



City of Tualatin

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July 19, 2013

SUBDIVISION REVIEW FINDINGS AND DECISION FOR SB 13-02, MISSION WOODS

BACKGROUND

This staff report recommends approval of an 8-lot plan for the Mission Woods Subdivision, as shown on plans dated May 16, 2013 attached as Exhibit B, with conditions of approval as outlined in the staff report.

The proposed subdivision site is located east of SW 93rd Avenue, south of SW Tonopah Street, and north of SW Nez Pierce Court. The lots are described as Tax Map 2S126AB #3500 and #3600. It is located in the Low Density Residential Planning District (RL) and is approximately 1.74 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

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

STAFF REPORT

1. General Information:
On May 17, 2013 Westlake Consultants, Inc. submitted an application to develop an 8-lot subdivision. The application was deemed complete on May 28, 2013 with the public comment period ending on June 11, 2013. No public comments were received.

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.

The proposal is adjacent to the existing SW 93rd Avenue. No new public streets are proposed. This is acceptable.

This requirement is met.

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 an 8-lot subdivision with one tract to serve as a private access plus utility easement for six lots and one tract for a public stormwater facility. 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 or provide financial assurance for completion, for review and approval.

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

The subdivision needs to be platted within 24 months of the issued decision. The applicant will need to plat the subdivision within 24 months of the issued decision.

Prior to approval of the Final Plat:

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

Prior to issuance of Building Permits:

- *The applicant shall construct the public improvements.*
- *The applicant shall deliver a Mylar copy of the recorded plat to the City Engineer.*

2. Lot Geometry:

TDC 40.015 Permitted Density. Housing density shall not exceed 6.4 units per net acre, except as set forth below:

- (1) The maximum density for small-lot subdivisions, and partitions and subdivisions affected by TDC 40.055, shall not exceed 7.5 dwelling units per net acre.**

TDC 40.050 Lot Size for Permitted Uses.

Except as otherwise provided, the lot size for a single-family dwelling shall be:

- (1) The minimum lot area shall be an average of 6,500 square feet.**
- (2) The average lot width shall be at least 30 feet.**
- (3) When a lot has frontage on a public street, the minimum lot width shall be 50 feet on a street and 30 feet around a cul-de-sac bulb.**
- (4) The maximum building coverage shall be 45 percent.**
- (5) 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) - (12).**

The submitted Preliminary Plat shows that the applicant is proposing 8 lots, one tract for a shared private access and utilities, and one public stormwater facility tract. There are 8 lots on approximately 1.5 acres, for approximately 5.4 units per acre, less than the maximum of 7.5. This is acceptable.

Lot sizes range from 6,697 to 11,030 square feet. The average lot size is 8,207 square feet, greater than the minimum 6,500 square feet. The proposed average lot width is not less than 52 feet, greater than the minimum of 30 feet. Lots 1, 7, and 8 have frontages on SW 93rd Avenue of 105, 79, and 70 feet, respectively. Lots 2 through 6 access SW 93rd Avenue via a private tract that is 32 feet wide. All lot dimensions are acceptable.

This requirement is met.

3. Building Setbacks:

TDC 40.070 Setback Requirements for Permitted Uses.

Except as otherwise provided, the setbacks for permitted uses shall be:

- (1) The front yard setback shall be a minimum of 15 feet, except to an unenclosed porch, which shall be 12 feet.**
- (2) The setback to a garage door shall be a minimum of 20 feet.**
- (3) The side yard setback shall be a minimum of five feet.**
- (4) For a corner lot, the following provisions shall apply:**
 - (a) One front yard setback shall be a minimum of 15 feet; it shall be determined by the orientation of the structure based on the location of the front door.**
 - (b) The second front yard setback shall be a minimum of 10 feet.**
- (5) The rear yard setback shall be a minimum of 15 feet.**

TDC 36.420 Existing Structures and Appurtenances.

- (1) Any existing structures proposed to be demolished shall be removed prior to the City approval of the subdivision or partition plat. Any structures determined to be a historic City landmark shall be reviewed in accordance with TDC Chapter 68.**
- (2) Any existing wells shall be abandoned in the manner prescribed by State and County regulations prior to the City approval of the subdivision or partition plat.**

(3) Any existing underground fuel or oil tanks, septic tanks and similar underground storage tanks shall be removed or filled as required by the Department of Environmental Quality prior to the City's approval of the subdivision or partition plat.

A single family home and stand alone garage exist on this site. All existing structures are proposed to be demolished. This is acceptable. The applicant will need to remove all existing structures.

Note: All future setbacks will be determined with building permits proposing development.

Prior to approval of the Final Plat of the subdivision:

- *The applicant shall remove the existing structures.*

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.

TDC 36.470 Frontage on Public Streets.

All lots created after September 1, 1979 shall abut a public street, except for the following:

(3) Residential lots where frontage along a public street is impractical due to physical site restraints. Access to lots shall occur via a shared driveway within a tract. The tract shall have no adverse impacts to surrounding properties or roads and may only be approved if it meets the following criteria:

- (a) Does not exceed 250 feet in length,**
- (b) If the tract exceeds 150 feet in length, it has a turnaround facility as approved by the Fire Marshal for fire and life safety,**
- (c) The tract does not serve more than 6 lots,**
- (d) A public street is not needed to provide access to other adjacent properties as required by TDC Chapter 74,**
- (e) A recorded document providing for the ownership, use rights, and allocation for liability for construction and maintenance has been submitted to the City Engineer prior to issuance of a building permit, and**
- (f) Access easements have been provided to all properties needing access to the driveway.**

The submitted narrative indicates lots 2 through 6 sharing accesses through the private tract to SW 93rd Avenue via shared easements. This is less than the maximum of 6, therefore acceptable. This tract is 144 feet long, less than the maximum of 250 feet. This is acceptable. The applicant will need to submit a copy of the recorded private shared access easements and maintenance agreement for the private tract, for review and approval. The applicant will need to submit final plans showing all lot accesses, for review and approval.

Note: The maximum number of lots that may access a private tract is 6. Currently only 5 lots are proposed to have access. The applicant may allow for either lot 1 or 8 to access the private tract in addition to lots 2 through 6.

