



## MEETING NOTICE

**TUALATIN ARCHITECTURAL REVIEW BOARD  
JUNE 28, 2017, 6:30 PM  
POLICE TRAINING ROOM  
8650 SW TUALATIN RD  
TUALATIN, OR 97062**

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1. **CALL TO ORDER**  
Staff: Aquilla Hurd-Ravich, Planning Manager; Erin Engman, Assistant Planner.  
Members: Skip Stanaway, John Howorth, Chris Goodell, Patrick Gaynor, Carol Bellows, Angela Niggli.  
Alternate: John Medvac
2. **APPROVAL OF MINUTES**
  - A. Approval of Joint ARB/TPC Minutes from March 20, 2017
3. **COMMUNICATIONS FROM THE PUBLIC (NOT ON THE AGENDA)**
4. **PUBLIC HEARINGS**
  - A. Majestic Building 1 Recommendation and Staff Report for AR-17-0002
5. **COMMUNICATIONS FROM BOARD MEMBERS**
6. **ADJOURNMENT**



# MEMORANDUM

## CITY OF TUALATIN

**Architectural Review Board**

**2.A.**

**FROM:** Lynette Sanford, Office Coordinator

**DATE:** 06/28/2017

**SUBJECT:** Approval of Joint ARB/TPC Minutes from March 20, 2017

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**Attachments**

ARB/TPC Minutes 3.20.17

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# City of Tualatin

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UNOFFICIAL

## TUALATIN PLANNING COMMISSION/ARB JOINT MEETING MINUTES OF MARCH 20, 2017

### TPC MEMBERS PRESENT:

Bill Beers  
Kenneth Ball  
Alan Aplin  
Angela Demeo  
Travis Stout  
Janelle Thompson

### STAFF PRESENT

Aquilla Hurd-Ravich  
Sean Brady  
Lynette Sanford

### ARB MEMBERS PRESENT:

Jeff DeHaan  
John Howorth  
Patrick Gaynor  
Chris Goodell  
Carol Bellows  
Angela Niggli

**TPC MEMBER ABSENT:** Skip Stanaway, Mona St. Clair

### GUESTS:

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#### 1. CALL TO ORDER AND ROLL CALL:

Beer Beers, Planning Commission Chair, called the meeting to order at 6:30 pm and reviewed the agenda. The Tualatin Planning Commission and Architectural Review Board members introduced themselves.

#### 2. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

None

#### 3. COMMUNICATION FROM CITY STAFF:

##### A. Land Use Hearings – A Briefing

Sean Brady, City Attorney, presented an informational briefing about land use hearings (legislative and quasi-judicial). He covered topics including each type of hearing and process, appeals, ex-parte contacts and communications, bias, and conflicts of interest.

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

This briefing included a PowerPoint presentation.

Mr. Brady stated that there are two types of land use hearings: Legislative and Quasi-Judicial. Legislative is where the body is sitting as a legislator and there is no requirement for the body to enact. Examples include zoning and re-zoning changes including plan map and plan text amendments. A quasi-judicial hearing is where the body sits as a judge to consider and apply evidence to criteria in the code. This is used for site-specific zoning or map changes and a written decision must be made within 120 days.

Mr. Brady discussed ex-parte contact. Forms of ex-parte contact include site visits, discussing newspaper articles, and discussions with the applicant or audience members. If this occurs, it must be announced immediately before the public hearing begins or resumes. The decision-making body allows all parties to the proceeding the opportunity to question the decision-maker to clarify the contact, and to present evidence and argument to rebut the substance of what was discussed outside of the hearing.

Mr. Beers stated that during the building of the Nyberg Rivers site, there was a sign variance for LA Fitness. Mr. Beers questioned that if a person was on the site visiting another business, is that considered ex-parte contact? Mr. Brady answered that the site visit should be disclosed.

Mr. Beers inquired about solicited contact such as emails. Mr. Brady responded that if the email is received and opened, it will need to be disclosed.

Mr. Brady stated that to cure an ex-part contact, the nature and the substance of the contact must be stated at the next public hearing immediately after the contact occurs. The decision-making body allows all parties to the proceeding the opportunity to question the decision-maker to clarify the contact, and to present evidence and argument to rebut the substance of what was discussed outside of the hearing. Mr. Brady noted that if a person does not cure, it violates the substantial rights of parties and is a basis for invalidating the decision.

Mr. Brady acknowledged that another issue that can substantially impair a party's ability to receive a full and fair hearing is bias. Actual bias is a prejudice to prejudgment of the case to such a degree that the decision-maker is incapable of making a decision of the merits. This includes personal bias, personal prejudice and interest in the outcome.

Mr. Brady discussed conflicts of interest. This includes actual conflict and potential conflict. The required action of actual conflict is to disclose the nature of the conflict and reason for abstention, refrain from discussions, and refrain from voting. The required action if potential conflict is to disclose the nature of the conflict and you may participate in discussions and voting. A person may still choose recusal, but it is not required.

Mr. Ball mentioned that he works for a company that is associated with Trimet/Max, but

works in a different sector. Mr. Ball wondered if it would be a conflict of interest if his employer is associated with the case but he isn't directly. Mr. Brady responded that if his company had an application submitted to the TPC that will be a conflict of interest. Mr. Brady added that if they have a question regarding whether conflict exists, they can consult with the Oregon Government Ethics Commission (OGEC) or the City Attorney.

Mr. Aplin asked if he receives an email after the hearing closes, does he have to disclose it even if he doesn't read it. Mr. Brady responded affirmatively.

Mr. DeHaan asked what the potential penalties are. Mr. Brady answered that they could be fined by the Ethics Commission and they would have to hire their own attorney – the City Attorney is prohibited from being involved. An ex-parte contact is a City issue.

Mr. Aplin asked if the ARB is quasi-judicial. Mr. Brady answered affirmatively. Ms. Hurd-Ravich added that the TPC handles mostly legislative matters.

Mr. Ball asked if LUBA members are appointed. Mr. Brady answered affirmatively.

Ms. Bellows asked if it would be an ex-parte conflict if she conferred with a colleague regarding landscaping. Mr. Brady stated that if it affects her decision, then yes. She asked if she can bring the colleague into the hearing. Mr. Brady answered affirmatively.

Mr. Gaynor stated that he does not live in Tualatin and may want to visit a site to become familiar with the area. Mr. Brady responded that he can visit a site as long as he discloses it. Ms. Hurd-Ravich added that if the ARB visits a site as a group, it would be considered a public meeting and a notice would need to be sent out.

#### **4. FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated that future action items for TPC include a Plan Map Amendment and a Food Cart Ordinance. There are currently no meetings planned for the ARB.

#### **5. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**

None.

#### **6. ADJOURNMENT**

Mr. Beers adjourned the meeting at 7:34 PM.

\_\_\_\_\_ Lynette Sanford, Office Coordinator



# MEMORANDUM

## CITY OF TUALATIN

### Architectural Review Board

4.A.

**FROM:** Erin Engman, Associate Planner

**DATE:** 06/28/2017

**SUBJECT:** Majestic Building 1 Recommendation and Staff Report for AR-17-0002

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### ISSUE BEFORE ARCHITECTURAL REVIEW BOARD:

Consideration to approve the Architectural Review proposal AR-17-0002 for a 229,146 square foot industrial building. The new building is proposed to be approximately 39 feet in height. The building design consists of tilt-up concrete panels, scored with a geometric pattern.

