



City of Tualatin

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xx, 2020

CITY ENGINEER'S REVIEW FINDINGS AND DECISION

Case #:	AR 19-0008
Project:	Tualatin Industrial Park
Location:	11040 SW Tualatin-Sherwood Rd, Tualatin, OR. Tax Lots: 2S122D000600, 2S127AA00500, 2S122DD00700
Applicant:	T. Chavez, Phelan Development
Owner:	Myslony Development, LLC

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I. CONDITIONS OF APPROVAL

Based on the findings and conclusions presented, the City Engineer approves AR19-0008, Tualatin Industrial Park subject to the following conditions with City Engineer approved modifications allowed during permitting and construction:

A. PRIOR TO ISSUANCE OF EROSION CONTROL, PUBLIC WORKS, AND WATER QUALITY PERMITS:

PFR-1 The applicant must submit final sanitary sewer system plans that:

- a) Are in accordance with TMC 3-2, TDC 74.620, and the Public Works Construction Code.
- b) Show location of the sanitary sewer lines, grade, materials, and other details including:
 - (1) Cleanouts for private laterals at the edge of the public sanitary sewer line easement.
 - (2) Show a recorded private sanitary sewer easement for the north lot's lateral crossing the southern lot.
- c) Comply with the contractor insurance and bond requirements of the City of Tualatin.

PFR-2 The applicant must submit final water system plans that:

- a) Are in accordance with code section TMC 3-3, TDC 74.610, and the Public Works Construction Code.
- b) Show location of the water lines, grade, materials, and other details including:
 - i) Gate valves at the main for separate domestic and fire service laterals.
 - ii) A domestic service lateral with meter located adjacent to right-of-way and approved Reduced Pressure Backflow Device (RPBD) for each lot.
 - iii) Separate backflow device for the irrigation system on the private-side service to enable future service to SW Tualatin-Sherwood Road street trees after Washington County's widening project.
 - iv) DCVA Fire Vaults for private fire services located adjacent to SW Myslony Street and SW Tualatin-Sherwood Road right-of-way within recorded public utility easements reference to recorded private water easements for any portions of private water systems crossing lots.
 - v) A 16-inch public water main extending from the SW Myslony Street cul-de-sac to the east side of the development and connecting the 16-inch main through the site to the main within SW Tualatin-Sherwood Road.
 - vi) Public fire hydrants located off the public main through the development as approved by the City Engineer.
 - vii) A 20-foot wide public water easement centered on the 16-inch public water mains through the development with 10-foot wide public fire hydrant lateral easements extending past the public fire hydrants by 5 feet.
 - viii) No trees within the public water easement through the development. If trees are within 10-feet of the public water line easement, a root barrier at the easement's edge.

PFR-3 The applicant must submit final plans in accordance with code section TMC 3-5-050 and -060 plus TDC 74.640:

- a) For a City of Tualatin erosion control permit and a 1200-C NPDES Erosion Control Permit.
- b) That shows minimized impact to adjacent properties allowing drainage prior to development and gravity drainage from development prior to issuance of construction permits.
- c) That minimize the impact of stormwater from the development to adjacent properties consistent with TMC 3-5-200 and TDC 74.640.

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PFR-4 In accordance with TMC 3-5-200 to -430 the applicant must submit:

- a) Final stormwater plans and calculations that:
 - i) Demonstrate that phosphorous removal and design storm requirements are met.
 - ii) Are certified by an Oregon registered, professional engineer.
 - iii) Include stormwater treatment of runoff from all new and modified public and private impervious areas.
 - iv) Provide detention to meet the most conservative of 25-year storm event or the Clean Water Services hydromodification requirements. Additional detention can be incorporated to meet Tualatin policy maximum conveyance of 82% capacity of public lines within SW Myslony Street.
 - v) Extend the public stormwater line within the extension of SW Myslony Street as approved by the City Engineer.
 - vi) Demonstrate compliance with the Clean Water Services' Service Provider Letter conditions to obtain a Stormwater Connection Permit Authorization Letter in accordance with TDC 74.650.
- b) Financial assurance for construction of the private water quality facility and public facility if needed.
- c) A copy of a recorded private stormwater facility agreement that identifies the responsible party for the permanent compliance with an operation and maintenance plan.