Prior to issuance of a Public Works Permit:

- *The applicant shall submit a copy of the recorded private shared access easements and maintenance agreement for the private tract, for review and approval.*
- *The applicant shall submit final plans showing all lot accesses, for review and approval.*

Prior to approval of the Final Plat:

- *The applicant shall show shared private access easements for all shared accesses, 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.**

SW 93rd Avenue

SW 93rd Avenue is a City of Tualatin facility designated as a Local Street, 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 construction of SW 93rd Avenue which includes dedication of 50-feet of right-of-way and construction of a half-street with curb-tight sidewalk and planter. This section of SW 93rd Avenue is the last in the neighborhood to be developed. The remaining adjacent areas were constructed with curb-tight sidewalks. The proposal to include a curb-tight sidewalk fits the surrounding area. This is acceptable. The applicant will need to submit final plans of SW 93rd Avenue that include a curb-tight sidewalk, for review and approval. The applicant will need to dedicate right-of-way for SW 93rd Avenue to provide 25 feet from centerline (corresponding to total right-of-way width of 50 feet), 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. 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.**

The applicant is proposing to construct a half-street improvement of SW 93rd Avenue, a public street, for this development. SW 93rd Avenue will intersect with a private tract. The proposed intersection of SW 93rd Avenue and the private tract will need appropriate signage.

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 the proposed intersection of SW 93rd Avenue and the private tract. The installation will be completed by the City.

Prior to issuance of a Public Works Permit:

- *The applicant shall submit final plans of SW 93rd Avenue that include a curb-tight sidewalk, for review and approval.*

Prior to approval of the Final Plat:

- *The applicant shall dedicate right-of-way for SW 93rd Avenue to provide 25 feet from centerline (corresponding to total right-of-way width of 50 feet), 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.*
- *The applicant shall 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 the proposed intersection of SW 93rd Avenue and the private tract.*

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.**

A public water line exists within SW 93rd Avenue. The submitted plans show a new 6-inch public water line from SW 93rd Avenue to extend east within the proposed the private tract. This new line would provide service for lots 1 through 6. Proposed laterals for lots 7 and 8 are shown to connect to the existing line in SW 93rd Avenue.

The configuration for lots 1 through 6 places water meters at the end of each lateral along the private tract. Water meters should be adjacent to public right-of-way, which will eliminate the need for a public water line extension within the private tract. The applicant will need to submit revised water plans that include laterals for lots 1 through 6 adjacent to SW 93rd Avenue with private laterals in the private tract within a private water easement, for review and approval.

There is no water service for the public water quality facility. Water service is needed to establish plants within facilities. The applicant will need to submit revised water plans that show water service for the public water quality facility, 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), for review and approval.

Prior to issuance of a Public Works Permit:

- *The applicant shall submit revised water plans that include laterals for lots 1 through 6 adjacent to SW 93rd Avenue with private laterals in the private tract within a private water easement, for review and approval.*
- *The applicant shall submit revised water plans that show water service for the public water quality facility, for review and approval.*
- *The applicant shall install double check valve assemblies to meet the requirements of TMC 3-3.120(4), 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.**

A public sanitary sewer line exists within SW 93rd Avenue. The submitted plans show a new manhole in SW 93rd Avenue to extend an 8-inch public line east within the proposed private tract. This new line would provide service for lots 1 through 6. Proposed laterals for lots 7 and 8 are shown to connect to the existing line in SW 93rd Avenue. This is acceptable. The applicant will need to submit final sanitary sewer plans, for review and approval.

Public sanitary sewer easements are needed for public sanitary sewer lines outside of public right-of-way. The proposed sanitary sewer public line within the private tract will need an easement. The applicant will need to submit a public sanitary sewer easement for the proposed 8-inch sanitary sewer line within the private tract, for review and approval.

Note: To assure that work performed the area of the public sanitary sewer easement within the private tract will not conflict with the public sanitary sewer line, the private utility easements will need to be subordinate to the public sanitary sewer easement and noted as such on the recorded documents and plat.

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 review and approval. The applicant will need to submit access easements to sanitary sewer manholes, for review and approval.

Prior to issuance of a Public Works Permit:

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

Prior to approval of the Final Plat:

- *The applicant shall submit a public sanitary sewer easement for the proposed 8-inch sanitary sewer line within the private tract and access easements to sanitary sewer manholes, 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.**

The plans show an existing 12-inch public stormwater line from the south outfalling into the wetlands on this site. A proposed catch basin would capture this stormwater and convey it west through a 12-inch public stormwater line in a 15-foot public stormwater easement to an existing public stormwater line in SW 93rd Avenue. Lot 7 has a lateral connecting to this proposed 12-inch public line. Two catch basins at the west end of the private tract would capture stormwater from the tract and lots 1 through 6 & 8 via a shared stormwater easement. This stormwater would be conveyed along the west side of lot 1 within a 12-inch public stormwater line in an 8-foot public stormwater easement. The stormwater would outfall into a proposed public tract with a stormwater treatment and detention facility at the northwest corner of the site. The facility would release to a 12-inch public stormwater line connecting to an existing manhole in SW 93rd Avenue.

The applicant has stated the need to extend the 12-inch public stormwater line east within the proposed private tract to adequately serve the adjacent lots. This is acceptable. The applicant will need to submit revised stormwater plans that show the proposed 12-inch stormwater line within the private tract, for review and approval.

Public stormwater easements are needed for stormwater lines outside of public right-of-way. The proposed public stormwater line within the private tract will need an easement. The applicant will need to submit a 15-foot public stormwater easement for the proposed 12-inch stormwater line within the private tract, for review and approval.

Note: To assure that work performed the area of the public stormwater easement within the private tract will not conflict with the public stormwater line, the private utility easements will need to be subordinate to the public stormwater easement and noted as such on the recorded documents and plat.

City vehicles need to access stormwater manholes and the public stormwater facility for maintenance. The plans do not show vehicular access to the public water quality facility. A 12-foot surface capable of supporting a 50,000 pound vehicle is needed to the water quality manhole and catch basins. The applicant will need to submit revised plans that show a 12-foot surface capable of supporting a 50,000 pound vehicle from SW 93rd Avenue to the public stormwater facility, for review and approval.

In order to maintain the proposed catch basin at the existing outfall a 15-foot access easement and 12-foot surface with turn-around capable of supporting a 50,000 pound vehicle would be needed. The requested option is a continuously piped connection with a manhole at the turn by the outfall can be maintained from the proposed manhole in SW 93rd Avenue. The applicant will need to submit revised stormwater plans that show the outfall and proposed pipe connected via manhole, for review and approval.

The plans show a 15-foot wide public stormwater easement for the proposed public stormwater line along the south side of the development. This is acceptable. The proposed public line adjacent to SW 93rd Avenue is shown in an 8-foot public stormwater easement over lot 1 and without an easement on the private shared access tract. This line is approximately 8-feet from the back of the curb-tight sidewalk. Behind the curb-tight sidewalk is a 4-foot planter strip with street trees in the center. The line needs to be at least 7.5 feet past the street trees, therefore 10 feet from the back of the sidewalk. The applicant will need to submit revised plans that show the public stormwater line adjacent to SW 93rd Avenue 10 feet east of the back of the sidewalk, for review and approval.

