

**STORM MEMORANDUM**

 TO:  
**Jana Fox**  
**City of Beaverton**  
 jfox@beavertonoregon.gov

 SI PROJECT #:  
 PNW014

 DATE:  
**June 15, 2021**

EXPIRES 6-30-22

 FROM:  
**Laura Standridge**

 PROJECT NAME:  
**Scholls Heights at South Cooper Mountain Phase 1A & 1B**

 DISTRIBUTION: **VIA EMAIL**  
 File

 SUBJECT:  
**Land Use Stormwater Summary**
**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 Scholls Heights at South Cooper Mountain Phase 1A and Phase 1B 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 ponds was designed to accommodate 34 attached single-family lots and 162 detached single-family lots in Phase 1A, and to accommodate 19 attached single-family lots and 111 detached single-family lots in Phase 1B. Per City of Beaverton requirements, an impervious area of 2,640 square feet was assumed for each detached single-family lot and 1,320 square feet was assumed for each attached single-family lot. The proposed duplex, triplex, and single family detached units were calculated using the building footprints/roof areas. There are no proposed modifications to the public streets and sidewalks or private alley areas.

*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)
<b>Attached Single-Family</b>	69,960	65,990	135,950	56,675	76,700	133,375
<b>Detached Single-Family</b>	2,640	1,829	4,469	3,832	3,212	7,044
<b>Total</b>	<b>72,600</b>	<b>67,819</b>	<b>140,419</b>	<b>60,507</b>	<b>79,912</b>	<b>140,419</b>

**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.