



City of Tualatin

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July 25, 2013

Kirsten Van Loo
Emerio Design, LLC
6107 SW Murray, Suite 147
Beaverton, OR 97008

RE: Final Decision
SB 13-01, Marquis Cottages Subdivision
Tax Map & Lots: 2S123DD #501 and #502

Kirsten:

The 14-day period for requesting a review of the City Engineer's Subdivision Review Findings and Decision for SB 13-01, Marquis Cottages Subdivision, located north of SW Sagert Street and west of SW Boones Ferry Road, ended on July 24, 2013. As no requests for review were filed, the Review Findings and Decision, dated July 10, 2013, becomes a final decision.

The SB 13-01, Marquis Cottages Subdivision is approved 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.

If you have any questions, feel free to give me a call, (503) 691-3035.

Sincerely,



Tony Doran, EIT
Engineering Associate

C: Scott Miller, Marquis Companies, 4560 SW International Way, Suite 100, Milwaukie, OR 97222
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File: SB 13-01, Marquis Cottages