- 6-foot bike lanes
- 6-foot curbside sidewalks

The submitted plans show dedication of an additional 19 feet (to total 49 feet from centerline) of right-of-way with:

- 70 feet of pavement
- 6-foot curbside planter strip
- 6-foot curbside sidewalk

The plans for SW Boones Ferry Road are acceptable. The applicant will need to submit final plans of SW Boones Ferry Road, for review and approval. The applicant will need to dedicate a total of 49-feet of right-of-way from the centerline of SW Boones Ferry Road, for review and approval.

SW Sagert Street

SW Sagert Street is a City of Tualatin facility and designated as a Minor Collector (Cb&p), which has a right-of-way width of 68 to 72 feet that includes:

- two 12-foot travel lanes
- one 8-foot parking lane
- 6-foot bike lanes
- 6-foot curbside planter strips with curbs, streetlights, and trees
- 6-foot sidewalks

Currently there is 60 feet of right-of-way, with 30 feet from centerline on the north side, which is improved with:

- two 12-foot travel lanes
- 6-foot bike lanes
- 4-foot center painted median
- A 6-foot sidewalk on the north side

Adjacent to this side is intersection which is improved with:

- two 12-foot travel lanes
- one 12-foot eastbound left turn lane
- A 6-foot sidewalk on the north side

Dedication of right-of-way on the submitted plans is shown to be an additional 4 feet (for a total of 34 feet from centerline). This is acceptable. The applicant will need to dedicate a total of 34-feet of right-of-way from the centerline of SW Sagert Street, for review and approval.

The applicant has expressed a desire to complete the SW Sagert Street half street to current standards. This is acceptable. The applicant will need to submit final plans that show the SW Sagert Street half-street improvements, from the centerline to the north right-of-way, of a full cross-section consisting of two 12-foot travel lanes, one 8-foot parking lane on the south side, 6-foot bike lanes, 6-foot curbside planter strips with curbs, streetlights, and trees, 6-foot sidewalks, for review and approval.

SW Nasoma Lane

The applicant has submitted PTA 10-02 to add modify existing TDC chapter 75 to allow a public street intersection on the Major Arterial SW Boones Ferry Road approximately 500 feet to the north of SW Sagert Street. City Council approved PTA 10-02 during a public hearing on August 23, 2010.

The proposed intersection is consistent with the revised TDC chapter 75 as approved by City Council. This street is on the west side and will eventually connect to a future street extending from SW Sagert Street in the approximate alignment of SW 90th Avenue. The proposed SW Nasoma Lane is a City of Tualatin facility designated as a Local Street (B), which has a right-of-way width of 50 feet and includes:

- 32 feet of pavement and gutters
- 4-foot curbside planter strips with curbs, streetlights, and trees
- 5-foot sidewalks

The plans show full construction of SW Nasoma Lane to current standards and dedication of 50-feet of right-of-way. This is acceptable. The applicant will need to submit final plans of SW Nasoma Lane, for review and approval. The applicant will need to dedicate a total of 50-feet of right-of-way for SW Nasoma Lane, for review and approval.

SW 90th Place

SW 90th Place extends north from SW Sagert Street in the approximate location of SW 90th Avenue, connecting to SW Nasoma Lane and ending in a cul-de-sac near the railroad tracks.

The proposed SW 90th Place is a City of Tualatin facility designated as a Local Street (B), which has a right-of-way width of 50 feet and includes:

- 32 feet of pavement and gutters
- 4-foot curbside planter strips with curbs, streetlights, and trees
- 5-foot sidewalks

The plans show full construction of SW 90th Place to current standards and dedication of 50-feet of right-of-way. This is acceptable. The applicant will need to submit final plans of SW 90th Place, for review and approval. The applicant will need to dedicate a total of 50-feet of right-of-way for SW 90th Place, for review and approval.

TDC 74.485 Street Trees

- (1) Prior to approval of a residential subdivision or partition final plat, the applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees. The location, placement, and cost of the trees shall be determined by the City. This sum shall be calculated on the interior and exterior streets as indicated on the final subdivision or partition plat.**
- (2) In nonresidential subdivisions and partitions street trees shall be planted by the owners of the individual lots as development occurs.**
- (3) The Street Tree Ordinance specifies the species of tree which is to be planted and the spacing between trees.**

The applicant is proposing to construct public streets for this development. As a part of the improvements, street trees are required to improve the livability of the community. The City installs the street trees. The applicant has not yet paid the fees required to complete these improvements. The applicant will need to pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees for each phase of development. The City will complete the installation.

TDC 74.480 Street Signs.

- (1) Street name signs shall be installed at all street intersections in accordance with standards adopted by the City.**
- (2) Stop signs and other traffic control signs (speed limit, dead-end, etc.) may be required by the City.**
- (3) Prior to approval of the final subdivision or partition plat, the applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street signs, traffic control signs and street name signs. The location, placement, and cost of the signs shall be determined by the City.**

SW Boones Ferry Road and SW Sagert Street currently exist with signage. The applicant is proposing to construct public streets for this development. Public Works Permit 11-33 has been issued to the applicant for the construction of a portion of the east half of SW Nasoma Lane and widening of SW Boones Ferry Road associated with Architectural Review 10-04, Marquis Phase 1. Signage within this area will be installed under Public Works Permit 11-33. The proposed SW Nasoma Lane and SW 90th Place will need appropriate signage as they are constructed through phases.

As a part of the improvements, street signs are required to improve the livability of the community. The City installs street, traffic control, and street name signs. The applicant will need to pay the city a non-refundable fee equal to the cost of the purchase and installation of street, street name, and traffic control signs for the completion of SW Nasoma Lane, SW 90th Place, and the widening of SW Sagert Street. The installation will be completed by the City.

Prior to issuance of a Public Works Permit for the 1st phase:

- *The applicant shall submit final plans of SW Boones Ferry Road for the 1st phase, for review and approval.*
- *The applicant shall submit final plans of SW Nasoma Lane for the 1st phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 2nd phase:

- *The applicant shall submit final plans of SW Nasoma Lane for the 2nd phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 3rd phase:

- *The applicant shall submit final plans of SW Nasoma Lane and SW 90th Place for the 3rd phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 4th phase:

- *The applicant shall submit final plans of SW 90th Place for the 4th phase, for review and approval.*
- *The applicant shall submit final plans that show the SW Sagert Street half-street improvements, from the centerline to the north right-of-way, of a full cross-section consisting of two 12-foot travel lanes, one 8-foot parking lane on the south side, 6-foot bike lanes, 6-foot curbside planter strips with curbs, streetlights, and trees, 6-foot sidewalks for the 4th phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 5th phase:

- *The applicant shall submit final plans that show the SW Sagert Street half-street improvements, from the centerline to the north right-of-way, of a full cross-section consisting of two 12-foot travel lanes, one 8-foot parking lane on the south side, 6-foot bike lanes, 6-foot curbside planter strips with curbs, streetlights, and trees, 6-foot sidewalks for the 5th phase, for review and approval.*

Prior to approval of the Final Plat for the 1st phase:

- *The applicant shall dedicate a total of 49-feet of right-of-way from the centerline of SW Boones Ferry Road for the 1st phase, for review and approval.*
- *The applicant shall dedicate a total of 50-feet of right-of-way for SW Nasoma Lane for the 1st phase, for review and approval.*
- *The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees for the 1st phase, for review and approval. The City will complete the installation.*

Prior to approval of the Final Plat for the 2nd phase:

- *The applicant shall dedicate a total of 50-feet of right-of-way for SW Nasoma Lane and for the 2nd phase, for review and approval.*
- *The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees for the 2nd phase, for review and approval. The City will complete the installation.*

Prior to approval of the Final Plat for the 3rd phase:

- *The applicant shall dedicate a total of 50-feet of right-of-way for SW Nasoma Lane and SW 90th Place for the 3rd phase, for review and approval.*
- *The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees for the 3rd phase, for review and approval. The City will complete the installation.*

Prior to approval of the Final Plat for the 4th phase:

- *The applicant shall dedicate a total of 50-feet of right-of-way for SW Nasoma Lane and SW 90th Place for the 3rd phase, for review and approval.*
- *The applicant shall dedicate a total of 34-feet of right-of-way from the centerline of SW Sagert Street for the 4th phase, for review and approval.*
- *The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees for the 4th phase, for review and approval. The City will complete the installation.*

Prior to approval of the Final Plat for the 5th phase:

- *The applicant shall dedicate a total of 34-feet of right-of-way from the centerline of SW Sagert Street for the 5th phase, for review and approval.*
- *The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees for the 5th phase, for review and approval. The City will complete the installation.*

6. Domestic Water:

TDC 74.610

- (1) Water lines shall be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans shall be submitted to the City Engineer for review and approval prior to construction.**
- (2) If there are undeveloped properties adjacent to the subject site, public water lines shall be extended by the applicant to the common boundary line of these properties. The lines shall be sized to provide service to future development, in accordance with the City's Water System Master Plan, TDC Chapter 12.**

The plans show extension of the public water line in SW Nasoma Lane, a line to be constructed with Public Works Permit 11-33, a permit obtained by this subdivision's applicant. Public Works Permit 11-33 will connect to a planned new water line on the west side of SW Boones Ferry Road after it is completed. The planned new water line in SW Boones Ferry Road is a City capital project to be constructed by a contractor. If the applicant would like to connect to the planned new water line in SW Boones Ferry Road, the applicant may request permission from the contractor constructing the line to connect prior to City acceptance. The applicant will need to submit proof of permission from the contractor constructing the planned new water line in SW Boones Ferry Road if connected prior to City acceptance, for review and approval.

The plans show the public water line in SW Nasoma to be extended west to SW 90th Place, then connecting to a proposed public water line within SW 90th Place which connects to the existing public 12-inch water line in SW Sagert Street north to the cul-de-sac. This is acceptable. The applicant will need to submit final water system plans that show public water lines associated with each phase, for review and approval.

The plans do not show the size of the proposed public water lines. The minimum size of water line through residential streets is 8-inches. The applicant will need to submit revised plans that show 8-inch public water lines within SW Nasoma Lane and SW 90th Place, for review and approval.

The plans do not show water service for each lot. Each lot needs domestic water service. The applicant will need to submit revised water system plans that show domestic service to each lot, for review and approval.

TDC74.610 (3) As set forth in TDC Chapter 12, Water Service, the City has three water service levels. All development applicants shall be required to connect the proposed development site to the service level in which the development site is located.

This site is located in service level 'B' and the proposed connection to the public system is within this service level. This requirement is met.

TMC 3-3.120 (4) requires all irrigation systems to be installed with a double check valve assembly.

Double check valve assemblies will be required to protect the domestic water system on irrigation systems. Landscape irrigation will need to include the planter strips of the adjacent right-of-way. The plans do not show that irrigation backflow devices will be installed. The applicant will need to install double check valve assemblies to meet the requirements of TMC 3-3.120(4), as necessary.

