

STORM MEMORANDUM

TO:
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SI PROJECT #:
 TMH002

DATE:
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FROM:
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PROJECT NAME:
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 File

SUBJECT:
Land Use Stormwater Summary



EXPIRES 6-30-22

Purpose

This memorandum is to provide information that the existing stormwater facility has capacity for the revised single family units. The request is for a modification to the approved Ridge and South Cooper Mountain PUD to replace the approved townhouse units with a mix of duplex, triplex, and single-family detached units.

Storm Facility

The existing single dry detention and water quality storm pond was designed to accommodate 29 attached single-family lots and 102 detached single-family lots. Per City of Beaverton requirements, an impervious area of 2,640 square feet was assumed for each detached single-family lot and hardscape areas were calculated using the building footprints of the attached single-family lots. There are no proposed modifications to the public streets and sidewalks or private alley.

Table 1 Impervious Area Comparison

	Existing			Proposed		
	Impervious Area (sf)	Pervious Area (sf)	Total Area (sf)	Impervious Area (sf)	Pervious Area (sf)	Total Area (sf)
Attached Single-Family	31,257	19,876	51,133	43,400	24,154	67,554
Detached Single-Family	36,960	13,555	50,515	22,340	11,754	34,094
Total	68,217	33,431	101,648	65,740	35,908	101,648

Summary

As shown in Table 1, the proposed impervious area is less than the approved designed impervious area for the existing storm facility. Therefore, no modifications to the storm facility are required.