



# City of Tualatin

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August 5, 2013

Lee Leighton, AICP  
Westlake Consultants, Inc.  
15115 SW Sequoia Parkway, Suite 150  
Tigard, OR 97224

RE: Final Decision  
SB 13-02, Mission Woods Subdivision  
Tax Map & Lot: 2S126AB #3500 and #3600

Lee:

The 14-day period for requesting a review of the City Engineer's Subdivision Review Findings and Decision for SB 13-02, Mission Woods Subdivision, located east of SW 93rd Avenue, south of SW Tonopah Street, and north of SW Nez Pierce Court, ended on August 2, 2013. As no requests for review were filed, the Review Findings and Decision, dated July 19, 2013, becomes a final decision.

The SB 13-02, Mission Woods Subdivision is approved 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.

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

Sincerely,



Tony Doran, EIT  
Engineering Associate

C: Marie A. Flabetich, 1764 Dalton Drive, Eugene, OR 97404-2306  
Kurt Dalbey, Mission Homes Northwest, LLC, PO Box 1689, Lake Oswego, OR 97035  
File: SB 13-02, Mission Woods