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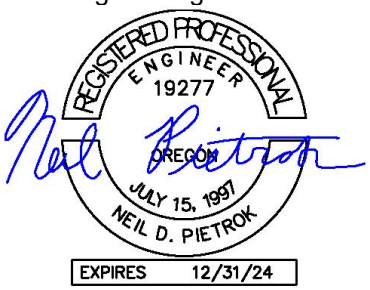
PRELIMINARY DRAINAGE REPORT FOR

LOT PARTITION
4975 SW 139th Avenue
Beaverton, Oregon 97005
TL ID: 1S116CA03000

Date: 04.10.2023

Author: Neil Pietrok, PE
Pietrok Engineering and Resources



PROJECT SUMMARY:

The following is the preliminary storm water report for Lot 2 of the Lot partition for 4975 SW 139th Avenue, Beaverton Oregon. The site tax lot number is 1S116CA03000. This preliminary storm report is for Lot 2 development and calculations are based on the planned development for this lot. The new impervious surfaces include roofs, driveway, and walkways. The new roof is 3,547 square feet. The driveways and walkways are 1,561 sf.

Per CWS R&O 19-22, Section 2.04.2.d.4, New and Existing Impervious Square Footage

A) Within Public Right-of-Way = 0 sf (frontage sidewalks are on private property but within easements for public access.)
B) Within Private Right-of-Way = 0 sf
C) On Private Property:
    a. Buildings (existing) = 0 sf
    b. Buildings (new) = 3,547 sf
    c. Walkways, curbs, pavement, etc. (existing) = 0 sf
    d. Walkways, curbs, pavement, etc. (new) = 1,561 sf
    e. Percent increase in impervious area for entire property (Lot 2) 70%

The following codes, regulations, and rules were used in preparation of this report:

- Clean Water Services Design and Construction Standards R&O 19-22 for Sanitary and Surface Water Management, April 2019:
    - Chapter 4 Runoff Treatment Control
    - Chapter 5 Conveyance Design
    - Chapter 6 Erosion Control
    - Appendix B Standard Details
- Clean Water Services Low Impact Development Approches (LIDA) Handbook 2016

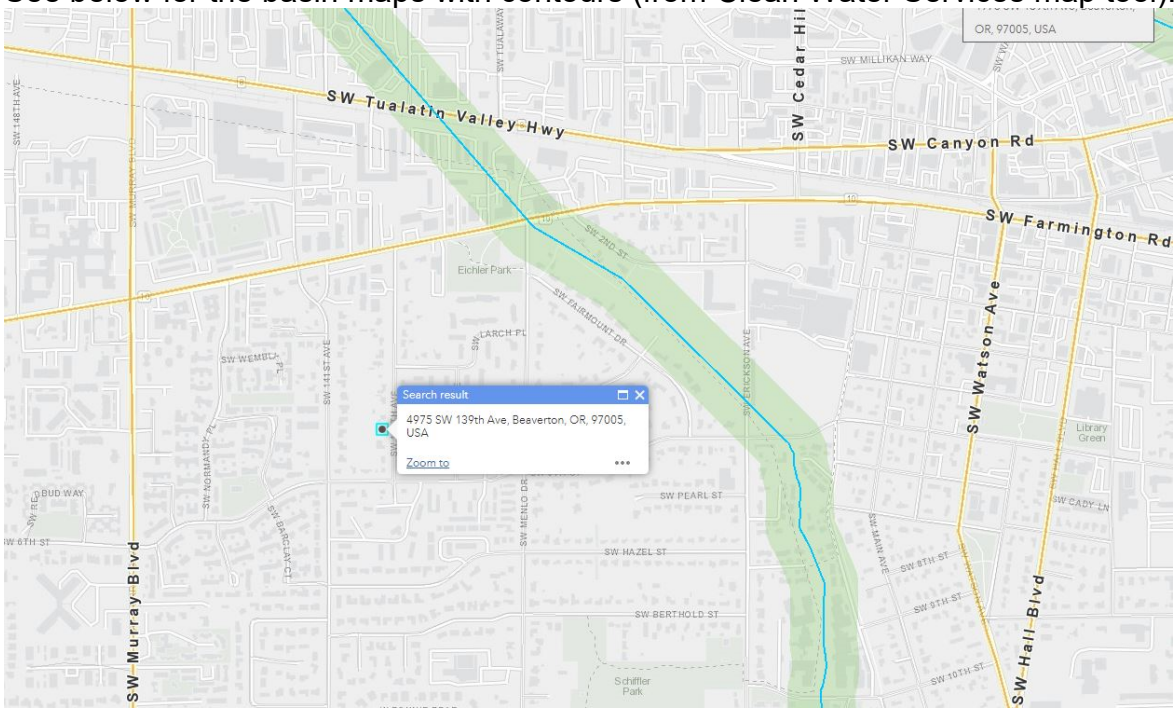
REPORT FORMAT:

Per CWS R&O 19-22, Section 2.04.2.m. this report has the following sections:

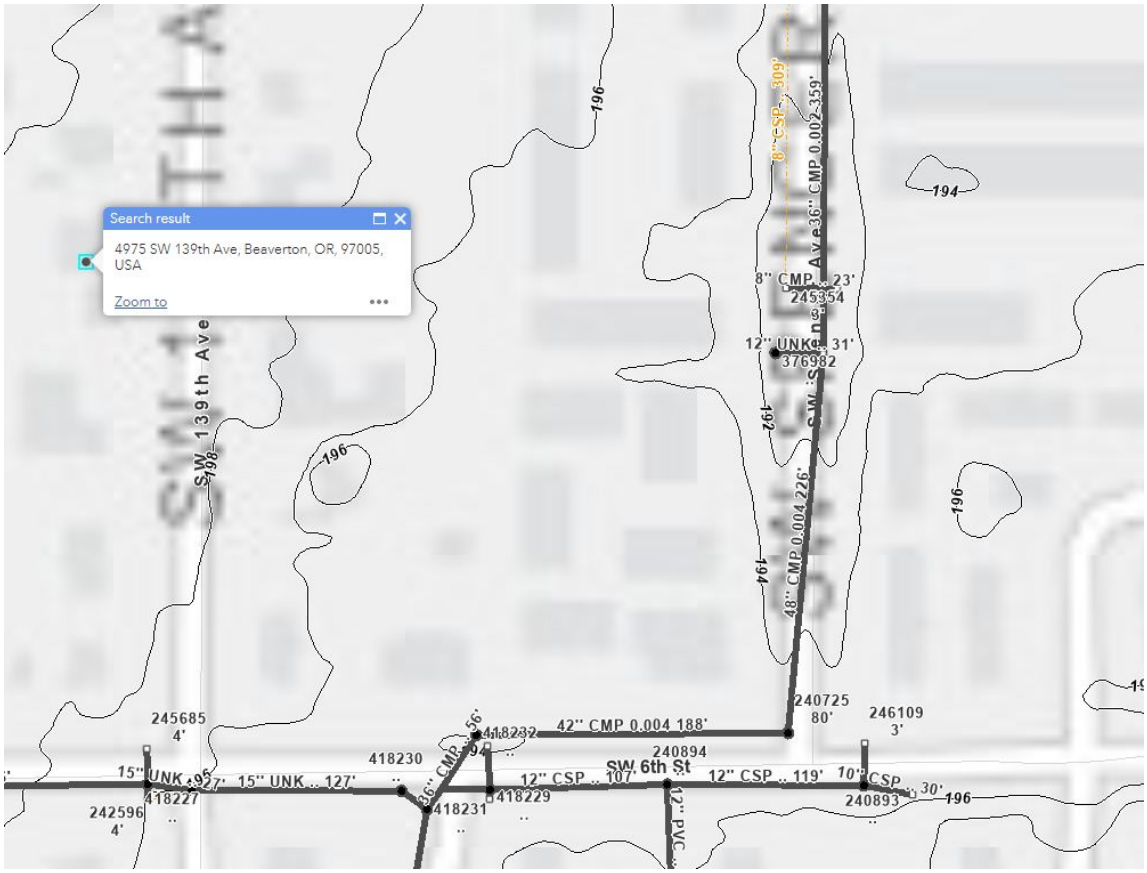
A) Maps with site plan with the development layout and stormwater facilities.
B) Calculations for the water quality facility.
C) Review of downstream conveyance system.
D) Hydromodification assessment
E) Narrative of water quality facilities.

MAPS:

- See below for the basin maps with contours (from Clean Water Services map tool).



  - The downstream analysis will be excluded as the owner is electing to pay the fee-in-lieu for this project.