Prior to issuance of a Public Works Permit for the 1st phase:

- *The applicant shall submit final water system plans that show 8-inch public water lines within SW Nasoma Lane with domestic service to each lot and double check valve assemblies to meet the requirements of TMC 3-3.120(4) for the 1st phase, for review and approval.*
- *The applicant shall submit proof of permission from the contractor constructing the planned new water line in SW Boones Ferry Road if prior to City acceptance, for review and approval.*

Prior to issuance of a Public Works Permit for the 2nd phase:

- *The applicant shall submit final water system plans that show 8-inch public water lines within SW Nasoma Lane with domestic service to each lot and double check valve assemblies to meet the requirements of TMC 3-3.120(4) for the 2nd phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 3rd phase:

- *The applicant shall submit final water system plans that show 8-inch public water lines within SW Nasoma Lane and SW 90th Place with domestic service to each lot and double check valve assemblies to meet the requirements of TMC 3-3.120(4) for the 3rd phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 4th phase:

- *The applicant shall submit final water system plans that show 8-inch public water lines within SW 90th Place with domestic service to each lot and double check valve assemblies to meet the requirements of TMC 3-3.120(4) for the 4th phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 5th phase:

- *The applicant shall submit final water system plans that show 8-inch public water lines within SW 90th Place with domestic service to each lot and double check valve assemblies to meet the requirements of TMC 3-3.120(4) for the 5th phase, for review and approval.*

7. Sanitary Sewer:

TDC 74.620

- (1) Sanitary sewer lines shall be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.**
- (2) If there are undeveloped properties adjacent to the proposed development site which can be served by the gravity sewer system on the pro-posed development site, the applicant shall extend public sanitary sewer lines to the common boundary line with these properties. The lines shall be sized to convey flows to include all future development from all up stream areas that can be expected to drain through the lines on the site, in accordance with the City's Sanitary Sewer System Master Plan, TDC Chapter 13.**

Clean Water Services Design and Construction Standards 5.09.3 Design Considerations

- b. When allowed by the local Building Official, laterals may cross a single adjoining property if the following criteria are met:**
- 1. The portion of the lateral on the adjoining property has a minimum 3 feet of cover over the pipe and the pipe is ductile iron.**
 - 2. The portion of the lateral on the adjoining property contains no bends. 3. The lateral crosses the adjoining property in a private easement that is a minimum of 10 feet wide.**
 - 4. A copy of the private easement is provided to the District or City, demonstrating the legal right of the parcel being served to install and maintain a private lateral on the adjoining property.**
 - 5. The portion of the lateral crossing the adjoining parcel is less than 100 feet long.**
 - 6. The lateral can be used for only one property.**
 - 7. The lateral crossing is not one of a number of lateral crossings in a new development designed to avoid constructing a sanitary sewer extension.**
 - 8. The Engineer provides justification, to the satisfaction of the District or City, that the crossing is needed.**

Public sanitary sewer lines exist adjacent to the west side of this development from SW Sagert Street to the railroad tracks and adjacent to the railroad tracks within public easements. This line provides service to three developments to the west.

The submitted plans show relocation of the existing north/south public sanitary sewer line to within proposed SW 90th Place right-of-way. The relocated line would reconnect to the existing line at the northwest corner of the development. Public lines would extend west within public easements to continue service for the three developments to the west. New public lines would extend east within SW Nasoma Lane right-of-way to serve all townhouse lots and the potential future clubhouse on lot 67. In general, this concept is acceptable.

Public sanitary sewer will need to be constructed to serve each phase of the subdivision. Public Works Permit 11-33 has been issued to this applicant to construct the portion of public sanitary sewer line in SW Nasoma Lane adjacent to the 1st phase of the subdivision and relocate a portion of the existing public sanitary sewer line adjacent to the west property line near the north end of the development. Construction and relocation of the sanitary sewer lines related to Public Works Permit 11-33 is nearly finished. Plan Map Amendment PMA 10-01 allowed the change of zone from Low Density Residential (RL) to Medium Low Density Residential. This increased the maximum dwelling unit density from 6.7 to 10 du/acre. The increase in maximum density increases the potential use of sanitary sewer. In order to determine if additional upsizing of public sanitary sewer lines, downstream sanitary sewer conveyance calculations needed.

The applicant has stated intent to revise plans to route sanitary sewer from the previously approved Architectural Review 10-04, Marquis Phase 1, all phases of the proposed subdivision, and a future clubhouse on lot 67. The applicant has submitted sanitary sewer calculations indicating sufficient capacity within existing downstream public sanitary sewer lines including the entire Marquis site. This is acceptable. The applicant will need to submit revised sanitary sewer plans, for review and approval.

For downstream sanitary sewer lines within this development that are not within right-of-way, public sanitary sewer easements will be needed. For the 1st phase, dedication of right-of way or public sanitary sewer easements will be needed over the 2nd and 3rd phases. The remaining phases will need to provide right-of-way over the public sanitary sewer line within SW Nasoma Lane and SW 90th Place within their phase. Phases 3 and 4 will need to provide public sanitary sewer easements over the lines extended to serve the three developments to the west. The applicant will need to submit public sanitary sewer easements for sanitary sewer lines for each phase, for review and approval.

City vehicles need to access sanitary sewer manholes for maintenance. A 12-foot wide surface to support a 50,000 pound vehicle is needed to manholes within an access easement. The applicant will need to submit plans that show surfaces from public right-of-way to onsite sanitary sewer manholes to support City maintenance vehicles for each phase, for review and approval. The applicant will need to submit access easements to sanitary sewer manholes for each phase, for review and approval.

Prior to issuance of a Public Works Permit for the 1st phase:

- *The applicant shall submit revised plans that show surfaces from public right-of-way to onsite sanitary sewer manholes to support City maintenance vehicles for the 1st phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 2nd phase:

- *The applicant shall submit revised plans that show surfaces from public right-of-way to onsite sanitary sewer manholes to support City maintenance vehicles for the 2nd phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 3rd phase:

- *The applicant shall submit revised plans that show surfaces from public right-of-way to onsite sanitary sewer manholes to support City maintenance vehicles for the 3rd phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 4th phase:

- *The applicant shall submit revised plans that show surfaces from public right-of-way to onsite sanitary sewer manholes to support City maintenance vehicles for the 4th phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 5th phase:

- *The applicant shall submit revised plans that show surfaces from public right-of-way to onsite sanitary sewer manholes to support City maintenance vehicles for the 5th phase, for review and approval.*

Prior to approval of the Final Plat for the 1st phase:

- *The applicant shall submit public sanitary sewer easements for sanitary sewer lines for the 1st phase, for review and approval.*

Prior to approval of the Final Plat for the 2nd phase:

- *The applicant shall submit public sanitary sewer easements for sanitary sewer lines for the 2nd phase, for review and approval.*

Prior to approval of the Final Plat for the 3rd phase:

- *The applicant shall submit public sanitary sewer easements for sanitary sewer lines for the 3rd phase, for review and approval.*

Prior to approval of the Final Plat for the 4th phase:

- *The applicant shall submit public sanitary sewer easements for sanitary sewer lines for the 4th phase, for review and approval.*

Prior to approval of the Final Plat for the 5th phase:

- *The applicant shall submit public sanitary sewer easements for sanitary sewer lines for the 5th phase, for review and approval.*

8. Storm Drainage and Water Quality:

TDC 74.630 Storm Drainage System

- (1) Storm drainage lines shall be installed to serve each property in accordance with City standards. Storm drainage construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.**
- (2) The storm drainage calculations shall confirm that adequate capacity exists to serve the site. The discharge from the development shall be analyzed in accordance with the City's Storm and Surface Water Regulations (TMC 3-5).**

TDC 74.650 Water Quality, Storm Water Detention and Erosion Control

- (2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services.**

(3) For on-site private and regional non-residential public facilities, the applicant shall submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City.

TMC 3-5-220 Criteria for Requiring On-Site Detention to be Constructed.

- (1) There is an identified downstream deficiency, as defined in TMC 3-5.210, and detention rather than conveyance system enlargement is determined to be the more effective solution.**
- (2) There is an identified regional detention site within the boundary of the development.**

TMC 3-5-330 Permit Required. Except as provided in TMC 3-5.310, no person shall cause any change to improved or unimproved real property that will, or is likely to, increase the rate or quantity of run-off or pollution from the site without first obtaining a permit from the City and following the conditions of the permit.

TMC 3-5-380 Criteria for Granting Exemptions to Construction of On-Site Water Quality Facilities. A regional public facility may be constructed to serve private non-residential development provided:

- (1) The facility serves more than one lot; and**
- (2) All owners sign a stormwater facility agreement; and**
- (3) Treatment accommodates reasonable worst case impervious area for full build-out, stormwater equivalent to existing or proposed roof area is privately treated in LIDA facilities, and any detention occurs on each lot.**

Stormwater lines are proposed to convey stormwater west on SW Nasoma Lane and north on SW 90th Place. The line in SW Nasoma Lane receives the release from the Marquis development at the northwest corner of SW Boones Ferry Road & SW Sagert Street. Stormwater from the west currently flows in a ditch midway on the west side of the development north to the railroad tracks. The plans show capturing this stormwater and routing it within a public stormwater line in a public easement to the proposed stormwater line in SW 90th Place. All stormwater flows to a proposed public water quality facility within a tract. This is acceptable.

The applicant submitted stormwater calculations as part of the requirements of Architectural Review AR 10-04. These calculations evaluated the conveyance and treatment of all stormwater for that development and all phases of this subdivision. As the precise layout of the preliminary subdivision has changes revised calculations are needed to reflect the final plans. The applicant will need to submit final stormwater conveyance and treatment calculations, for review and approval.

Public Works Permit 11-33 has been issued to the applicant to construct stormwater conveyance capturing the stormwater from the west, conveying it north within the future SW 90th Place, and from SW Nasoma Lane to the east, north to public water quality facility. Construction of stormwater lines related to Public Works Permit 11-33 is mostly complete. Final plans for the 1st phase are included with Public Works Permit 11-33. Final plans are needed for the remaining phases of development to complete stormwater improvements. The applicant will need to submit final stormwater conveyance plans for each phase, for review and approval.

Water Quality Permit 11-34 was issued as part of Architectural Review AR 10-04 to construct a regional public water quality facility. AR 10-04 is an adjacent development permitted by the same developer as this subdivision. The facility will include treatment and detention for the area of all phases of the proposed subdivision and public streets. Construction of the water quality facility related to Water Quality Permit 11-34 is mostly complete. This is acceptable.

City vehicles need to access stormwater manholes for maintenance. A 12-foot wide surface to support a 50,000 pound vehicle is needed to manholes within an access easement. The applicant will need to submit plans that show surfaces from public right-of-way to onsite stormwater manholes to support City maintenance vehicles for each phase, for review and approval. The applicant will need to submit access easements to stormwater manholes for each phase, for review and approval.

