

## ARCHITECTURAL REVIEW

New development, or substantial redevelopment, of multi-family (“common wall”) residential, commercial, and industrial use properties is generally subject to Architectural Review (AR). The Architectural Review decision by the Planning Department considers all site design elements, including: building height and appearance, lighting, landscaping, tree preservation, pedestrian circulation, parking, and loading facilities.

Architectural Review also encompasses a Public Facilities Review led by the Engineering Department, to evaluate transportation and access management; sewer, water, and stormwater; water quality and erosion control; and protection of environmentally sensitive areas.

Both departments coordinate with other City departments and outside agencies, such as Tualatin Valley Fire and Rescue and Clean Water Services, to ensure compliance with all applicable development standards.

**MINOR ARCHITECTURAL REVIEW (TYPE I):** Minor Architectural Review (MAR) is used for small exterior modifications to an existing site or building as described in TDC 33.020(7). See the separate MAR packet for details.

**TYPE II:** This land use procedure is used when the standards and criteria require limited discretion and interpretation. Type II decisions are decided by staff and require public notice with an opportunity for appeal to the Architectural Review Board, or to City Council for Public Facility review.

**TYPE III:** This land use procedure requires discretion made by the Architectural Review Board to implement established policy. Type III decisions require public notice and are decided at a public hearing, with an opportunity for appeal to the City Council.

General thresholds for Type III Review are as follows:

- Commercial Buildings: 50,000 square feet and larger
- Industrial Buildings: 150,000 square feet and larger
- Multifamily Housing: 100 units and above, or abutting a single family zone

### **PRIOR TO APPLICATION SUBMITTAL**

- Attend a Pre-Application Meeting (TDC 32.110)
- Notice and host a Neighborhood/Developer Meeting (TDC 32.120)

Following submittal of an Architectural Review application, the applicant must post a sign on the subject property to provide notice of the pending land use application.

**SUBMITTAL REQUIREMENTS**

**Please submit all materials in digital media format (USB preferred), plus two paper copies of your site plans.**  
Details regarding submittal requirements are listed in TDC 32.140, 33.020(4), and 33.110(4).

**GENERAL:**

- Land Use Application form
- Narrative addressing all applicable approval criteria and standards
- Title Report
- Hydraulic Modeling Worksheet
- Service Provider Letter from Clean Water Services
- Service Provider Letter/Agreement from Republic Services

**PLANS:**

- Existing Conditions
- Site Plan
- Tree Preservation Plan
- Grading Plan
- Utility Plan
- Landscape Plan
- Lighting Plan
- Color Elevations
- Materials Board

**PUBLIC NOTICE:**

- Documentation for Neighborhood Developer Meeting
- Certification of Sign Posting

**TYPICAL REPORTS:**

- Tree Assessment Report
- Transportation Impact Study
- Stormwater Management Report

**APPROVAL CRITERIA**

The applicant’s plans and narrative must work together to demonstrate that all applicable criteria are met. The following criteria apply to all AR’s.

Other criteria, such as zoning and overlay standards, or standards applicable to a specific use, also apply.

**Tualatin Development Code:**

- Chapter 33.110 Tree Removal
- Chapter 73A: Site Design
- Chapter 73B: Landscaping
- Chapter 73C: Parking Standards
- Chapter 73D: Waste Management Standards
- Chapter 74: Public Improvement
- Chapter 75: Access Management

**Tualatin Municipal Code:**

- Chapter 03-02: Sewer Regulations
- Chapter 03-03: Water Service
- Chapter 03-05: Soil Erosion, Surface Water Management, Water Quality Facilities

## Land Use Application

**Project Information**

Project Title: COMMERCIAL AUTOMOTIVE REPAIR SHOP

Brief Description:  
We are looking to build a commercial automotive repair shop on a concrete slab that equavalates to about 1050sqft.

**Property Information**

Address: 17835 SW PACIFIC HWY

Assessor's Map Number and Tax Lots:

**Applicant/Primary Contact**

Name: RAMIN SABETI

Company Name: MARVELOUS MOTORS

Address: 17835 SW PACIFIC HWY

City: TUALATIN

State: OR

ZIP: 97062

Phone: 971-227-8746

Email: MARVELOUS\_MOTORS@YAHOO.COM

**Property Owner**

Name: RAMIN SABETI

Address: 17835 SW PACIFIC HWY

City: TUALATIN

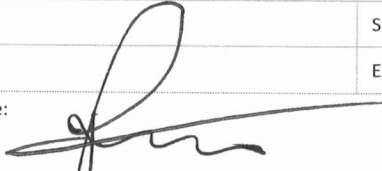
State: OR

ZIP: 97062

Phone: 971-227-8746

Email: MARVELOUS\_MOTORS@YAHOO.COM

Property Owner's Signature:

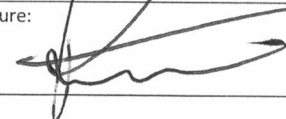


Date: 09/30/2024

*(Note: Letter of authorization is required if not signed by owner)*

**AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.**

Applicant's Signature:



Date: 09/30/2024

**Land Use Application Type:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN)                          | <input type="checkbox"/> Historic Landmark (HIST)     | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input checked="" type="checkbox"/> Architectural Review (AR)      | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR)            |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA)     | <input type="checkbox"/> Sign Variance (SVAR)             |
| <input type="checkbox"/> Architectural Review—ADU (ARADU)          | <input type="checkbox"/> Plan Text Amendment (PTA)    | <input type="checkbox"/> Variance (VAR)                   |
| <input type="checkbox"/> Conditional Use (CUP)                     | <input type="checkbox"/> Tree Removal/Review (TCP)    |   |

**Office Use**

Case No:	Date Received:	Received by:
Fee:	Receipt No:	

## Notice of Neighborhood Developer Meeting

**Ramin Sabeti**  
**17835 SW Pacific Hwy**  
**Tualatin, OR 97062**  
**August 20<sup>st</sup>, 2024**

Automotive Mechanic Shop at 17835 SW Pacific Hwy

Dear Property Owner,

You are cordially invited to attend a meeting on Friday September 6<sup>th</sup>, 2024 at 6:00pm at 17835 SW Pacific Hwy. Meeting details are on the bottom of the letter. This meeting shall be held to discuss a proposed project located at 17835 SW Pacific Hwy. The proposal is to build a small metal automotive repair shop size of 35ft x 30ft x 12ft. Landscaping plans to be presented during neighborhood meeting.

This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Feel free to contact me with any questions or commentary.

Kind Regards,  
**Ramin Sabeti**  
**Marvelous Motors LLC**  
[Marvelous\\_Motors@yahoo.com](mailto:Marvelous_Motors@yahoo.com)  
**971-227-8746**

# NOTICE

## NEIGHBORHOOD / DEVELOPER MEETING

09/06/2024 6:00 PM  
17835 SW Pacific Hwy  
971-227-8746

As the applicant for the Commercial Automotive Repair Shop project, I hereby certify that on this day, one sign was posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Ramin Sabeti  
*(Please Print)*

Applicant's Signature: *Ramin Sabeti*

Date: 09/06/2024

TLID	OWNER1
2S115CB12500	ASSOC OF UNIT OWNERS AT RIVERS EDGE
2S115CB12600	ASSOC OF UNIT OWNERS AT RIVERS EDGE
2S115CB12700	ASSOC OF UNIT OWNERS AT RIVERS EDGE
2S122BB00200	BLAKESLEE PROPERTIES LLC
2S115C000901	BRAND-BROADWAY ASSOCIATES
2S115CB00400	BRAND-BROADWAY ASSOCIATES
2S115CB07500	BROOKS RENTALS LLC
2S116D000200	CAP COMMUNITIES-ELDORADO ROYAL LLC
<b>2S115C002203</b>	<b>CASA COLIMA INC</b>
2S115C001600	CR RIVERCREST MEADOWS COMMUNITIES LLC
2S115C001700	CR RIVERCREST MEADOWS COMMUNITIES LLC
2S115CB06800	DANIELS ADRIAN & DANIELS JILLIAN
2S115C002000	DUE NORTH PROPERTIES LLC
2S115CB06200	GLASER ANNETTE
2S115CB06900	GRAFTON TIMOTHY & GRAFTON ELIZABETH
2S115CB06400	HALL NATHAN T & HALL STACY N
2S115CB06600	HERRON REBECCA LYNN
2S115C002001	JAMES FAMILY INVESTMENT LLC
2S115CB07100	JANTJIE KEITUMETSE G
2S115CB06000	KERRIGAN KATHRYN ANN
2S122BA00100	LAM RESEARCH CORP
2S121A002400	MCCULLOCH SHIRLEY A TRUST
2S122B001100	MITTLEMAN PROPERTIES
2S115CB07200	OMIDVAR MINOO
2S116D001400	OSBORNE FAMILY REV TRUST
2S122BB00100	PACIFIC FINANCIAL CENTER LLC
2S115CB07400	PHILLIPS ROBERT L JR & PHILLIPS CHRISTINE M
2S115CB07300	PURDY EVAN A
2S115CB06700	RAMBIN DAVID & RAMBIN RACHEL
<b>2S115C002200</b>	<b>RIVER RIDGE APARTMENTS OWNER LLC</b>
2S115C002300	RIVER RIDGE APARTMENTS OWNER LLC
2S115C001800	ROAMER'S REST R V PARK LLC
2S115C002190	SABETI RAMIN
2S115C002192	SABETI RAMIN
2S115CB07000	SNYDER NATALIE
2S115CB00300	TANNER FAMILY LLC
<b>2S115C002202</b>	<b>TUALATIN CITY OF DEVELOPMENT COMMISSION</b>
2S115CB06100	UNDERWOOD CHARLES L & UNDERWOOD NANTHAPOHN B
2S115CB06500	VILLANUEVA SARAH
<b>2S121A000102</b>	<b>WATSON JD &amp; MJ LIV TRUST</b>
2S115CB06300	WHITE TERENCE E
2S115CC00100	WOODRIDGE LP
2S115CC00200	WOODRIDGE LP

OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
		OR	00000
		OR	00000
		OR	00000
PO BOX 1450	SHERWOOD	OR	97140
16255 VENTURA BLVD #1200	ENCINO	CA	91436
16255 VENTURA BLVD SUITE 1200	ENCINO	CA	91436
15611 PARTRIDGE DR	LAKE OSWEGO	OR	97035
16255 VENTURA BLVD #1200	ENCINO	CA	91436
<b>6319 SW CAPITAL HWY</b>	<b>PORTLAND</b>	<b>OR</b>	<b>97239</b>
444 W BEECH ST #300	SAN DIEGO	CA	92101
444 W BEECH ST #300	SAN DIEGO	CA	92101
17321 SW 122ND AVE	KING CITY	OR	97224
401 E FIRST ST #1062	NEWBERG	OR	97132
12240 SW POND LN	KING CITY	OR	97224
17317 SW 122ND AVE	PORTLAND	OR	97224
12228 SW POND LN	PORTLAND	OR	97224
12216 SW POND LN	KING CITY	OR	97224
20675 SW LEBEAU RD	SHERWOOD	OR	97140
17309 SW 122ND AVE	KING CITY	OR	97224
12252 SW POND LN	KING CITY	OR	97224
4650 CUSHING PKWY	FREMONT	CA	94538
12905 SW WATKINS AVE	TIGARD	OR	97223
1 SW COLUMBIA ST STE 950	PORTLAND	OR	97258
12194 SW POND LN	PORTLAND	OR	97224
PO BOX 687	NEWBERG	OR	97132
4200 S HULEN ST STE 410	FORT WORTH	TX	76109
14818 SW 122ND PL	TIGARD	OR	97224
12186 SW POND LN	TIGARD	OR	97224
12210 SW POND LN	KING CITY	OR	97224
<b>701 FIFTH AVE STE 5700</b>	<b>SEATTLE</b>	<b>WA</b>	<b>98104</b>
701 FIFTH AVE STE 5700	SEATTLE	WA	98104
19541 SW ALDERWOOD CT	ALOHA	OR	97003
17835 SW PACIFIC HWY	TUALATIN	OR	97062
17835 SW PACIFIC HWY	TUALATIN	OR	97062
17313 SW 122ND AVE	KING CITY	OR	97224
13500 SW PACIFIC HWY #499	TIGARD	OR	97223
<b>18880 SW MARTINAZZI AVE</b>	<b>TUALATIN</b>	<b>OR</b>	<b>97062</b>
12246 SW POND LN	PORTLAND	OR	97224
12220 SW POND LN	KING CITY	OR	97224
<b>18081 SW PACIFIC HWY</b>	<b>TUALATIN</b>	<b>OR</b>	<b>97062</b>
14291 SW KOVEN CT	TIGARD	OR	97224
THREE CENTERPOINTE DR #130	LAKE OSWEGO	OR	97035
THREE CENTERPOINTE DR #130	LAKE OSWEGO	OR	97035

# Neighborhood Meeting Notes

## September 6<sup>th</sup>, 2024

The neighborhood meeting took place on September 6<sup>th</sup>, 2024. Letters were sent to all property owners within the 1000-foot boundary of the property. There were no attendees.





# NOTICE of Meeting

Meeting Date & Time:

LOCATION:

**FOR MORE INFORMATION**



**Stewart Title Company**  
**1000 SW Broadway, Ste 1720**  
**Portland, OR 97205**  
**Phone: (503) 290-5500**  
**Fax: (866) 605-8314**

**Date:** May 27, 2021

**File No.:** 1166161-2  
**Your Escrow Number:**

**Fee:** \$350.00

## LOT BOOK SERVICE

We have searched our Tract indices as to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO

and as of 21st day of May, 2021 at 8:00 A.M. the last Deed of Record runs to:

[Ramin Sabeti](#)

We also find the following unpaid taxes and city liens, encumbrances, judgments, and state and federal tax liens:

1. Current and/or advance personal property taxes for 2021 may become due upon transfer or sale of the premises herein described. Please contact the Washington County Treasurer's office for further information.
2. City liens, if any of the City of Tualatin. No search was made at this time.
3. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment of Clean Water Services.
4. Restrictions, easements, dedications, notes and delineated matters contained on the face of the Plat of [Hazelbrook Farm on Tualatin River](#).
5. Easement, including the terms and provisions thereof:  
For: Roadway  
Granted to: Effie Duncan  
Suit No.: 11645  
Affects: Northerly 15 feet of Parcel II
6. Easement granted to Portland General Electric Company, a corporation of Oregon., as more fully set forth in the document recorded as Instrument No. [Book 360, page 618](#).
7. Rights of the public to that portion lying within dedicated roadways.
8. Easement and Agreement, including terms and conditions thereof as recorded in [Book 634, page 379](#).
9. Ordinance No. 1086-01 and the terms and conditions thereof recorded under Instrument No. [2001092127](#).
10. Deed of Trust dated October 24, 2016 and recorded October 25, 2016 as Instrument Number [2016-087420](#) in the original principal amount undisclosed from Reza Lankarani and Farah Pakseresht to Ticor Title Company, as trustee, for The Entrust Group FBO Paul Redmond Connolly IRA #7230014260.

NOTE: We find no release of record for said instrument.

11. Deed of Trust dated October 16, 2017 and recorded October 17, 2017 as Instrument Number [2017-082017](#) in the original principal amount of \$45,000.00 from Reza Lankarani and Farah Pakseresht to Ticor Title, as trustee, for Kristen L. Duus.

NOTE: We find no release of record for said instrument.

12. Deed of Trust dated October 16, 2017 and recorded October 17, 2017 as Instrument Number [2017-082018](#) in the original principal amount of \$220,000.00 from Reza Lankarani and Farah Pakseresht to Ticor Title, as trustee, for Fariborz Pakseresht.

NOTE: We find no release of record for said instrument.

13. Deed of Trust dated September 3, 2020 and recorded September 11, 2020 as Instrument Number [2020-087836](#) in the original principal amount of \$805,000.00 from Ramin Sabeti to First Amercian Title Insurance Company, as trustee, for Columbia State Bank.
14. Assignment of Leases and Rents as Instrument Number [2020-087837](#) , from Ramin Sabeti to Columbia State Bank.
15. Trust Deed dated September 10, 2020 and recorded September 11, 2020 as Instrument Number [2020-087838](#) in the original principal amount of \$70,000.00 from Ramin Sabeti to Fidelity National Title Company of Oregon, as trustee, for Reza Lankarani and Farah Pakseresht, as tenants by the entirety.

Above document was assigned by Instrument No. [2020-096625](#), to The Entrust Group FBO Paul Redmond Connolly IRA #7230014260.

16. Any unrecorded leaseholds, rights of vendors and holders of security interest on personal property installed upon said property, and right of tenants to remove trade fixtures at the expiration of the term.

NOTE (a): We find no judgments or Federal Tax Liens against Ramin Sabeti.

NOTE (b): Taxes paid in full for 2020-2021:

Levied Amount: \$3,079.68

Account No.: [R523464](#)

Levy Code: 023.76

Map No.: 2s115c002190

(Affects Parcel I)

NOTE (c): As disclosed by the county tax rolls, the 2020-2021 real market value for said property is:

Land: \$342,250.00

Improvements: \$35,530.00

Total: \$378,100.00

(Affects Parcel I)

NOTE (d): Taxes paid in full for 2020-2021:

Levied Amount: \$6,735.14

Account No.: [R523482](#)

Levy Code: 023.76

Map No.: 2S115C002192

(Affects Parcel II)

NOTE (e): As disclosed by the county tax rolls, the 2020-2021 real market value for said property is:

Land: \$409,360.00

Improvements: \$300,970.00

Total: \$710,330.00

(Affects Parcel II)

NOTE (f): We find the following Deeds of record on the subject property recorded within the last 24 months:

Type of Document: Statutory Warranty Deed

Dated: September 10, 2020

Recorded: September 11, 2020

Instrument No.: [2020-087835](#)

**THIS IS NOT A TITLE REPORT**, since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore, above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.



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Authorized Countersignature

Stewart Title Company  
210 E 13th Street, Ste 200  
Vancouver, WA 98660  
Phone: (360) 696-0621  
Fax:

## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL I:

A portion of that tract of land in Lot 42, Hazelbrook Farm (Plat Book 2, Page 0066) in the County of Washington and State of Oregon, conveyed to Arthur J. Poulin, et ux., by deed recorded June 3, 1964 in Book 514, Page 0344, Washington County deed records and more particularly described as follows:

Beginning at the most Easterly corner of said Poulin Tract, said corner being on the Northerly boundary line of the West side Pacific (state) Highway; thence South 51°05' West along said highway boundary line a distance of 119.5 feet to a point which is the true point of beginning of the tract herein described; thence South 51°05' West along said highway boundary line a distance of 119.7 feet to the Southwesterly corner of said Poulin Tract; thence North 39°00' West along the Westerly line of said Poulin Tract a distance of 220.0 feet, more or less, to the Northerly line of said Poulin Tract; thence North 66°15' East, a distance of 121 feet, more or less, to a line bearing North 30° West from the true point of beginning; thence South 39° East a distance of 185.0 feet, more or less, to the true point of beginning.

