



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: *Ernest 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



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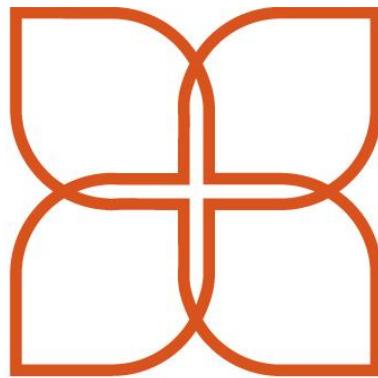
ADDITIONAL OWNERS

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: _____

City of Tualatin
Subdivision for 65 Cottage Townhomes
& 1 Lot for the
Community Center



MARQUIS
COMPANIES

1st Submittal

I. PROPOSAL SUMMARY

GENERAL INFORMATION

Property Owner	Tigard Tualatin School District 6960 SW Sandburg St. Tigard, Oregon 97223
Property Owner & Applicant	Marquis Companies, Inc. Scott Miller 4560 SE International Way, Ste. 100 Milwaukie, OR 97222 [T] 971.206.2330
Applicant's Representative	Emerio Design, LLC Kirsten Van Loo 6107 SW Murray Blvd., Ste. 147 Beaverton, OR 97008 [T] 503.956.4180
Site Location	19945 SW Boones Ferry Rd.
Size	NA
Map and Tax Lot No	TL 501 & 502 – 2S1 23 DD
Comprehensive Plan Designation	City of Tualatin - Residential
Current Zoning	RML
Pre-Application Meeting Date	September 2012
Neighborhood Meeting Date	October 30, 2012

I. SUMMARY

Previously a Plan Map Amendment was approved changing the zoning from RL to RML on the site of the former Tualatin Elementary School. The site was the original Tualatin Elementary School, which had been closed in the spring of 2004. After considerable evaluation and feasibility study, Marquis Companies, a senior housing provider, contracted with the Tigard-Tualatin School District to begin the development-related land use procedures facilitating eventual completion of a project on the portion of the site. This development plan involved 5.4 acres of the school property, Lot 34 of the Tualatin Gardens subdivision at the intersection of Boones Ferry Road and Sagert Street.

The original plan involved demolition of the Tualatin Elementary School and building a senior housing complex in its place to include assisted living, community services, and 80+ residential units, as the zone allowed. After more research and consideration, Marquis has decided to pursue development on the entire 13-acre school property. The final development complements the primary building under construction with 60+ townhouse cottage dwellings on individual lots.

II. REQUEST

This application requests a Subdivision approval for the balance of the property, including a large lot for the eventual construction of the planned community building. The goal of the applicant is to develop a multi-faceted senior housing community offering small dwelling units designed as “duet-attached” townhomes over the remaining 8.87 acres of the property. The subdivision plan includes separating the 65 lot design into several phases, the first two phases located on property currently owned by Marquis Companies.

III. SURROUNDING AREA

The area surrounding the site contains a mix of residential uses. The property is on the corner of Boones Ferry Road and Sagert Street. There are single family residences along the south side of Sagert Street. Several detached homes and a small cluster of attached dwellings abut the school district property at the SW corner, on the north side of Sagert. Boones Ferry Road is a major arterial winding through Multnomah County, Washington County and into Clackamas County. There is a new subdivision across Boones Ferry Road containing a historic house – the Logan House. Single family homes abut Boones Ferry Road, and a condo project is located east of the Logan House Estates project, on the north side of Sagert, east of Boones Ferry Road. Multi-family development abuts both sides of Boones Ferry Road as it travels north towards central Tualatin.

IV. EXISTING CONDITIONS AND PUBLIC SERVICES

PRIOR LAND USE ACTIONS: Through recent land use approvals, the Tualatin City Council has approved the removal of the Gerald Avery Building from the Tualatin Historic Registry, and facilitated the removal of the existing buildings from the property. In addition, a plan map amendment was approved for a zone change from RL to RML over the entire site contingent on the development agreement between the owner and applicant and the City of Tualatin. Architectural Review was completed for the new Main Building and significant work was completed with CWS and DSL regarding the water quality facility and the former drainage along the western property line.

ON-SITE CONDITIONS: This request involves Tax Lot 501 and 502. The site has some slope, as indicated on the topographic map included with the drawing set.

PLANNING DISTRICTS AND ADJACENT LAND USES

Adjacent planning districts and land uses are:

North/North-East: RH – Apartments

North: ML – Light Manufacturing

East (other side of Boones Ferry): RL – single family detached residences

South: RL – single family detached residences

West: RML - Apartments

PUBLIC FACILITIES AND SERVICES:

Public water supply is provided by the City of Tualatin – There is a 12 inch line providing water in the ROW of Boones Ferry Road and a 12 inch line in Sagert Street.

Wastewater treatment in this area is provided by CleanWater Services – There is an 8 inch line in Boones Ferry Road and an 8 inch line in Sagert Street.

Emergency services are provided to this area by The City of Tualatin, TVF & R and Washington County

Tri-Met transit service is available on weekdays via line No. 96 and the WES stop is in downtown Tualatin approximately ½ mile from the site. The No. 76 line runs within 3 blocks of the subject site (to the east or north) and provides weekday and weekend service.

Included with the application are copies of the Service Provider Letter from CWS for the site.

V. SUPPORTING DOCUMENTATION

Neighborhood Meeting:

The proscribed procedures were followed regarding mailed invitations and public signage for the neighborhood meeting held on October 30th, 2012. The "sign-in sheet" is included with the application package along with the necessary affidavits and supporting documentation.

Pre-Application Conference:

The required pre-application conference was held with City staff. Notes from that meeting are attached.

VI. TUALATIN DEVELOPMENT CODE EXCERPT

SECTION 41.020 PERMITTED USES.

No building, structures or land shall be used, and no building or structures shall be erected, enlarged or altered, except for the following uses:

(1) Townhouses and multi-family dwellings, including duplexes and triplexes.

Section 41.040 Lot Sizes for Permitted Uses.

(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, the minimum lot area shall be 10,000 square feet.

(b) Except for townhouses whose minimum average lot width shall be 14 feet, the minimum average lot width shall be 75 feet.

(c) Except for townhouses whose minimum lot width shall be 14 feet on a cul-de-sac street, the minimum lot width shall be 40 feet on a cul-de-sac street.

(d) Except for townhouses which shall not occupy more than 90 percent of the lot area, buildings shall not occupy more than 40 percent of the lot area.

As demonstrated in the accompanying drawings – the lots in the proposed subdivision meet all of the applicable criteria for the zoning district.

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	<u>19945 SW Boones Ferry</u>	SPL Amendment Date:	<u>August 08, 2012</u>
/ Location:	<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

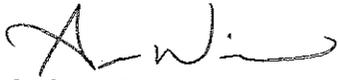
11. **For the remaining Vegetated Corridor, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3.**
12. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services 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.**

