



City of Tualatin

www.ci.tualatin.or.us

November 12, 2014

Alex Hurley & Matt Scheidegger
AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

RE: Final Decision
SB 14-02, Heather Ridge
Tax Map & Lots: 2S134AC #200

Alex Hurley & Matt

The 14-day period for requesting a review of the City Engineer's Subdivision Review Findings and Decision for SB 14-02, Heather Ridge ended on November 6, 2014. As no requests for review were filed, the Review Findings and Decision, dated October 23, 2014, becomes a final decision.

The SB 14-02, Heather Ridge is approved with the following conditions:

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT:

PFR-1 The applicant shall submit final stormwater plans, for review and approval.

PFR-2 The applicant shall submit final conveyance calculations, for review and approval.

PFR-3 The applicant shall submit revised plans that show a 15-foot wide driveway approach, fence, and 16-foot wide gate for the public water quality facility, for review and approval.

PFR-4 The applicant shall submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions, for review and approval.

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT:

PFR-5 The applicant shall submit final plans that show accesses for all lots to a public street a minimum of 10-feet wide and a maximum of 26 feet wide for one or two car garages and 37-feet wide for three or more car garages, for review and approval.

- PFR-6 The applicant shall submit final plans that show extension of an existing 8-foot wide concrete accessway identified as Tract B between lots 11 and 12 and connect to SW 110th Place, for review and approval.
- PFR-7 The applicant shall submit final plans that show 31-foot wide dedication and construction for SW 112th Avenue including 20-feet of pavement, a 6-foot planter strip with curb, street trees, and streetlights, and a 5-foot sidewalk, for review and approval.
- PFR-8 The applicant shall submit final plans that show 46-foot wide dedication and construction for SW Helenius Street including 20-feet of pavement, a 6-foot planter strip with curb, street trees, and streetlights, and a 5-foot sidewalk, for review and approval.
- PFR-9 The applicant shall submit final plans that show 50-foot wide dedication and construction for SW 110th Place including 32-feet of pavement, a 4-foot planter strip with curb, street trees, and streetlights, and a 5-foot sidewalk, for review and approval.
- PFR-10 The applicant shall submit revised plans that show a public water line connecting existing public water lines within SW Helenius Avenue to the east of this development and SW 112th Avenue to the west and laterals for lots 15 and 16 to directly connect to the public water line in SW 110th Place and be near the south side of lot 15 and the north side of lot 16, for review and approval.
- PFR-11 If needed, the applicant will need to install double check valve assemblies to meet the requirements of TMC 3-3.120(4).
- PFR-12 The applicant shall submit revised plans that show extension of the public line in SW 112th Avenue east then north in SW 110th Place and all lots served by a single sanitary sewer lateral, for review and approval.
- PFR-13 The applicant shall submit a revised plan that minimizes the impact of stormwater from their development to adjacent properties to the east and northeast, for review and approval.
- PFR-14 The applicant shall obtain a NPDES Erosion Control Permit.
- PFR-15 The applicant shall obtain a City of Tualatin erosion control permit.
- PFR-16 The applicant shall submit final plans that show preservation of off-site trees to be retained in conformance with TDC 34.210(1), for review and approval.
- PFR-17 The applicant shall submit final plans that show a new public fire hydrant at the northwest corner of SW 110th Place and SW Helenius Street, for review and approval.

PRIOR TO APPROVAL OF THE FINAL PLAT:

- PFR-18 The applicant shall submit final plans that indicate the proposed north/south cul-de-sac to be named SW 110th Place, for review and approval.
- PFR-19 The applicant shall construct all public improvements or provide financial assurance for completion, for review and approval.
- PFR-20 The applicant shall plat the subdivison within 24 months of the issued decision.
- PFR-21 The applicant shall submit final plans that show Tract A as a public water quality facility and Tract B as a pedestrian accessway, both to be dedicated to the City of Tualatin, for review and approval.
- PFR-22 The applicant shall construct the street improvements on SW 112th Avenue, SW Helenius Street, and SW "A" Court or provide financial assurance for the completion of public improvements.
- PFR-23 The applicant shall dedicate sufficient right-of way to assure 31 feet of right-of-way, for SW 112th Avenue, for review and approval.
- PFR-24 The applicant shall dedicate sufficient right-of way to assure 46 feet of right-of-way, for SW Helenius Street, for review and approval.
- PFR-25 The applicant shall dedicate sufficient right-of way to assure 50 feet of right-of-way, for SW 110th Place, for review and approval.
- PFR-26 The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees.
- PFR-27 The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street signs at the intersections of SW 112th Avenue & SW Helenius Street and SW 110th Place and SW Helenius Street.

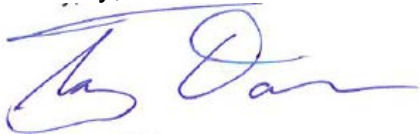
PRIOR TO ISSUANCE OF A BUILDING PERMIT:

PFR-28 The applicant shall construct any public improvements.

PFR-29 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,

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