### PARCEL II:

A portion of that tract of land in Lot 42, Hazelbrook Farm (Plat Book 2, Page 0066) in the County of Washington and State of Oregon, conveyed to Arthur J. Poulin, et ux., by deed recorded June 3, 1964 in Book 514, Page 0344, Washington County deed records and more particularly described as follows:

Beginning at the most Easterly corner of said Poulin Tract, said corner being on the Northerly Boundary line of the West side Pacific (state) Highway; thence South 51°05' West along said highway boundary line, a distance of 119.5 feet; thence North 39°00' West a distance of 185 feet, more or less, to the most Southerly Northwesterly line of said Poulin Tract; thence North 66°15' East along said Northwesterly line a distance of 40 feet, more or less, to an angle corner; thence North 39°00' West a distance of 246.1 feet to the most Northerly Northwesterly corner of said Poulin Tract; thence North 61°00' East along the most Northerly Northwesterly line of said Poulin Tract, a distance of 100.8 feet to the most Northerly corner of said Poulin Tract; thence Southeasterly along the Northwesterly line of Poulin Tract, a distance of 220 feet, more or less, to a point on the Northwesterly line of that tract of land conveyed to S.H. Josey, et ux., by deed recorded in Book 143, page 0072, Washington County Deed Records; thence South 51°06' West along the Northwesterly line of said Josey Tract, a distance of 45 feet to the most Westerly corner of said Josey Tract; thence South 39°00' East along the Southwesterly line of said Josey Tract, a distance of 179.3 feet to the point of beginning.

### [MAP](#)

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

## Stewart Title Guaranty Company Privacy Notice Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b> — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### SHARING PRACTICES

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

**Contact us:** If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

## Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

### Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

#### Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

#### Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Category J: Non-public education information
- Category K: Inferences

#### Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.



## Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

## Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

## Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

## Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

#### Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

#### Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

#### Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

**Phone:** Toll Free at 1-866-571-9270

**Website:** <http://stewart.com/ccpa>

**Email:** [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)

**Postal Address:** Stewart Information Services Corporation

Attn: Mary Thomas, Deputy Chief Compliance Officer

1360 Post Oak Blvd., Ste. 100, MC #14-1

Houston, TX 77056



www.unitedfirepdx.com  
 4611 NE MLK JR BLVD  
 PORTLAND, OR 97211  
 Phone: 503-249-0771  
 Fax: 503-249-0572  
 Email: service@unitedfirepdx.com  
 Oregon CCB# 65290  
 Washington EC06# UNTDFFH95ONT

**CHECK SHEET FOR TEST OF PRIVATE FIRE HYDRANTS**

**Test Date:** 12/28/20  
**Job Number:** 20330151  
**Business Name:** Marvelous Motors LLC  
**Building Name:**Marvelous Motors LLC  
**Building Address:** 17835 Southwest Pacific Highway  
**Contact:**  
**Phone:**

Hydrant Group		
Location in Site	Group Name	Quantity
MARVELOUS MOTORS	BY MAIN ENTRANCE	1

**Hydrants**  
**Status:** active      **Location of Hydrant:** BY MAIN ENTRANCE  
**Make:** CLOW      **Model:** EDDY

<b>Access unobstructed?</b>	yes	<b>GPM flowed</b>	2228
<b>Faced correctly?</b>	yes	<b>Thread in good repair?</b>	yes
<b>Set properly?</b>	yes	<b>Lubricated?</b>	no
<b>Location of residual pressure gaßuge</b>	DOWN STREET HYDRANT	<b>Caps replaced?</b>	yes
<b>Static pressure</b>	45	<b>Leakage in base, dome or sleeve when under pressure?</b>	no
<b>Residual pressure</b>	42	<b>Hydrant operates properly?</b>	yes
<b>Sizes of outlets flowed</b>	2.5	<b>Operating nut lubricated?</b>	no
<b>Number of outlets flowed</b>	1	<b>Hydrant drains properly after test?</b>	yes
<b>Pitot reading</b>	18		

**Required Corrections and Explanation of Problems:** NONE AT THIS TIME  
**Corrections Made:** NONE AT THIS TIME

<b>Has the building owner / representative been notified of any deficiencies?</b>	NO
<b>If YES, who was notified?</b>	
<b>If NO, why wasn't the owner / representative notified?</b>	NO DEFICIENCIES TO REPORT

**Certified Personnel Conducting Test:** JASON CRAGER

**Certification #:** 6044

**Name of Company:** United Fire

**Signature:**

**Phone:** 503-249-0771

# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. **Jurisdiction:** \_\_\_\_\_

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**OR Site Address:** \_\_\_\_\_

City, State, Zip: \_\_\_\_\_  
 Nearest cross street: \_\_\_\_\_

3. **Owner Information**

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone/fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

