



10285 Southwest Ridder Road, Wilsonville, OR 97070
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June 3, 2025

Curt Trolan
MDG Architecture

Re: Leveton 99 Site Plan
12935 SW Leveton Dr.
Tualatin, OR 97062

Dear Curt,

Thank you, for sending us the preliminary site plans for this proposed development in Tualatin OR.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

The traffic pattern for our trucks to access the trash/recycle enclosure is adequate. The enclosure dimension of 24' wide x 13' deep with double gates that swing 180 degrees and gate posts positioned at the enclosure wall endcaps will allow two 8-yard trash/recycle receptacles to be placed side by side for commercial front load service. The site plan is also conducive to industrial drop box service if needed.

Service levels are available as follows:

Trash –	6 days per week
Recycle –	5 days per week
Food Waste –	5 days per week
Glass –	1 day per week

Thanks Curt, for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Herrod", written over a blue horizontal line.

Kelly Herrod
Operations Supervisor
Republic Services Inc.



**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**

North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Curt Trolan
Address: 4875 SW Griffith Drive, Suite 300
Phone: 503-244-0552
Email: curt@mdgpc.com
Site Address: 12935 SW Leveton Drive
City: Tualatin
Map & Tax Lot #: 2S121A002201
Business Name: Leveton 99 (2 Building shells)
Land Use/Building Jurisdiction: MG
Land Use/ Building Permit # _____

Choose from: Beaverton, Tigard, Newberg, **Tualatin**, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description
Two concrete tilt up building shells of 22,500 sf each for a total of 45,000 sf of new building area and associated parking, maneuvering and landscaping.

Permit/Review Type (check one):

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2026-0004
Permit Type: SPP - Tualatin
Submittal Date: 1/15/2026
Assigned To: McGladrey
Due Date: 1/16/2026
Fees Due: N/A
Fees Paid: N/A

Approval/Inspection Conditions

(For Fire Marshal's Office Use Only)

This section is for application approval only

Alex McEllis 1/16/2026
Fire Marshal or Designee Date

Conditions:
A TVF&R final inspection is required for this project.

- See Attached Conditions: Yes No
Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID Date

Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).

Jurisdiction:	<u>City of Tualatin</u>	Review Type:	<u>No Impact</u>
Site Address / Location:	<u>12935 SW Leveton Dr</u> <u>Tualatin, OR 97062</u>	SPL Issue Date:	<u>October 16, 2025</u>
		SPL Expiration Date:	<u>October 16, 2027</u>

Applicant Information:

Name JACK DALTON
 Company ENVIRONMENTAL SCIENCE & ASSESS
1001 SE WATER AVE STE 245
 Address PORTLAND OR 97214
 Phone/Fax 503-478-0424
 E-mail: jack@esapdx.com

Owner Information:

Name _____
 Company PACIFIC NW PROPERTIES
6600 SW 105TH AVE STE 175
 Address BEAVERTON OR 97008
 Phone/Fax 503-203-8111
 E-mail: alexv@wdyi.com

Tax lot ID

2S121A002201

Development Activity

Commercial Development

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: _____
 Vegetated Corridor Condition: _____

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: _____

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: _____

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>No Encroachment – See Condition #3</u>	_____
_____	_____
_____	_____

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>No Mitigation – See Condition #3</u>	_____
_____	_____
_____	_____

Conditions Attached Development Figures Attached () Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. **Prior to any activity within the sensitive area, the applicant shall obtain approved jurisdictional determinations from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE) confirming the assumed non-jurisdictional status. The applicant shall provide Clean Water Services and City of Tualatin with copies of all DSL and USACE jurisdictional determinations prior to site development permitting. If wetlands are determined to be jurisdictional, a revised site plan and an Amended SPL will be required to include impacts and mitigation.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. Prior to any ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