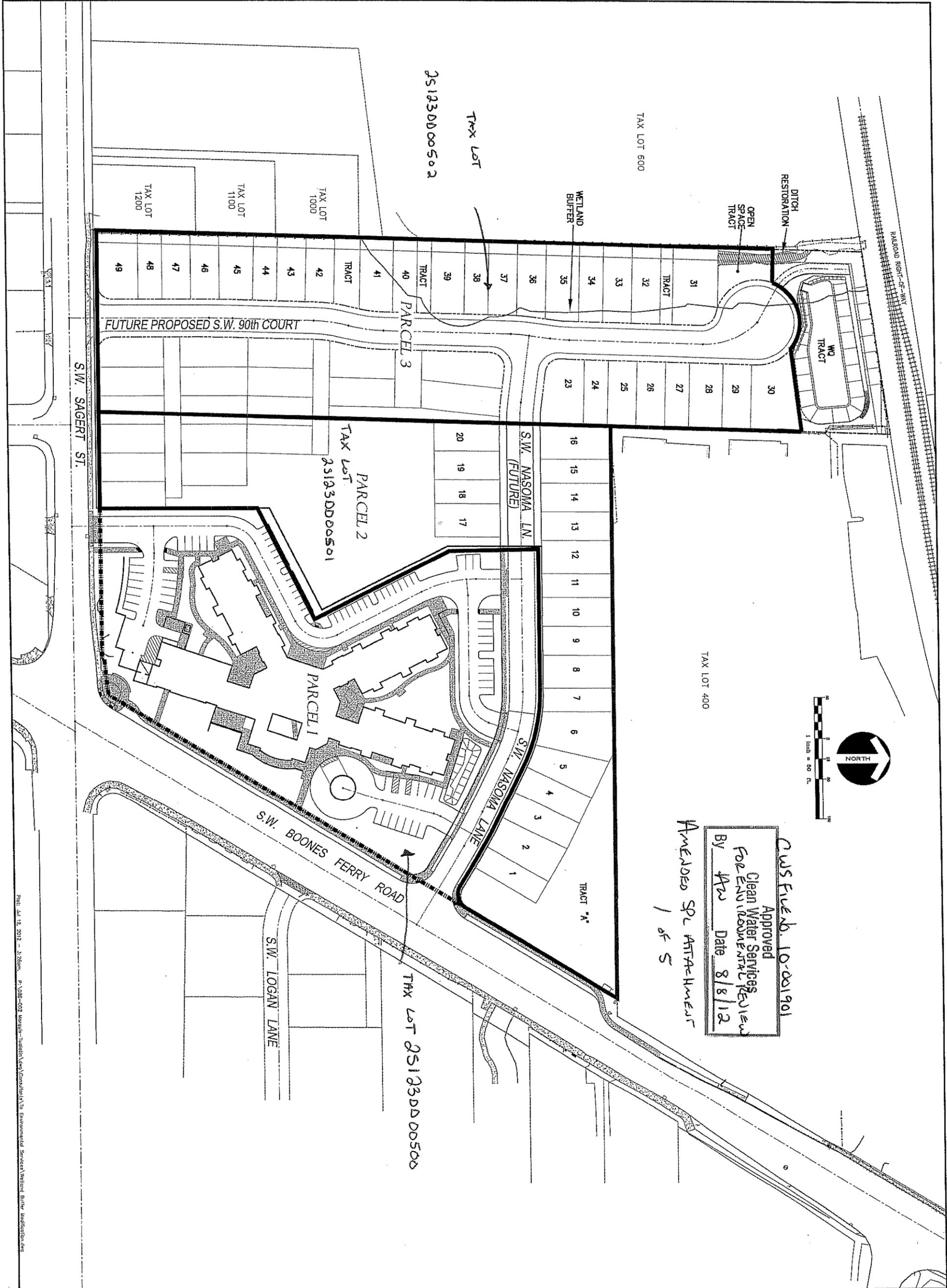
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

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 Attachment
 1 of 5

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

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

Proj. Jul 12, 2012 - 3:28pm P:\086-002 Marquis-Tualatin_Veg_Conversion_V10_Environmental_Services_Vetland_Buffer_Modification.dwg