4. **Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
- Lot line adjustment       Minor land partition
- Residential condominium    Commercial condominium
- Residential subdivision      Commercial subdivision
- Single lot commercial        Multi lot commercial
- Other \_\_\_\_\_

4. **Applicant Information**

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone/fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

6. **Will the project involve any off-site work?**  Yes  No  Unknown

Location and description of off-site work: \_\_\_\_\_

7. **Additional comments or information that may be needed to understand your project:** \_\_\_\_\_

**This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.**

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name \_\_\_\_\_

Print/type title \_\_\_\_\_

Signature ONLINE SUBMITTAL \_\_\_\_\_

Date \_\_\_\_\_

## FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS \_\_\_\_\_ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Jessica Chaplen \_\_\_\_\_

Date \_\_\_\_\_

Once complete, email to: [SPLReview@cleanwaterservices.org](mailto:SPLReview@cleanwaterservices.org) • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

21-001042

 1. **Jurisdiction:** Tualatin

 2. **Property Information** (example: 1S234AB01400)

 Tax lot ID(s): 2S115C002190 & 2192

 OR Site Address: 17835 SW Pacific Hwy

 City, State, Zip: Tualatin, OR, 97062

Nearest cross street: \_\_\_\_\_

 4. **Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)  
 Lot line adjustment       Minor land partition  
 Residential condominium    Commercial condominium  
 Residential subdivision      Commercial subdivision  
 Single lot commercial        Multi lot commercial  
 Other \_\_\_\_\_

 3. **Owner Information**

 Name: Ramin Sabeti

 Company: Marvelous Motors

 Address: 17835 SW Pacific Hwy

 City, State, Zip: Tualatin, OR, 97062

 Phone/fax: 971-998-9973

 Email: marvelous\_motors@yahoo.com

 4. **Applicant Information**

 Name: Ramin Sabeti

 Company: Marvelous Motors

 Address: 17835 SW Pacific Hwy

 City, State, Zip: Tualatin, OR, 97062

 Phone/fax: 971-998-9973

 Email: marvelous\_motors@yahoo.com

 6. **Will the project involve any off-site work?**  Yes  No  Unknown

Location and description of off-site work: \_\_\_\_\_

 7. **Additional comments or information that may be needed to understand your project:** \_\_\_\_\_

**This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.**

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

 Print/type name Ramin Sabeti

 Print/type title Owner

 Signature ONLINE SUBMITTAL

 Date 4/3/2021

## FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS \_\_\_\_\_ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