Public easements are needed for the entirety of public lines on private property. These have a width of 15 feet to have 7.5 feet from center on both sides. The applicant will need to submit a 15-foot public stormwater easement over the public line along the south side of the site and a public stormwater easement from the right-of-way of SW 93rd Avenue to 7.5 feet east of the public stormwater line on the east side of that right-of-way, for review and approval.

The applicant submitted preliminary stormwater treatment and detention calculations that show adequate capacity to treat impervious areas from the lots and public improvements. Stormwater from the private tract needs to be treated and detained as well. The applicant will need to submit final stormwater detention and treatment calculations that include treatment of stormwater from all impervious surfaces including the private tract, for review and approval.

The applicant has not submitted stormwater conveyance calculations. Verification is needed to assure adequate capacity in proposed public stormwater lines. The applicant will need to submit stormwater conveyance calculations, for review and approval.

Prior to issuance of a Water Quality Permit:

- *The applicant shall submit final stormwater detention and treatment calculations that include treatment of stormwater from all impervious surfaces including the private tract, for review and approval.*
- *The applicant shall submit stormwater conveyance calculations, for review and approval.*

Prior to issuance of a Public Works Permit:

- *The applicant shall submit revised plans that show a 12-foot surface capable of supporting a 50,000 pound vehicle from SW 93rd Avenue to the public stormwater facility, for review and approval.*
- *The applicant shall submit revised stormwater plans that show the outfall and proposed pipe connected via manhole and the proposed 12-inch stormwater line within the private tract, for review and approval.*
- *The applicant shall submit revised plans that show the public stormwater line adjacent to SW 93rd Avenue 10 feet east of the back of the sidewalk, for review and approval.*

Prior to approval of the Final Plat:

- *The applicant shall submit a copy of the private stormwater easement over the private tract.*
- *The applicant shall submit a 15-foot public stormwater easement for the proposed 12-inch stormwater line within the private tract, a 15-foot public stormwater easement over the public line along the south side of the site, and a public stormwater easement from the right-of-way of SW 93rd Avenue to 7.5 feet east of the public stormwater line on the east side of that right-of-way, 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 March 28, 2013 indicating that Sensitive Areas exist on-site. A CWS Memorandum was received dated June 7, 2013. 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 Water Quality Permit:

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

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. Clean Water Services has determined that there is a non-significant wetland on this site. The applicant has applied and received a permit dated May 20, 2013 from the Department of State Lands to fill the non-significant wetland. This is acceptable. The applicant will need to comply with all requirements of the Department of State Lands fill permit for the non-significant wetlands on this site.

Prior to issuance of a Public Works Permit:

- *The applicant shall comply with all requirements of the Department of State Lands fill permit for the non-significant wetlands on this site.*

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 1.74 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.

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.

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 submitted an arborist report dated April 29, 2013. This report recommends 41 trees for retention. This is acceptable. Trees that will not be removed as a part of the proposed development 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 review and approval.

Note: Any additional trees proposed for removal other than those approved in this subdivision decision will need to follow code requirements for a tree removal.

Prior to issuance of a Public Works Permit:

- *The applicant shall obtain a NPDES Erosion Control Permit.*
- *The applicant shall obtain a City of Tualatin erosion control permit.*
- *The applicant shall show tree protection around trees to be retained, 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 one proposed public fire hydrant south of the shared access easement on SW 93rd Avenue. Public fire hydrant spacing needs to be at 400-foot intervals. The plans show all lots within 400 feet of a proposed public fire hydrant. This is acceptable. The applicant will need to submit final plans that show all proposed public fire hydrants, 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. The proposed shared access easement is 144 feet long, less than the amount that would require a turn-around. No turn-around is shown and this is acceptable.

TVF&R provided comments, dated June 6, 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:

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

RECOMMENDATION

Based on the findings presented, the City Engineer approves the preliminary plat of SB 13-02, Mission Woods with the following conditions:

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT:

- PFR-1 The applicant shall submit final stormwater detention and treatment calculations that include treatment of stormwater from all impervious surfaces including the private tract, for review and approval.
- PFR-2 The applicant shall submit stormwater conveyance calculations, for review and approval.
- PFR-3 The applicant shall obtain a Stormwater Connection Permit that complies with the submitted Service Provider Letter conditions.

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT:

- PFR-4 The applicant shall submit a copy of the recorded private shared access easements and maintenance agreement for the private tract, for review and approval.
- PFR-5 The applicant shall submit final plans showing all lot accesses, for review and approval.
- PFR-6 The applicant shall submit final plans of SW 93rd Avenue that include a curb-tight sidewalk, for review and approval.
- PFR-7 The applicant shall submit revised water plans that include laterals for lots 1 through 6 adjacent to SW 93rd Avenue with private laterals in the private tract within a private water easement, for review and approval.
- PFR-8 The applicant shall submit revised water plans that show water service for the public water quality facility, for review and approval.
- PFR-9 The applicant shall install double check valve assemblies to meet the requirements of TMC 3-3.120(4), for review and approval.
- PFR-10 The applicant shall submit final sanitary sewer plans that show surfaces from public right-of-way to onsite sanitary sewer manholes to support City maintenance vehicles, for review and approval.
- PFR-11 The applicant shall submit revised plans that show a 12-foot surface capable of supporting a 50,000 pound vehicle from SW 93rd Avenue to the public stormwater facility, for review and approval.

- PFR-12 The applicant shall submit revised stormwater plans that show the outfall and proposed pipe connected via manhole and the proposed 12-inch stormwater line within the private tract, for review and approval.
- PFR-13 The applicant shall submit revised plans that show the public stormwater line adjacent to SW 93rd Avenue 10 feet east of the back of the sidewalk, for review and approval.
- PFR-14 The applicant shall comply with all requirements of the Department of State Lands fill permit for the non-significant wetlands on this site.
- PFR-15 The applicant shall obtain a NPDES Erosion Control Permit.
- PFR-16 The applicant shall obtain a City of Tualatin erosion control permit.
- PFR-17 The applicant shall show tree protection around trees to be retained, for review and approval.
- PFR-18 The applicant shall submit final plans that show all proposed public fire hydrants, for review and approval.
- PFR-19 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 APPROVAL OF THE FINAL PLAT:

- PFR-20 The applicant shall construct the public improvements or provide financial assurance for completion, for review and approval.
- PFR-21 The applicant shall plat the subdivision within 24 months of the issued decision.
- PFR-22 The applicant shall remove the existing structures.
- PFR-23 The applicant shall show shared private access easements for all shared accesses, for review and approval.
- PFR-24 The applicant shall dedicate right-of-way for SW 93rd Avenue to provide 25 feet from centerline (corresponding to total right-of-way width of 50 feet), for review and approval.
- PFR-25 The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees.