### EXECUTIVE SUMMARY:

The applicant, Majestic Realty Company proposes one speculative industrial building that is 229,146 square feet. Tenants have not been determined at this time, but the applicant anticipates warehouse activity with accessory office use. Planned improvements also include pedestrian walkways, landscaping, and 137 parking spaces with associated grading, drainage, and lighting.

The site consists of one parcel that is approximately 11.54 acres in size and is currently vacant. Access is provided by an existing curb cut near the northeast corner of the site from SW 115th Avenue. Unimproved right of way is located on the south (SW Blake Street) and west (SW 119th Avenue) property lines. There are no wetlands or greenways located on-site.

The project necessitates Architectural Review Board (ARB) review and decision because the industrial building is over 150,000 square feet, pursuant to TDC 73.030(2).

### DISCUSSION:

Staff recommends the ARB approve AR-17-0002 with conditions of approval to meet the Tualatin Development Code (TDC) requirements.

The proposal generally reflects the TDC standards. The following conditions are highlighted because they could result in an adjustment to the Site Plan, Sheet C2.1 (dated May 11, 2017):

1. Evidence that minimum parking requirements are met when tenants are identified
2. Building perimeter landscape area (five feet wide) along southern and western elevation
3. Modifications to parking stalls to meet standards along southern and western elevation
4. Modifications to trash enclosure areas to satisfy Republic Services design conditions
5. Accessway connection to SW 115th Avenue
6. Access defined by a landscape area of five feet wide by twenty-five feet long along the north side of the access drive

Staff recommends additional conditions of approval that are included in Attachment 100 ARB Staff Report. The additional conditions are not expected to modify the site or design of the proposal.

### RECOMMENDATION:

Staff recommends that the ARB approve AR-17-0002 with recommended findings and conditions of approval. The Architectural Review Board has four options:

1. Approve with staff recommended findings and conditions of approval
2. Approve with amended findings and conditions of approval
3. Continue the Hearing
4. Deny the application

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### **Attachments**

- 100 - ARB Staff Report
  - 101 - Application Materials
  - 102 - Comments
  - 103 - Presentation
-



# City of Tualatin

[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

June 21, 2017

## STAFF REPORT RECOMMENDATION TO THE ARCHITECTURAL REVIEW BOARD

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Case #: AR17-0002  
Project: Majestic Bldg 1  
Location: 21401-21449 SW 115<sup>th</sup> Avenue (West terminus 115<sup>th</sup> Avenue, south of Tualatin-Sherwood Rd)  
Tax Map/Lots: 2S1 27C 00100  
Applicant/Owner: Majestic Realty Co. / Nemarnik Family Properties LLC  
Applicant/Rep.: Suzannah Stanley, Mackenzie, Portland, OR 503.224.9560

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Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503.691.3026 and allow as much lead time as possible.

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## **I. INTRODUCTION**

### **A. Project Description**

Majestic Realty Co. proposes one speculative industrial building that is 39' in height and 229,146 SF in area to occupy approximately 46% of the site. This is inclusive of approximately 22,915 SF of office area within the building. Specific tenants are not yet determined. The proposal includes 137 motor vehicle parking spaces. Building, parking lot, and perimeter landscaping are provided and total approximately 79,514 SF or 15.8% of the site. New sewer and water connections will be provided from the existing facilities located in SW 115th Avenue. The site will be graded so that stormwater will be collected at catch basins tied to a stormwater quality and detention pond at the northeast corner of the site. No sewer or storm pumps are proposed. No frontage improvements are proposed other than the installation of street trees within the existing landscape strips in SW 115th Avenue.

The building design is cohesive and consists of tilt-up concrete panels anchored with prominent corner elements, including panel scoring that creates a geometric pattern, windows at the northeast and northwest office areas, and arcaded entryways. The loading dock areas are recessed into the north façade and screened with landscaping. Perimeter landscaping, parking lot landscape islands, and proposed site lighting will further enhance the visual appeal and security of the site.

### **B. Site Description**

The site consists of one parcel that is approximately 11.54 acres (502,782 SF) in area and is currently vacant. Access is provided by an existing curb cut near the northeast corner of the site from SW 115th Avenue, which abuts the east side of the site. SW 115th Avenue is designated as a Major Collector by the City of Tualatin Transportation System Plan (TSP) and is fully improved to City of Tualatin Public Works standards. Right of way located to the south and west of the property is unimproved. SW Blake Street (south) is designated a future Minor Collector and SW 120th Avenue (west) is designated an Industrial Connector street.

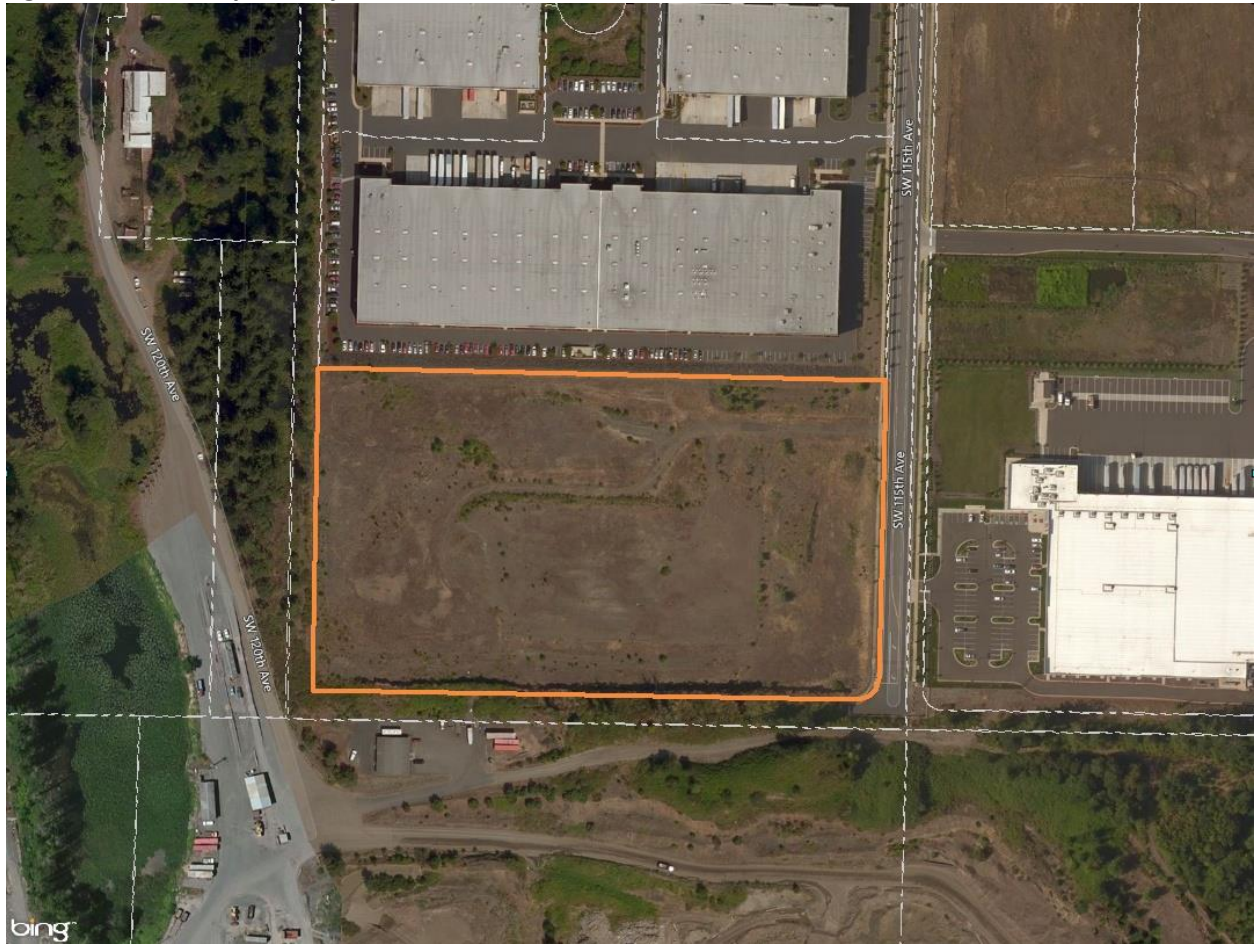
There are no wetlands, greenways, or riverbanks located on-site, nor is the site located within any Natural Resources Protection Overlay District (NRPO) or floodplain. While portions of the site have been designated as significant forest (F32 per the City's Significant Natural Resources Map 72-3) in 1995, the site has been cleared and graded since that designation, and no trees remain.