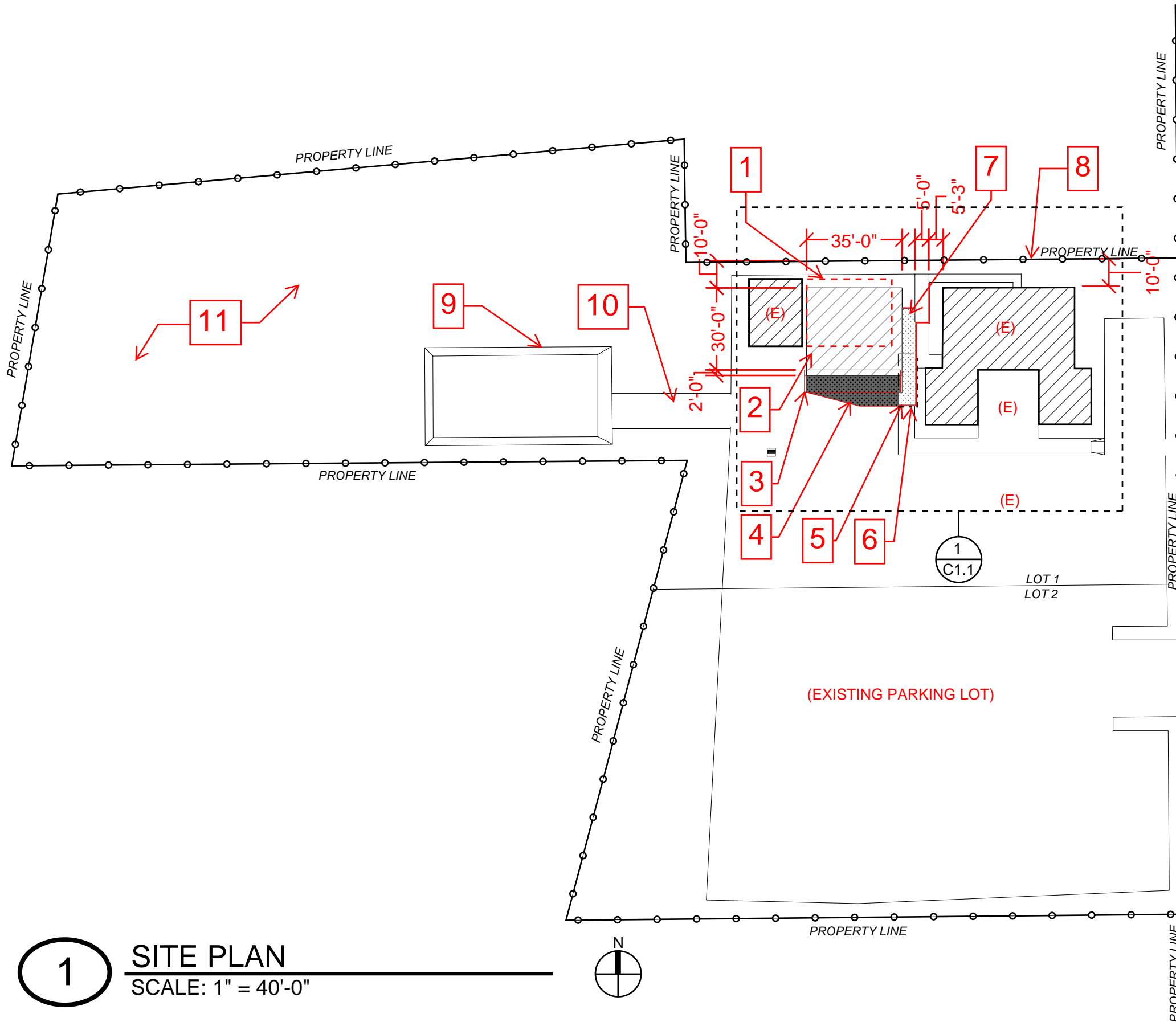
 Reviewed by Lindsay Obermiller

 Date 04/26/2021

 Once complete, email to: [SPLReview@cleanwaterservices.org](mailto:SPLReview@cleanwaterservices.org) • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020



1

**SITE PLAN**  
SCALE: 1" = 40'-0"

**LEGEND**

- 1 EXISTING SHED REMOVED
- 2 35'X32' CONCRETE SLAB ON GRADE
- 3 NEW TAPERED CONCRETE RETAINING CURB +6" ABOVE ASPHALT SURFACE
- 4 TAPERED ASPHALT APRON TO CONCRETE SLAB ON GRADE
- 5 CONCRETE RETAINING WALL TO BE FLUSH WITH TOP OF (E) SIDEWALKS APPROXIMATELY 6" TO 11" TALL
- 6 NEW 36" TALL GUARD RAIL AT AT CONCRETE RETAINING WALL AT HEIGHTS GREATER THAN 6"
- 7 NEW CONCRETE WALK TO MAINTAIN 5' WIDTH FROM (E) SIDEWALK TO TAPERED ASPHALT
- 8 EXISTING PROPERTY LINE AND FENCE
- 9 EXISTING STORM WATER FILTRATION SYSTEM TO BE CLEANED UP AND RE-SEEDED
- 10 EXISTING GRAVEL DRIVE ACCESS TO FILTRATION SYSTEM TO BE RE-ESTABLISHED
- 11 REMOVE EXISTING OVER GROWTH OF EVASIVE SPECIES PLANTS AND MISC SHRUB DEBRIS TO SUPPORT THE PROPER FLOW AND PERFORMANCE OF THE EXISTING STORM WATER FILTRATION SYSTEM

HIGHWAY 99

MARVELOUS MOTORS

C1.0

PROJECT NO. 17835 SW PACIFIC HIGHWAY TUALATIN, OR 97060  
 DRAWN: JG  
 CHECKED: Jc  
 DATE: 08.08.00  
 17835 SW PACIFIC HIGHWAY TUALATIN, OR 97060  
 THESE DOCUMENTS ARE PREPARED FOR THE OWNER OR OWNER'S REPRESENTATIVE FOR CLARITY PURPOSES. ALL STRUCTURAL AND MECHANICAL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT CODES, ORDINANCES AND REGULATIONS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DOCUMENTS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE OWNER OR ANY OTHER PARTY.

These documents are prepared for the owner or owner's representative for design review. All structural and mechanical details are to be approved by the owner's representative. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations.

