



MEMORANDUM

FROM:
Laura Standridge

DATE:
November 29, 2023

PROJECT NAME:
Fox Hollow PUD Modification

SUBJECT:
Stormwater Summary



Purpose

The purpose of this memorandum is to itemize the changes being proposed to the approved Fox Hollow PUD storm system and confirm that impervious areas are the same or less than the previous site plan.

Background

The proposed project is a farmstead located at 18200 SW Horse Tale Dr., Beaverton, Oregon 97007. The site is located northwest of the intersection of SW Scholls Ferry Road and SW 175th Avenue in an area known as South Cooper Mountain. The subject site is approximately 62.91 acres and is specifically identified as Tax Lot 1602 of Tax Map 1S1 31C.

This application is to modify the Planned Unit Development (CU2018-0001 and LD2018-0006) that was approved in 2018. This modification is vested under the code in place in 2018. The original report entitled "Preliminary Storm Drainage Report, Fox Hollow Planned Unit Development" was prepared by Pioneer Design Group, Inc. and follows the Washington County, Clean Water Services (CWS), the City of Beaverton, and the State of Oregon's regulations and engineering standards as well as the latest edition of the Oregon Plumbing Specialty Code (OPSC).

Calculations

The original Basin Map is included as Exhibit 1, attached. Basins A13, A14, and A16 Are the only areas that have modifications to impervious areas. The impervious area table from the original report is included as Exhibit 2, attached. Table 1 below summarizes the impervious area modifications.

Table 1. Previously Approved and Proposed Impervious Areas

<u>PREVIOUSLY APPROVED</u>	<u>APPROVED AREAS</u>	<u>NEW AREAS</u>
Total Area Draining to Ponds	51.54 Acres	51.54 ACRES
Impervious Area Draining to Ponds	30.73 Acres	23.29 ACRES
Impervious Area Reduction		REDUCED BY 7.44 ACRES

As shown in Table 1 the total impervious area is reduced with the proposed modifications, therefore no changes to the storm system as originally approved are required.