### **C. Project Schedule**

This application package addresses the applicable development standards for the proposed 229,146 SF industrial building. A scoping meeting for the project was held with the City of Tualatin on March 9, 2016, followed by a pre-application meeting on February 17, 2017. A neighborhood/developer meeting—as required by Tualatin Development Code (TDC) 31.063—was held on March 28, 2017, commencing at 5:30 PM at the Juanita Pohl Center, 8513 SW Tualatin Road, Tualatin, OR 97062. Meeting attendees included two members from the Majestic Realty project team and two representatives from the City of Tualatin. There were no members from the community in attendance.



**Figure 1. Aerial Map of Subject Site and Area of Work**



## II. RECOMMENDED FINDINGS

The Planning Division findings in the following section are based on interpretive compliance with the Tualatin Development Code (TDC) and other applicable ordinances. All references are to sections in the TDC unless otherwise noted.

*In the following section, planning staff comments, findings, and conditions of approval are in Italic font.*

### A. Previous Related Land Use Actions

The site was the subject of the following previous land use actions (excluding Minor Architectural Review):

- AR-08-08 Pacific Coast Fruit

### B. Planning Districts and Adjacent Land Uses

The subject property is located in the in the General Manufacturing (MG) planning district; the purpose of this district is to provide areas of the City that are suitable for light industrial uses and also for a wide range of heavier manufacturing and processing activities. Warehousing and manufacturing are permitted uses, pursuant to TDC 61.020.

Adjacent planning districts and land uses are:

- North: General Manufacturing (MG)
- Ardent Mills, Western Precision Products, Cargill
- East: General Manufacturing (MG)
- McLane Foodservice
- South: Manufacturing Business Park\* (MBP)
- Washington County, Tigard Sand & Gravel
- West: Manufacturing Business Park\* (MBP)
- Washington County, Tigard Sand & Gravel

*\*Located in planning area, outside of city limits*

### C. Planning District Uses

#### Section 61.020 General Manufacturing (MG) Permitted Uses

**No building, structure or land shall be used in this district except for the following uses as restricted in TDC 61.021. *[non-applicable provisions omitted for brevity]*...**

**(1) All uses permitted by TDC 60.020 and 60.037 in the Light Manufacturing Planning District.**

**(8) Manufacture of the following types of products: [...]**

**60.020(34) Warehousing related to the above uses; and warehousing for merchandise or goods normally sold or owned in commercial or residential planning districts, but excluding direct retail sales to customers from such warehouse structure, and excluding the storage of hazardous materials.**

**60.020(18) Offices for executive, administrative, and professional uses related to the sale or service of industrial products.**

Applicant Response: The project is a speculative industrial building, with warehousing and office space, both uses permitted outright in the MG zone. Although tenants are not yet determined, it is anticipated the proposed uses may include manufacturing uses as well, which are also permitted outright in the MG zone. This criterion is therefore met.

*Staff concurs that warehousing with accessory office space are permitted outright in the General Manufacturing district. Staff notes that elsewhere in the narrative the applicant has identified a probable mix of 90 percent warehouse and 10 percent office; this mix was used to analyze compliance with use-specific code requirements such as parking. The MG planning district allows a wide range of warehousing, manufacturing, and accessory uses, and any proposed use will comply with permitted use standards prior to issuance of any Certificate of Occupancy by the City of Tualatin Building Division. Staff finds that this standard is met.*

#### **Section 61.021 Restrictions on Permitted Uses**

**The following restrictions shall apply to those uses listed as permitted uses in TDC 61.020:**

**(1) The use must be conducted wholly within a completely enclosed building, except off-street parking and loading, utility facilities, wireless communication facilities, outdoor storage of materials and products directly related to the permitted use and outdoor play areas of child day care centers as required by state day care certification standards.**

Applicant Response: Although tenants are not yet determined, it is not anticipated that any activities will be conducted outside of the building, except for off-street parking and loading, utility facilities, wireless communication facilities, and outdoor storage of materials and products directly related to the permitted use. This criterion is therefore met.

**(2) The retail sale of products manufactured, assembled, packaged or wholesaled on the site is allowed provided that the retail sale area, including the showroom area, shall be no greater than 5% of the gross floor area of the building not to exceed 1,500 square feet.**

Applicant Response: The project is a speculative industrial building, with no retail space proposed. Although tenants are not yet determined, it is not anticipated that any of the tenants will engage in retail activities on-site. This criterion is therefore met.

**(3) For other retail uses, excluding retail sales of products manufactured, assembled, packaged or wholesaled on the site, the following restrictions shall apply:**

**(a) Retail uses on land designated Employment Area or Corridor on Map 9-4 shall not be greater than 60,000 square feet of gross floor area per building or business.**

Applicant Response: The site is not designated as an Employment Area or Corridor. This criterion is therefore not applicable.

**(b) Retail commercial, retail service and professional service uses on land designated Industrial Area on Map 9-4 shall not be greater than 5,000 square feet of sales or service area in a single outlet, or not greater than 20,000 square feet of sales or service area for multiple outlets in a single building or in multiple buildings that are part of the same development project, with the following two exceptions, which shall not be subject to the size limitations stated in this subsection:**

**(i) Commercial uses within the Special Setbacks for Commercial Uses Area, shown on Map 9-5, and as specified in TDC 61.035, except 61.035(4)(b).**

**(ii) Development approved through the application of the Industrial Business Park Overlay District to certain properties, as specified in TDC Chapter 69.**

**(iii) Development approved through the application of standards for additional small-scale mixed uses in ML as specified in TDC 60.037-60.038.**

Applicant Response: The project is a speculative industrial building, with no retail space proposed. Although tenants are not yet determined, retail tenants are not anticipated. This criterion is therefore met.

*Staff notes that the subject site is designated Industrial Area on Map 9-4. The site is not located in the Special Setbacks for Commercial Uses Area or Industrial Business Park Overlay District. As tenants are not determined, staff recommends a Condition of Approval to meet the criterion.*

Condition of Approval: Any retail commercial, retail service, and professional service uses located in the Majestic building shall not be greater than 5,000 square feet in a single outlet, or not greater than 20,000 square feet for multiple outlets within the building.

**D. Lot Sizes**

**Section 61.050 Lot Size**

Except for lots for public utility facilities, natural gas pumping stations and wireless communication facility which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply:

- (1) The minimum lot area shall be 20,000 square feet.
- (2) The minimum lot width shall be 100 feet.
- (3) The minimum average lot width at the building line shall be 100 feet.
- (4) The minimum lot width at the street shall be 100 feet.
- (5) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(8) to (12).
- (6) The minimum lot width at the street shall be 50 feet on a cul-de-sac street.