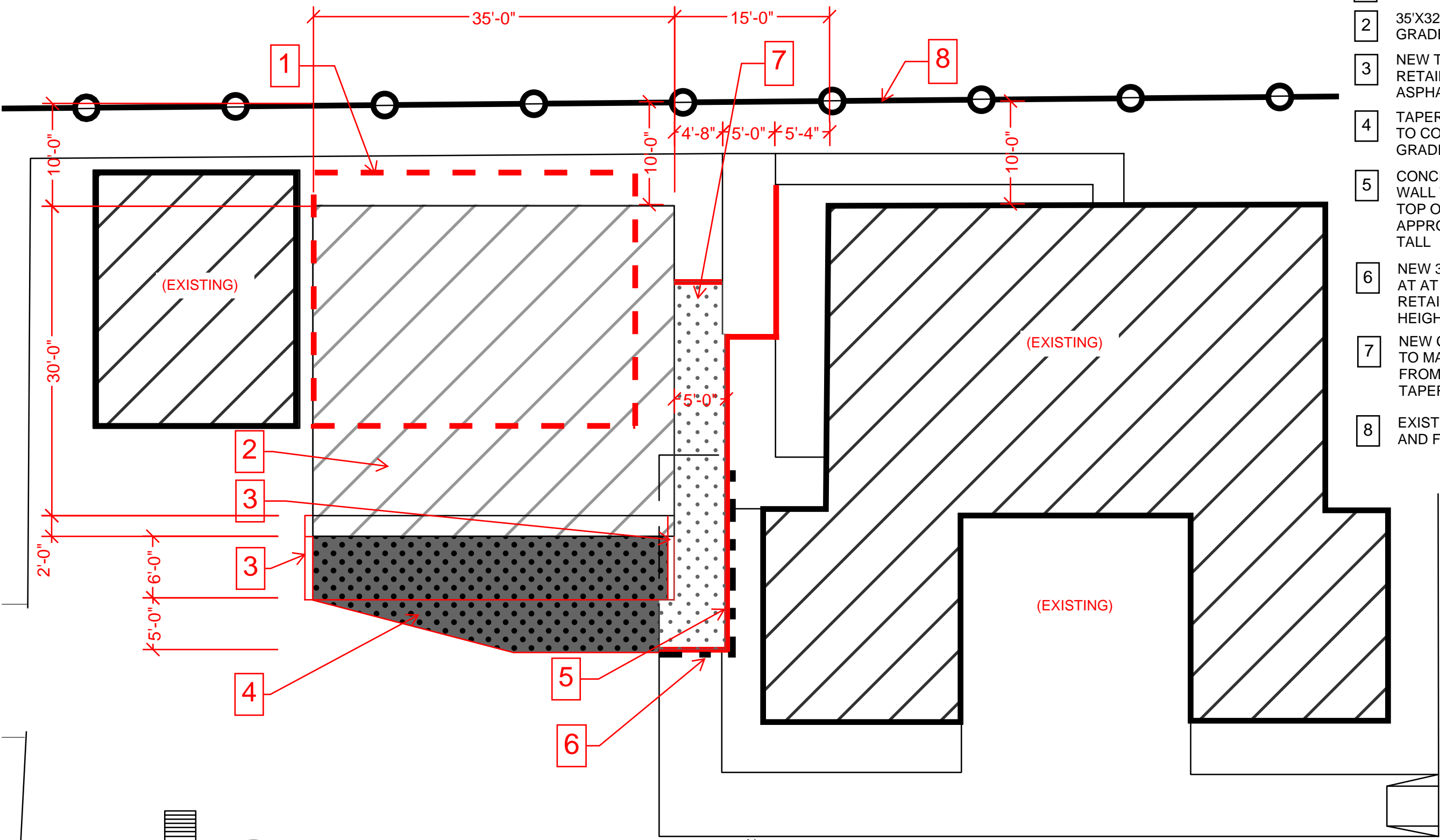
PROJECT NO. MARVELOUS MOTORS  
 DRAWN JG  
 CHECKED Jc  
 DATE 08.08.2020  
 17835 SW PACIFIC HIGHWAY TUALATIN, OR 97062

MARVELOUS MOTORS

C1.1

### LEGEND

- 1 EXISTING SHED REMOVED
- 2 35'X32' CONCRETE SLAB ON GRADE
- 3 NEW TAPERED CONCRETE RETAINING CURB +6" ABOVE ASPHALT SURFACE
- 4 TAPERED ASPHALT APRON TO CONCRETE SLAB ON GRADE
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- 7 NEW CONCRETE WALK TO MAINTAIN 5' WIDTH FROM (E) SIDEWALK TO TAPERED ASPHALT
- 8 EXISTING PROPERTY LINE AND FENCE



1

**ENLARGED SITE PLAN**  
 SCALE: 1" = 10'-0"

(EXISTING PARKING LOT)

May 19, 2021

MARVELOUS MOTORS  
17835 SW PACIFIC HWY  
TUALATIN OR 97062

**Re: CWS file 21-001042 (Tax map 2S115C0 Tax lot 02190, 02192); 17835 SW Pacific Hwy**

Clean Water Services has reviewed your proposal for the above referenced activity on your site. Staff has conducted a pre-screen review and requested completion of a Sensitive Areas Certification Form. Following review of submitted materials it appears that Sensitive Areas do not exist on-site or within 200' from your project. In light of this result, this document will serve as your Service Provider letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

This concurrence letter does NOT eliminate the need to protect Sensitive Areas if they are subsequently identified on your site.

If you have any questions, please feel free to call me at (503) 681-3667.

Sincerely,



Stacy Benjamin  
Environmental Plan Review

Attachment (1)