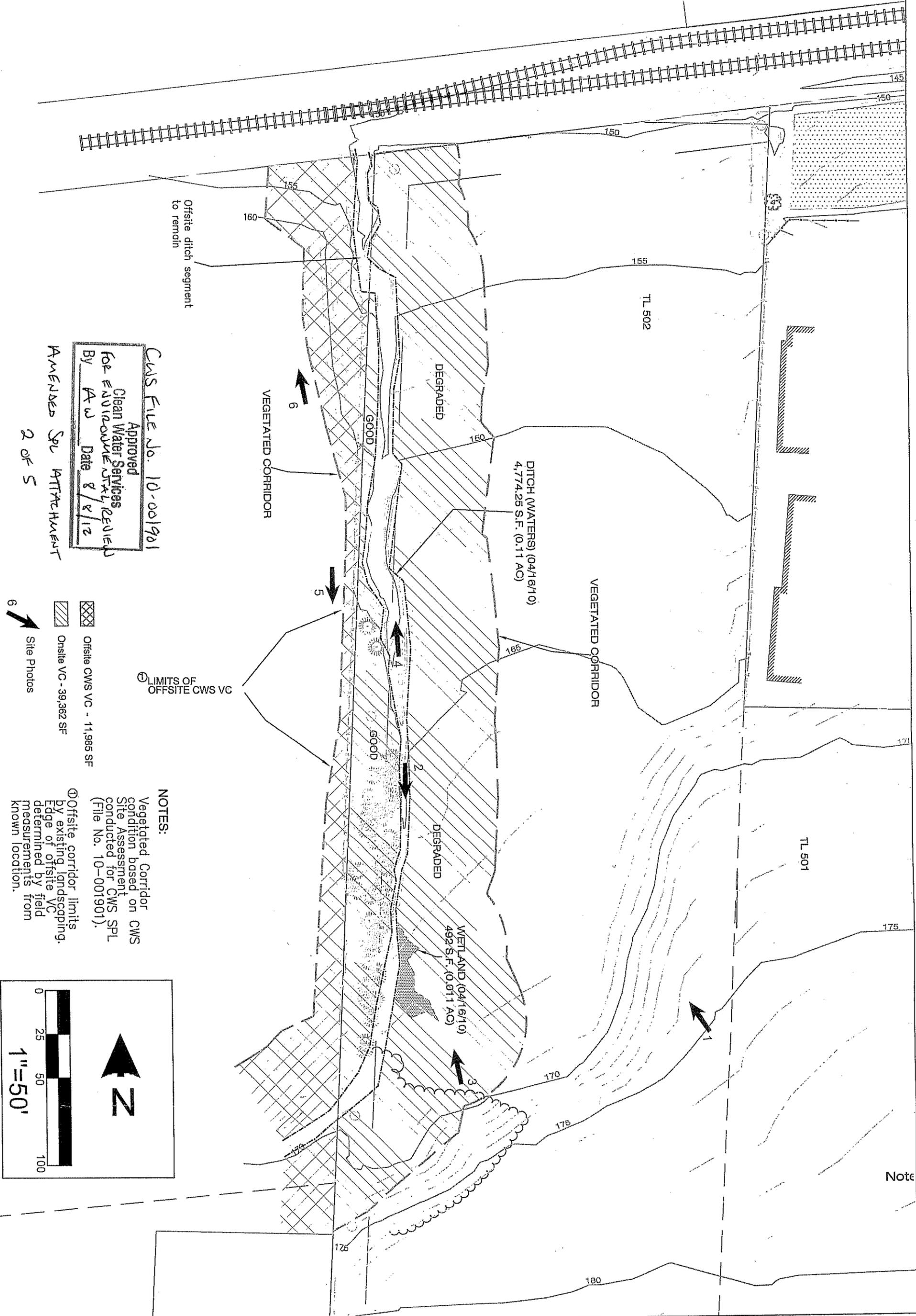


838 SW First Ave. #410
Portland, OR 97204
Phone: 503.478.0424
FAX: 503.478.0422
www.esapdx.com

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

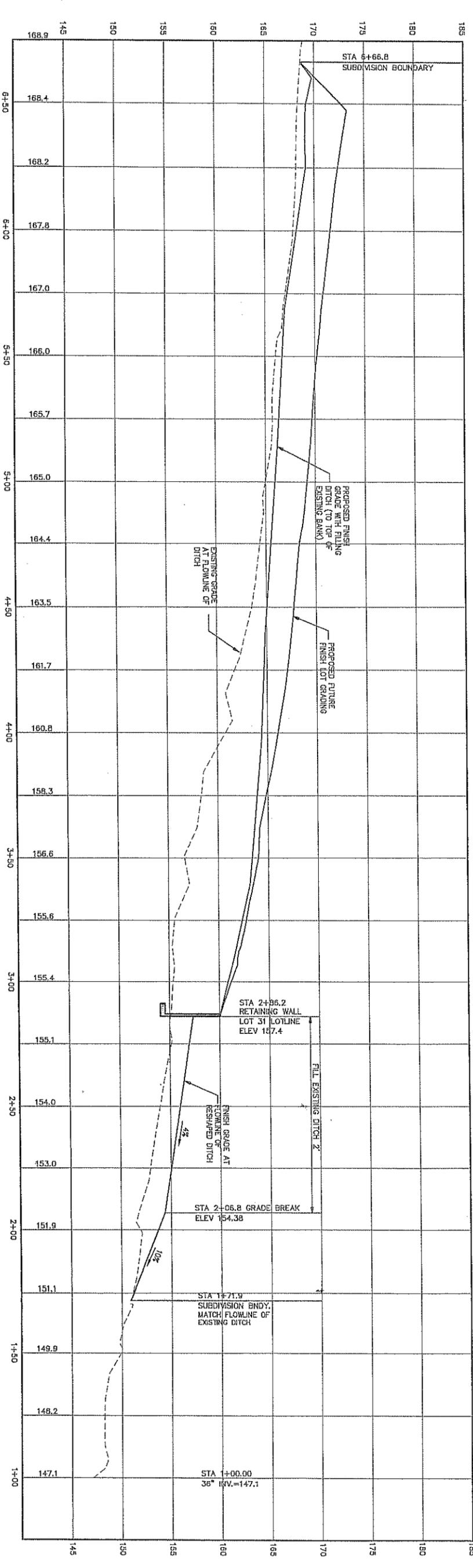
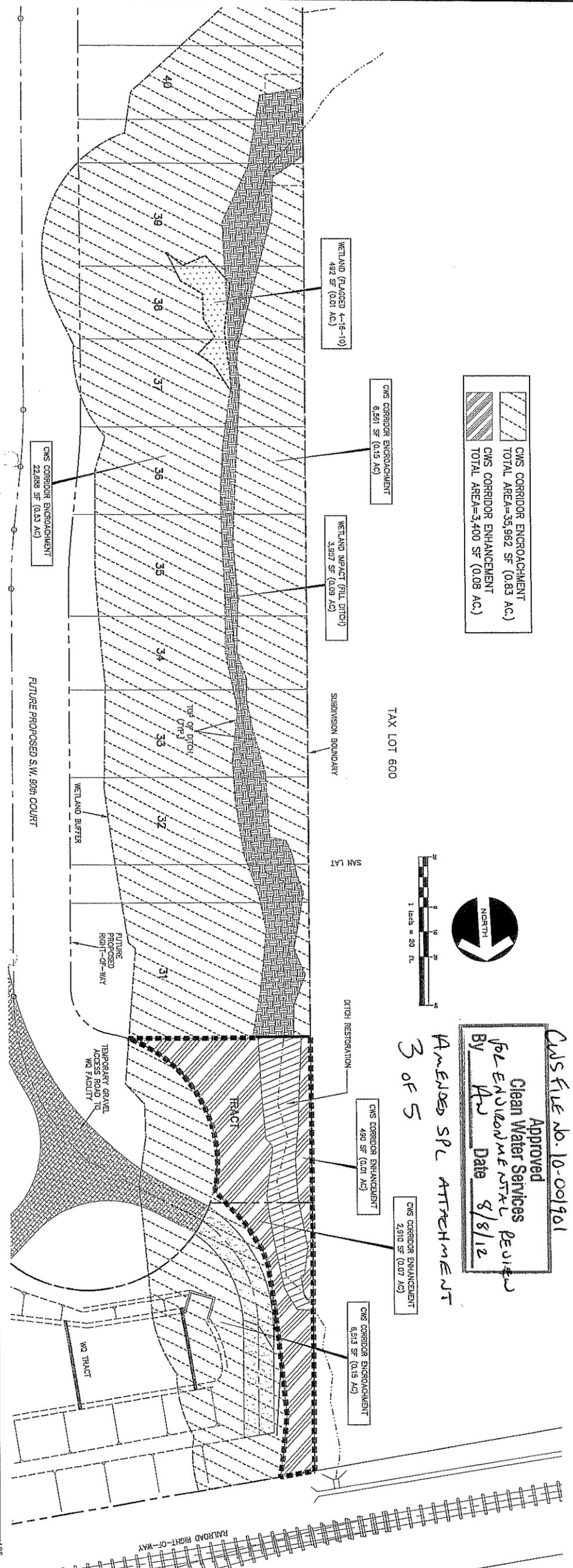


Figure 6a

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



**PROPOSED OFFSITE CWS
CORRIDOR ENROACHMENT MAP**
Marquis Tualatin
Washington County, Oregon

Base Map Source:
Summit Land Surveyors

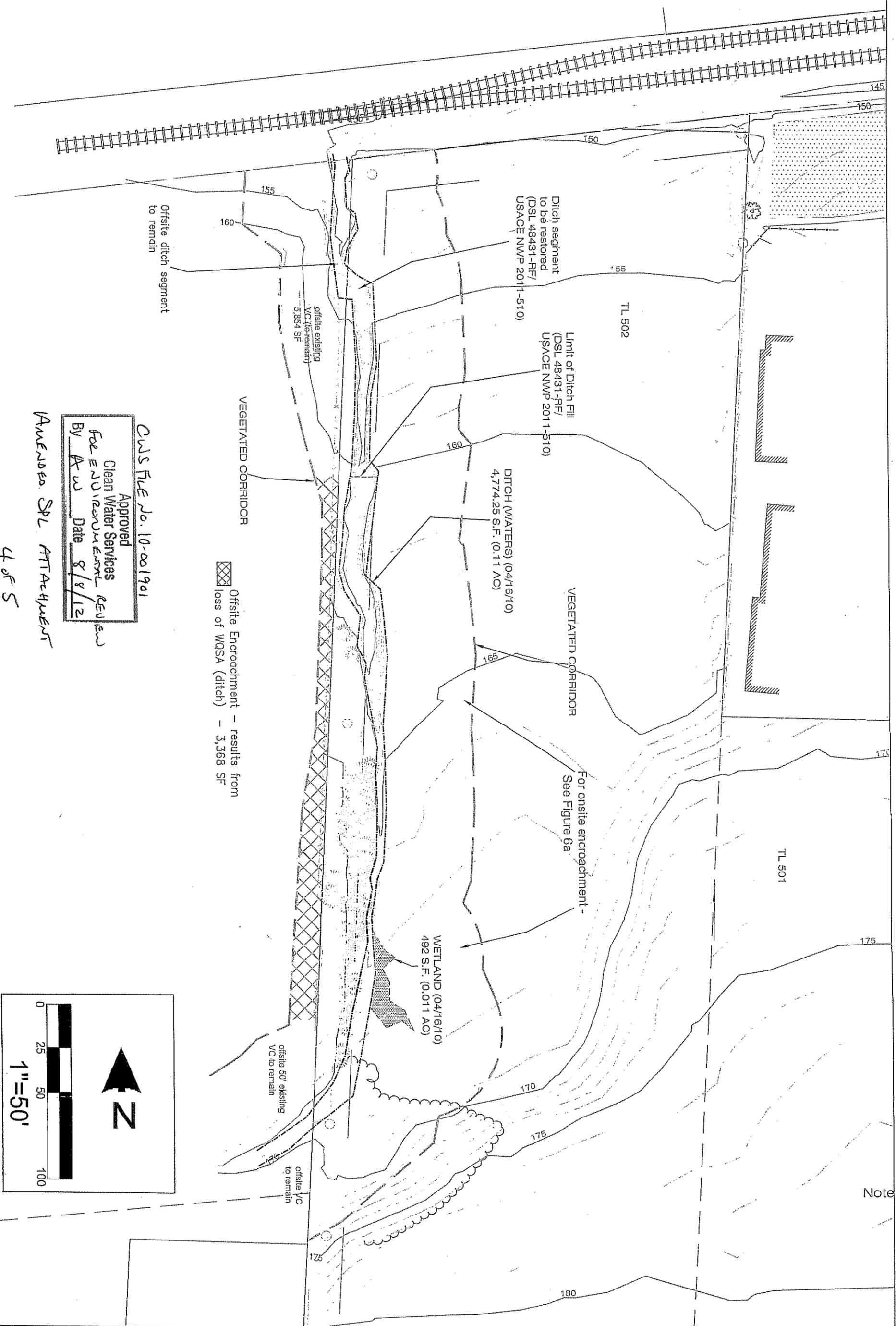
Modified By: KR

Date: 6/12

Job: 11013

Rev: 00/0C

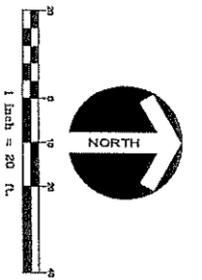
Figure 6b



CWS File No. 10-001901
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By AW Date 8/8/12