- PFR-26 The applicant shall 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 the proposed intersection of SW 93rd Avenue and the private tract.
- PFR-27 The applicant shall submit a public sanitary sewer easement for the proposed 8-inch sanitary sewer line within the private tract and access easements to sanitary sewer manholes, for review and approval.
- PFR-28 The applicant shall submit a copy of the private stormwater easement over the private tract.
- PFR-29 The applicant shall submit a 15-foot public stormwater easement for the proposed 12-inch stormwater line within the private tract, a 15-foot public stormwater easement over the public line along the south side of the site, and a public stormwater easement from the right-of-way of SW 93rd Avenue to 7.5 feet east of the public stormwater line on the east side of that right-of-way, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-30 The applicant shall construct the public improvements.
- PFR-31 The applicant shall deliver a Mylar copy of the recorded plat to the City Engineer.

APPEAL

Requests for review of this decision must be received by the Engineering Division within the 14-day appeal period ending on **August 2, 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: Lee Leighton, AICP, Westlake Consultants, Inc., 15115 SW Sequoia Parkway, Suite 150, Tigard, OR 97224
Marie A. Flabetich, 1764 Dalton Drive, Eugene, OR 97404-2306
Kurt Dalbey, Mission Homes Northwest, LLC, PO Box 1689, Lake Oswego, OR 97035
Drew DeBois, Deputy Fire Marshal/CFI, Tualatin Valley Fire & Rescue, 7401 SW Washo Court # 101, Tualatin, Oregon, 97062

File: SB 13-02, Mission Woods



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

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

Application for: Subdivision Partition Property Line Adjustment

Project Address: 20270 & 20320 SW 93rd Avenue Planning District: RL

Project Tax Map Number: 2S1 26AB Tax Lot Number(s): 03500 & 03600

Property Owner(s): Marie A. Flabetich, trustee of the Marie A. Flabetich Trust
Revocable Living Trust, under a Trust Agreement dated May 24, 1994

Property Owner's Address: 1764 Dalton Drive, Eugene, OR 97404-2306

Owner's Phone Number: 541-689-8975 Fax Number: N/A

Owner's Email Address: LHJH1936@MSN.COM

Owner's Signature: Jane M. Heiler Date: 5-2-13

Owner's Signature: _____ Date: _____

Owner's Signature: _____

Applicant's Name: Kurt Dalbey, Mission Homes Northwest, LLC

Applicant's Address: P.O. Box 1689, Lake Oswego, OR 97035

Applicant's Phone Number: 503-781-1814 Fax Number: 503-570-8869

Applicant's Email Address: kdalbey@gmail.com

Applicant's Signature: [Signature] Date: 4/30/13

Consultant's Name: Lee Leighton, AICP

Consultant's Company: Westlake Consultants, Inc.

Consultant's Address: 15115 SW Sequoia Parkway, Suite 150, Tigard, OR 97224

Consultant's Phone Number: 503-684-0652 Fax Number: 503-624-0157

Consultant's Email Address: lleighton@westlakeconsultants.com

Direct Communication to: Owner Applicant Consultant

Existing Use: Residence Proposed Use: 8 detached houses

Total Acreage: 1.74 acres No. of Lots/Parcels: 8

Average Lot/Parcel Width: 58 Feet Average Lot/Parcel Area: 8,208 SF

Subdivision Name (if applicable): Mission Woods

Receipt Number: 815914 Fee: \$ 2,700 Job Number: SB 13-02
 By: JD Date: 5/13/13

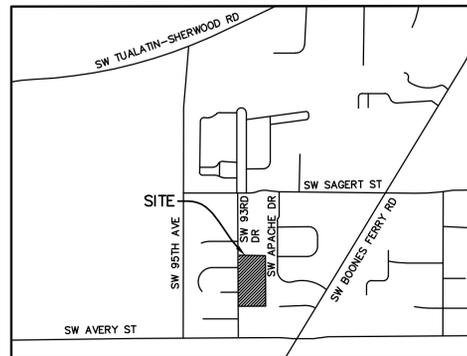
PRELIMINARY PLANS FOR MISSION WOODS TUALATIN, OREGON

WESTLAKE
CONSULTANTS INC.
ENGINEERING ♦ SURVEYING ♦ PLANNING
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY SUITE 150
TIGARD, OREGON 97224
(503) 884-0652
FAX (503) 884-0157

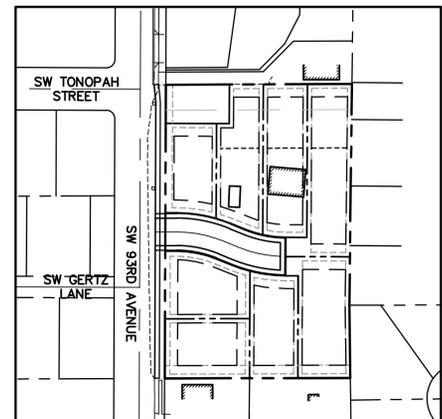
MISSION WOODS
TUALATIN, OR
COVER SHEET

SHEET INDEX

NAME:	NO.
COVER SHEET	P100
EXISTING CONDITIONS	P200
SITE PLAN	P300
GRADING PLAN	P400
UTILITY PLAN	P500



VICINITY MAP
NOT TO SCALE



LOCATION MAP
SCALE: 1"=100'



PROPERTY DESCRIPTION

TAX MAP + LOT:
TAX MAP 2S1 26AB, TAX LOT 3500 AND 3600

SITE SIZE:
1.74 ACRES

ZONING DESIGNATION:
RL LOW-DENSITY RESIDENTIAL

PROPOSAL:
8-LOT RESIDENTIAL SUBDIVISION
(SINGLE FAMILY DETACHED)

STREET ADDRESS

20270-20320 SW 93RD AVENUE
TUALATIN, OR 97062

APPLICANT

MISSION HOMES NW, LLC
PO BOX 1689
LAKE OSWEGO, OR 97035
PHONE: (503) 781-1814
FAX: (503) 570-8828
CONTACT: KURT DALBEY

ENGINEER / SURVEYOR

WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY,
SUITE 150 TIGARD, OREGON 97224
PHONE: (503) 684-0652
FAX: (503) 624-0157
CONTACT: LEE LEIGHTON, AICP

BENCHMARK

ELEVATIONS BASED ON WASHINGTON COUNTY
BENCHMARK NO. 448

ELEVATION: 231.978
DATUM: NGVD 29

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 852-001-0010 THROUGH OAR 852-001-0080. YOU MAY OBTAIN COPIES OF THESE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1887).

UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN ARE PER FIELD MARKINGS AND RECORD DRAWINGS PROVIDED BY THE RESPECTIVE UTILITY AGENCIES. LOCATION OF NON-OBSERVABLE AND/OR UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE.

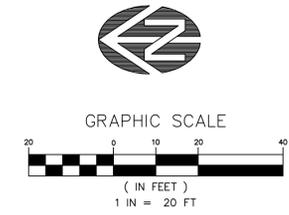
UTILITY VERIFICATION: CONTRACTOR SHALL POTHOLE TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL PROVIDE WESTLAKE CONSULTANTS, INC. 72-HOURS NOTICE OF ANY POTENTIAL CONFLICTS.

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI

REVISIONS	DATE	DESCRIPTION	DESIGNER	CHECKED

SHEET
P100
JOB NO. 2312-03

05/16/13 SUBMITTAL



MISSION WOODS
TUALATIN, OR

EXISTING CONDITIONS PLAN

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI

REVISIONS	DATE	DESCRIPTION	DESIGNER	CHECKED

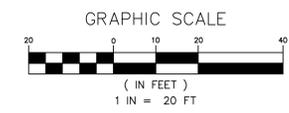
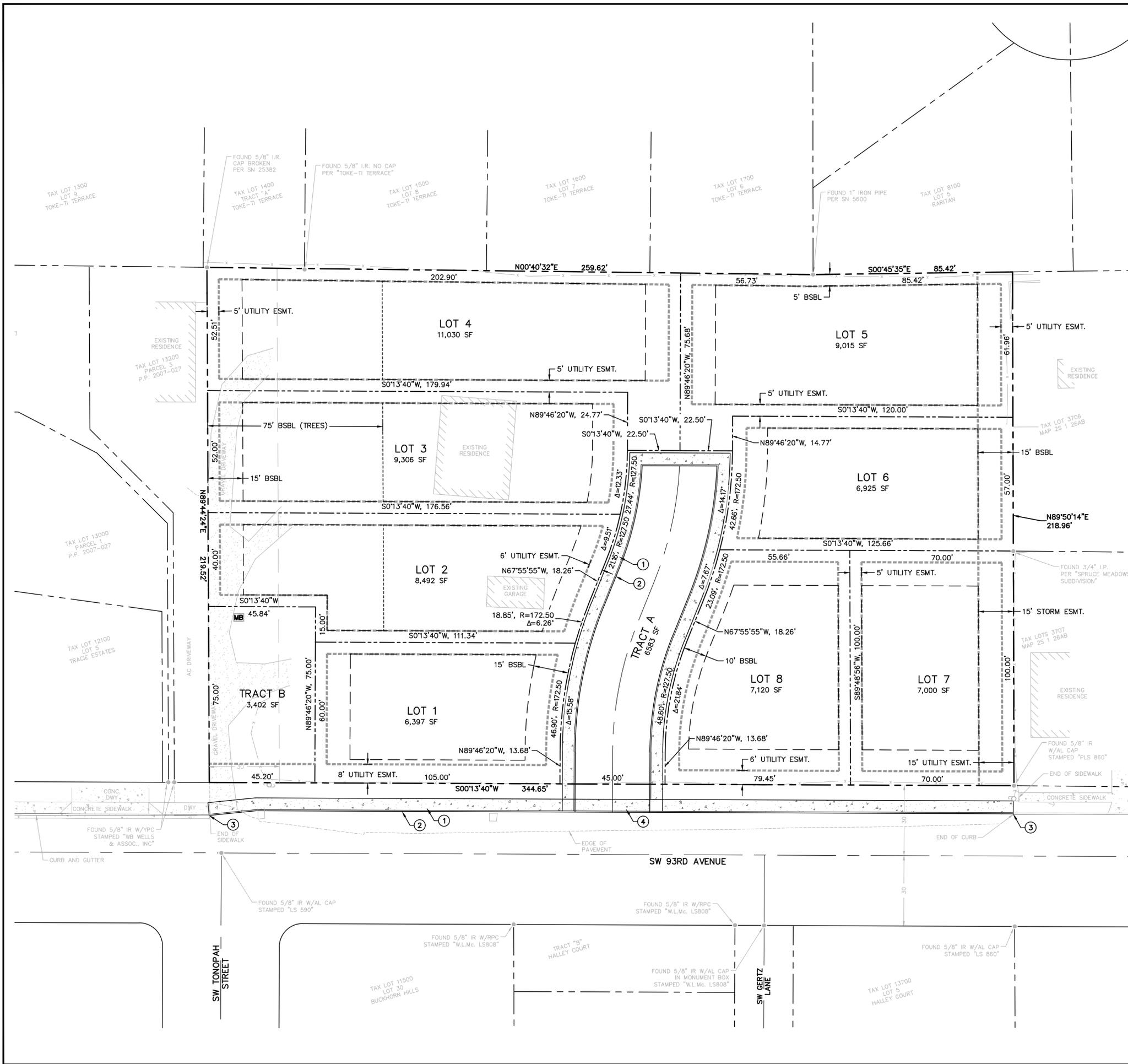
SHEET **P200**
JOB NO. 2312-03

05/16/13 SUBMITTAL



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Drawing Name: \\1212-00312\Eng\1212\Proj\Production\PRELIMINARY\ENGINEERING\231204P300.dwg May 16, 2013 - 3:23pm - dmh



CONSTRUCTION KEYNOTES:

- ① INSTALL 5' CONCRETE SIDEWALK.
- ② INSTALL STANDARD CURB & GUTTER.
- ③ MATCH EXISTING SIDEWALK, CURB & GUTTER
- ④ INSTALL 32' COMMERCIAL DRIVEWAY.