Prior to issuance of a Water Quality Permit for the 1st phase:

- *The applicant shall submit final stormwater conveyance and treatment calculations, for review and approval.*

Prior to issuance of a Water Quality Permit for the 2nd phase:

- *The applicant shall submit final stormwater conveyance plans for the 2nd phase, for review and approval.*
- *The applicant shall submit plans that show surfaces from public right-of-way to onsite stormwater manholes to support City maintenance vehicles for the 2nd phase, for review and approval.*

Prior to issuance of a Water Quality Permit for the 3rd phase:

- *The applicant shall submit final stormwater conveyance plans for the 3rd phase, for review and approval.*
- *The applicant shall submit plans that show surfaces from public right-of-way to onsite stormwater manholes to support City maintenance vehicles for the 3rd phase, for review and approval.*

Prior to issuance of a Water Quality Permit for the 4th phase:

- *The applicant shall submit final stormwater conveyance plans for the 4th phase, for review and approval.*
- *The applicant shall submit plans that show surfaces from public right-of-way to onsite stormwater manholes to support City maintenance vehicles for the 4th phase, for review and approval.*

Prior to issuance of a Water Quality Permit for the 5th phase:

- *The applicant shall submit final stormwater conveyance plans for the 5th phase, for review and approval.*
- *The applicant shall submit plans that show surfaces from public right-of-way to onsite stormwater manholes to support City maintenance vehicles for the 5th phase, for review and approval.*

Prior to approval of the Final Plat for the 1st phase:

- *The applicant shall submit access easements to stormwater manholes for the 1st phase, for review and approval.*

Prior to approval of the Final Plat for the 2nd phase:

- *The applicant shall submit access easements to stormwater manholes for the 2nd phase, for review and approval.*

Prior to approval of the Final Plat for the 3rd phase:

- *The applicant shall submit access easements to stormwater manholes for the 3rd phase, for review and approval.*

Prior to approval of the Final Plat for the 4th phase:

- *The applicant shall submit access easements to stormwater manholes for the 4th phase, for review and approval.*

Prior to approval of the Final Plat for the 5th phase:

- *The applicant shall submit access easements to stormwater manholes for the 5th phase, for review and approval.*

9. Stormwater Connection Permit:

TDC 74.650 Water Quality, Storm Water Detention and Erosion Control (2)

On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services.

The applicant has submitted a Service Provider Letter from Clean Water Services dated August 8, 2012 indicating that Sensitive Areas exist on-site. A CWS Memorandum was received dated February 22, 2013. The applicant will need to obtain a Stormwater Connection Permit that complies with the submitted Service Provider Letter conditions.

All public improvements for the 1st phase have been part of Public Works Permit 11-33 and Water Quality Permit 11-34. These permits were issued based on a previously obtained Clean Water Services' Stormwater Connection Permit. No additional Stormwater Connection Permit is needed for the 1st phase.

Phases 2, 3, 4, & 5 have public improvements that will be needed for each respective phase, requiring a Stormwater Connection Permit for each phase. For phases 2, 3, 4, & 5 the applicant will need to obtain a Stormwater Connection Permit that complies with the submitted Service Provider Letter conditions.

Prior to the issuance of a Public Works Permit for the 2nd phase:

- *The applicant shall obtain a Stormwater Connection Permit that complies with the submitted Service Provider Letter conditions.*

Prior to the issuance of a Public Works Permit for the 3^d phase:

- *The applicant shall obtain a Stormwater Connection Permit that complies with the submitted Service Provider Letter conditions for the 2nd phase.*

Prior to the issuance of a Public Works Permit for the 4th phase:

- *The applicant shall obtain a Stormwater Connection Permit that complies with the submitted Service Provider Letter conditions for the 4th phase.*

Prior to the issuance of a Public Works Permit for the 5th phase:

- *The applicant shall obtain a Stormwater Connection Permit that complies with the submitted Service Provider Letter conditions for the 5th phase.*

10. Grading:
TDC 74.640

- (1) Development sites shall be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.**
- (2) A development applicant shall submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Engineer may require the applicant to remove all excess materials from the development site.**

The submitted plans show that on-site grading appears to minimize the impact of storm water runoff on to adjacent properties.

The requirement is met.

11. Erosion Control:
TDC 74.650 (3) The applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City.

If the site is between 1 and 5 acres in size, a 1200CN NPDES Erosion Control Permit is required. If it is over 5 acres, a 1200C NPDES Erosion Control Permit is required. The proposed development site is a total of approximately 8.87 acres. A NPDES Erosion Control Permit is required. The applicant has not obtained a NPDES Erosion Control Permit. The applicant will need to obtain a NPDES Erosion Control Permit for each phase.

A City of Tualatin erosion control permit is required if there is construction or disturbing of the site. The applicant has not obtained a City of Tualatin erosion control permit. The applicant will need to obtain a City of Tualatin erosion control permit for each phase.

TDC 34.200 Tree Removal on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited.

(3) The following exemptions apply to tree removal:

- (a) General Exemption. Four or fewer trees may be removed within a single calendar year from a single parcel of property or contiguous parcels of property under the same ownership without a permit, except when the tree to be removed:**
 - (iii) Is a Heritage Tree;**

TDC 36.120 (4) The following general information shall be shown on the subdivision plan: (n) states that natural resources, including the location of natural features, such as rock outcroppings, wetlands, water courses, creeks, wooded areas and trees having a trunk diameter of eight inches or greater, as measured at a point four feet above ground level, proposed to be removed and to be retained on site.

TDC 73.250

- (1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.**
- (2) During the construction process:**
 - (a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.**
 - (b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.**

The applicant has identified trees for removal: five with the 1st phase, two with the 2nd phase, and 64 with the 3rd phase. Heritage trees are to be protected. The plans show protection of the two heritage trees on this development: one with the 1st phase and one with the 5th phase. This is acceptable. Trees that will not be removed as a part of the proposed development, heritage trees, and trees on adjacent properties that may be affected by the proposed grading activities and equipment will need to be protected. The applicant will need to show tree protection around trees to be retained for each phase, for review and approval.

Note: Most trees proposed to be removed in the 3rd phase are due to relocating an existing public sanitary sewer line to the proposed SW 90th Place. Additional trees exist to the north of the trees shown for removal adjacent to the west property line near the railroad tracks. Preservation of these trees is encouraged. During construction of public improvements additional trees may have to be removed to not become a future safety hazard. With determination of future safety hazard, removal of those specific trees will be permitted during construction.

Note: SW Sagert Street frontage shows two street trees to the west of SW 90th Place within the right of way, one street tree to the east, and two onsite trees to the west all to be protected. Preservation of these trees is encouraged including meandering sidewalks to avoid root destruction. During construction of SW Sagert Street improvements and other subdivision requirements it may be determined that one or more may have to be removed so as to not create a future safety hazard. With such determination, the specific trees recognized to potentially become a future safety hazard will be approved for removal.

Note: The applicant has indicated the potential of continuing improvements on SW Sagert Street to east all the way to SW Boones Ferry Road. On the property at the corner of SW Sagert Street & SW Boones Ferry Road a grove of heritage trees exist adjacent to the right-of-way. No public improvements will be allowed to be constructed in such a fashion that would harm this heritage grove.

Prior to issuance of a Public Works Permit for the 1st phase:

- *The applicant shall obtain a NPDES Erosion Control Permit for the 1st phase.*
- *The applicant shall obtain a City of Tualatin erosion control permit for the 1st phase.*
- *The applicant shall show tree protection around trees to be retained for the 1st phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 2nd phase:

- *The applicant shall obtain a NPDES Erosion Control Permit for the 2nd phase.*
- *The applicant shall obtain a City of Tualatin erosion control permit for the 2nd phase.*
- *The applicant shall show tree protection around trees to be retained for the 2nd phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 3rd phase:

- *The applicant shall obtain a NPDES Erosion Control Permit for the 3rd phase.*
- *The applicant shall obtain a City of Tualatin erosion control permit for the 3rd phase.*
- *The applicant shall show tree protection around trees to be retained for the 3rd phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 4th phase:

- *The applicant shall obtain a NPDES Erosion Control Permit for the 4th phase.*
- *The applicant shall obtain a City of Tualatin erosion control permit for the 4th phase.*
- *The applicant shall show tree protection around trees to be retained for the 4th phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 5th phase:

- *The applicant shall obtain a NPDES Erosion Control Permit for the 5th phase.*
- *The applicant shall obtain a City of Tualatin erosion control permit for the 5th phase.*
- *The applicant shall show tree protection around trees to be retained for the 5th phase, for review and approval.*

12. Fire and Life Safety:

TMC 4-2.010 Hydrants and Water Supply for Fire Protection.

- (1) Every application for a building permit and accompanying plans shall be submitted to the Building Division for review of water used for fire protection, the approximate location and size of hydrants to be connected, and the provisions for access and egress for firefighting equipment. If upon such review it is determined that the fire protection facilities are not required or that they are adequately provided for in the plans, the Fire and Life Safety Reviewer shall recommend approval to the City Building Official.**
- (2) If adequate provisions for such facilities are not made, the Fire and Life Safety Reviewer shall either recommend against approval of the plans or indicate to the applicant in writing where the plans are deficient or recommend approval of plans subject to conditions.**

The submitted plans show four proposed public fire hydrants through this development, two on SW Nasoma Lane and two on SW 90th Place. The applicant has obtained Public Works Permit 11-33 authorizing construction of two public fire hydrants on SW Nasoma Lane, currently under construction. Public fire hydrant spacing is at 400-foot intervals. Each phase shows lots within 400 feet of a proposed public fire hydrant. Public Works Permit 11-33 permits construction of fire hydrants supporting the 1st and 2nd phases. This is acceptable. The applicant will need to submit final plans that show all proposed public fire hydrants for each phase, for review and approval.

An emergency vehicle turn-around is needed for extensions of a public street or tract that is greater than 150 feet and doesn't end in a cul-de-sac or intersection with another street. With each phase of additional development that extends the public street, the previous phase's emergency vehicle turn-around could automatically extinguish to be replaced by a new turn-around near the end of a dead-end public street. An alternative to retain a previous turn-around provided a dead-end extension is not greater than 150 feet.

For the 1st phase, an emergency vehicle turn-around will exist for SW Nasoma Lane through the development to the south permitted in Architectural Review 10-04. The 2nd phase extends 140 feet past the 1st phase's turn-around, not triggering a need for a new turn-around. The 3rd phase extends SW 90th Place north to end in a cul-de-sac which will operate as a turn-around with the south extension of SW 90th Place only 85 feet past SW Nasoma Lane, not triggering a new turn-around. The 4th phase extends SW 90th Place to SW Sagert Street, completing the connection and removing temporary turn-around requirements. This is acceptable.

TVF&R provided comments, dated February 21, 2013. The Building Official may determine, upon recommendation of Tualatin Valley Fire & Rescue (TVF&R), during the review of the Building Permits, that additional fire protection devices may be necessary. The applicant will need to submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R), for review and approval.