AMENDED SPL ATTACHMENT

4 of 5



Approved
 Clean Water Services
 For Environmental Review
 By AUS Date 8/8/12
 CW5 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	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 bromes	<i>Eriogonum californicum</i>	30%
Red Fescue	<i>Festuca rubra</i>	20%
American thread grass	<i>Backstrandsia surrogata</i>	20%

NOTES: *Substitutes 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



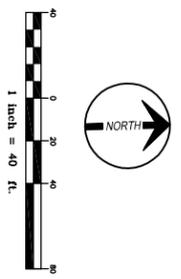
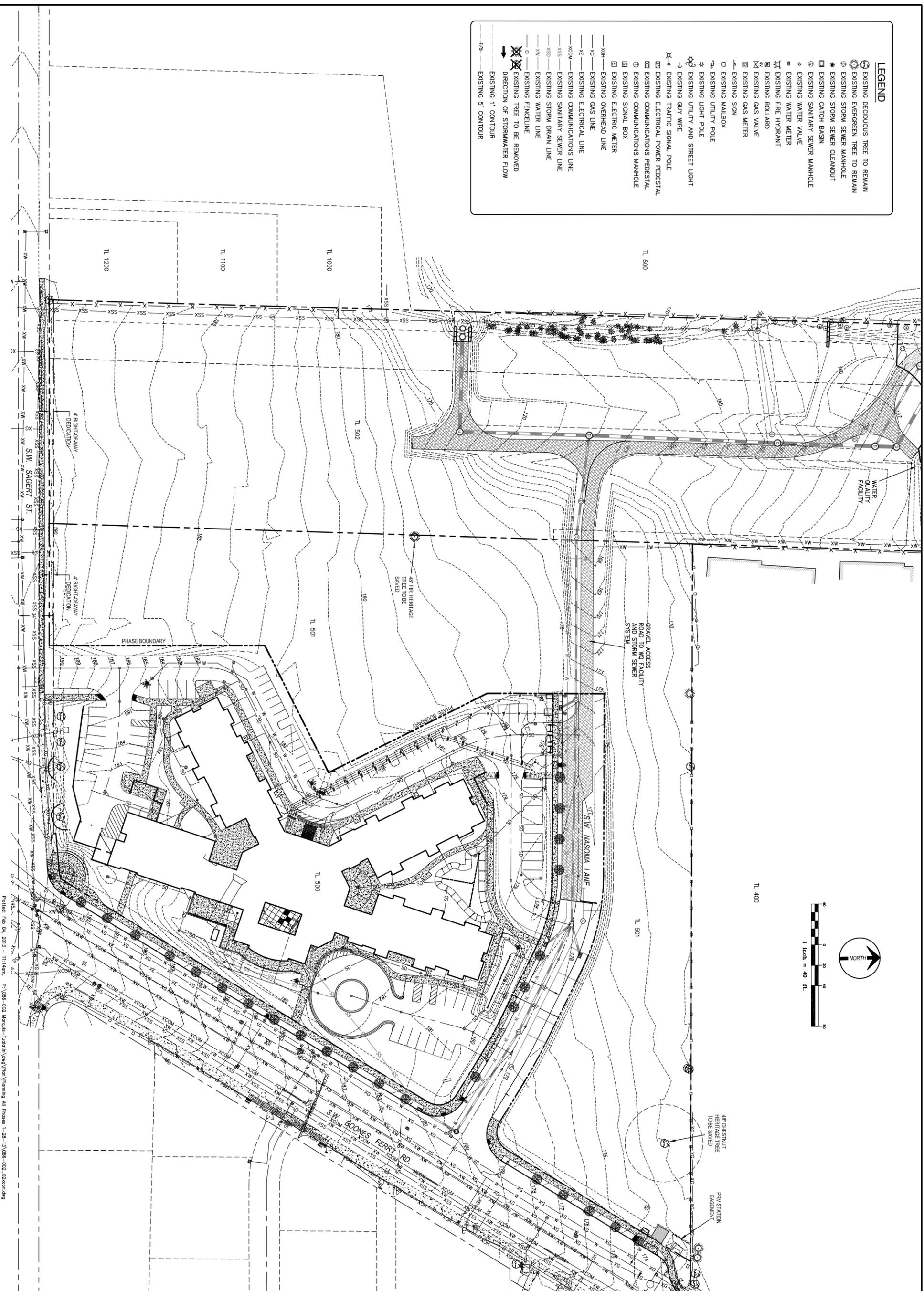
REVISIONS		
NO.	DATE	DESCRIPTION

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

LEGEND

- ☉ EXISTING DECIDUOUS TREE TO REMAIN
- ☘ EXISTING EVERGREEN TREE TO REMAIN
- ⊙ EXISTING STORM SEWER MANHOLE
- ⊙ EXISTING STORM SEWER CLEANOUT
- ⊙ EXISTING CATCH BASIN
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER METER
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING BOLLARD
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING GAS METER
- ⊙ EXISTING SIGN
- ⊙ EXISTING MAILBOX
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING UTILITY AND STREET LIGHT
- EXISTING GUY WIRE
- ⊙ EXISTING TRAFFIC SIGNAL POLE
- ⊙ EXISTING ELECTRICAL POWER PEDestal
- ⊙ EXISTING COMMUNICATIONS PEDestal
- ⊙ EXISTING COMMUNICATIONS MANHOLE
- ⊙ EXISTING SIGNAL BOX
- ⊙ EXISTING ELECTRIC METER
- ⊙ EXISTING OVERHEAD LINE
- ⊙ EXISTING GAS LINE
- ⊙ EXISTING ELECTRICAL LINE
- ⊙ EXISTING COMMUNICATIONS LINE
- ⊙ EXISTING SANITARY SEWER LINE
- ⊙ EXISTING STORM DRAIN LINE
- ⊙ EXISTING WATER LINE
- ⊙ EXISTING FENCELINE
- ⊙ EXISTING TREE TO BE REMOVED
- DIRECTION OF STORMWATER FLOW
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR



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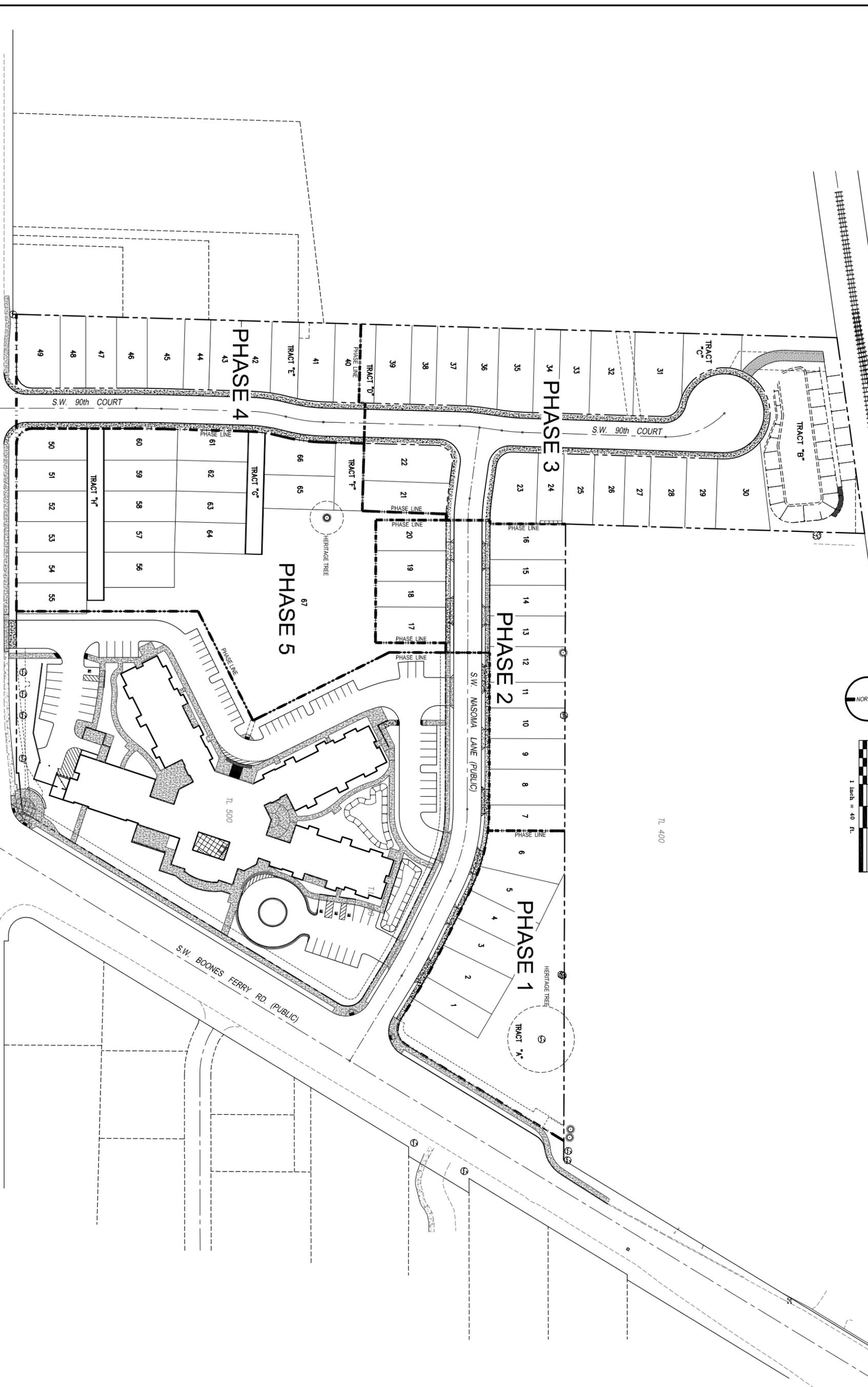
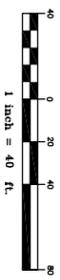
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EXISTING CONDITIONS PLAN

MARQUIS TUALATIN
RESIDENTIAL DEVELOPMENT
TAX LOTS 501 + 502
SE 1/4 SE 1/4 OF SEC. 23, T2S R1W
CITY OF TUALATIN, OREGON



MARQUIS TUALATIN
RESIDENTIAL DEVELOPMENT
TAX LOTS 501 + 502
SE 1/4 SE 1/4 OF SEC. 23, T2S R1W
CITY OF TUALATIN, OREGON

SITE PLAN
PHASES 1-5

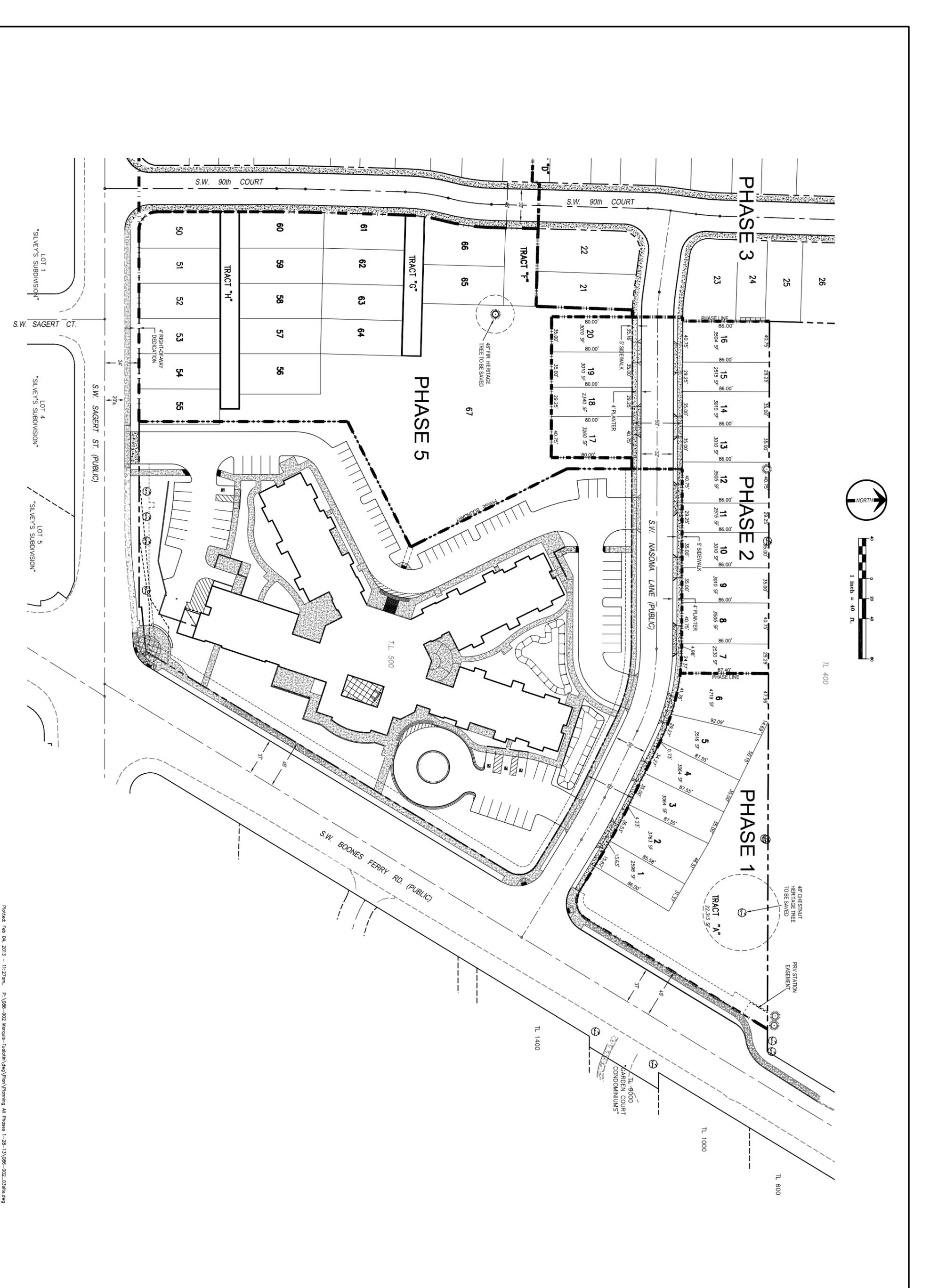
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NO.	DATE	DESCRIPTION