LOT LAYOUT (PRELIMINARY PLAT)

TOTAL AREA = 1.74 ACRES
 MINIMUM SETBACKS [TDC §40.070]:
 FRONT 15'
 GARAGE 20'
 SIDE 5' (10' STREET)
 REAR 15'

ALL LOTS WILL HAVE A 6-FOOT PUBLIC UTILITY EASEMENT (PUE) ADJACENT TO THE STREET AND A 5-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL SIDE AND REAR LOT LINES. [TDC §74.330]

THE MAXIMUM BUILDING AREA FOR ALL LOTS IS BASED ON MINIMUM FRONT, SIDE AND REAR SETBACKS. [TDC §40.070] HOWEVER, THE APPLICANT INTENDS TO BE THE HOMEBUILDER FOR ALL LOTS AND INTENDS TO CONSERVE EXISTING TREES IN THE REAR YARDS OF LOTS 2, 3 AND 4 BY SITING HOMES WITH REAR YARD SETBACKS OF AT LEAST 75 FEET, AS ILLUSTRATED.

LEGEND

- BUILDING SETBACK LINE (BSBL)
- - - REAR YARD TREE SETBACK
- UTILITY EASEMENT LINE

WESTLAKE
 CONSULTANTS INC.
 ENGINEERING • SURVEYING • PLANNING
 10000 N. W. 24th Ave., Suite 150
 Portland, Oregon 97224
 (503) 884-0982
 FAX (503) 884-0157

MISSION WOODS
 TUALATIN, OR
 SITE PLAN / PRELIMINARY PLAT

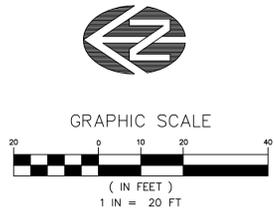
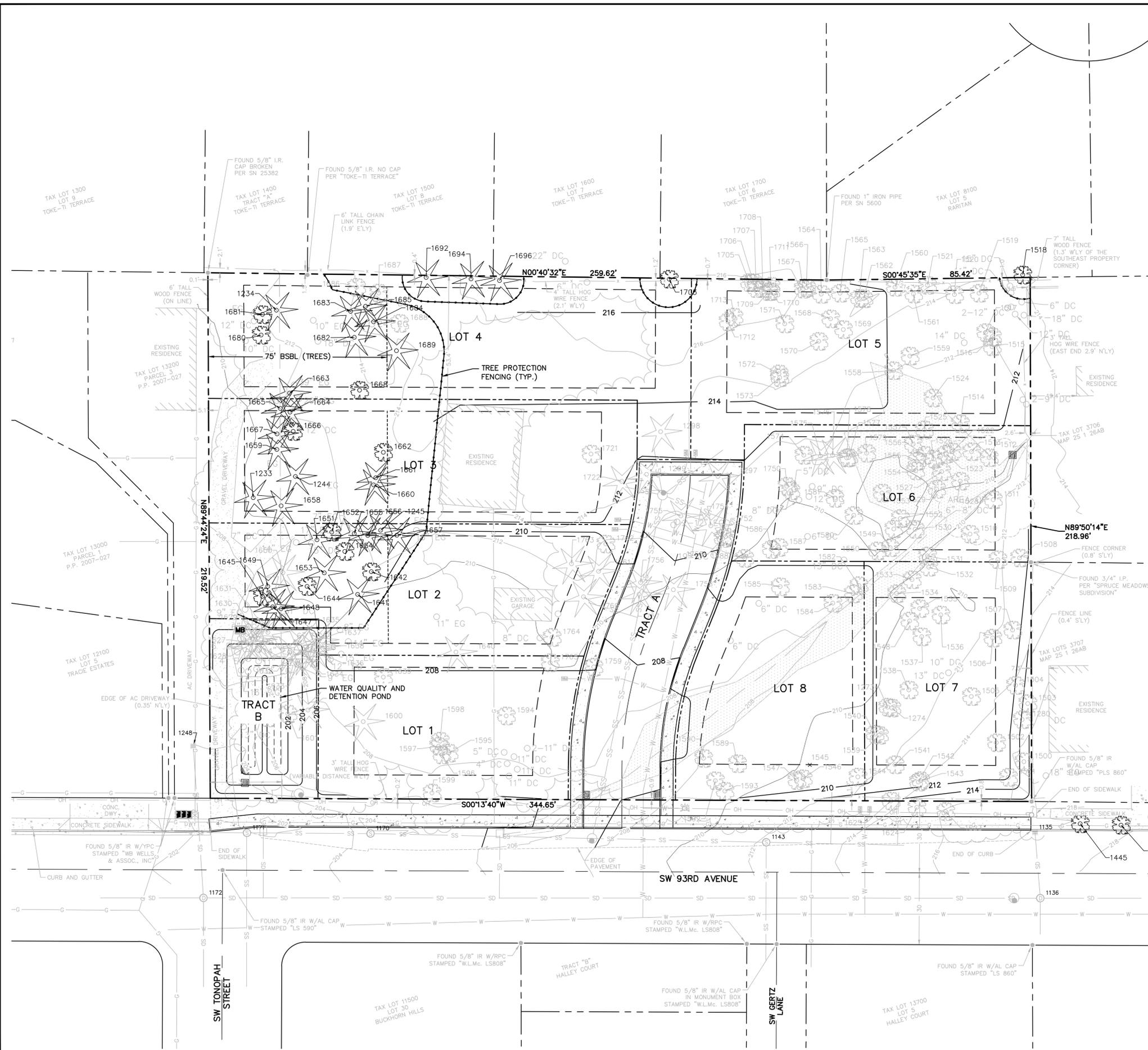
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REVISIONS	DATE	DESCRIPTION	DESIGNER	CHECKED

SHEET
P300
 JOB NO. 2312-03

05/16/13 SUBMITTAL

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WESTLAKE
CONSULTANTS INC.
ENGINEERING ♦ SURVEYING ♦ PLANNING
FACILITY DEVELOPMENT
10000 SW 15TH AVENUE SUITE 150
TIGARD, OREGON 97224 (503) 884-0982
FAX (503) 884-0157