Prior to issuance of a Public Works Permit for the 1st phase:

- *The applicant shall submit final plans that show all proposed public fire hydrants for the 1st phase.*
- *The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R) for the 1st phase.*

Prior to issuance of a Public Works Permit for the 2nd phase:

- *The applicant shall submit final plans that show all proposed public fire hydrants for the 2nd phase.*
- *The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R) for the 2nd phase.*

Prior to issuance of a Public Works Permit for the 3rd phase:

- *The applicant shall submit final plans that show all proposed public fire hydrants for the 3rd phase.*
- *The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R) for the 3rd phase.*

Prior to issuance of a Public Works Permit for the 4th phase:

- *The applicant shall submit final plans that show all proposed public fire hydrants for the 4th phase for the 4th phase.*
- *The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).*

Prior to issuance of a Public Works Permit for the 5th phase:

- *The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R) for the 5th phase.*

13. TDC 34.330 Fence Standards.

(1) Subdivision or Partition of Property in a RL or RML Planning District.

Where property is the subject of a subdivision or partition application, and has an access-restricted property line(s) or lot line(s) that abuts a major arterial, minor arterial, major collector, minor collector, or expressway right-of-way or an interstate highway property line for a distance greater than 60 feet, a masonry fence shall be installed along the arterial/ collector/expressway/interstate highway frontage, in conformance with design standards set forth in TDC 34.340 and the fence standards set forth below:

- (a) Required fencing shall be installed along the entire length of the access-restricted property line(s) or lot line(s) abutting the arterial/collector/expressway right-of-way or interstate highway property line, except as provided in TDC 34.330(3), prior to issuance of any building permit on any parcel or lot created by the partition or subdivision.**
- (b) Except as provided in TDC 34.330(3), required fencing shall be located entirely outside of the public right-of-way or state-owned interstate highway property, and as close as physically possible to, approximately parallel with, either the property line or lot line abutting the arterial/collector/expressway right-of-way or interstate highway property line, or in the case of an arterial/collector/expressway street the ultimate right-of-way line, which-ever is located furthest from the centerline of the street right-of-way.**

(3) Exceptions to Fence Location or Configuration:

- (b) For public streets classified as an arterial/collector/expressway, where the City Engineer determines that an opening or passage through the fence must be provided, the fence shall include such required opening. The same shall be provided in fences along state-owned interstate highways when required by the state or Tualatin Valley Fire & Rescue or the City Engineer.**

Masonry fences are required for access-restricted Major Arterials and Minor Collectors if development is greater than 60-feet in length. The submitted plans show the 1st phase adjacent to SW Boones Ferry Road and the 4th & 5th phases adjacent to SW Sagert Street for distances greater than 60 feet. This development is in an RML zone. Both SW Boones Ferry Road, a Major Arterial, and SW Sagert Street, a minor collector, are access-restricted. No fences are shown on the plans. Fences will need to be shown on the plans.

SW Boones Ferry Road frontage includes an easement for a City pressure reducing station at the northeast corner of this development that has direct access to SW Boones Ferry Road. The fence is not needed for the section of SW Boones Ferry Road within this easement. The applicant will need to submit revised plans that show fences adjacent to the right-of-way of SW Sagert Street and SW Boones Ferry Road with the exception of the easement for a City pressure reducing station at the northeast corner of this development for the 1st, 4th and 5th phases, for review and approval.

Prior to issuance of a Public Works Permit for the 1st phase:

- *The applicant shall submit revised plans that show a fence adjacent to the right-of-way of SW Boones Ferry Road with the exception of the easement for a City pressure reducing station at the northeast corner of this development for the 1st phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 4th phase:

- *The applicant shall submit revised plans that show fences adjacent to the right-of-way of SW Sagert Street for the 4th phase, for review and approval.*

Prior to issuance of a Public Works Permit for the 5th phase:

- *The applicant shall submit revised plans that show a fence adjacent to the right-of-way of SW Sagert Street for the 5th phase, for review and approval.*

Prior to issuance of a Building Permit for the 1st phase:

- *The applicant shall construct a fence adjacent to the right-of-way of SW Boones Ferry Road with the exception of the easement for a City pressure reducing station at the northeast corner of this development for the 1st phase.*

Prior to issuance of a Building Permit for the 4th phase:

- *The applicant shall construct fences adjacent to the right-of-way of SW Sagert Street for the 4th phase.*

Prior to issuance of a Building Permit for the 5th phase:

- *The applicant shall construct a fence adjacent to the right-of-way of SW Sagert Street for the 5th phase.*

13. Republic Services Response

Republic Services submitted a response dated February 15, 2013. The letter indicates concern for the ability and safety to service the flag lots which are part of the 5th phase due to potential narrow driveways, lack of through streets, and no turn-arounds if residents place receptacles adjacent to their homes as well as the ability to serve the adjacent development to the east. The adjacent property to the east was approved in Architectural Review 10-04 and is not part of this development and cannot be addressed in this decision. This subdivision decision addresses specific lot geometry, services, and accesses related to land division. Future Architectural Reviews to approve townhouse construction for each phase will address mixed solid waste and source separated recyclables storage which may include additional access easements and surfaces that are needed to safely provide service.

RECOMMENDATION

Based on the findings presented, the City Engineer approves the preliminary 1st, 2nd, 3rd, 4th, & 5th phase plats of SB 13-01, Marquis Cottages with the following conditions:

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT FOR THE 1ST PHASE:

PFR-1 The applicant shall submit final stormwater conveyance and treatment calculations, for review and approval.

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT FOR THE 1ST PHASE:

PFR-2 The applicant shall submit revised plans that designate the north/south cul-de-sac as SW 90th Place, for review and approval.

PFR-3 The applicant shall submit final plans that show all lots to have accesses of acceptable width for all lots for the 1st phase, for review and approval.

PFR-4 The applicant shall submit final plans of SW Boones Ferry Road for the 1st phase, for review and approval.

PFR-5 The applicant shall submit final plans of SW Nasoma Lane for the 1st phase, for review and approval.

PFR-6 The applicant shall submit final water system plans that show 8-inch public water lines within SW Nasoma Lane with domestic service to each lot and double check valve assemblies to meet the requirements of TMC 3-3.120(4) for the 1st phase, for review and approval.

PFR-7 The applicant shall submit proof of permission from the contractor constructing the planned new water line in SW Boones Ferry Road if prior to City acceptance, for review and approval.

PFR-8 The applicant shall submit revised plans that show surfaces from public right-of-way to onsite sanitary sewer manholes to support City maintenance vehicles for the 1st phase, for review and approval.

PFR-9 The applicant shall obtain a NPDES Erosion Control Permit for the 1st phase.

PFR-10 The applicant shall obtain a City of Tualatin erosion control permit for the 1st phase.

PFR-11 The applicant shall show tree protection around trees to be retained for the 1st phase, for review and approval.

- PFR-12 The applicant shall submit final plans that show all proposed public fire hydrants for the 1st phase.
- PFR-13 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R) for the 1st phase.
- PFR-14 The applicant shall submit revised plans that show a fence adjacent to the right-of-way of SW Boones Ferry Road with the exception of the easement for a City pressure reducing station at the northeast corner of this development for the 1st phase, for review and approval.

PRIOR TO APPROVAL OF THE 1ST PHASE FINAL PLAT:

- PFR-15 The applicant shall construct the public improvements or provide financial assurance for completion for the 1st phase, for review and approval.
- PFR-16 The applicant shall plat the 1st phase within 24 months of the issued decision.
- PFR-17 The applicant shall show shared private access easements for all shared accesses for the 1st phase, for review and approval.
- PFR-18 The applicant shall dedicate a total of 49-feet of right-of-way from the centerline of SW Boones Ferry Road for the 1st phase, for review and approval.
- PFR-19 The applicant shall dedicate a total of 50-feet of right-of-way for SW Nasoma Lane for the 1st phase, for review and approval.
- PFR-20 The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees for the 1st phase, for review and approval. The City will complete the installation.
- PFR-21 The applicant shall submit public sanitary sewer easements for sanitary sewer lines for the 1st phase, for review and approval.
- PFR-22 The applicant shall submit access easements to stormwater manholes for the 1st phase, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 1ST PHASE:

- PFR-23 The applicant shall construct the public improvements for the 1st phase.
- PFR-24 The applicant shall deliver a Mylar copy of the 1st phase's recorded plat to the City Engineer.

PFR-25 The applicant shall construct a fence adjacent to the right-of-way of SW Boones Ferry Road with the exception of the easement for a City pressure reducing station at the northeast corner of this development for the 1st phase.

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT FOR THE 2ND PHASE:

PFR-26 The applicant shall submit final stormwater conveyance plans for the 2nd phase, for review and approval.

PFR-27 The applicant shall submit plans that show surfaces from public right-of-way to onsite stormwater manholes to support City maintenance vehicles for the 2nd phase, for review and approval.

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT FOR THE 2ND PHASE:

PFR-28 The applicant shall submit final plans that show all lots to have accesses of acceptable width for all lots for the 2nd phase, for review and approval.

PFR-29 The applicant shall submit final plans of SW Nasoma for the 2nd phase, for review and approval.

PFR-30 The applicant shall submit final water system plans that show 8-inch public water lines within SW Nasoma Lane with domestic service to each lot and double check valve assemblies to meet the requirements of TMC 3-3.120(4) for the 2nd phase, for review and approval.

PFR-31 The applicant shall submit revised plans that show surfaces from public right-of-way to onsite sanitary sewer manholes to support City maintenance vehicles for the 2nd phase, for review and approval.

PFR-32 The applicant shall obtain a Stormwater Connection Permit that complies with the submitted Service Provider Letter conditions.

PFR-33 The applicant shall obtain a NPDES Erosion Control Permit for the 2nd phase.

PFR-34 The applicant shall obtain a City of Tualatin erosion control permit for the 2nd phase.

PFR-35 The applicant shall show tree protection around trees to be retained for the 2nd phase, for review and approval.

PFR-36 The applicant shall submit final plans that show all proposed public fire hydrants for the 2nd phase.

PFR-37 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R) for the 2nd phase.

PRIOR TO APPROVAL OF THE 2ND PHASE FINAL PLAT:

PFR-38 The applicant shall construct the public improvements or provide financial assurance for completion for the 2nd phase, for review and approval.

PFR-39 The applicant shall plat the 2nd phase within 24 months of platting the 1st phase.

PFR-40 The applicant shall show shared private access easements for all shared accesses for the 2nd phase, for review and approval.

PFR-41 The applicant shall dedicate a total of 50-feet of right-of-way for SW Nasoma Lane for the 2nd phase, for review and approval.

PFR-42 The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees for the 2nd phase, for review and approval. The City will complete the installation.

PFR-43 The applicant shall submit public sanitary sewer easements for sanitary sewer lines for the 2nd phase, for review and approval.

PFR-44 The applicant shall submit access easements to stormwater manholes for the 2nd phase, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 2ND PHASE:

PFR-45 The applicant shall construct the public improvements for the 2nd phase.