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SHEET
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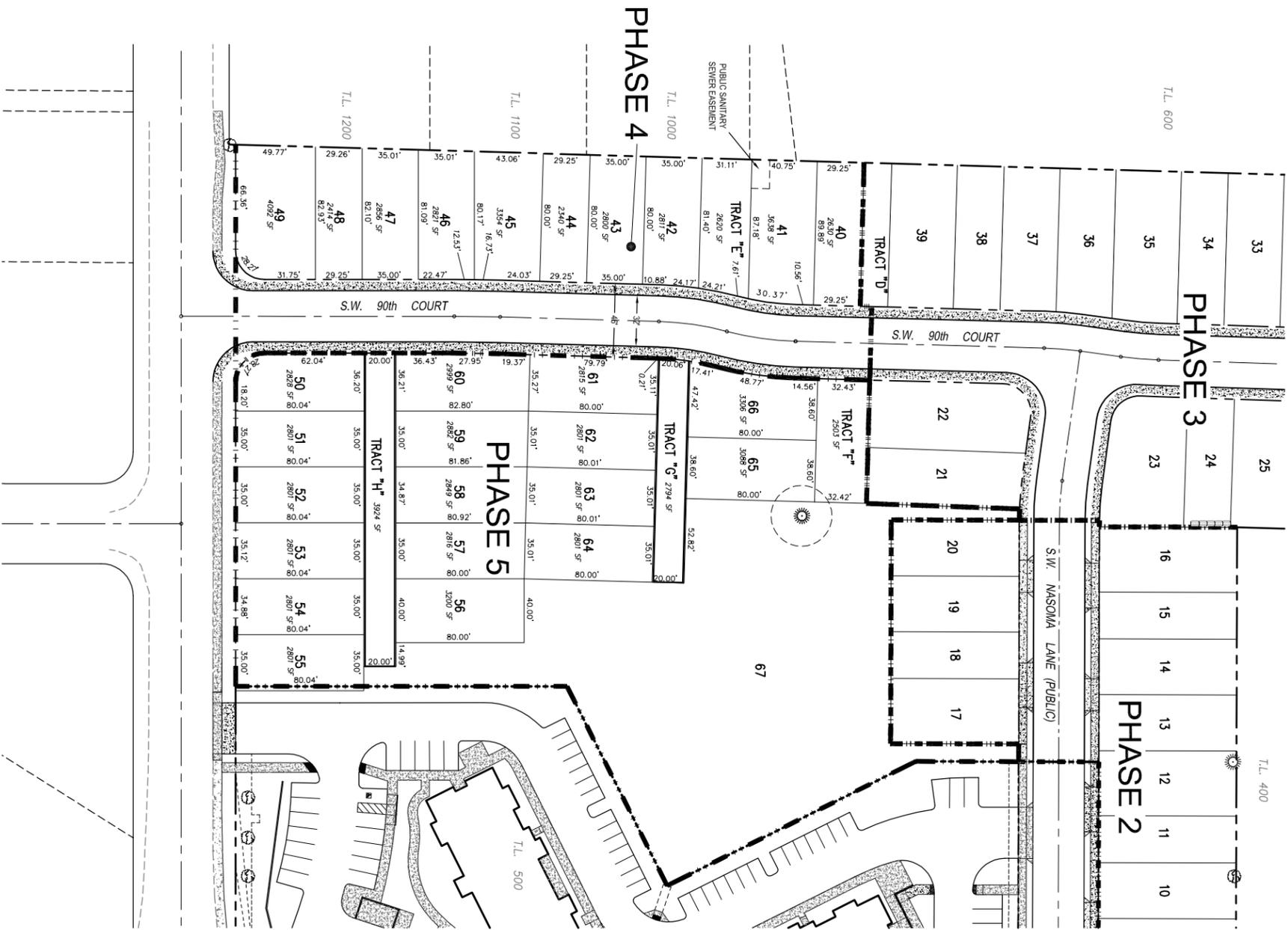
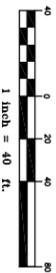
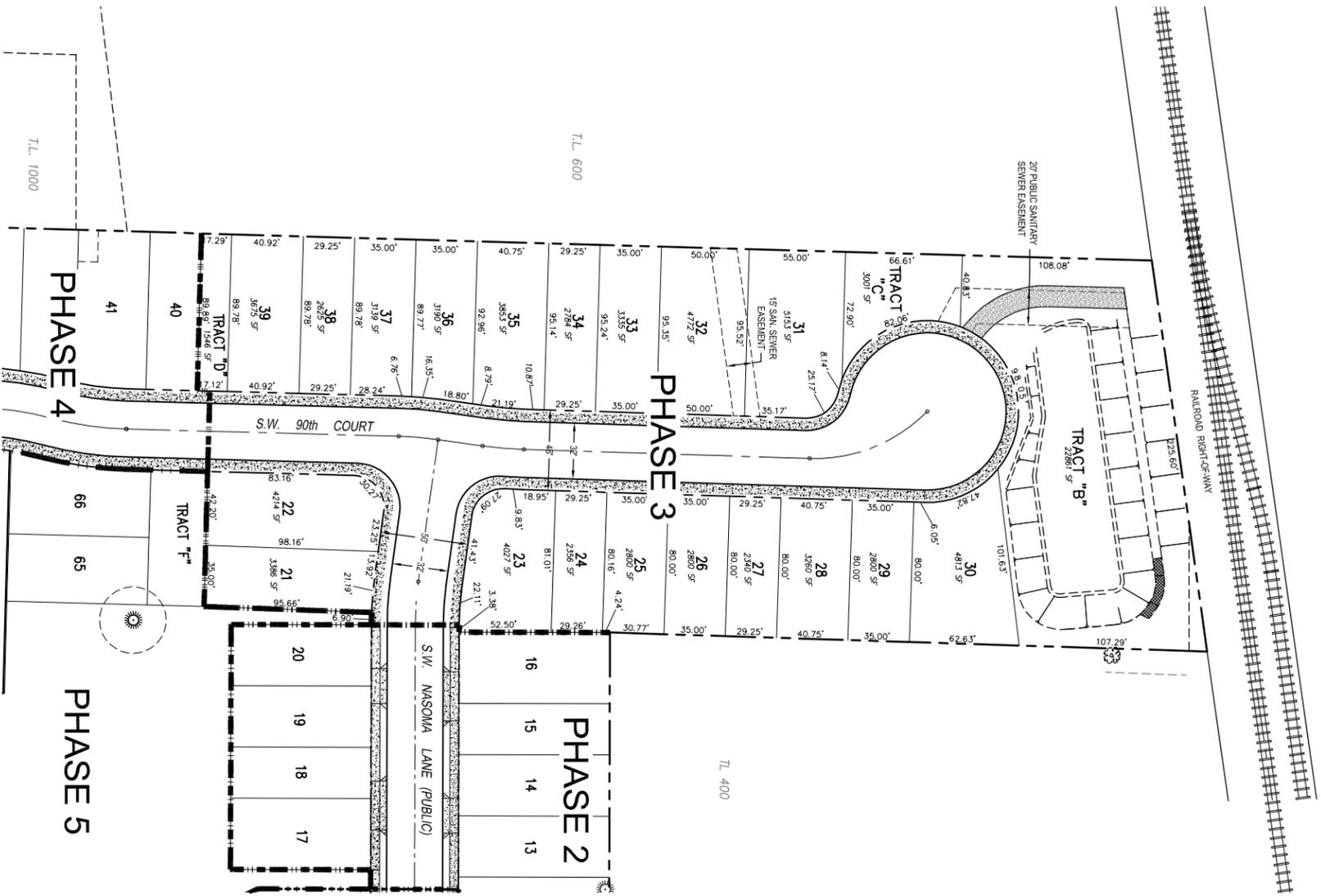
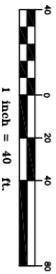
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**SITE PLAN
PHASES 1 AND 2**

**MARQUIS TUALATIN
RESIDENTIAL DEVELOPMENT
TAX LOTS 501 + 502
SE 1/4 SE 1/4 OF SEC. 23, T2S R1W
CITY OF TUALATIN, OREGON**

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**MARQUIS TUALATIN
RESIDENTIAL DEVELOPMENT
TAX LOTS 501 + 502
SE 1/4 SE 1/4 OF SEC. 23, T2S R1W
CITY OF TUALATIN, OREGON**

