

**TMC 3-5-040 Erosion Prohibited.**

**TMC 3-5-050 Erosion Control Permits.**

**TMC 3-5-060 Permit Process.**

**RESPONSE:**

**An erosion control permit will be obtained for this site, and submittal will include a site-specific plan stamped by the civil engineer, as required for sites located in floodplain areas. The total site disturbance area is under one acre. An erosion control plan will be prepared and a grading and erosion control permit obtained from the City of Tualatin.**

**TMC 3-5-200 Downstream Protection Requirement.**

**RESPONSE:**

**The proposed addition to the building will result in a net decrease of impervious area of about ~1000 square feet. Existing drainage systems will be fully protected, and additional detention facilities will be constructed to manage stormwater runoff from the modified area up to the 25-year storm event, per CWS requirements. (See stormwater report for calculations and a detailed description of proposed stormwater management.)**

**TMC 3-5-250 Floodplain Design Standards.**

**TDC Chapter 70: Flood Plain District**

**RESPONSE:**

**Per FEMA, this site has a floodplain elevation of 133.1 (NAVD 88), which is equal to 129.58 (NVDG 29) as referenced on plans. The entirety of the project site is therefore located in the floodplain (max elevation of 129.20). The proposed building addition will match the finished floor of the existing office building, which is equal to 126.87.**

**Matching the existing finish floor will involve cutting down the grade where the proposed building will be located, which will balance the volume of fill created by the waterproofed building and create a net cut of 660 cubic yards. The proposed elevations will match elevations in existing areas for much of the site, including the existing building and the parking area south of the addition. For building waterproofing, the proposed addition will utilize a below-grade waterproofing system of either sheet waterproofing or fluid-applied waterproofing materials.**

Plans will be submitted clarifying locations and volumes of cut and fill to balance the fill/floodproofing within the floodplain. A development permit will be obtained prior to construction or onsite grading.

### TDC Section 72.030(3)(a) Greenways.

#### RESPONSE:

The lot for this site includes a wetland area that is part of the Hedges Creek Marsh. However, the development area at its outer limit is approximately 130 feet to the north of the wetland boundary, and the greenway will not be affected or encroached on by the proposed project.

### TDC Section 72.040 Natural Areas.

#### RESPONSE:

The project site is located to the north of a Protected Area per Map 72-1. The wetland will not be touched by the project work, there will be no fill or excavation within the protected area, and erosion control measures will be taken to prevent the project from affecting the wetland.

### TDC Section 72.060 Development Restrictions in Greenways and Natural Areas.

#### RESPONSE:

There will be no structures, grading, excavation, fill, or any other development within the protected area.

### TDC Section 72.110 Easements for Pedestrian and Bicycle Access.

#### RESPONSE:

The project will comply with requirements based on this code section.

### TDC Section 74.120 Public Improvements.

#### RESPONSE:

As part of the project, improvements to both the SW Teton Ave frontage and the SW Spokane Ct frontage will be made under a Public Works Permit. The existing curbline will be protected and the sidewalk panels will be replaced as needed to bring the sidewalks into ADA compliance. The ramp crossing at the corner meets ADA standards and will be protected. In addition, the northern driveway approach on SW Teton Avenue will be closed, and the driveway pan at the southern entry will be replaced.

### TDC Section 74.140 Construction Timing.

**RESPONSE:**

All public and private improvements will be completed prior to receiving a Certificate of Occupancy.

### TDC Section 74.440 Streets, Traffic Study Required.

**RESPONSE:**

A traffic study has been conducted and is included with the Architectural Review submittal.

### TDC Section 74.610 Water Service.

**RESPONSE:**

The addition to the existing office building will connect to the existing water system onsite for domestic water and fire protection, as shown on sheet C0.50.

### TDC Section 74.620 Sanitary Sewer Service.

**RESPONSE:**

The addition to the existing office building will connect to the existing sanitary sewer system onsite, as shown on sheet C0.50.

### TDC Section 74.630 Storm Drainage System.

**RESPONSE:**

No new connection to the public system is proposed; stormwater runoff from modified area will connect to the existing storm system. All lines will be sized to convey expected flows, and the redevelopment will result in a net decrease in impervious area for the total site. All proposed storm calculations are included in the submittal.

### TDC Section 74.640 Grading.

**An erosion control plan will be provided and existing drainage patterns will be maintained. This project will not impact adjacent properties.**

### **TDC Section 74.650 Water Quality, Storm Water Detention and Erosion Control.**

**Stormwater from modified area will be managed onsite for water quality and quantity per CWS requirements. A Service Provider Letter from Clean Water Services will be submitted with this application indicating that this development will not negatively impact the Sensitive Areas located onsite. A Stormwater Connection Permit Authorization Letter will be obtained and designs will comply with CWS standards. An Operations and Maintenance agreement will also be submitted. A 1200-C will not be required since the disturbed area is less than one acre, but an erosion control permit will be obtained from the City of Tualatin.**

### **TDC Section 75.040 – Driveway Approach Requirements.**

#### **RESPONSE:**

**Teton Avenue between Herman Rd and Tualatin-Sherwood Rd is an access limited roadway; existing driveways are allowed to remain and no new driveways are permitted. The site currently had two driveway approaches, one to the north near the corner with Spokane Ct and one to the south of the site. The closure of the northern driveway entrance for this project has been approved; the remaining driveway, to the south, will be repaired to bring the sidewalks into ADA compliance as part of the PWP permit. The driveway approach to remain is 36 feet wide, which is compliant with the requirements for industrial sites.**

**The site also abuts SW Spokane Ct, but will not be adding an entrance on that frontage due to the large grade difference between the site and the public street.**