



# City of Tualatin

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August 2, 2013

Dean Reynolds  
Darter Construction, LLC.  
7640 NE Airport Way #56115  
Portland, OR 97238

RE: Final Decision  
SB 13-03, Pennington Two Subdivision  
Tax Map & Lot: 2S135AC #13900

Dean:

The 14-day period for requesting a review of the City Engineer's Subdivision Review Findings and Decision for SB 13-03, Pennington Two Subdivision, located north of SW Sagert Street and west of SW Boones Ferry Road, ended on August 1, 2013. As no requests for review were filed, the Review Findings and Decision, dated July 18, 2013, becomes a final decision.

The SB 13-03, Pennington Two Subdivision is approved with the following conditions:

## **PRIOR TO APPROVAL OF THE FINAL PLAT:**

- PFR-1 The applicant shall construct all public improvements or provide financial assurance for completion, for review and approval.
- PFR-2 The applicant shall plat the subdivision within 24 months of the issued decision.
- PFR-3 The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees.

## **PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- PFR-4 The applicant shall show tree protection around trees to be retained identified on the submitted arborist report as numbers 1, 2, 6, 17, 18, 35, 36, 43, and 47, for review and approval.
- PFR-5 The applicant shall construct any public improvements.

- PFR-6 The applicant shall deliver a Mylar copy of the recorded plat to the City Engineer.
- PFR-7 The applicant shall submit final plans showing all driveways, for review and approval.
- PFR-8 The applicant shall obtain a Stormwater Connection Permit that complies with the submitted Service Provider Letter conditions.
- PFR-9 The applicant shall obtain a City of Tualatin erosion control permit.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Tony Doran". The signature is fluid and cursive, with a large initial "T" and "D".

Tony Doran, EIT  
Engineering Associate

C: Eden Enterprises, LLC., 5505 SW Delker Road, Tualatin, OR 97062  
File: SB 13-03, Pennington Two