

## MEMORANDUM

**Date:** October 6, 2021  
**To:** Paul Schaefer, Washington County DLUT  
**From:** Jackie Sue Humphreys, Clean Water Services (CWS)  
**Subject:** 21-244-SU/SU/D/V/V/AMP/M, West Union Chevron

Please include the following comments when writing your conditions of approval:

## PRIOR TO ANY WORK ON THE SITE

A Clean Water Services (CWS) Site Development Permit must be obtained. Application for CWS Site Development Permit must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 19-5 as amended by R&O 19-22 (CWS Standards), or prior standards as meeting the implementation policy of R&O 18-28, and is to include:

- a. Compliance with all provisions of CWS Standards.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance; project will require a 1200-CN Erosion Control Permit.
- c. A drainage report including a downstream drainage analysis meeting the requirements of R&O 19-5, Section 2.04.2.m will be required. If downstream storm conveyance does not have the capacity to convey the volume during a 25-year, 24-hour storm event, the applicant is responsible for mitigating the flow as provided in the above named design standards.
- d. Detailed plans showing each lot within the development having direct access by gravity to public storm and sanitary sewer.
- e. Plans showing storm service requirements to each lot. If private lot LIDA systems proposed, must comply with the current CWS Standards and Washington County Plumbing Standards.

- f. Any offsite sanitary or storm sewer improvements identified as part of this development may require additional offsite street improvements/restorations. All transportation-related infrastructure, (including but not limited to roadway surfaces and base material) influenced by sanitary or storm sewer improvements, shall be restored to original or better condition.
- g. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 19-5 Section 4.04. Access shall be provided for maintenance of facility per R&O 19-5, Section 4.07.6.
- h. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to Clean Water Services.
- i. Application may require additional permitting and plan review from CWS Source Control Program. For any questions or additional information, please contact Source Control at (503) 681-5175.
- j. Applicant shall comply with the conditions as set forth in the Service Provider Letter No. 21-000384, dated July 28, 2021.
- k. Clean Water Services shall require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.
- l. Detailed plans showing the sensitive area and corridor delineated, along with restoration and enhancement of the corridor.
- m. If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.
- n. Any proposed offsite construction activities will require an update to the current Service Provider Letter for this project.

#### PRIOR TO SEWER CONNECTION PERMIT ISSUANCE

1. The above noted improvements must be completed to CWS satisfaction.
2. The as-constructed drawings (as-builts), or a bond guaranteeing the as-builts, shall be submitted and accepted by CWS.

# WASHINGTON COUNTY BUILDING SERVICES

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## *Inter-Office Correspondence*

Kofi Nelson-Owusu, Building Engineer/Supervisor  
503-846-2846

September 28, 2021

To: Paul Schaefer  
RE: 18450 NW West Union Rd  
CASEFILE: L2100244  
LOCATION: 18450 NW West Union Rd  
COMMENTS:

1. A grading permit is required.
2. A site utility permit may be required for all private work.
3. Site specific geotechnical engineering report with recommendations for the developing of the site is required. The report should be stamped and signed (electronic signature accepted) by an Oregon registered engineer.
4. Provide private road/driveway/parking lot structural details on the plans per site specific geotechnical engineering recommendations.
5. Provide drainage analysis report stamped by a civil engineer that shows that the additional impervious areas as a result of this proposed work will not impact the surrounding properties negatively per **WCC 14.12.310**.
  - Note: For subdivision developments (more than 3-lots), **WCC 14.12.310-I** provisions cannot be used to satisfy **WCC 14.12.310-A** provisions.
6. Beside the above items, please comply with all the requirements given on the Building Services Grading Permit application forms.