PFR-46 The applicant shall deliver a Mylar copy of the 2nd phase's recorded plat to the City Engineer.

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT FOR THE 3RD PHASE:

PFR-47 The applicant shall submit final stormwater conveyance plans for the 3rd phase, for review and approval.

PFR-48 The applicant shall submit plans that show surfaces from public right-of-way to onsite stormwater manholes to support City maintenance vehicles for the 3rd phase, for review and approval.

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT FOR THE 3RD PHASE:

- PFR-49 The applicant shall submit final plans that show all lots to have accesses of acceptable width for all lots for the 3rd phase, for review and approval.
- PFR-50 The applicant shall submit final plans of SW Nasoma Lane and SW 90th Place for the 3rd phase, for review and approval.
- PFR-51 The applicant shall submit final water system plans that show 8-inch public water lines within SW Nasoma Lane and SW 90th Place with domestic service to each lot and double check valve assemblies to meet the requirements of TMC 3-3.120(4) for the 3rd phase, for review and approval.
- PFR-52 The applicant shall submit revised plans that show surfaces from public right-of-way to onsite sanitary sewer manholes to support City maintenance vehicles for the 3rd phase, for review and approval.
- PFR-53 The applicant shall obtain a Stormwater Connection Permit that complies with the submitted Service Provider Letter conditions for the 2nd phase.
- PFR-54 The applicant shall obtain a NPDES Erosion Control Permit for the 3rd phase.
- PFR-55 The applicant shall obtain a City of Tualatin erosion control permit for the 3rd phase.
- PFR-56 The applicant shall show tree protection around trees to be retained for the 3rd phase, for review and approval.
- PFR-57 The applicant shall submit final plans that show all proposed public fire hydrants for the 3rd phase.
- PFR-58 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R) for the 3rd phase.

PRIOR TO APPROVAL OF THE 3RD PHASE FINAL PLAT:

- PFR-59 The applicant shall construct the public improvements or provide financial assurance for completion for the 3rd phase, for review and approval.
- PFR-60 The applicant shall plat the 3rd phase within 24 months of platting the 2nd phase.
- PFR-61 The applicant shall show shared private access easements for all shared accesses for the 3rd phase, for review and approval.

- PFR-62 The applicant shall dedicate a total of 50-feet of right-of-way for SW Nasoma Lane and SW 90th Place for the 3rd phase, for review and approval.
- PFR-63 The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees for the 3rd phase, for review and approval. The City will complete the installation.
- PFR-64 The applicant shall submit public sanitary sewer easements for sanitary sewer lines for the 3rd phase, for review and approval.
- PFR-65 The applicant shall submit access easements to stormwater manholes for the 3rd phase, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 3RD PHASE:

- PFR-66 The applicant shall construct the public improvements for the 3rd phase.
- PFR-67 The applicant shall deliver a Mylar copy of the 3rd phase's recorded plat to the City Engineer.

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT FOR THE 4TH PHASE:

- PFR-68 The applicant shall submit final stormwater conveyance plans for the 4th phase, for review and approval.
- PFR-69 The applicant shall submit plans that show surfaces from public right-of-way to onsite stormwater manholes to support City maintenance vehicles for the 4th phase, for review and approval.

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT FOR THE 4TH PHASE:

- PFR-70 The applicant shall submit final plans that show all lots to have accesses of acceptable width for all lots for the 4th phase, for review and approval.
- PFR-71 The applicant shall submit final plans of SW 90th Place for the 4th phase, for review and approval.
- PFR-72 The applicant shall submit final plans that show the SW Sagert Street half-street improvements, from the centerline to the north right-of-way, of a full cross-section consisting of two 12-foot travel lanes, one 8-foot parking lane on the south side, 6-foot bike lanes, 6-foot curbside planter strips with curbs, streetlights, and trees, 6-foot sidewalks for the 4th phase, for review and approval.

- PFR-73 The applicant shall submit final water system plans that show 8-inch public water lines within SW 90th Place with domestic service to each lot and double check valve assemblies to meet the requirements of TMC 3-3.120(4) for the 4th phase, for review and approval.
- PFR-74 The applicant shall submit revised plans that show surfaces from public right-of-way to onsite sanitary sewer manholes to support City maintenance vehicles for the 4th phase, for review and approval.
- PFR-75 The applicant shall obtain a Stormwater Connection Permit that complies with the submitted Service Provider Letter conditions for the 4th phase.
- PFR-76 The applicant shall obtain a NPDES Erosion Control Permit for the 4th phase.
- PFR-77 The applicant shall obtain a City of Tualatin erosion control permit for the 4th phase.
- PFR-78 The applicant shall show tree protection around trees to be retained for the 4th phase, for review and approval.
- PFR-79 The applicant shall submit final plans that show all proposed public fire hydrants for the 4th phase for the 4th phase.
- PFR-80 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).
- PFR-81 The applicant shall submit revised plans that show fences adjacent to the right-of-way of SW Sagert Street for the 4th phase, for review and approval.

PRIOR TO APPROVAL OF THE 4TH PHASE FINAL PLAT:

- PFR-82 The applicant shall construct the public improvements or provide financial assurance for completion for the 4th phase, for review and approval.
- PFR-83 The applicant shall plat the 4th phase within 24 months of platting the 3rd phase.
- PFR-84 The applicant shall show shared private access easements for all shared accesses for the 4th phase, for review and approval.
- PFR-85 The applicant shall dedicate a total of 50-feet of right-of-way for SW Nasoma Lane and SW 90th Place for the 3rd phase, for review and approval.
- PFR-86 The applicant shall dedicate a total of 34-feet of right-of-way from the centerline of SW Sagert Street for the 4th phase, for review and approval.

PFR-87 The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees for the 4th phase, for review and approval. The City will complete the installation.

PFR-88 The applicant shall submit public sanitary sewer easements for sanitary sewer lines for the 4th phase, for review and approval.

PFR-89 The applicant shall submit access easements to stormwater manholes for the 4th phase, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 4TH PHASE:

PFR-90 The applicant shall construct the public improvements for the 4th phase.

PFR-91 The applicant shall deliver a Mylar copy of the 4th phase's recorded plat to the City Engineer.

PFR-92 The applicant shall construct fences adjacent to the right-of-way of SW Sagert Street for the 4th phase.

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT FOR THE 5TH PHASE:

PFR-93 The applicant shall submit final stormwater conveyance plans for the 5th phase, for review and approval.

PFR-94 The applicant shall submit plans that show surfaces from public right-of-way to onsite stormwater manholes to support City maintenance vehicles for the 5th phase, for review and approval

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT FOR THE 5TH PHASE:

PFR-95 The applicant shall submit final plans that show all lots to have accesses of acceptable width for all lots and flag lots for the 5th phase, for review and approval.

PFR-96 The applicant shall submit final plans that show the SW Sagert Street half-street improvements, from the centerline to the north right-of-way, of a full cross-section consisting of two 12-foot travel lanes, one 8-foot parking lane on the south side, 6-foot bike lanes, 6-foot curbside planter strips with curbs, streetlights, and trees, 6-foot sidewalks for the 5th phase, for review and approval.

- PFR-97 The applicant shall submit final water system plans that show 8-inch public water lines within SW 90th Place with domestic service to each lot and double check valve assemblies to meet the requirements of TMC 3-3.120(4) for the 5th phase, for review and approval.
- PFR-98 The applicant shall submit revised plans that show surfaces from public right-of-way to onsite sanitary sewer manholes to support City maintenance vehicles for the 5th phase, for review and approval.
- PFR-99 The applicant shall obtain a Stormwater Connection Permit that complies with the submitted Service Provider Letter conditions for the 5th phase.
- PFR-100 The applicant shall obtain a NPDES Erosion Control Permit for the 5th phase.
- PFR-101 The applicant shall obtain a City of Tualatin erosion control permit for the 5th phase.
- PFR-102 The applicant shall show tree protection around trees to be retained for the 5th phase, for review and approval.
- PFR-103 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R) for the 5th phase.
- PFR-104 The applicant shall submit revised plans that show a fence adjacent to the right-of-way of SW Sagert Street for the 5th phase, for review and approval.

PRIOR TO APPROVAL OF THE 5TH PHASE FINAL PLAT:

- PFR-105 The applicant shall construct the public improvements or provide financial assurance for completion for the 5th phase, for review and approval.
- PFR-106 The applicant shall plat the 5th phase within 24 months of platting the 4th phase.
- PFR-107 The applicant shall show shared private access easements for all shared accesses and flag lots for the 5th phase, for review and approval.
- PFR-108 The applicant shall dedicate a total of 34-feet of right-of-way from the centerline of SW Sagert Street for the 5th phase, for review and approval.
- PFR-109 The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees for the 5th phase, for review and approval. The City will complete the installation.
- PFR-110 The applicant shall submit public sanitary sewer easements for sanitary sewer lines for the 5th phase, for review and approval.

PFR-111 The applicant shall submit access easements to stormwater manholes for the 5th phase, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 5TH PHASE:

PFR-112 The applicant shall construct the public improvements for the 5th phase.

PFR-113 The applicant shall deliver a Mylar copy of the 5th phase's recorded plat to the City Engineer.

PFR-114 The applicant shall construct a fence adjacent to the right-of-way of SW Sagert Street for the 5th phase.

APPEAL

Requests for review of this decision must be received by the Engineering Division within the 14-day appeal period ending on **July 24, 2013 at 5 PM**. Issues must have been described with adequate clarity and detail to afford a decision maker an opportunity to respond to the issue. A request for review must be submitted on the form provided by the City, as detailed in TDC 36.161, and signed by the appellant.

Sincerely,



Tony Doran, EIT
Engineering Associate

C: Kirsten Van Loo, Emerio Design, LLC, 6107 SW Murray, Suite 147, Beaverton, OR 97008
Scott Miller, Marquis Companies, 4560 SW International Way, Suite 100, Milwaukie, OR 97222
Ernest Brown, Tigard/Tualatin School District, 6960 SW Sandburg Street, Tigard, OR 97223
Frank J. Lonergan, Operations Mgr, Republic Servs, 10295 SW Ridder Road, Wilsonville, OR 97070
Drew DeBois, Deputy Fire Marshal/CFI, Tualatin Valley Fire & Rescue, 7401 SW Washo Court # 101, Tualatin, Oregon, 97062
File: SB 13-01, Marquis Cottages



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**

\$2700 Application Fee

Application for: Subdivision Partition Property Line Adjustment

Project Address: Boones Ferry Road and Sagert Street Planning District: RML

Project Tax Map Number: 2S1 23 DD Tax Lot Number(s): TL 501 and TL 502

Property Owner(s): Tigard/Tualatin School District TL 502 - 4.84 acres

Property Owner's Address: 6960 Sw Sandburg St.