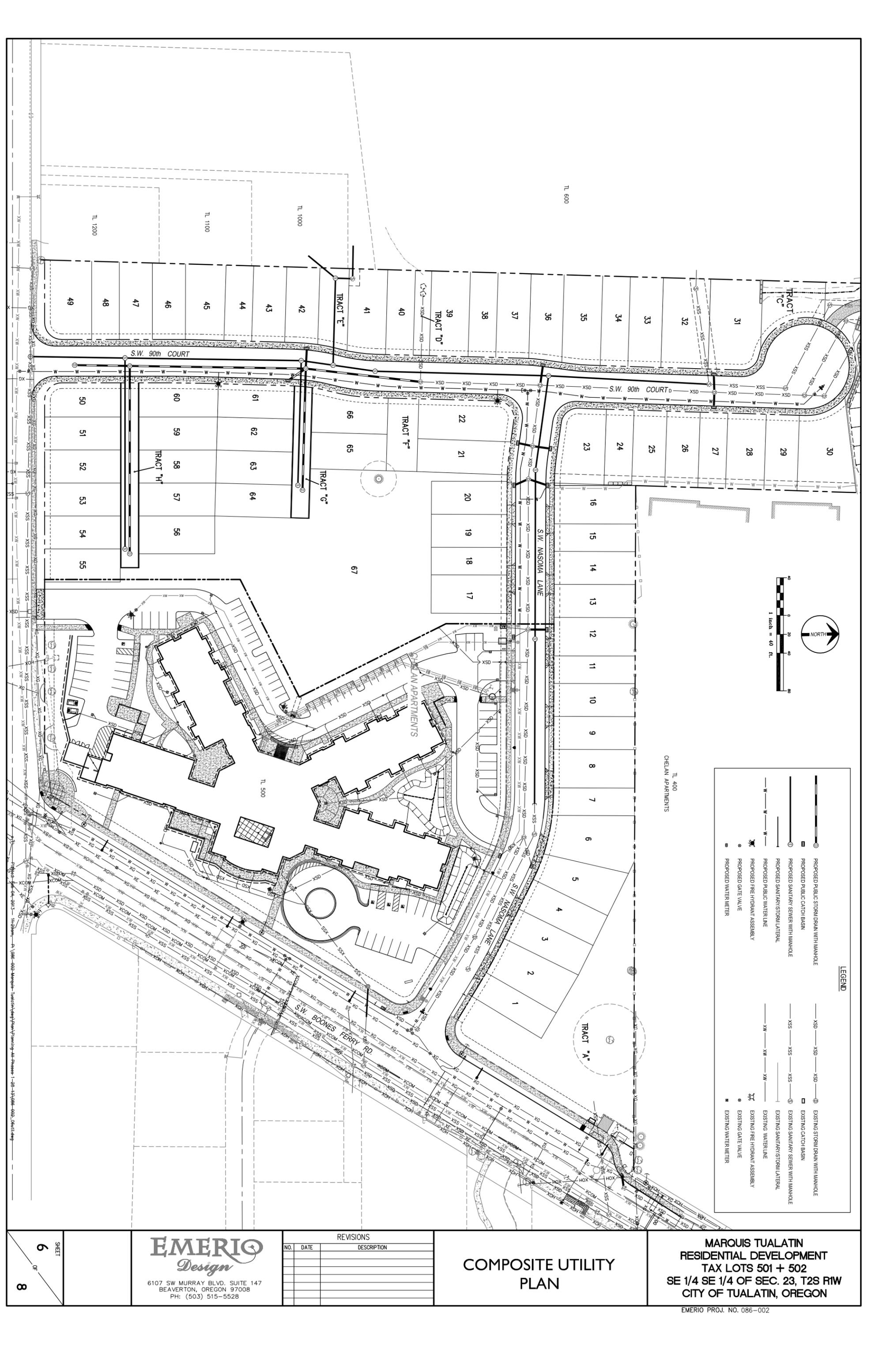
**SITE PLAN
PHASE 3, 4 AND 5**

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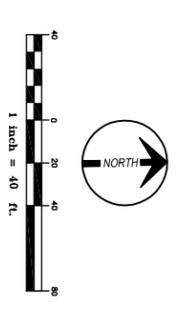
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SHEET
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LEGEND

- ⊕ PROPOSED PUBLIC STORM DRAIN WITH MANHOLE
- ⊕ EXISTING PUBLIC STORM DRAIN WITH MANHOLE
- ⊕ PROPOSED PUBLIC CATCH BASIN
- ⊕ EXISTING PUBLIC CATCH BASIN
- ⊕ PROPOSED SANITARY SEWER WITH MANHOLE
- ⊕ EXISTING SANITARY SEWER WITH MANHOLE
- ⊕ PROPOSED SANITARY/STORM LATERAL
- ⊕ EXISTING SANITARY/STORM LATERAL
- PROPOSED PUBLIC WATER LINE
- EXISTING PUBLIC WATER LINE
- ⊕ PROPOSED FIRE HYDRANT ASSEMBLY
- ⊕ EXISTING FIRE HYDRANT ASSEMBLY
- ⊕ PROPOSED GATE VALVE
- ⊕ EXISTING GATE VALVE
- ⊕ PROPOSED WATER METER
- ⊕ EXISTING WATER METER



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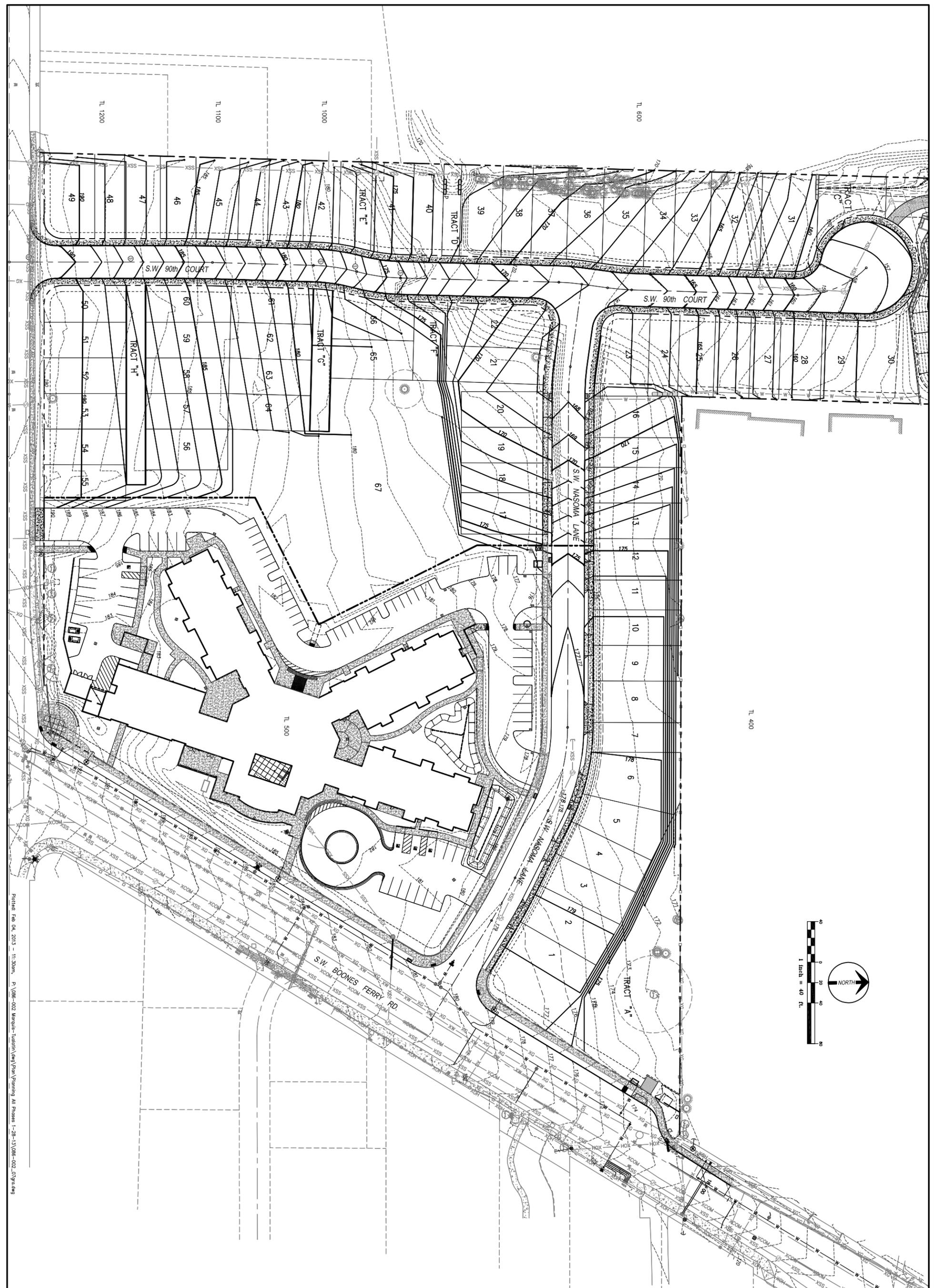
COMPOSITE UTILITY PLAN