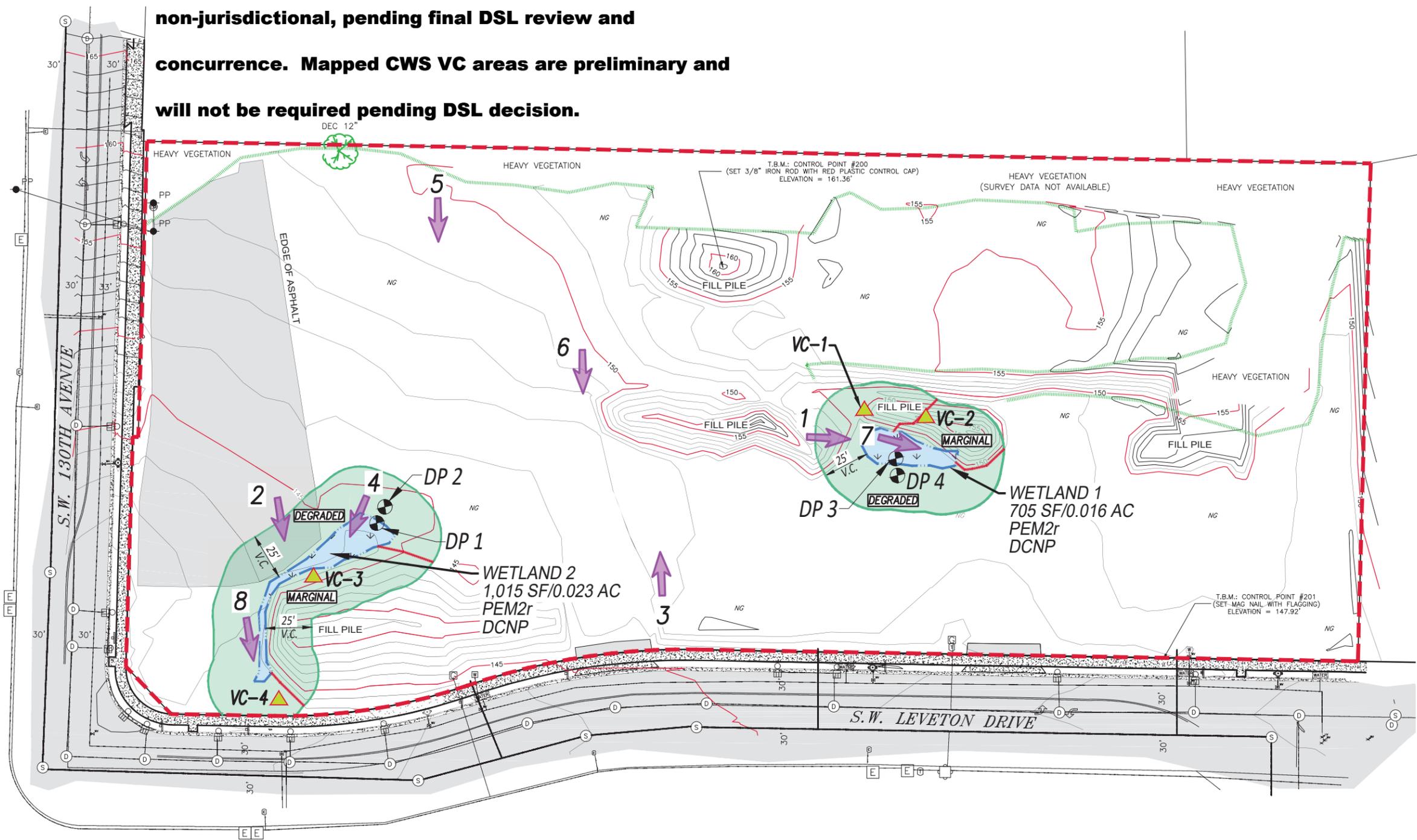


**Stacy Benjamin
Environmental Plan Review**

Attachments (2)

NOTE: Mapped wetland areas are preliminary and assumed non-jurisdictional, pending final DSL review and concurrence. Mapped CWS VC areas are preliminary and will not be required pending DSL decision.

CWS FILE NO. 25-001135
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By *SNB* Date 10/16/2025
 SPL ATTACHMENT 1 OF 2



- LEGEND**
- STUDY AREA
4.30± AC
 - WETLAND
1,720 SF / 0.039 AC
 - VEGETATIVE CORRIDOR
13,750 SF / 0.316 AC
 - MARGINAL VEGETATIVE CORRIDOR
CONDITION
MARGINAL - 4,216 SF/0.097
DEGRADED - 9,534 SF/0.219
 - EDGE OF HEAVY
VEGETATION
 - DP 1 WETLAND DATA POINT
 - VC-1 VC PLOT
 - 1 PHOTO POINT

Data plot locations, wetland boundary flags, and stream features were mapped utilizing a Trimble Catalyst GPS Receiver (Model: DA2), a piece of GPS hardware that connects to Trimble software on a cell phone via app called TerraFlex. Geographic features are mapped with an accuracy of 10 cm (0.1m)."

Environmental
 Science &
 Assessment, LLC



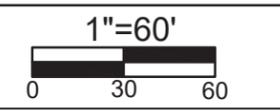
1001 SE Water Avenue, Suite 245
 Portland, OR 97214
 Phone: 503.478.0424
 www.esapdx.com

EXISTING CONDITIONS
 12935 SW Leveton Drive
 Tualatin, Oregon

Base Map Source:	Pacific NW Properties
Modified By:	PD
Date:	9/2/2025
Rev:	
Proj. #	25027