Owner's Phone Number: 503 431 4000 Fax Number: 503 431 4047

Owner's Signature: *Emmett L. Baum* Date: 1-31-13

Owner's Signature: _____ Date: _____

Owner's Signature: _____

Applicant's Name: Marquis Companies - Scott Miller Applicants Rep

Applicant's Address: 4560 SE International Way Suite 100, Milwaukie, OR 97222

Applicant's Phone Number: 971-206-2330 Fax Number: 971-206-5201

Applicant's Signature: *Scott J. Miller* Date: 2-6-13

Consultant's Name: Kirsten Van Loo

Consultant's Company: Emerio Design, LLC

Consultant's Address: 6107 Sw Murray, Suite 147, Beaverton, OR 97008

Consultant's Phone Number: 503 956 4180 Fax Number: _____

Direct Communication to: Owner Applicant Consultant

Existing Use: Vacant Proposed Use: Townhouse Cottage Subdivision

Total Acreage: 8.87 acres No. of Lots/Parcels: 65-66

Average Lot/Parcel Width: 35ft Average Lot/Parcel Area: 3100ft²

Subdivision Name (if applicable): Marquis Cottages

Receipt Number: 915200 Fee: \$ 2,700 Job Number: SB 13-01

By: *[Signature]* Date: 1/31/13



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**

ADDITIONAL OWNERS

Project Address: _____
 Project Tax Map Number: 2S1 23 DD Tax Lot Number(s): TL 501 3.73 acres
 Property Owner's Name: Marquis Companies - Scott Miller Applicants Rep
 Property Owner's Address: 4560 SE International Way Suite 100, Milwaukie, OR 97222
 Owner's Phone Number: 971-206-2330 Fax Number: 971-206-5201
 Owner's Signature: *Scott J. Miller* Date: 2-6-13
 Owner's Signature: _____ Date: _____

Project Address: _____
 Project Tax Map Number: _____ Tax Lot Number(s): _____
 Property Owner's Name: _____
 Property Owner's Address: _____
 Owner's Phone Number: _____ Fax Number: _____
 Owner's Signature: _____ Date: _____
 Owner's Signature: _____ Date: _____

Project Address: _____
 Project Tax Map Number: _____ Tax Lot Number(s): _____
 Property Owner's Name: _____
 Property Owner's Address: _____
 Owner's Phone Number: _____ Fax Number: _____
 Owner's Signature: _____ Date: _____
 Owner's Signature: _____ Date: _____

AMENDED Service Provider Letter

10-001901

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 07-20).

Jurisdiction:	<u>Tualatin</u>	Review Type:	<u>Tier 2 Analysis</u>
		SPL Original Date:	<u>June 9, 2011</u>
Site Address / Location:	<u>19945 SW Boones Ferry</u>	SPL Amendment Date:	<u>August 08, 2012</u>
	<u>Tualatin, OR 97062</u>	SPL Expiration Date:	<u>August 08, 2014</u>

Applicant Information:

Name _____
 Company MARQUIS COMPANIES
 Address 4560 SE INTERNATIONAL WAY
MILWAUKIE OR 97222
 Phone/Fax _____
 E-mail: _____

Owner Information:

Name _____
 Company MARQUIS COMPANIES
 Address 4560 SE INTERNATIONAL WAY
MILWAUKIE OR 97222
 Phone/Fax _____
 E-mail: _____

Tax lot ID

Development Activity

2S123DD00500,
2S123DD00501,
2S123DD00502

Residential Housing
Subdivision

Pre-Development Site Conditions:

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 50
 Vegetated Corridor Condition: Good/Degraded

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 50

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 3400

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Subdivision Development</u>	<u>39,330</u>
_____	_____
_____	_____

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>Off-site/ Payment to Provide</u>	<u>39,330/1:1/</u> <u>\$87,592.60</u>
_____	_____
_____	_____

Conditions Attached Development Figures Attached (5) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

CWS File No. 10-001901; Memo to Respond to Tier 2 Regulations

The proposed project has met the Tier 2 Alternative Analysis criteria and responses to the criteria are depicted below.

1. The proposed encroachment area is mitigated in accordance with Section 3.08.

- Mitigation will be provided through CWS Payment-To-Provide (PTP) mitigation credit purchase. No additional area is available for on-site VC mitigation.

2. The replacement mitigation protects the functions and values of the Vegetated Corridor and Sensitive Area.

- The majority of the 35,962 sf of on-site VC encroachment was determined to be in degraded condition, including 22,888 sf from the lot development and 6,513 sf from roadway and WQF. The off-site encroachment is an indirect loss of function, since the existing forest and shrub cover will remain in place, but will no longer be directly adjacent to the filled ditch. The total 39,330 sf of VC encroachment will be mitigated through the PTP Program.

The existing VC functions and values are limited by the low quality wetland and drainage ditch resources which exhibit few functions and values. The drainage ditch and small wetland function include primarily stormwater conveyance and a minimal level of primary production for food sources. The man-made channelized structure of the ditch and small size of the wetland limit other functions almost entirely since the ditch lacks in-channel herbaceous vegetation and other shrub or tree cover along the banks. Additionally, untreated, off-site storm water conveyed in the ditch continues to have very poor water quality. Redirecting the stormwater flow from the drainage to an on-site water quality facility will provide a number of water quality benefits and be a net improvement on the existing water quality of stormwater flowing off-site.

3. Enhancement of the replacement area, if not already in Good Corridor Condition, and either the remaining Vegetated Corridor on the site or the first 50 feet of width closest to the resource, whichever is less, to a Good Corridor Condition.

- No on-site mitigation is proposed.

4. A District Stormwater Connection Permit is likely to be issued based on proposed plans.

- The applicant reasonably expects to obtain a District Stormwater Connection Permit based on proposed plans for the project.

5. Location of development and site planning minimizes incursion into the Vegetated Corridor.

- Corridor incursion has been minimized to the greatest degree possible, while still meeting the site development goals. The alternatives analysis prepared for this project concluded that redirecting the stormwater flow that currently exists in the drainage ditch into an on-site WQF would provide a number of water quality benefits that outweigh the loss of existing low quality wetland and VC functions.

6. No practicable alternative to the location of the development exists that will not disturb the Sensitive Area or Vegetated Corridor.

- The preferred alternative allows for construction of the community to meet a specified purpose and need, provides on-site and off-site stormwater treatment, solves the channel erosion issues, and allows the relocation of the existing sanitary line along the western portion of the site into a future right-of-way to avoid future conflicts with surface stormwater flow. Another alternative was discussed that included

retaining the existing ditch and restoring only those portions of the existing drainage channel that poses the greatest risk of future erosion issues to the existing sanitary sewer line. The partial channel restoration was determined to not be feasible since it would only provide, at best, a short term solution to the existing erosion issues.

7. The proposed encroachment provides public benefits.

- Downcutting is currently happening within the stream channel during high flow events as well as erosion of the bank as the drainage enters the railroad ditch. By re-routing the stormwater flow through the on-site water quality pond, the constructed outlet to the railroad ditch will eliminate unnecessary erosion that is occurring within the channel and at the existing T-culvert railroad ditch outlet. The preferred alternative allows for the construction of the development to meet a specified purpose and need, provides on-site and off-site stormwater treatment, and solves the channel erosion issues. The northern 114-ft end of the existing ditch will be restored to capture local storm runoff and to more natural channel profile and the banks will be re-seeded with a wetland seed mix and replanted with native wetland shrubs. The stream restoration of the northern ditch segment will not be claimed as mitigation towards the proposed ditch impacts. This restoration is proposed as the last step to insure the degradation of the ditch channel and water quality flow off-site will be eliminated. The ditch channel restoration in combination with the water quality treatment will benefit the downstream watershed, thus providing a public benefit beyond the required storm water treatment.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 07-20, Chapter 3.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 07-20, Section 3.06.1 and per approved plans.
3. **Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground disturbance an erosion control permit is required from the City. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 07-20, Section 5.10.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. **The water quality facility shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.**

10. Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.

SPECIAL CONDITIONS

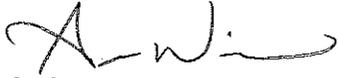
- 11. For the remaining Vegetated Corridor, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3.**
- 12. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 07-20, Appendix A, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated "good."
- 13. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan, 2009. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
- 14. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Landscape Requirements (R&O 07-20, Appendix A).
- 15. Maintenance and monitoring requirements shall comply with R&O 07-20, Section 2.11.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two-year maintenance period shall begin again from the date of replanting.
- 16. Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2.
- 17. For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services may require that the sensitive area and Vegetated Corridor be contained in a separate tract and subject to a "STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY" to be granted to the City or Clean Water Services.**
- 18. Vegetated Corridor mitigation in the form of Payment to Provide has been authorized for encroachments related to the above referenced project in accordance with R&O 07-20, Section 3.08.3. Payment of the \$87,592.60. Payment to Provide mitigation fee shall be accepted by Clean Water Services prior to issuance of any utility, site development or construction permits. Clean Water Services shall issue a confirmation of payment letter following receipt of the funds.**

FINAL PLANS

- 19. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
- 20. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
- 21. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
- 22. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

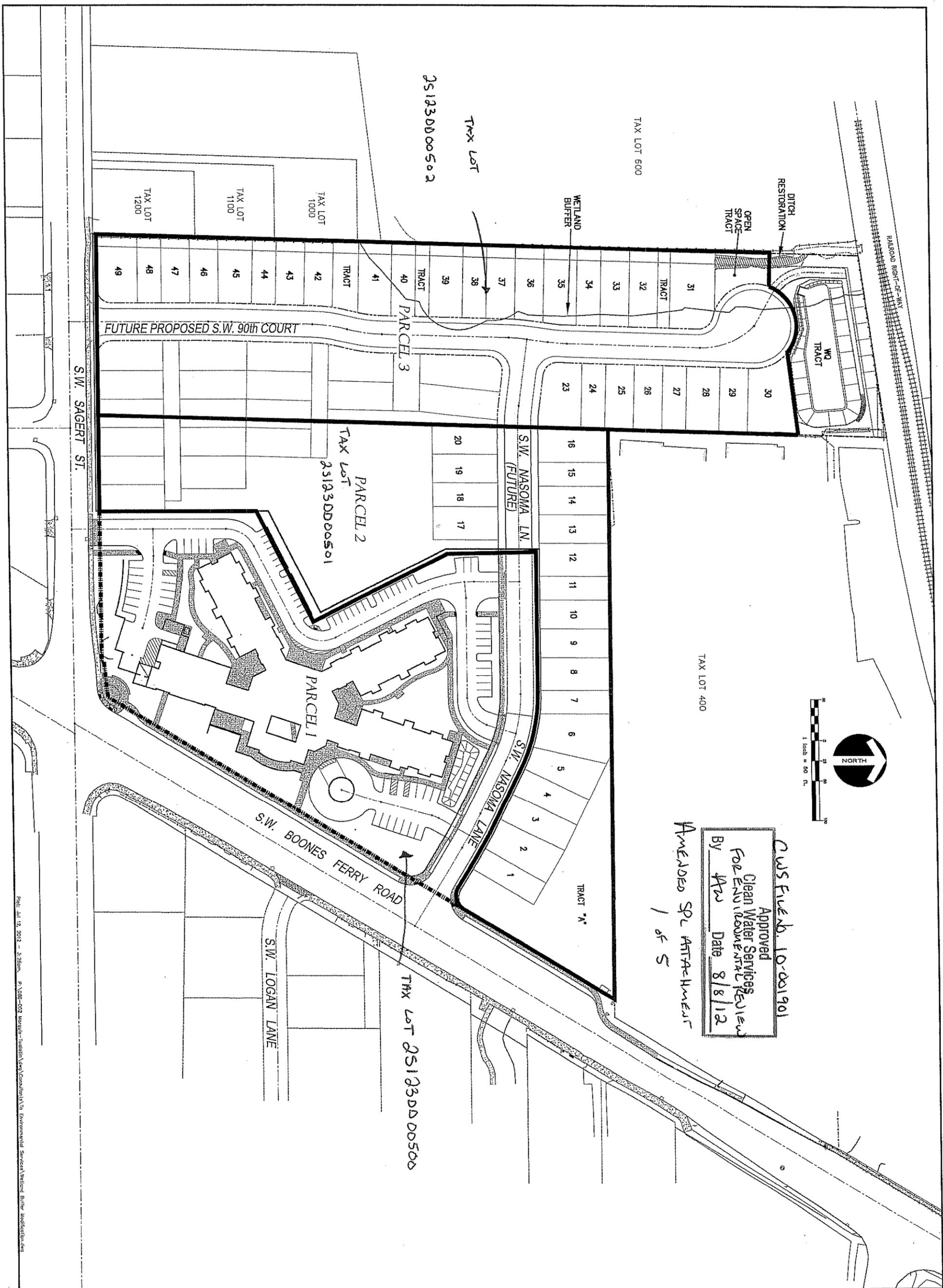
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3653 with any questions.