Applicant Response: Per the attached plans (see Sheet C2.1), the site consists of one lot that is 11.54 acres in area and 532’ in width. The lot is not a flag lot, nor does the lot have street frontage on a cul-de-sac. These criteria are therefore met by the existing lot. No changes are proposed to lot size.

*Staff notes that lot size standards (1)-(4) are met on sheet C2.1, dated May 11, 2017. Standards (5)-(6) do not apply to the site.*

**E. Setback Requirements**

**Section 61.060 Setback Requirements**

(1) **Front yard.** The minimum setback is 30 feet. When the front yard is across the street from a residential or Manufacturing Park (MP) district, a front yard setback of 50 feet is required. When a fish and wildlife habitat area is placed in a Tract and dedicated to the City at the City’s option, dedicated in a manner approved by the City to a non-profit conservation organization or is retained in private ownership by the developer, the minimum setback is 10 – 30 feet, as determined in the Architectural Review process, with the exception of front yards across the street from a residential or MP District, provided the buildings are located farther away from fish and wildlife habitat areas.

	MG Zone	Proposed
<b>Minimum Building Setback</b>		
Front Yard	30'	96' (east)
Side Yard	0-50'	155' (north), 30' (south)
Rear Yard	0-50'	56' (west)

Applicant Response: The proposed front setback is 96’. This criterion is therefore met.

*Yard setbacks are defined in TDC 31.060.*

*Yard Setback, Front.* An open space between side lot lines, and measured horizontally from the front lot line at right angles to the front lot line to the nearest point of the building.

*Lot Line, Front.* The lot line separating the lot from the street other than an alley.

*Staff notes the front yard is located adjacent to SW 115th Street (east) and meets the requirement on sheet C2.1, dated May 11, 2017. The site is not located across from a residential or MP district, nor is a habitat area proposed. This requirement has been met.*

**(2) Side yard. The minimum setback is 0 to 50 feet, as determined through the Architectural Review process. When the side yard is adjacent to a property line or across the street from a residential or Manufacturing Park (MP) District, a side yard setback of 50 feet is required.**

Applicant Response: The proposed side setbacks are 155' (north) and 56' (south), which exceed the minimum requirements. Side yard setbacks are ultimately determined by the AR process. The proposed side yards meet the standards for parking lot setbacks. This criterion is therefore met.

*Staff notes the southwest building corner is setback 30 ft from the south yard. Parking lot and landscaping standards may be incorporated into these setbacks. Side yard standards provide flexibility in design of landscaping and parking elements that are discussed in Section 73.*

**(3) Rear yard. The minimum setback is 0 to 50 feet, as determined through the Architectural Review process. When the rear yard is adjacent to a property line or across the street from a residential or Manufacturing Park (MP) District, a rear yard setback of 50 feet is required.**

Applicant Response: The proposed rear setback is 56', which is consistent with minimum requirements. Rear yard setbacks are ultimately determined by the AR process. The proposed rear yard meets the standards for parking lot setbacks. This criterion is therefore met.

*Sheet C2.1, dated May 11, 2017 illustrates a rear yard setback of 54.6 ft (west). Staff notes that parking lot and landscaping standards may be incorporated into the setback. Rear yard standards provide flexibility in design of landscaping and parking elements that are discussed in Section 73.*

**(4) Corner lot yards. The minimum set-back is the maximum setback prescribed for each yard for a sufficient distance from the street intersections and driveways to provide adequate sight distance for vehicular and pedestrian traffic at intersections and driveways, as determined through the Architectural Review process.**

Applicant Response: The site is not a corner lot per the definitions of TDC 31.060 because it does not abut two intersecting streets (as the ROWs on the southern and western edges are not "streets" per the same section). This criterion is therefore not applicable.

*Staff notes that future extensions of Blake Street (south) and SW 119<sup>th</sup> Avenue (west) are noted on Figure 1, Functional Classification and on Figure 4, Roadway Projects of the 2013 Tualatin Transportation System Plan. Regardless, sheet C2.1, dated May 11, 2017 demonstrates that a minimum setback of 30 ft will be maintained along the future right of ways, meeting the front yard setback requirement.*

**(5) The minimum parking and circulation area setback is 5 feet, except when a yard is adjacent to public streets or Residential or Manufacturing Park District, the minimum setback is 10 feet. No setback is required from lot lines within ingress and egress areas shared by abutting properties in accordance with TDC 73.400(2).**

Applicant Response: As shown in the attached plans, the minimum proposed parking and circulation area setback is approximately 9-12' adjacent to other lots and the unimproved SW 119<sup>th</sup> Avenue and SW

Blake Street ROWs (not “streets”) and approximately 46’ adjacent to SW 115th Avenue. The site does not abut a Residential or Manufacturing Park District. This criterion is therefore met.

*Staff notes that if SW 119<sup>th</sup> Avenue is improved, the minimum parking and circulation setback would not meet standards. Sheet C2.1, dated May 11, 2017 notes a 9.42 ft separation at the northwest access aisle. As stated previously, the SW 119<sup>th</sup> Avenue improvement is noted on Figure 1, Functional Classification and on Figure 4, Roadway Projects of the 2013 Tualatin Transportation System Plan. As street right-of-way is defined as publicly owned land devoted to the primary purpose of street and utility construction in Chapter 31 of the Tualatin Development Code, staff recommends a condition of approval to meet the standard 10 ft standard.*

Condition of Approval: The applicant shall revise the appropriate sheets to illustrate a minimum parking and circulation area setback of ten (10) feet along the future SW 119<sup>th</sup> Avenue frontage and install to revised plans pursuant to TDC 61.060(5).

**(6) No spur rail trackage shall be permitted within 200 feet of an adjacent residential district.**

Applicant Response: The project does not include rail spur trackage. This criterion is therefore not applicable.

**(7) No setbacks are required at points where side or rear property lines abut a rail-road right-of-way or spur track.**

Applicant Response: The site does not abut a rail right-of-way or spur track. This criterion is therefore not applicable.

**(8) No fence shall be constructed within 10 feet of a public right-of-way.**

Applicant Response: The proposed security fencing enclosing the loading dock area is approximately 162’ from the nearest public ROW (SW 115th Avenue). This criterion is therefore met.

*Staff notes that a fence is proposed 15 ft from SW 115th Avenue for the water quality facility as illustrated on sheet C2.1, dated May 11, 2017. This criterion has been met.*

**(9) Setbacks for a wireless communication facility shall be established through the Architectural Review process, shall consider TDC 73.510, shall be a minimum of 5 feet, and shall be set back from an RL District, or an RML District with an approved small lot subdivision, no less than 175 feet for a monopole that is no more than 35 feet in height and the setback shall increase five feet for each one foot increase in height up to 80 feet in height, and the setback shall increase 10 feet for each one foot increase in height above 80 feet.**

Applicant Response: The project does not include a wireless communication facility. This criterion is therefore not applicable.

**F. Structure Height**

**Section 61.080 Structure Height**

**(1) Except as provided in TDC 61.080(2) - (4), no structure shall exceed a height of 60 feet and flagpoles which display the flag of the United States of America either alone or with the State of Oregon flag shall not exceed 100 feet above grade provided that the setbacks are not less than a distance equal to the flagpole height.**

Applicant Response: The proposed building is 39’ in height. This criterion is therefore met.

*Staff notes that the proposed building height of 39 feet is illustrated on Sheets A-2 and A-3.*

**(2) The maximum permitted structure height in TDC 61.080(1) may be increased to no more than 100 feet, provided that all yards adjacent to the structure are not less than a distance equal to the height of the structure.**

Applicant Response: The proposed building is 39' in height. No height increases are requested. This criterion is therefore not applicable.

