

MEMO

Date: August 28, 2015

To: Wayne Hayson, Washington County LUT

From: Jim Duggan, City of Beaverton Site Development Division

Project: Nike Garage C
City Casefiles DR2015-0081 / LD2015-0017
County Casefile 15-287-D/PLA

A. Prior to issuance of a City site development permit and commencement of any work affecting City-owned sanitary sewer or drainage facilities, the applicant shall:

Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)

Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)

Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)

Have the ownership of the subject property guarantee all public sanitary sewer, storm sewer, and storm water management (quality and quantity) facilities by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City

Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)

Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)

Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)

Have obtained all approvals needed from the Clean Water Services (CWS) District for erosion control and storm system connections, and submitted copies of the CWS documentation to the City Site Development Division. (Site Development Div./JJD)

Provide a detailed drainage analysis of the subject site and provide a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event (safe overflow route of storm runoff). The site plans shall clearly show the 100 year inundation limits on each plan that contains elevation information. (Site Development Div./JJD)

Provide construction plans that show how each proposed lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area is not considered a direct plumbing service. (Site Development Div./JJD)

Provide a final design report demonstrating proposed provision of treatment as generally depicted on the submitted preliminary utility plan and drainage report (June 3, 2015). The report shall verify compliance can be met in regard to CWS Resolution and Order 2007-020, Chapter 4 for surface water quality treatment. Compliance will be substantially met through installation of a Contech Inc., Stormfilter system with treatment provided at a minimum equivalent of 3.0 standard-size cartridges per tributary impervious acre. The analysis will need to be supported with exhibits and calculations. Additional stormwater treatment beyond that proposed in the design review application for existing impervious areas

affected by the development may be required. Plans shall also show an oil and sediment trap for any auxiliary inlet structures (ex: sumped, lynch-type catch basin, trench drain with trap, or other City of Beaverton approved equivalent) located in front of any Stormfilter unit. For any impervious area determined to not be practical to flow or be piped to a Stormfilter unit, a fee in lieu of stormwater quality provision will be assessed. (Site Development Div./JJD)

Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for private storm water treatment facilities, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./JJD)

Submit to the City a certified impervious surface determination of the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total. In addition, changes in specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas for the entire site or individual tax lots if applicable. (Site Development Div./JJD)

Pay storm water system development charge (overall system conveyance and winter detention) for any net, new impervious surface area created. (Site Development Div./JJD)

B. Prior to building permit issuance for any structure that impacts an existing public sewer or straddles an existing legal lot line, the applicant shall:

Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)

Submit to the County all required quit-claim deeds and legal descriptions ready for recording prior to the final plat but after approval by the City Engineer for legal description of the area encumbered, approval by City Attorney as to form, and authorizing signature by the Mayor. (Site Development Div./JJD)

Have submitted the paper copies of the draft final plat needed for City review and to the County Surveyor to begin processing. (Site Development Div./JJD)

Make provisions for installation of all mandated erosion control measures to achieve CWS/County inspector approval prior to call for first foundation footing form inspection. (Site Development Div./JJD)

C. Prior to approval of the final plat, the applicant shall:

Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)

Have commenced construction to the point where locations can be verified to the satisfaction of the City Engineer that the location and width of proposed easements for new infrastructure are adequate, per adopted City standards and requirements. (Site Development Div./JJD)

D. Prior to occupancy permit issuance or final building inspection as applicable, the applicant shall:

Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)

Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)

E. Prior to release of the City performance security, the applicant shall:

Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)

Submit any required on-site easements not already dedicated on the plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and

proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)

Provide evidence of a post-construction cleaning, system maintenance, and StormFilter recharge/replacement per manufacturer's recommendations by a CONTECH qualified maintenance provider as determined by the City Engineer. (Site Development Div./JJD)