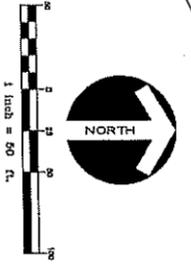


Amber Wierck
Environmental Plan Review

Attachments (5)



Approved
 Clean Water Services
 For Environmental Review
 By AW Date 8/8/12
 AMENDED SPL ATTACHEMENT
 1 of 5



Proj. July 12, 2012 - 3:28pm P:\086-002 Marquis-Tualatin_Vap_Consultant\110 Environmental Services\Wetland Buffer Modifications.dwg

SHEET
 X OF

EMERIO
Designer
 6107 SW MURRAY BLVD. SUITE 147
 BEAVERTON, OREGON 97008
 PH: (503) 515-5528

REVISIONS		
NO.	DATE	DESCRIPTION

MASTER PLAN

MARQUIS TUALATIN
 PUBLIC IMPROVEMENTS
 TAX LOT 500
 SE 1/4 SE 1/4 OF SEC. 23, T2S R1W
 CITY OF TUALATIN, OREGON

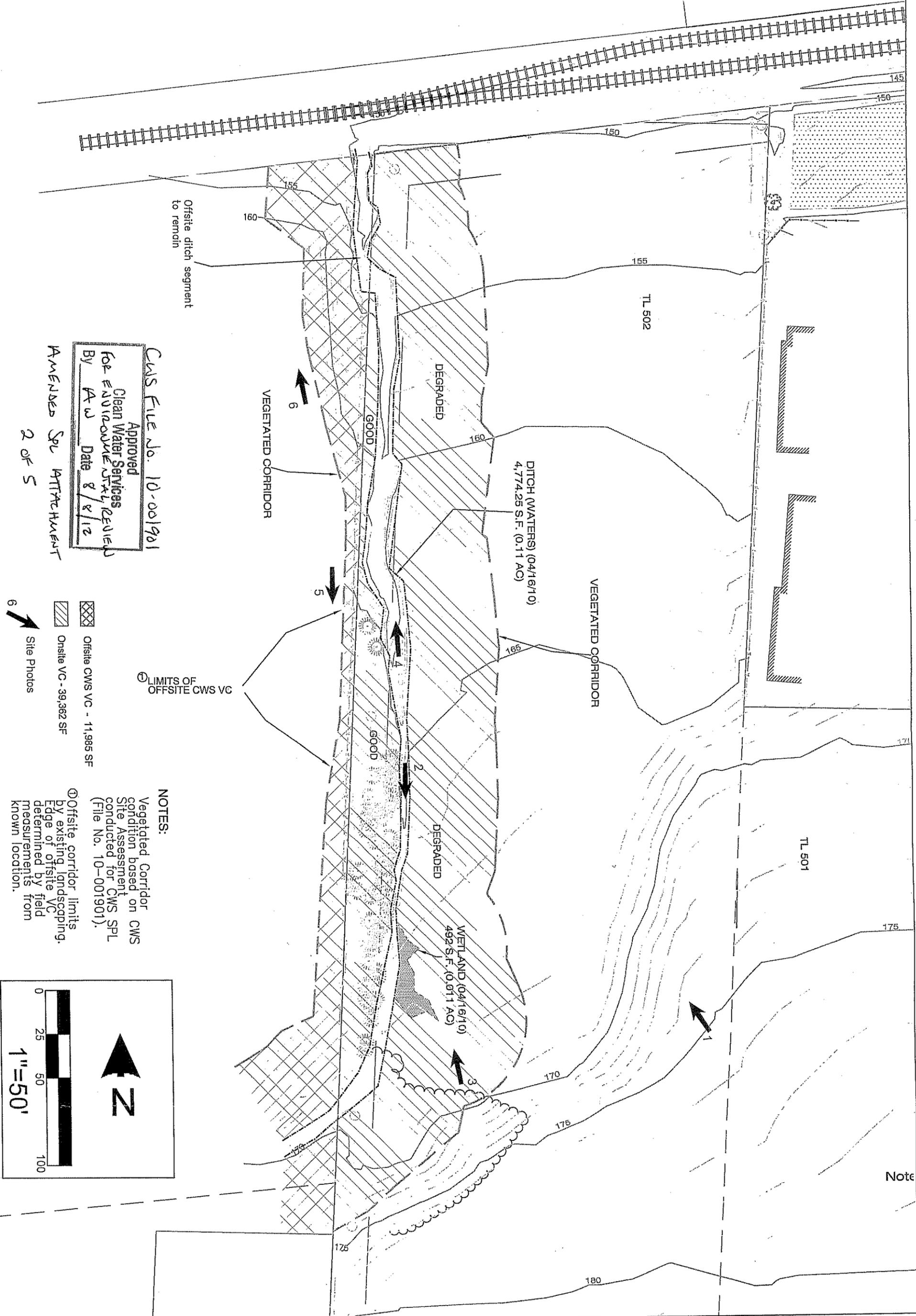


838 SW First Ave. #410
Portland, OR 97204
Phone: 503.478.0424
FAX: 503.478.0422
www.esapdx.com

EXISTING CONDITIONS MAP Marquis Tualatin Washington County, Oregon

Base Map Source:
Summit Land Surveyors
Modified By: KR
Date: 6/12
Job: 11013
Rev: 00/00

Figure 4



NOTES:
Vegetated Corridor condition based on CWS Site Assessment conducted for CWS SPL (File No. 10-001901).

① Offsite corridor limits by existing landscaping. Edge of offsite VC determined by field measurements from known location.

Offsite CWS VC - 11,985 SF

Onsite VC - 39,362 SF

Site Photos

LIMITS OF OFFSITE CWS VC

CWS File No. 10-001901
Approved
Clean Water Services
FOR REVIEW ONLY (REVISED)
By AW Date 8/8/12

AMENDED SPL ATTACHMENT
2 OF 5

Offsite ditch segment to remain

DITCH (WATERS) (04/16/10)
4,774.25 S.F. (0.11 AC)

WETLAND (04/16/10)
492 S.F. (0.011 AC)

TL 501

TL 502

Note

 CMS CORRIDOR ENCROACHMENT
 TOTAL AREA=35,982 SF (0.83 AC.)
 CMS CORRIDOR ENHANCEMENT
 TOTAL AREA=3,400 SF (0.08 AC.)



1 inch = 20 ft.

CMS FILE NO. 10-001901
 Approved
 Clean Water Services Review
 FOR ENVIRONMENTAL
 By AW Date 8/8/12