**(3) Height Adjacent to a Residential District. Where a property line, street or alley separates MG land from land in a residential district, a building, flagpole or wireless communication support structure shall not be greater than 28 feet in height at the required 50 foot setback line. No building or structure, including flagpoles, shall extend above a plane beginning at 28 feet in height at the required 50 foot setback line and extending away from and above the setback line at a slope of 45 degrees, subject always to the maximum height limitation in TDC 61.080(1) and (2).**

Applicant Response: The site is not adjacent to a residential district. This criterion is therefore not applicable.

**(4) Wireless Communication Support Structure. The maximum structure height for a wireless communication support structure and antennas is 100 feet unless the wireless communication support structure and antennas are located within 300 feet of the centerline of I-5, in which case the maximum structure height is 120 feet.**

Applicant Response: No wireless communication support structure is proposed. This criterion is therefore not applicable.

## **G. Development Review Approval**

### **Section 73.050 Criteria and Standards**

- (1) In exercising or performing his or her powers, duties, or functions, the Planning Director shall determine whether there is compliance with the following:**
- (a) The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development are involved;**
  - (b) The proposed design of the development is compatible with the design of other developments in the general vicinity; and**
  - (c) The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the vicinity.**

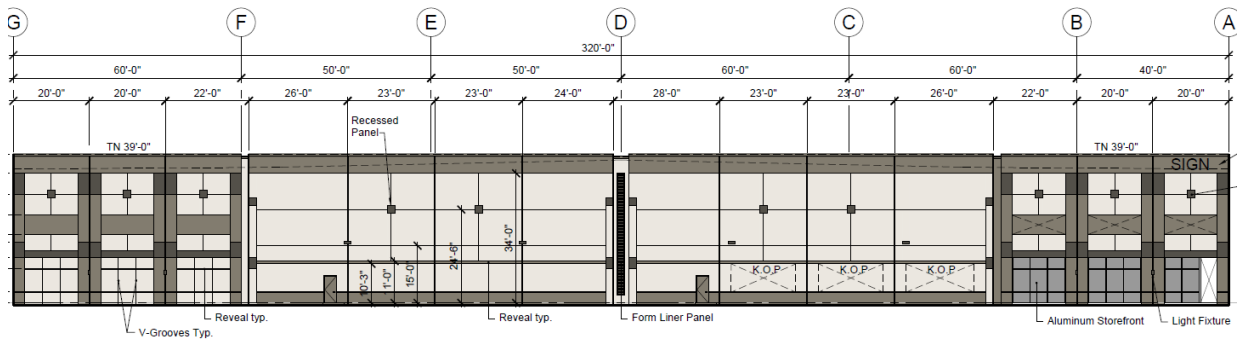
Applicant Response: The project is consistent with the site plan, architecture, landscaping, parking and graphic design, and other applicable standards per the analysis contained in this report and attached plans and is therefore also compatible with the existing industrial development to the north and east, which are all zoned MG and similarly developed. Additionally, the project is less intense and therefore compatible with the existing sand and gravel quarry to the south and west. The existing sand and gravel quarry properties are located outside of City of Tualatin limits, but are located within the City's Planning Area and anticipated to be zoned MBP Manufacturing Business Park in the future. As permitted uses in the MBP zone are similar to those permitted in the MG zone, and no standards in the TDC are established in the TDC for transitions between the MBP and MG zones, the project is compatible with



anticipated redevelopment of the sand and gravel quarry to the south and west. This criterion is therefore met.

*With regard to Section 73.050(1)(a), staff's analysis of compliance with this ordinance is found in the sections of this report addressing specific standards. With regard to Section 73.050(1)(b) and (c), staff finds that these standards are met.*

*The proposed building is composed of tilt-up concrete panels and anchored with corner elements with geometric pattern. The corner elements at the northeast and northwest corners will also be arcaded and provide ground-floor windows around the entirety of the corner façades.*



*Staff notes that the proposal is similar to the property to the north:*



*And to the east:*





- (2) In making his or her determination of compliance with the above requirements, the Planning Director shall be guided by the objectives and standards set forth in this chapter. If the architectural review plan includes utility facilities or public utility facilities, then the City Engineer shall determine whether those aspects of the proposed plan comply with applicable standards.**

Applicant Response: This narrative addresses architectural features as well as utility facilities and public improvements. Mackenzie has worked closely with the City of Tualatin to plan utilities in a manner consistent with City code and beneficial for both the subject site and the surrounding area. This criterion is therefore met.

*The plan set submitted by the applicant include utility facilities. Utility facilities and public utility facilities are addressed in the Public Facilities Review analysis of the City Engineer.*

- (3) In determining compliance with the requirements set forth, the Planning Director shall consider the effect of his or her action on the availability and cost of needed housing...**

Applicant Response: The project does not include housing and is not located on residentially zoned land. This criterion is therefore not applicable.

- (4) As part of Architectural Review, the property owner may apply for approval to cut trees in addition to those allowed in TDC 34.200. The granting or denial of a tree cutting permit shall be based on the criteria in TDC 34.230.**

Applicant Response: The project will make use of a previously graded site. There are no existing trees on the site (see existing conditions plan Sheet C1.0). There are no existing street trees along SW 115th Avenue. There are trees within the SW 119<sup>th</sup> Avenue ROW to the west; some of these must be removed to accommodate emergency vehicle access through the SW 119<sup>th</sup> Avenue ROW (see Sheet C2.1A). The removal of trees meets the criteria of TDC 34.230 as tree removal is necessary to accommodate the proposed speculative industrial building and associated parking, landscaping, and fire access road permitted outright, undergoing AR, and consistent with all applicable standards of TDC 34.230(1)(c). A tree cutting permit will be applied for. This criterion is therefore met.

*Staff notes that trees removed in the right of way will be reviewed as part of a public works permit.*

- (5) Conflicting Standards. In addition to the MUCOD requirements, the requirements in TDC Chapter 73 (Community Design Standards) and other applicable Chapters apply. If TDC Chapters 57, 73 and other applicable Chapters, conflict or are different, they shall be resolved in accordance with TDC 57.200(2).**

Applicant Response: The site is not within the MUCOD. This criterion is therefore not applicable.

*The subject site is not within the Mixed Use Commercial Overlay District (MUCOD); therefore, staff finds that this standard does not apply.*

## **H. Landscape and Building Maintenance**

### **Section 73.100 Landscaping and Building Installation and Maintenance**

- (1) All landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered with Community Development Director approval.**

*A note has also been added to this decision to retain all trees identified on the landscape plan (sheets L2.0 through L2.5, dated May 11, 2017) unless approval is obtained through the Community Development Department to remove trees through a modification to the landscape plan.*

- (2) All building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval.**

*A note has been added to this decision to meet the standard.*

## **I. Site Planning**

### **Section 73.160 Standards (Community Design)**

#### **(1) Pedestrian and Bicycle Circulation:**

- (a) For commercial, public and semi-public uses:**

*The proposal is for an industrial use; therefore, staff finds that this standard does not apply.*

- (b) For Industrial Uses:**

- (i) a walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet wide and constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.**

Applicant Response: Per the attached plans (see Sheet C2.1), 5-6' wide concrete walkways and a marked crosswalk are provided between primary building entries and the sidewalk along the site's frontage of SW 115th Avenue, which was designed, approved, and constructed through the Koch Corporate Center development. Walkways are designed to be ADA-compliant. This criterion is therefore met.

