



LAND USE & TRANSPORTATION MEMORANDUM

Operations and Maintenance

To: Madeleine Nelson – Assistant Planner

From: Naomi Vogel – Associate Planner

Date: January 27, 2023

Subject: Norwood Partition
City File Number: PAR22-0002
County File Number: CP-23-901
Tax Map and Lot Number: 2S135D000106
Location: 23370 SW Boones Ferry Road

Washington County Department of Land Use and Transportation has reviewed the above noted City development application for a 2-lot partition to divide the existing 38-acre lot into two parcels. Existing accesses to SW Norwood Road and SW Boones Ferry Road will be reviewed when development is proposed on the new parcels, including required public improvements. Any existing access(es) that will be shared by the newly created parcels will require a reciprocal access easement.

CONDITIONS OF APPROVAL:

I PRIOR TO FINAL PLAT APPROVAL BY THE CITY OF TUALATIN AND WASHINGTON COUNTY:

A. The following shall be represented on the plat and recorded with Washington County Survey:

1. Dedication of an additional 20 feet of right-of-way from the centerline of SW Boones Ferry Road. The total right-of-way cannot be less than 45 feet from the centerline.
2. Dedication of additional right-of-way to meet 37 feet from the centerline (monumented) of SW Norwood Road.
3. Reciprocal access easement(s) if needed for existing accesses.

- I. Obtain a Right-of-Way Permit for private stormwater lateral connection for Parcel 2 on SW Boones Ferry Road from Washington County Operations Division (503.846.7623) via the **Public Permitting and Services Portal** (WashCoORACA.com).



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If you have any questions, please contact me at 503-846-7639.

Cc: County Survey Division
Transportation File



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