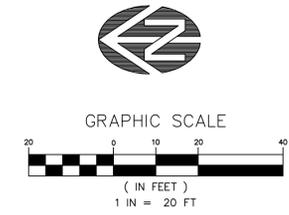
MISSION WOODS
TUALATIN, OR
GRADING AND TREE PROTECTION PLAN

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REVISIONS	DATE	DESCRIPTION	DESIGN	CHECKED

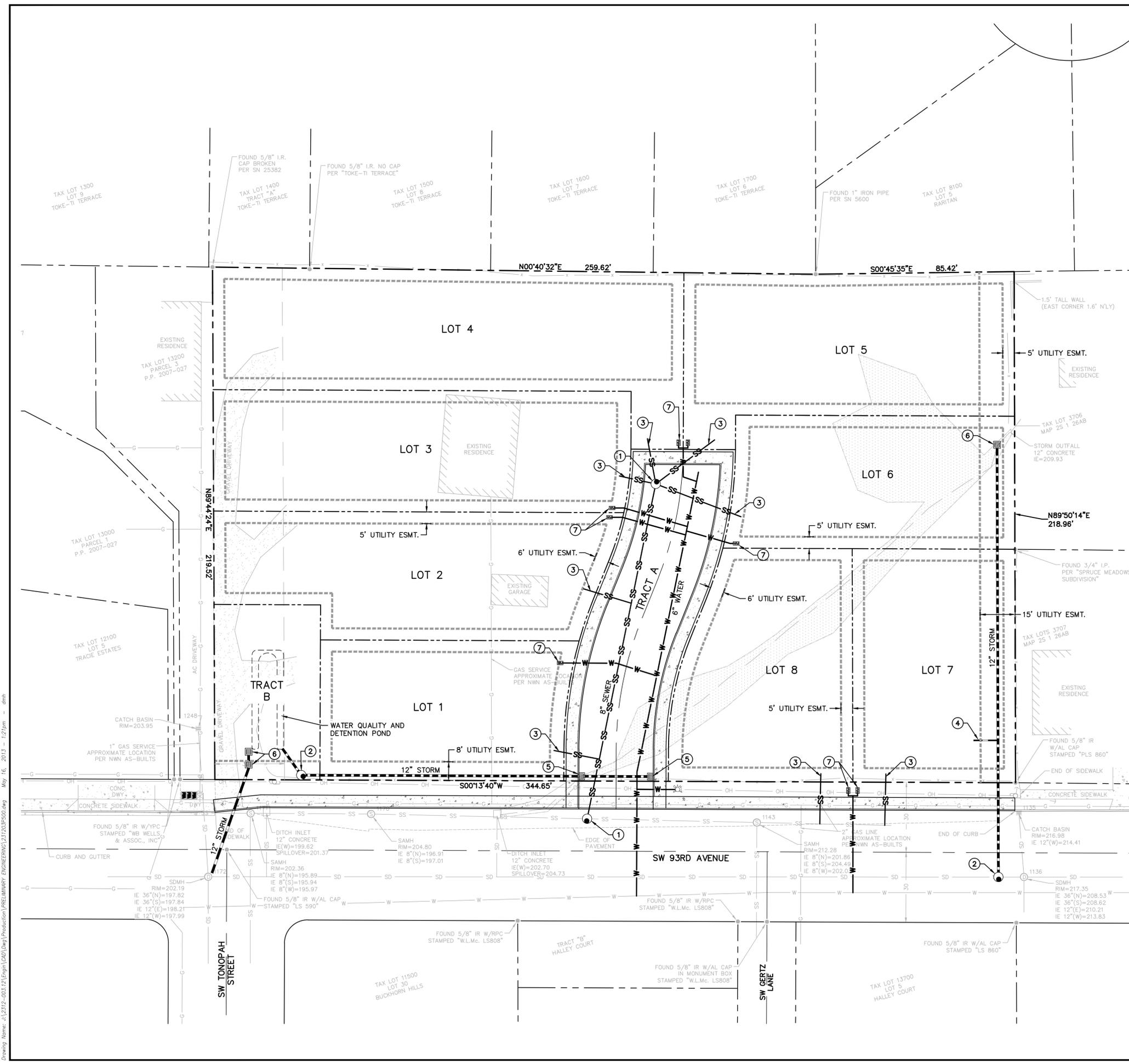
SHEET
P400
JOB NO. 2312-03

05/16/13 SUBMITTAL



CONSTRUCTION KEYNOTES:

- ① INSTALL 48" STANDARD SANITARY MANHOLE.
- ② INSTALL 48" STANDARD STORM MANHOLE.
- ③ INSTALL 4" SANITARY LATERAL.
- ④ INSTALL 4" STORM LATERAL.
- ⑤ INSTALL CG-2 INLET.
- ⑥ INSTALL DITCH INLET.
- ⑦ INSTALL 1" WATER METER SERVICE.



WESTLAKE CONSULTANTS INC.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 10000 SW 10TH AVENUE SUITE 150
 TUALATIN, OREGON 97224
 (503) 884-0682
 FAX (503) 884-0157

MISSION WOODS
 TUALATIN, OR
 UTILITY PLAN

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI

REVISIONS	DATE	DESCRIPTION	DESIGN	CHECKED

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P500
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05/16/13 SUBMITTAL

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Service Provider Letter

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: City of Tualatin Review Type: Tier 2 Analysis
 Site Address: 20270 SW 93rd AVE SPL Issue Date: March 28, 2013
 / Location: Tualatin, OR 97062 SPL Expiration Date: March 28, 2015

Applicant Information:

Name: _____
 Company: MISSION HOMES NORTHWEST, LLC
PO BOX 1689
 Address: LAKE OSWEGO, OR 97035
 Phone/Fax: (503) 781-1814
 E-mail: joshkelso3@gmail.com

Owner Information:

Name: _____
 Company: MISSION HOMES NORTHWEST, LLC
PO BOX 1689
 Address: LAKE OSWEGO, OR 97035
 Phone/Fax: (503) 781-1814
 E-mail: joshkelso3@gmail.com

Tax lot ID

Development Activity

2S126AB03500,
2S126AB03600

8- Lot Subdivision

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 25
 Vegetated Corridor Condition: Good/Marginal

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 0

Enhancement of Remaining
 Vegetated Corridor Required:

Square Footage to be enhanced:

0

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment: 8- Lot Subdivision (Permanent Encroachment; Mitigation Required) Square Footage: 14,259

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
Off-site/ Payment to Provide Fee	14,259/ 1:1/ \$31,934.98

Conditions Attached Development Figures Attached (2) 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.