- Sheet C3 of the design plans shows the plan view for this project. This sheet has been included in Appendix B.

CALCULATIONS:

- Per CWS R&O 19-22, Section 4.03.2.a: With a total new impervious surface of less than 12,000 square (5,108 SF new impervious surface) and the project being in Hydromod Category 1, the hydromodification assessment is not required.
- Per CWS R&O 19-22, Section 4.03.1.d: With a total new impervious surface of less than 12,000 square (3,547 SF building footprint + 1,561 SF new walkways) and the project being in Hydromod Category 1, the owner elects to pay the fee-in-lieu.
    - The fee-in-lieu is $1.00 x 5,108 square feet = $5,108.00

REVIEW OF DOWNSTREAM CONVEYANCE SYSTEM

See Fee-in-lieu assessment above.

HYDROMODIFICATION ASSESSMENT

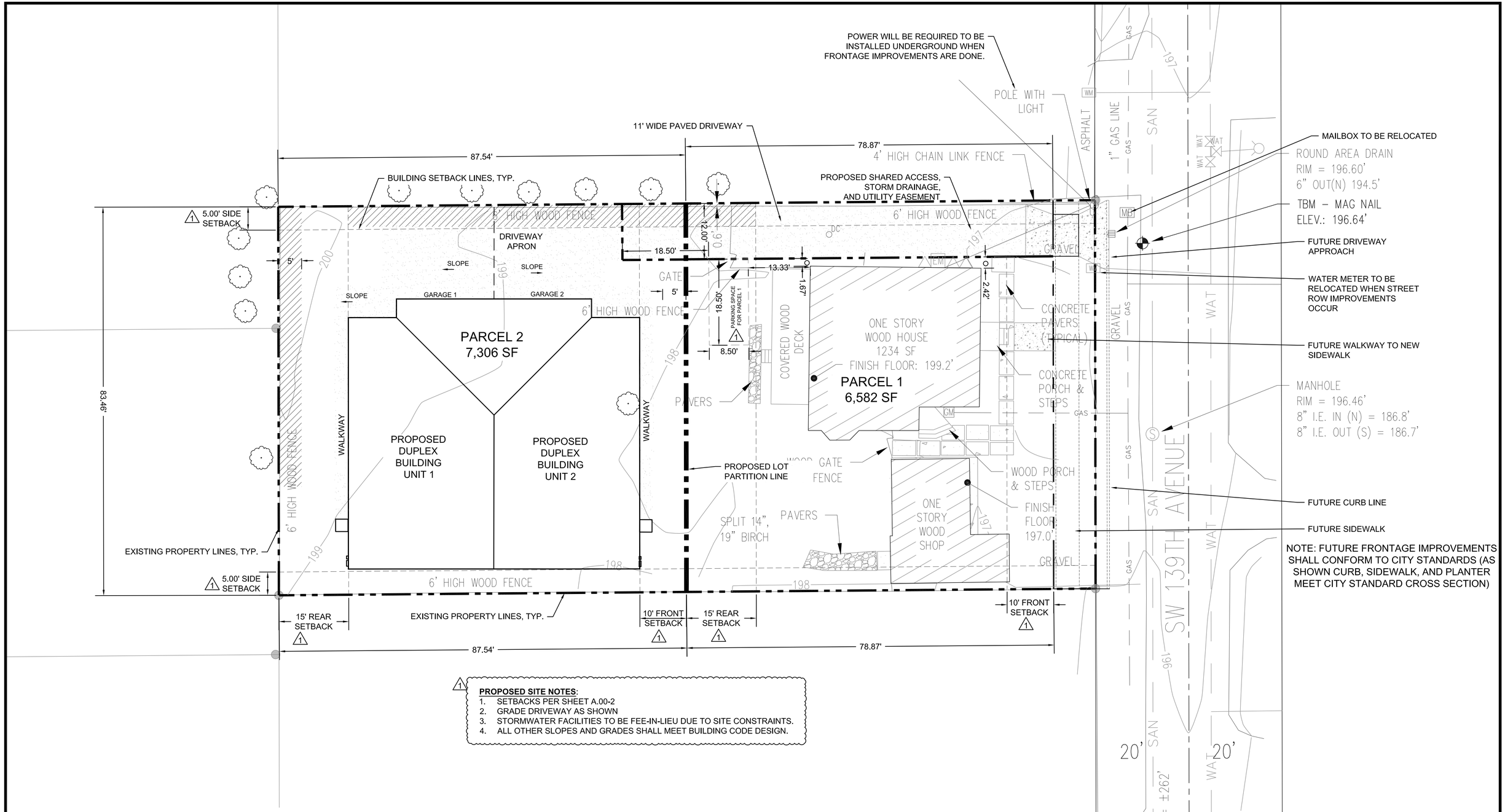
Using the CWS Hydromodification map tool, the site is in the low category. Based on Table 4-2 (CWS R&O 19-22, Section 4.03.5) the site is development Class/risk level=Expansion/low; small Project; Category 1.