*Staff notes that walkways connect the building entrances on the north elevation to SW 115<sup>th</sup> Avenue.*

- (ii) Walkways through parking areas, drive aisles and loading areas shall have a different appearance than the adjacent paved vehicular areas.**

Applicant Response: Per the attached plans (see Sheet C2.1), a 6' wide marked crosswalk will be provided where the route crosses drive aisles. This criterion is therefore met.

*Staff notes two marked crosswalks on the Site Plan, located to the northwest and northeast corners of the building. This standard has been met.*

- (iii) Accessways shall be provided as a connection between the development's walkway and bikeway circulation system and an adjacent bike lane;**

Applicant Response: There is a bike lane on SW 115th Avenue. As shown on the attached plans (see Sheet C2.1), access for bikes will be available via the concrete ADA-compliant accessway at the northeast corner of the site. This criterion is therefore met.

*Accessways are defined in TDC 31.060: A non-vehicular, paved pathway designed for pedestrian and bicycle use and providing convenient linkages between a development and adjacent residential and commercial properties and areas intended for public use such as schools, parks, and adjacent collector and arterial streets where transit stops or bike lanes are provided or designated. An accessway is not a sidewalk.*

*Staff notes that Figure 11-4: Bicycle and Pedestrian Plan illustrates SW 115<sup>th</sup> Avenue and the future SW Blake Street connection as roads with bike lanes. SW 115<sup>th</sup> is also designated a Major Collector Street on Figure 11-1. An accessway is required for the subject development.*

**(iv) Accessways may be gated for security purposes;**

Applicant Response: Accessways are not proposed to be gated.

*Staff notes that the proposed accessway is not gated on Sheet C2.1. This criterion is met.*

**(v) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.**

Applicant Response: The site does not directly abut any existing or proposed park, bikeway, or greenway with a designated bike or pedestrian path. This criterion is therefore not applicable.

*No recreation access routes are noted on the subject property within Figure 11-4: Bicycle and Pedestrian Plan; therefore, staff finds that this standard does not apply.*

**(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.**

Applicant Response: Curb ramps will be provided where the walkway crosses a curb or drive aisle, as shown on the attached site plans (see Sheet C2.1). This standard is met.

*Staff notes that curb ramps are shown on sheet C2.1, dated May 11, 2017 with details shown on sheet C8.1, dated May 11, 2017, meeting the standard.*

**(d) Accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.**

Applicant Response: No public accessways are required or proposed. As shown on the attached plans (see Sheet C2.1), there is a concrete ADA-compliant accessway at the northeast corner of the site. This criterion is therefore met.

*As established in TDC 73.160(1)(iii) an accessway is required for the subject site. While a public accessway is not required, the private accessway is required to be a minimum of 8 feet wide to meet the criterion. Staff recommends a condition of approval to meet the standard.*

Condition of Approval: *The applicant shall revise the appropriate sheets to illustrate that an accessway is provided as a connection between the development's internal walkways and abutting major collector street upon which bike lanes are provided (SW 115<sup>th</sup> Avenue) and install to revised plans. Accessways shall be a minimum of eight (8) feet wide pursuant to TDC 73.160(1)(d).*

**(e) Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development of a parcel adjacent to an undeveloped parcel shall enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's re-view and approval.**

Applicant Response: No accessways to undeveloped parcels or transit facilities are required or proposed. The site abuts ROW on the east, south, and west sides and existing industrial development to the north. No abutting transit facilities are proposed. This criterion is therefore not applicable.

*Staff notes that the SW Blake Street extension is illustrated as a Road with Bike Lanes and Sidewalks on Figure 11-4: Bicycle and Pedestrian Plan. No internal walkways are proposed along the south elevation that abuts the future Blake Street frontage. This criterion is therefore not applicable.*

- (f) Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland.**

Applicant Response: There are no greenways or wetlands on the site. This criterion is therefore not applicable.

*Staff notes that there are no wetlands or greenways on the subject site as illustrated by Figure 72-1: Natural Resources Protection Overlay District (NRPO) and Greenway Locations.*

- (g) Accessways shall be constructed, owned and maintained by the property owner.**

Applicant Response: All accessways will be constructed, owned, and maintained by the applicant. This criterion is therefore met.

*This requirement has been added as a note to the decision.*

## **(2) Drive-up Uses**

Applicant Response: The use proposed does not include a drive-up facility. These criteria are therefore not applicable.

## **(3) Safety and Security**

- (a) Locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.**

Applicant Response: In order to create a safe environment, the proposed development includes exterior building lighting as well as parking lot lighting (see attached Sheet C2.1 and lighting cut sheets). Per the attached architectural plans (Sheets A-1 through A-2), windows located at the northeast and northwest office area corners and within the dock doors will permit building users to survey parking areas, drive aisles, loading dock area, and pedestrian walkways. This criterion is therefore met.

*Staff notes that the photometric plan was included as sheet LDE-1A and 1B (dated April 11, 2017) and elevations as sheets A-2 and 3 (dated April 7, 2017). The proposed window placement and lighting meet the requirement.*

- (b) In commercial, public and semi-public development and where possible in industrial development, locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way.**

Applicant Response: The east façade of the proposed speculative industrial building will be oriented to and the north façade visible from the SW 115<sup>th</sup> Avenue right-of-way. Although the site also abuts SW Blake Street and SW 119<sup>th</sup> Avenue ROWs, these ROWs offer no surveillance as they are unimproved, and no frontage improvements are proposed or expected in the near future. Windows on the east façade will be Solarcool glazing and windows will be provided on dock doors along the north façade, both visible from the sidewalk. In addition (see lighting plan sheet LDE-1B, dated April 11, 2017), site lighting

will illuminate the east façade and the parking area in between the building and right-of-way. This criterion is therefore met.

*Sheets A-2 and 3 (dated April 7, 2017) illustrate that windows will be provided at the northeast entrance to enable surveillance from SW 115<sup>th</sup> Avenue to meet the requirement. Staff notes that the SW Blake Street right of way is elevated above the subject property on sheet C2.2 (dated May 11, 2017) which limits future surveillance opportunities for the south elevation beyond the applicant's control.*

- (c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas.**

Applicant Response: No fish or wildlife habitat areas exist on or near the site. As shown on the lighting plans (Sheets LDE-1A through LDE-1B), site lighting will be shielded and directed downward while adequately illuminating the site and allowing for surveillance from the public right-of-way. This criterion is therefore met.

*Staff finds that this standard is met on sheets LDE-1A and 1B (dated April 11, 2017); however, a condition of approval is recommended to install the lighting and proposed.*

Condition of Approval: To ensure that the proposed development will not result in excess lighting and will continue to meet the lighting standards of TDC 73.160(3)(c), the applicant shall install lighting as shown in the photometric plan (sheets LDE-1A and LDE-1B, dated April 11, 2017).

- (d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.**

Applicant Response: Building and site signage will clearly identify tenant entrances for site visitors and emergency services. As shown in the attached architectural plans (see Sheets A-2 and A-3), building signage is provided at building entries at the northeast and northwest corner, the visible from SW 115th Avenue. This criterion is therefore met.

*Staff notes that while the proposed elevations illustrate the locations for tenant signs, the locations for building addresses are not shown. All signage permits and approvals are handled separately and not as part of this review. Addressing for emergency purposes will be reviewed through the building permit process. Refer to comments from Tualatin Valley Fire & Rescue in Attachment 102.*

- (e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.**

Applicant Response: As shown in the attached landscape plans (Sheets L2.0 through L2.4), landscaping in the parking landscape islands will meet these standards. This criterion is therefore met.