AMENDED SPL ATTACHMENT
 3 OF 5

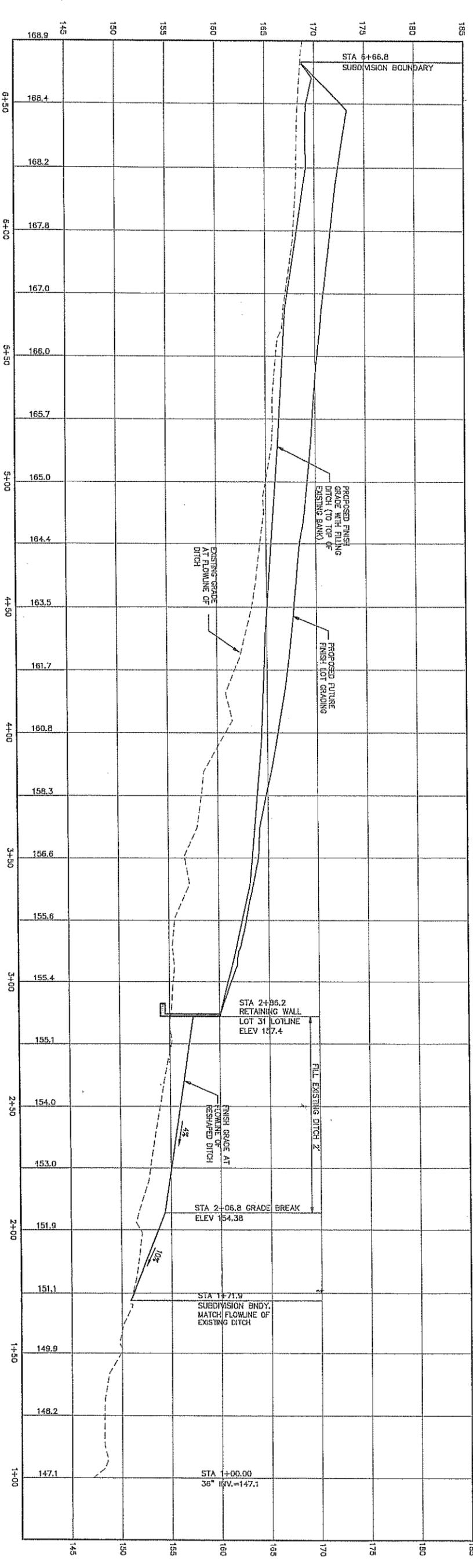
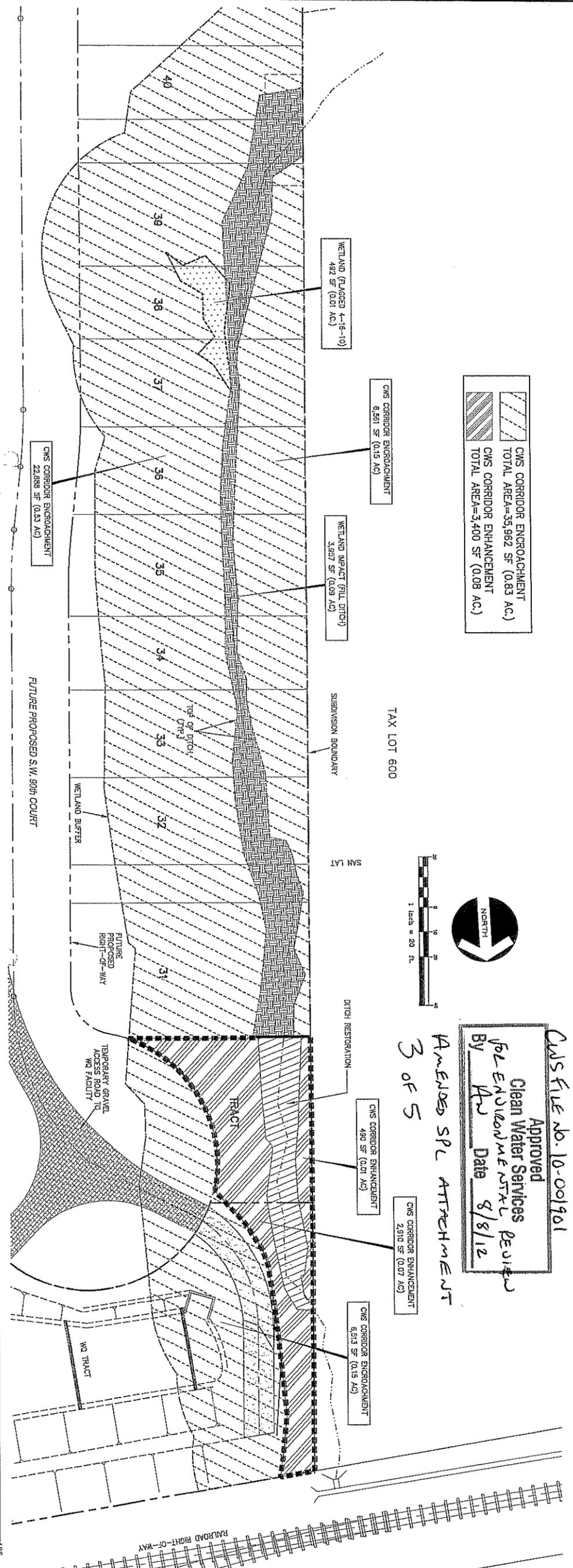


Figure 6a

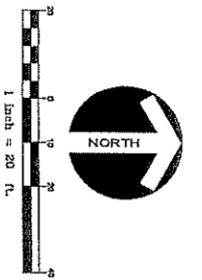
EMERIO
 Design
 6107 SW MURRAY BLVD, SUITE 147
 BEAVERTON, OREGON 97008
 PH: (503) 515-5528

REVISIONS		
NO.	DATE	DESCRIPTION

ON-SITE CWS CORRIDOR ENCROACHMENT / ENHANCEMENT

MARQUIS TUALATIN
 PUBLIC IMPROVEMENTS
 TAX LOT 500
 SE 1/4 SE 1/4 OF SEC. 23, T2S R1W
 CITY OF TUALATIN, OREGON

Plot: Jun 08, 2012 - 2:10pm, P:\086-002\layouts\Tualatin\Wetland Buffer Modification.dwg



Approved
 Clean Water Services
 For Environmental Review
 By AUS Date 8/8/12
 CWIS File No. 10-001901
 AMERIO SPL APPROVED
 5 of 5

Table 2: Plant List for CWS Corridor Enhancement Area

Common Name	Scientific Name	Plant Form/Size ¹	Plant Spacing (ft on center)	Total Number of plants
VC ENHANCEMENT AREAS (3,400 SF)				
Trees				
Douglas fir	<i>Pseudotsuga menziesii</i>	2 gal/36"	10 ft O.C.	10
Big leaf maple	<i>Acer macrophyllum</i>	2 gal/36"	10 ft O.C.	12
Red alder	<i>Alnus rubra</i>	2 gal/36"	10 ft O.C.	12
			Subtotal	34
Shrubs				
Red-osier dogwood	<i>Cornus sericea</i>	1 gal/18"	Clusters of 3-4 plants; 2 ft O.C.	70
Nootka Rose	<i>Rosa nutkana</i>	1 gal/18"	Clusters of 3-4 plants; 2 ft O.C.	26
Pacific Ninebark	<i>Physocarpus opulifolius</i>	1 gal/18"	Clusters of 3-4 plants; 2 ft O.C.	25
Snowberry	<i>Symphoricarpos albus</i>	1 gal/18"	Clusters of 3-4 plants; 2 ft O.C.	25
Dull Oregon Grape	<i>Berberis nervosa</i>	1 gal/18"	Clusters of 3-4 plants; 2 ft O.C.	25
			Subtotal	171
			TOTAL	205

Enhancement Area Seed Mix (Seeding Rate: 1 lb per 1000 sf)

Common Name	Species	Percentage of Mix
Blue wildrice	<i>Elymus glaucus</i>	30%
California bromegrass	<i>Eriogonum californicum</i>	30%
Red Fescue	<i>Festuca rubra</i>	20%
American smooth grass	<i>Baccharis stricta</i>	20%

NOTES: ¹Substitutes for plant form and species may be used based on availability.

Plot: Jan. 08, 2012 - 2:10pm, P:\086-002\Marquis-Tualatin\Comments\To Environmental Services\Wetland Buffer_Verification.dwg

Figure 9



REVISIONS		
NO.	DATE	DESCRIPTION

CWS ENHANCEMENT PLANTING PLAN

MARQUIS TUALATIN
 PUBLIC IMPROVEMENTS
 TAX LOT 500
 SE 1/4 SE 1/4 OF SEC. 23, T2S R1W
 CITY OF TUALATIN, OREGON



February 21, 2013

Tony Duran
Engineering Associate
City of Tualatin
Tualatin, Oregon
97062

Re: AR-SB-13-01, Marquis Cottages

Dear Mr. Duran,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Complete building data is not available at this point hence a full fire department access and water supply review is not possible. Information provided within is for general information purposes only however items cited below are often associated with residential subdivisions.

- 1) **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1) ***Please provide a footprint of each new home along with distance to side yard property line setbacks.***
- 2) **FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:** When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the fire code official. (OFC 503.1.1) ***Note: If residential fire sprinklers are elected as an alternate means of protection and the system will be supported by a municipal water supply, please contact the local water purveyor for information surrounding water meter sizing. Recommend providing NFPA 13 D fire sprinkler systems in each new home.***
- 3) **ADDITIONAL ACCESS ROADS – ONE-OR TWO-FAMILY RESIDENTIAL:** Where there are more than 30 one- or two-family dwelling units, not less than two separate approved means of access shall be provided. Where there are more than 30 dwelling units and all are protected by approved residential sprinkler systems, a single access will be allowed. (OFC D107) ***Second point of access to be operational prior to occupancy of the 30th home.***
- 4) **AERIAL FIRE APPARATUS ACCESS:** Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. (OFC D105) ***Please specify the number of stories and eight of each new home.***
- 5) **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6) ***Post and restrict parking along both sides of Tract G and H.***

- 6) **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (OFC D102.1)
- 7) **TURNING RADIUS:** The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & 103.3)
- 8) **GATES:** Gates securing fire apparatus roads shall comply with all of the following: Minimum unobstructed width shall be 16 feet, or two 10 foot sections with a center post or island. Gates serving one- or two-family dwellings shall be a minimum of 12 feet in width. Gates shall be set back at minimum of 30 feet from the intersecting roadway. Gates shall be of the swinging or sliding type. Manual operation shall be capable by one person. Electric automatic gates shall be equipped with a means for operation by fire department personnel. Locking devices shall be approved. Electric automatic gates shall comply with ASTM 220-5 and UL 325. (OFC D103.6) ***Removable bollards are not an approved alternate to a swinging gate. A gate is not shown or otherwise approved.***
- 9) **SINGLE FAMILY DWELLINGS - REQUIRED FIRE FLOW:** The minimum available fire flow for single family dwellings and duplexes served by a municipal water supply shall be 1,000 gallons per minute. If the structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to IFC Appendix B. (OFC B105.2) ***Prior to issuance of a building permit, provide evidence of a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 PSI residual pressure.***
- 10) **FIRE HYDRANTS – ONE- AND TWO-FAMILY DWELLINGS & ACCESSORY STRUCTURES:** Where a portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided. (OFC 507.5.1) ***Relocate the fire hydrant near lot # 22 to lot # 23. Show the location of or provide a fire hydrant near lot # 8.***
- 11) **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Appendix C, Table C 105.1.
Considerations for placing fire hydrants may be as follows:
 - Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants.
 - Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.
 - Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets only as approved by the fire code official.
 - Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the fire code official.
- 12) **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway. (OFC C102.1)
- 13) **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be blue. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the reflectors accordingly. (OFC 510.1)
- 14) **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6)
- 15) **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)
- 16) **ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION:** Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 1410.1 & 1412.1)

- 17) **PREMISES IDENTIFICATION:** Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet numbers. Numbers shall be a minimum of 4 inches high with a ½ inch stroke. (OFC 505.1) ***Addressing for lots # 55 thru # 65 may require a marquee or similar along SW 90th Court near tract F, G and H.***
- 18) **FIRE DEPARTMENT ACCESS TO EQUIPMENT:** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for HVAC, fire sprinklers risers and valves or other fire detection, suppression or control features shall be identified with approved signs. (OFC 509.1)

If you have questions or need further clarification, please feel free to contact me at 503-259-1404.

Sincerely,

Drew S. DeBois

Drew DeBois
Deputy Fire Marshal II/CFI

Copy: File



February 15, 2013

Tony Doran
City Engineer
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092

Re; SB 13-01, Marquis Cottages

Dear Tony,

Thank you for the notice of application for the above named property. *Republic Services of Clackamas/Washington County* is fortunate to be the current certificate holder for the collection of solid waste for the City of Tualatin.

I have some serious concerns on our ability to safely service this site. Primarily lots 50 – 60 appear to be located along a narrow lane that does not provide a safe thru street or even any room to turn around. It also appears that lots 61 -66 have similar issues. I will have three (3) large trucks providing weekly waste and recycling services to this complex. Backing up blind onto SW 90th court is not a safe or viable option.

The notice also does not provide what access, and space is provided for our services for the Assisted Care Facility which will be part of this complex?

Thank you Tony again for our notification, I look forward to hearing from you. Please let me know if you require any additional information from me.

Sincerely,

Frank J. Lonergan
Operations Manager
Republic Services

10295 SW Ridder Road
Wilsonville, OR 97070
503-570-0626 • Fax 503-570-0523
republicservices.com