

CITY OF HILLSBORO



June 26, 2006

Jeff Steyaert
Morse Brothers Inc.
32260 Hwy 34
Tangent, OR 97389

DEVELOPMENT REVIEW COMMENTS FOR Morse Brothers Concrete Plant Relocation –
File No. DR 42-06

Dear Jeff,

This letter is to inform you that your project has received Development Review approval from the City of Hillsboro Planning Department, and drawings may submitted to the Building Inspection Department for building permit approval. However, the following requirements outlined below must be resolved prior to, or at the time of building permit submittal. In addition, prior to building permit submittal, please submit a brief written response to each of the following comments to the Planning Department. Any revisions necessitated by the below requirements should be shown on a revised set of plans, a copy of which should be submitted to the Planning Department as well.

BUILDING DEPT. Mike Gieszler 681-6106

1. Provide accessible route to the public way from the sales trailer.

ENGINEERING DEPT. Roy Gibson 681-6148

2. Morse Brothers will need to successfully obtain required DEQ permits for the plant operation including storm water discharge and air contaminant etc. as needed.
3. Construct ½ street improvements per City of Hillsboro industrial roadway section to centerline of right-of-way. Improvement to include curb/gutter, industrial street section (provide design), storm sewer, planter strip, sidewalk, option "B" street lights. Taper at each end per AASHTO standards. Dedicate right-of-way per industrial street standard on Wood Street.
4. Provide on-site water quality service (private system) per Clean Water Services standards.
5. All storm sewer constructed to serve SW Wood Street to be public constructed to City of Hillsboro and CWS standards.
6. All on-site storm and san. sewer to be constructed per plumbing code and shall be privately owned and maintained. No private system shall be constructed in the public right-of-way except for direct connection to the public line.

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**WATER RESOURCES DEPT
SALEM, OREGON**

PLANNING DEPT. Bruce Bieri 681-6209

7. The building permit application submittal shall include notes on the site, landscaping, or utility plans and/or building elevations, and/or a narrative, clearly identifying how the Development Review comments have been addressed.
8. Applicant should revise the landscape plan to include additional street trees within the SW Wood Street ½ street improvement. These trees should be spaced at 35 feet on-center and should be either the Red Sunset Maple listed in the plant list or another variety of street tree such as Littler-leaf Linden or Raywood Ash. These trees should be planted within the planting strip located between the sidewalk and the curb and should be planted with root retainers to prevent damage to the sidewalk and curbs. The existing Red Sunset Maple trees shown behind the sidewalk on the west side of the western most driveway onto SW Wood Street should be changed to the Scotch Pines and should be spaced at a similarly to the pines shown between the two driveways. A revised landscape plan should be submitted with the building permit set for review and approval by the Planning Department.
9. Sign permits are required for all exterior signs on the building and freestanding. These permits are issued from the Planning Department.

WATER DEPT. Bernie Monahan 615-6591

10. See attached letter with comments.

If you have any questions on the above requirements, please call the individual contact person specified for each department. Any revisions necessitated by the above requirements should be shown on a revised set of plans, a copy of which should be submitted to the Planning Department. The revised plans should also be submitted to the Building Department for building permits.

Sincerely,
CITY OF HILLSBORO PLANNING DEPARTMENT



Bruce Bieri ASLA
Urban Planner III

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WATER RESOURCES DEPT
SALEM, OREGON



REVIEW NOTICE COMMENTS

Case No.: DR 42-06 Date: 5/31/06
Project Name: MORSE BROS. CONCRETE PLANT RE-LOC. Reviewer: B. MONAHAN

To Planning Department: Please incorporate the following checked comments into the Staff Report.

- REFER TO COMMENTS ON CASE FILE NO. _____
- WATER DEPARTMENT POLICY PERMITS ONE METER PER TAX LOT AND/OR DWELLING UNIT (MAXIMUM TWO).
STRUCTURES CONTAINING MORE THAN TWO DWELLING UNITS ON A SINGLE TAX LOT REQUIRE A MASTER METER.
- WATER DEPARTMENT SHALL INSTALL METERS 2" AND SMALLER OFF EXISTING PUBLIC WATER LINES. CONTRACTOR SHALL COORDINATE PUBLIC IMPROVEMENT WORK WITH WATER DEPARTMENT INSTALLATION CREW.
- ON NEW SUBDIVISIONS THE CONTRACTOR SHALL INSTALL METERS 2" AND SMALLER PER WATER DEPT. STDS.
- WATER DEPARTMENT DOES NOT REVIEW FIRE HYDRANT LOCATIONS - CONTACT HILLSBORO FIRE DEPARTMENT.
(ANY CHANGES TO HYDRANT LOCATIONS OR A NEW FIRE SERVICE CONNECTION WILL REQUIRE SECOND REVIEW OF THE WATER SYSTEM BY THE WATER DEPT.)
- APPROVED BACKFLOW PREVENTION (BFP) ASSEMBLY REQUIRED FOR CONNECTION TO THE PUBLIC WATER SYSTEM.
BFP TYPE WILL BE DEPENDENT UPON OCCUPANCY AND USE. SPECIFY TYPE.
- PERMITTED MODIFICATIONS OR REMODELING OF AN EXISTING BUILDING WILL REQUIRE ADDITION OF AN APPROVED BACKFLOW PREVENTION (BFP) ASSEMBLY TO THE DOMESTIC WATER LINE AT THE WATER METER.
- LANDSCAPE IRRIGATION METERS REQUIRE APPROVED BACKFLOW DEVICE.
- BACKFLOW DEVICE REQUIRED ON DOMESTIC WATER SERVICE UNLESS CERTIFICATION IS FURNISHED THAT WATER WELL HAS BEEN DECOMMISSIONED.
- PROVIDE RECORDED EASEMENT FOR FIRE SERVICE BACKFLOW VAULT.
- WET TAP OF EXISTING WATER MAIN SHALL BE DONE BY CITY-APPROVED CONTRACTOR.
- PUBLIC WATER LINE EXTENSION REQUIRED, CONTACT WATER DEPARTMENT FOR SPECIFIC DETAILS.
- REVISIONS WILL BE REQUIRED TO PROPOSED WATER SERVICE PLAN. CONTACT WATER DEPARTMENT PRIOR TO SUBMITTING CONSTRUCTION PLANS.
- WATER MAINS SHALL BE LOCATED IN THE STREET 6-FEET FROM THE SOUTH AND EAST CURB FACES.
- PROVIDE THREE (3) FLG x MJ GATE VALVES AT MAINLINE TEES AND FOUR (4) FLG x MJ GATE VALVES AT MAINLINE CROSSES.
- BLOW-OFF ASSEMBLY REQUIRED AT END OF PUBLIC WATER LINE.
- ALL ON-SITE WATER LINES SHALL BE PRIVATE.
- COORDINATE REMOVAL OF EXISTING METERS WITH WATER DEPARTMENT.
- SERVICE CONNECTIONS ON LOTS ADJACENT TO A CITY-INSTALLED WATER LINE SHALL BE SUBJECT TO CITY-INSTALLED METER FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- OTHER COMMENTS _____

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WATER RESOURCES DEPT
SALEM, OREGON