*Staff notes that General Landscape Notes #6 addresses this standard on sheet L2.0, dated May 11, 2017.*

- (f) Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations shall provide a minimum 6' tall security fence or wall.**

Applicant Response: The proposed development does not include any of these elements. This criterion is therefore not applicable.

**(4) Service, Delivery and Screening**

- (a) On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.**

Applicant Response: Per the attached plans, on-grade electrical equipment is proposed. The transformer shown on Sheet C2.1, Keynote 19, will be placed so that it is screened from the public view by landscaping and grade changes from adjacent public right-of-way (see Sheets C1.0, C2.2, and L2.4). This standard is met.

*Staff notes that of Gulf Stream Heavenly Bamboo is the proposed landscape screening for the transformer as shown on sheet L2.5, dated May 11, 2017. Future roof top units are also subject to this standard through a condition of approval.*

Condition of Approval: The applicant shall submit scaled elevations that illustrate future above-grade mechanical equipment, including rooftop units, screened by a parapet or other method as proposed by the applicant when submitting for a mechanical permit, pursuant to TDC 73.160(4)(a).

- (b) Outdoor storage, excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227, shall be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping.**

Applicant Response: The proposed development does not include any outdoor storage except trash and recycling enclosures. This criterion is therefore not applicable.

*The proposed development does not include any of these elements at this time; thus, staff finds that this standard does not apply. However, if future tenants desire outdoor storage, such facilities must obtain Planning Division approval for appropriate screening mechanisms.*

- (c) Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations shall be screened with sight-obscuring fences or walls and landscaping.**

Applicant Response: The proposed development does not include any of these elements. This criterion is therefore not applicable.

*The proposed development does not include any of these elements at this time; thus, staff finds that this standard does not apply. However, should conditions change in the future and any of the above-referenced elements are necessary, the applicant shall submit revised plans for approval of appropriate screening mechanisms.*

- (5) The Federal Americans with Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC, Chapter 73 does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC.**

Applicant Response: The site plan and building are generated with the knowledge that ADA and OSSC standards must be met during the building permit process. This criterion is therefore met.

*Staff notes that the proposed development will include five (5) ADA parking spaces with ADA-compliant access. Staff also notes that ADA and OSSC standards must be met during the building permit process. Staff finds that this standard is met.*

- (6) (a) All industrial, institutional, retail and office development on a transit street designated in TDC Chapter 11 (Figure 11-5) shall provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.**

Applicant Response: The site does not abut a designated transit street. This standard is therefore met.

*Staff notes that SW 115th Avenue is not a transit street on Figure 11-5. The nearest transit street is SW Tualatin-Sherwood Road, approximately 1,875 feet north of the project site. There are sidewalk improvements along both sides of SW 115th Avenue connecting to sidewalks along SW Tualatin-Sherwood Road.*

*Staff also notes that Tri-Met has recently implemented new commuter hour bus service (Bus Line 97) along SW Tualatin-Sherwood Road with scheduled bus stops at the SW 115th Avenue intersection (Stop ID 13831 and 13842).*

- (b) In addition to (a) above, new retail, office and institutional uses abutting major transit stops as designated in TDC Chapter 11 (Figure 11-5) shall:**

Applicant Response: The site is for industrial and does not abut a major transit stop shown. This standard therefore does not apply.

*Staff concurs that this standard does not apply.*

#### **Section 61.075 Sound Barrier Construction.**

- (1) Sound barrier construction shall be used to intercept all straight-line lateral paths of 450 feet or less between a residential property within a residential planning district and any side edge of an overhead door or other doorway larger than 64 square feet, at a minimum height of eight feet above the floor elevation of the doorway.**

Applicant Response: The site is not less than 450' from the nearest residence. This criterion is therefore not applicable.

*Staff notes that the subject site is located approximately 1,447 feet from the nearest residential area, Hedges Park; therefore section 61.075 does not apply to the proposal.*

### **J. Structure Design**

#### **Section 73.220 Standards**

**The following standards are minimum requirements for commercial, industrial, public and semi-public development and it is expected that development proposals shall meet or exceed these minimum requirements.**

##### **(1) Safety and Security**

- (a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas without shining into public rights-of-way or fish and wildlife habitat areas.**

Applicant Response: No fish or wildlife habitat areas exist on or near the site. As shown on the lighting plans (sheets LDE-1A through LDE-1B), site lighting will be shielded and directed downward while adequately illuminating the site and allowing for surveillance from the public right-of-way. This criterion is therefore met.

*Staff addressed this standard in TDC 73.160(3)(c).*

- (b) Provide an identification system which clearly identifies and locates buildings and their entries.**

Applicant Response: Building and site signage (through separate applications) will clearly identify tenant entrances for site visitors and emergency services. As shown in the attached architectural plans (see Sheets A-2 through A-4), building signage is provided at building entries at the northeast and northwest corner, the former clearly visible from SW 115th Avenue. This criterion is therefore met.

*Staff addressed this standard in TDC 73.160(3)(d).*

- (c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.**

Applicant Response: As shown in the attached landscape plans (Sheets L2.0 through L2.4), landscaping in the parking landscape islands will meet these standards. This criterion is therefore met.

*Staff addressed this standard in TDC 73.160(3)(e).*

## **K. Environmental Regulations**

### **Section 63.051 Noise.**

- (1) Except as otherwise provided in this section, all industrial development shall comply with the Oregon State Department of Environmental Quality standards relating to noise. From 9:00 p.m. to 7:00 a.m., a dBA reading from an industrial development, whether new or existing, shall not exceed an L-max of 60 dBA when measured from a noise sensitive property.**
- (2) Method of measurement: sound or noise measurements procedures shall conform to the methods described in this section or to procedures approved by the Oregon Department of Environmental Quality.**
- (a) Measurements shall be made with a calibrated sound level meter in good operating condition, meeting the requirements of a Type I or Type II meter, as specified in ANSI Standards, Section 1.4 - 1971. For purposes of this section, a sound level meter shall contain at least an "A" weighting network, and both fast and slow response capability.**
- (b) Persons conducting sound level measurements shall have received training in the techniques of sound measurement and the operation of sound measuring instruments from the Department of Environmental Quality or other competent body prior to engaging in any enforcement activity.**
- (c) When sound measurements are made, they shall be made from a position no more than 25 feet away from the noise sensitive property.**

*The applicant has not provided a response to this section.*

*Staff finds that these regulations are matters of zoning enforcement, and less matters to be reviewed as development standards. As such, as a condition of approval, the proposed development must comply with all applicable noise standards (see "The Following Code Requirements Apply to the Site in an On-Going Manner" section under "Conditions of Approval" above).*

## **L. Mixed Solid Waste and Source Separated Recyclables Storage Areas**

### **Section 73.227 Standards**

**The following standards are minimum requirements for mixed solid waste and source separated recyclables storage areas. To provide for flexibility in designing functional storage areas, this section provides four different methods to meet the objectives of providing adequate storage for mixed solid**



waste and source separated recyclables and improving the efficiency of collection. An applicant shall choose and implement one of the following four methods to demonstrate compliance: 1) minimum standards; 2) waste assessment; 3) comprehensive recycling plan; or 4) franchised hauler review, as more fully described in subsections (2), (3), (4) and (5) of this section.

**(1) The mixed solid waste and source separated recyclables storage standards shall apply to all new or expanded multi-family residential developments containing five or more units and to new or expanded commercial, industrial, public and semi-public development.**

Applicant Response: The project is a new industrial development. These standards apply and are addressed below. The applicant chose to implement the franchise hauler review method to demonstrate compliance.