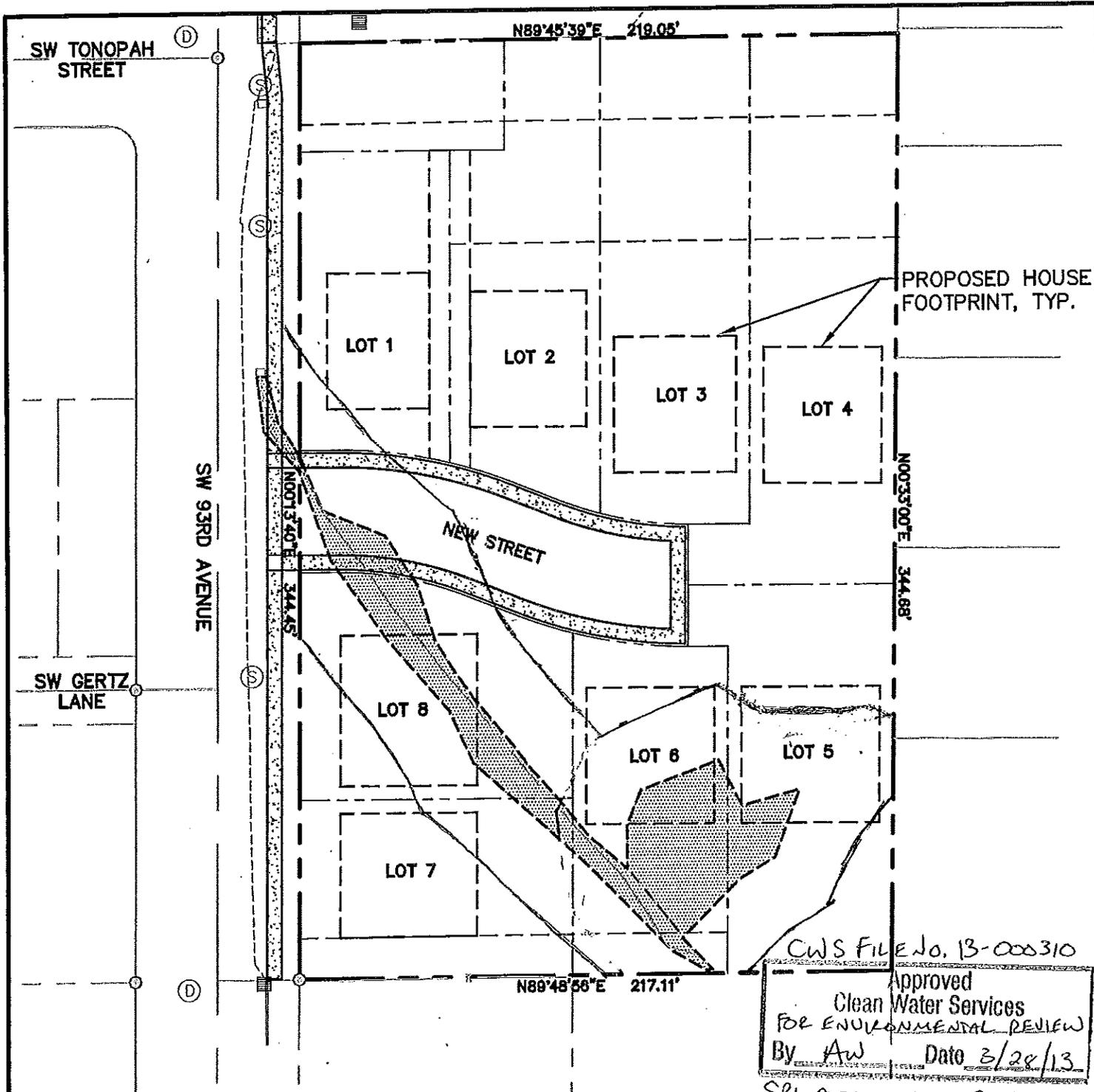
The proposed alternative develops the subject property with the greatest density of lots while protecting the locally important resource of a stand of old growth trees on the site. This alternative meets the City transportation plan requirements for connectivity between the proposed street and SW Gertz Lane. The loss of the onsite wetland and Vegetated Corridor could not be avoided while still developing the site and retaining the trees. The onsite wetland is essentially isolated and surrounded by development.

7. The proposed encroachment provides public benefits.

The wetland was determined not to be a significant wetland by the City. The stand of trees is highly valuable to the local community and preservation of this resource was prioritized by the community, the City, and the applicant. Permits for filling of the onsite wetland have been submitted to DSL and the COE with mitigation to be provided at a wetland mitigation bank. This will contribute to a larger resource of much higher value providing water quality and habitat functions not possible in this small isolated area. The Vegetated Corridor will be mitigated through the payment to provide program and shall provide enhancement for other resources within the Tualatin watershed.

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

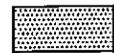
1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive 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 through 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.



PROPOSED HOUSE FOOTPRINT, TYP.

CWS FILE No. 13-000310
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By AW Date 3/28/13
 SPL ATTACHMENT 2 of 2

LEGEND

-  WETLAND BOUNDARY
-  WETLAND
-  VC BOUNDARY
- 14,259 sf impact area



GRAPHIC SCALE



(IN FEET)
 1 IN = 50 FT

**SW 93RD STREET
 DEVELOPMENT PLAN**

DATE	12/14/2012
DRAWN BY	APN
CHECKED BY	APN
REVISIONS	
JOB NO.	2312-03

WESTLAKE
 CONSULTANTS inc.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
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JUN 12 2013

ENGINEERING &
BUILDING DEPARTMENT

MEMORANDUM

Date: June 7, 2013
To: Tony Doran, Engineering Associate, City of Tualatin
From: Jackie Sue Humphreys, Clean Water Services (the District)
Subject: Mission Woods Subdivision, SB-13-02, 2S126AB03500, 03600

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE AND PLAT RECORDING

A Clean Water Services (the District) Storm Water Connection Permit Authorization must be obtained prior to plat approval and recordation. Application for the District's Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 07-20, (or current R&O in effect at time of Engineering plan submittal), and is to include:

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.2.b-1.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit.
- c. Detailed plans showing each lot within the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 07-20, Section 4.05.5, Table 4-1. Access shall be provided for maintenance of facility per R&O 07-20, Section 4.02.4.
- e. If use of an existing offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.

- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Site contains a "Sensitive Area." Applicant shall comply with the conditions as set forth in the Service Provider Letter No. 13-000310, dated March 28, 2013.
- i. Provide DSL and Corps of Engineers permits for any work in the wetlands or creek prior to any on site work, including grading and erosion control. Include permit number on cover sheet of plans or provide concurrence with the delineation.
- j. 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 \$31,934.98 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.
- k. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

This Land Use Review does not constitute the District's approval of storm or sanitary sewer compliance to the NPDES permit held by the District. The District, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.



June 6, 2013

Tony Doran
Engineering Associate
City of Tualatin
Tualatin, Oregon
97062

Re: Mission Woods Subdivision, 20270 & 20320 SW 93rd Avenue, Tualatin Oregon

Dear Mr. Doran,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

- 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 as site plan depicting the footprint of each home for verification of access.***
- 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.***
- 3) **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.***
- 4) **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) ***Please show the location of the nearest fire hydrant and or provide a fire hydrant near the entrance to Tract A.***
- 5) **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)
- 6) **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)
- 7) **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)
- 8) **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)

- 9) **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)
- 10) **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) ***Please provide a physical address visible from the approaching roadway.***

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, J. Sayers COT