**MARQUIS TUALATIN
RESIDENTIAL DEVELOPMENT
TAX LOTS 501 + 502
SE 1/4 SE 1/4 OF SEC. 23, T2S R1W
CITY OF TUALATIN, OREGON**

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SHEET
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OF
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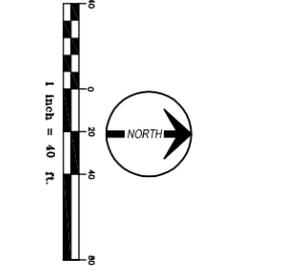
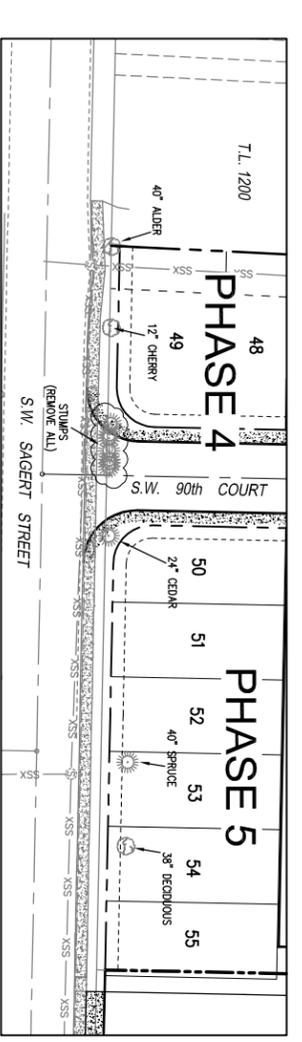
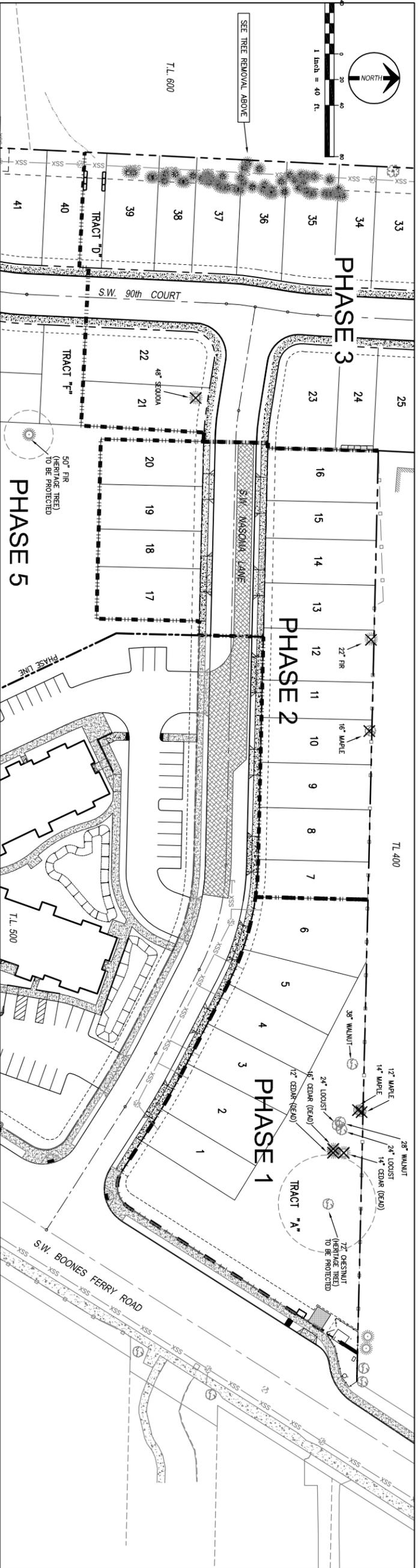
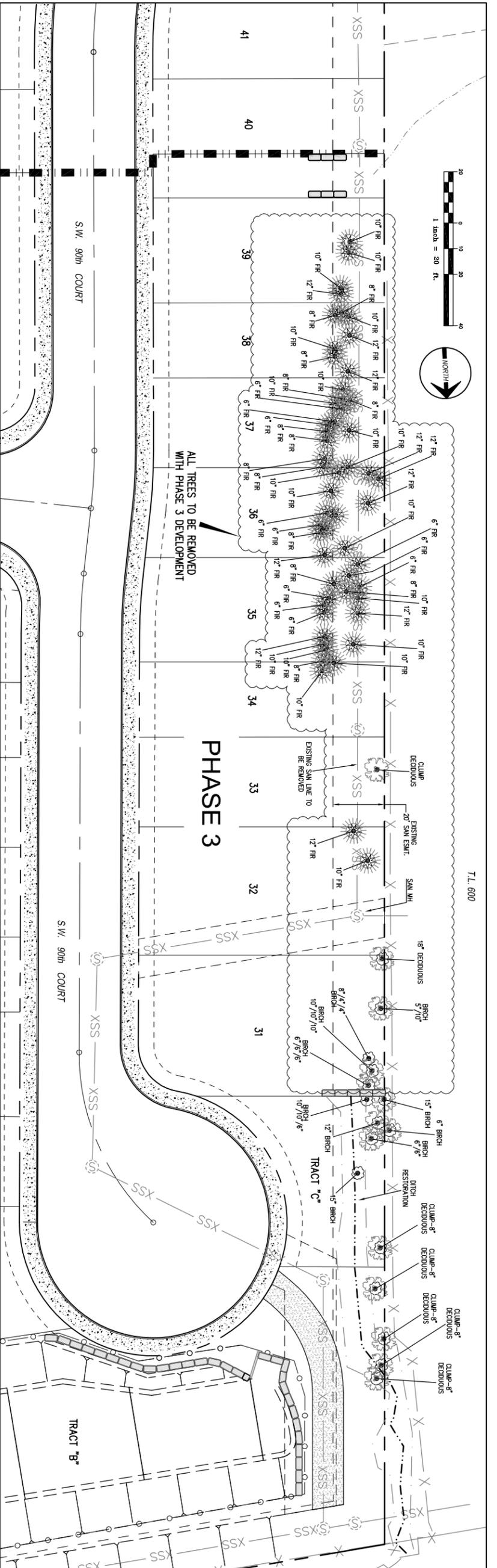
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GRADING PLAN

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RESIDENTIAL DEVELOPMENT
TAX LOTS 501 + 502
SE 1/4 SE 1/4 OF SEC. 23, T2S R1W
CITY OF TUALATIN, OREGON



EXISTING TREES
OVER 8" DIAMETER

MARQUIS TUALATIN
RESIDENTIAL DEVELOPMENT
TAX LOTS 501 + 502
SE 1/4 SE 1/4 OF SEC. 23, T2S R1W
CITY OF TUALATIN, OREGON

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