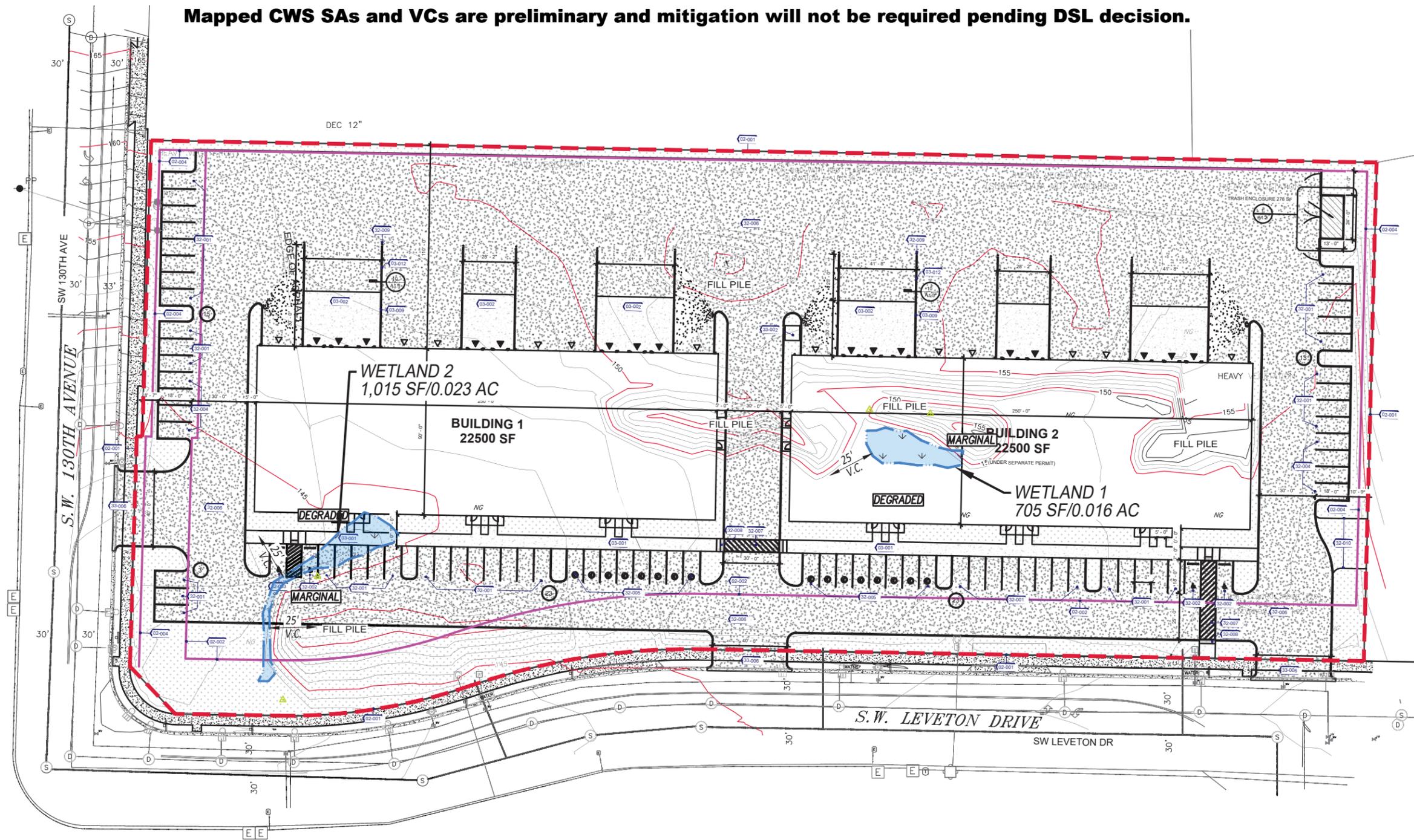


FIGURE 3



NOTE: Mapped wetland areas are preliminary and assumed non-jurisdictional, pending final DSL review and concurrence.

Mapped CWS SAs and VCs are preliminary and mitigation will not be required pending DSL decision.



CWS FILE NO. 25-001135
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SNB Date 10/16/2025
 SPL ATTACHMENT 2 OF 2

LEGEND

- STUDY AREA
4.30± AC
- WETLAND
1,720 SF / 0.039 AC
NON-JURISDICTIONAL

NOTE: WETLANDS TO BE FILLED AS PART OF DEVELOPMENT

Data plot locations, wetland boundary flags, and stream features were mapped utilizing a Trimble Catalyst GPS Receiver (Model: DA2), a piece of GPS hardware that connects to Trimble software on a cell phone via app called TerraFlex. Geographic features are mapped with an accuracy of 10 cm (0.1m)."

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 Science &
 Assessment, LLC



1001 SE Water Avenue, Suite 245
 Portland, OR 97214
 Phone: 503.478.0424
 www.esapdx.com

PROPOSED SITE PLAN
 12935 SW Leveton Drive
 Tualatin, Oregon

Base Map Source:	Pacific NW Properties
Modified By:	PD
Date:	9/2/2025
Rev:	
Proj. #	25027



FIGURE 4