PFR-5 The applicant must submit a copy of an issued Washington County Right-of-Way Permit for work within SW Tualatin-Sherwood Road. The applicant must show that all other County requirements have been met in accordance with code section TDC 74.420 and Washington County's "CONDITIONS OF APPROVAL FOR CITY CASEFILE AR19-0009, dated January 7, 2020. The improvements and recordings along SW Tualatin-Sherwood Road must include:

- a) Closure of all driveways to County standards.
- b) All work (path/utility connections) proposed.
- c) A gated emergency access to County standards.
- d) Dedication of additional right-of-way to provide 51 feet from the centerline.
- e) Dedication of a 10-foot slope/drainage/public utility easement.

PFR-6 In accordance with TDC 74.330 and 74.430, the applicant must submit a copy of recorded public utility easements adjacent to the site's frontage that are:

- a) 10-feet wide adjacent to SW Tualatin-Sherwood Road,
- b) 8-feet wide adjacent to SW Myslony Street only on the south side,
- c) 20-feet wide centered on the public water main through the development with 10-foot wide public fire hydrant lateral easements extending past the public fire hydrants by 5 feet.
- d) A City Engineer approved combination of right-of-way dedication, public easement, and signage sufficient to accommodate movement of vehicles up to a WB-67, pedestrians, and bicycles from eastbound near the east end of the SW Myslony Street extension to be able to exit west on the existing SW Myslony Street. A public access easement over the entire development. This easement must
 - i. Include a traffic circulation plan for the public that includes signage routing from the east end of SW Myslony Street through the development to the west connection to SW Myslony Street,
 - ii. Include turning movement and pavement construction sufficient for WB-67 truck traffic,
 - iii. i. Be approved by the City Engineer.

- PFR-7** In accordance with TDC 74.420 and 74.430, the applicant must submit final plans for SW Myslony Street adjacent to this development extending east from the existing cul-de-sac, meandering to the northmost property line of this development, to the east property line.
- The right of way width must be 37 feet wide adjacent to the entire north most property line of the development.
 - The improvements are to include two 12-foot wide travel lanes on the south side with a curb and street lights on the north side.
 - The plans must indicate ADA compliant driveways and sidewalk for any existing portions of SW Myslony Street that will remain.
- PFR-8** In accordance with TDC 74.470 the applicant must submit final plans that show street lights on SW Myslony Street adjacent to this development meeting Public Works Construction Code standards. If needed to meet the standards, new street light fixtures must be added or modified meeting PGE Option A and 3000K LED standards. New street lights must be along the north side of the SW Myslony Street extension.
- PFR-9** In accordance with PWCC 203.2.10 the applicant shall provide a barricade signage at the east end of the Myslony Street extension. Signage on the barricade per Standard Drawing Nos. 510 and 511 must state that the road will be extended with future development.
- PFR-10** Final plans must include the addition of street trees on SW Myslony Street:
- Adjacent to this development,
 - Not adjacent to the extension to the east,
 - Type approved by the City,
 - Meeting the spacing standard in accordance with TDC 74.485 and 74.765.
- PFR-11** In accordance with TDC 75.040 and 75.060 the applicant must:
- Submit final plans showing two driveway accesses from SW Myslony Street, one to each proposed Lot A and B as approved in PLA19-0008 including cross-access agreements to enable indirect access to SW Myslony Street. :
 - Except as approved by the City Engineer in the modified cross-section of the extension.
 - At least 32 feet wide.
 - With City Engineer approval, modifications for greater than the maximum of 40 feet measured at right-of-way due to curvature and proximity of the cul-de-sac's throat.
 - Include truck turning movements and ADA compliance to support the proposed modifications.
 - Show appropriate vision clearance triangles for a Connector.
 - Obtain a Washington County Right-of-Way Permit for construction of the 26-foot wide emergency vehicle only access to SW Tualatin-Sherwood Road including a rolled curb and gate.
- PFR-12** The applicant must submit PDFs of final site and permit plans.

B. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-13** The applicant must obtain Erosion Control, Public Works, and Water Quality Permits from the City of Tualatin and Right-of-Way Permit from Washington County.
- PFR-14** The applicant must financially secure all public improvements and private water quality facilities in accordance with PWCC 102.14.00.