The soils found on site per the USDA Web Soil Survey are Class C/D Aloha Silt Loam primarily in the building site area. A geotechnical soils report is attached to this report in the appendices.

NARRATIVE OF WATER QUALITY FACILITIES

The improvements at 4975 SW 139th Avenue, Beaverton, Oregon will result in 5,108 square feet of new impervious surface. The site is outside the hydromodification high risk area and the amount of new impervious surface results in a Hydromod Category 1. The owner elects to pay the Fee-In-Lieu for the water quality facilities.

APPENDIX A SHEET C3



PROPOSED SITE NOTES:

1. SETBACKS PER SHEET A.00-2
2. GRADE DRIVEWAY AS SHOWN
3. STORMWATER FACILITIES TO BE FEE-IN-LIEU DUE TO SITE CONSTRAINTS.
4. ALL OTHER SLOPES AND GRADES SHALL MEET BUILDING CODE DESIGN.

PROPOSED SITE PLAN
SCALE: 1"=10'

1 / C3

10' 0 5' 10' 20'
SCALE: 1 INCH = 10 FEET

REGISTERED PROFESSIONAL ENGINEER 19277 OREGON JULY 15, 1987 NEIL D. PIETROK
EXPIRES 12/31/24

PIETROK ENGINEERING AND RESOURCES LLC
13539 NW Springville Road
Portland, OR 97229
PH: 503-793-3469

FILENAME	178-C3
DATE	02/15/2024
DESIGNER	NDP
DRAFTER	NDP
REVIEWER	DI

TWO LOT PARTITION FOR
TL ID: 1S116CA03000
4975 SW 139TH AVENUE
BEAVERTON, OREGON 97005
R129462
ZONING: SFR, RMC

SW 139TH AVENUE — BEAVERTON, OR

LOT PARTITION

PROPOSED SITE PLAN

No.	REVISION	DATE	BY
1	REVISION	12/12/23	NDP

SHEET OF 9 — 3

DRAWING NUMBER 178-C3

APPENDIX D GEOTECHNICAL REPORT

Kim-Hien Nguyen
kimhiensr@gmail.com

24 March 2023
Updated 3 May 2023

Danelle Isenhart
danelle@isenhartconsulting.com

Re: Infiltration testing at 4975 SW 139th Avenue, Beaverton, OR

Dear Ms. Nguyen,

Field Investigation:
Rapid Soil Solutions (RSS) has performed one (1) infiltration test. Figure 1 below shows the project site location. Soils found on site match those in by DOGMI. RSS found very stiff fine-grained soils

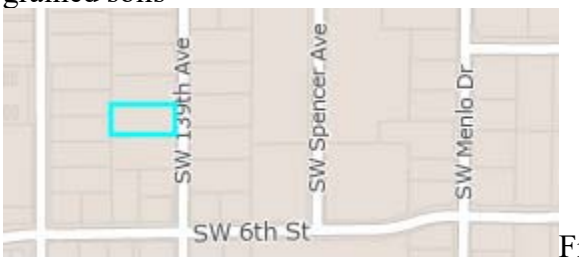


Figure 1

Infiltration Testing:
RSS attempted two tests in the backyard of the above house and hit water at depth at 3.5ft. RSS does not recommend onsite infiltration due to shallow ground water.

The analysis, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of explorations. Any questions regarding this report please contact me at the below number or email.

Sincerely,

Mia Mahedy, PE GE.

Rapid Soil Solutions INC 503-816-3689 mia@rapidsoilsolutions.com

Search

Map Unit Legend

Washington County, Oregon (OR067)

Washington County, Oregon (OR067)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Aloha silt loam	0.4	100.0%
Totals for Area of Interest		**0.4**	**100.0%**

Soil Map

Legend

Scale (not to scale)