*Staff finds that the applicant's interpretation and use of the Franchised Hauler Review Method does not satisfy the intent of the code as the proposed project and the subject site do not exhibit any of the conditions identified in TDC 73.227(5)(a) through (5)(c) that would warrant the Franchised Hauler Review Method as an acceptable means to determine compliance with TDC standards pertaining to mixed solid waste and source-separated recyclables storage areas (see further discussion below).*

**(2) Minimum Standards Method.**

*Staff has employed the minimum standards method below to determine compliance with code standards related to solid waste and recyclables storage areas as the information provided by the applicant is not sufficient to determine code compliance.*

**(a) The size and location of the storage area(s) shall be indicated on the site plan. Compliance with the requirements set forth below is reviewed through the Architectural Review process.**

**(i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional or other) as well as the area encompassed by other distinct uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building shall be the sum of the area of each use.**

*Staff notes that while no tenants are proposed at this time, the applicant has identified a probable mix of 10 percent office and 90 percent warehouse within the proposed building. The minimum storage area required for the proposed developed is calculated below in Section 73.227(2)(a)(v).*

**(ii) Storage areas for multiple uses on a single site may be combined and shared.**

*All proposed uses will be located within one building, likely divided between two tenants. The site plan illustrates two trash/recycling enclosures- on the southwest and southeast corner of the project site. Staff finds that this standard is met.*

**(iii) The specific requirements are based on an assumed storage area height of 4 feet for mixed solid waste and source separated recyclables. Vertical storage higher than 4 feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans shall**

**include drawings to illustrate the layout of the storage area and dimensions for containers.**

*No stacked or vertical storage is proposed; therefore, staff finds that this standard does not apply.*

- (iv) Multi-family residential developments containing 5-10 units shall provide a minimum storage area of 50 square feet. Multi-family residential developments containing more than 10 units shall provide 50 square feet plus an additional 5 square feet per unit for each unit above 10.**

*The proposed project does not include any multi-family residential development; therefore, staff finds that this standard does not apply.*

- (v) Commercial, industrial, public and semi-public developments shall provide a minimum storage area of 10 square feet plus: Office - 4 square feet/1000 square feet gross leasable area (GLA); Retail - 10 square feet/1000 square feet GLA; Wholesale/ Warehouse/ Manufacturing - 6 square feet/1000 square feet GLA; Educational and institutional - 4 square feet/1000 square feet GLA; and other - 4 square feet/1000 square feet GLA.**

*Staff has calculated the minimum storage area required based on the probable mix of 10 percent office and 90 percent warehouse within the proposed building, yielding a minimum requirement of 1,339.1 square feet of storage area. As illustrated and described on the site plan (sheet C2.1, dated May 11, 2017), the proposed development will include two 186.6 square-foot trash and recycling enclosures. One located at the southeast and at the southwest corner of the project site, which is less than the minimum requirement. The applicant contends that the proposed uses will generate unique waste that can easily be consolidated as defined in TDC 73.227(5)(c); however tenants have not been identified and no narrative has been provided to provide evidence that 73.227(5)(c) is met. Staff recommends a condition of approval to meet the minimum trash storage area standards.*

*Condition of Approval: The applicant shall revise the appropriate sheets to illustrate a minimum storage area of 1,339 square feet is provided for mixed solid waste and recyclables and install to revised plans pursuant to TDC 73.227(2)(v). Alternatively, the applicant may provide evidence that identified tenants will generate unique waste that can easily be consolidated as reviewed and approved by Republic Services pursuant to TDC73.227(5)(c).*

<b>Table I-1. Trash Enclosure Requirements</b>				
Use (within Building)	Use Percentage	Area (sf)	Applied Rate (sf)	Minimum Required (ft)
Office	10%	22,914.6	$([22,914.6 / 1,000] * 4)$	91.7
Warehouse	90%	206,231.4	$([19,846 / 1,000] * 6)$	1,237.4
General	N/A	N/A	N/A	10
<b>Total Minimum Requirement</b>				<b>1,339.1</b>
<b>Proposed Trash and Recyclables Storage Area</b>				<b>373</b>

**(5) Franchised Hauler Review Method.**

The franchised hauler review method provides for a coordinated review of the proposed site plan by the franchised hauler serving the subject property. This method can be used when there are unique conditions associated with the site, use, or waste stream that make compliance with

any of the three other methods impracticable. The objective of this method is to match a specific hauler program (types of equipment, frequency of collection, etc.) to the unique characteristic(s) of the site or development. The applicant shall coordinate with the franchised hauler to develop a plan for storage and collection of mixed solid waste and source separated recyclables to be generated. A narrative describing how the proposed site meets one or more unique conditions, plus site plan and architectural drawings showing the size and location of storage area(s) required to accommodate anticipated volumes shall be submitted for Architectural Review. Additionally, a letter from the franchised hauler shall be submitted with the application that describes the level of service to be provided by the hauler, including any special equipment and collection frequency, which will keep the storage area from exceeding its capacity. For purposes of this subsection the following constitute unique conditions:

- (c) **The proposed use will generate unique wastes that can be stacked, folded, or easily consolidated without the need for specialized equipment, such as a compactor, and can therefore be stored in less space than is required by the Minimum Standards Method.**

Applicant Response: Although no tenants are selected, tenants are not anticipated to need the 1,339 SF required by the minimum standards method nor more than the approximately 373 SF of trash and recycling enclosure area proposed. The trash and recycling areas proposed is adequate without any specialized equipment or non-standard collection frequency and have been generally approved with conditions by Republic Services (see Exhibit F, letter from Frank Lonergan). This criterion is therefore met.

*Staff finds that a letter from Republic Services regarding the proposed on-site trash and recycling enclosure is not sufficient analysis pertaining to standards to be addressed in TDC Section 73.227. There is no evidence that a particular tenant or use has been identified that will generate waste that is unique in that it can be stacked, folded, or easily consolidated without the need for specialized equipment. Further a letter of review from Republic Services is a submittal requirement for Architectural Review per TDC 31.071(1)(q). The letter submitted as Exhibit F (See Attachment 101) does not address a unique condition that would make any of the other three trash enclosure storage area methods impractical.*

*The Republic Services letter does however address the appropriate location and accessibility.*

**If the application does not demonstrate that the franchised hauler method requires less space, through the Architectural Review process the minimum standards method may be required. The franchised hauler method shall be reviewed and approved as part of the Architectural Review process.**

*Staff has recommended a condition of approval in TDC 73.227(2)(v) to ensure compliance with either the minimum storage method or franchised hauler review method.*

**(6) Location, Design and Access Standards for Storage Areas.**

**(a) Location Standards**

- (i) **To encourage its use, the storage area for source separated recyclables may be co-located with the storage area for mixed solid waste.**

Applicant Response: Per the attached architectural site plan (see details on Sheet A1), the trash enclosure areas will include space for recyclables as well as trash. This criterion is therefore met.

*Staff notes that sheet A1 is included as Exhibit F of the application materials, dated April 11, 2017. Staff observes that the space includes space for two receptacles.*

- (ii) **Indoor and outdoor storage areas shall comply with Building and Fire Code requirements.**

Applicant Response: Per the attached architectural site plan (see details on Sheet A1), the trash enclosure areas will comply with Building and Fire Code requirements and will be constructed entirely of non-combustible materials. This criterion is therefore met.

*Staff notes that Building and Fire Codes are administrated by others.*

- (iii) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.**

Applicant Response: Per the attached plans and described above, two (2) trash enclosures are proposed to serve the building. These will all be located in exterior locations. This criterion is therefore met.

*Staff finds that trash enclosures are located on the southeast and southwest corners of the site. This standard is met as shown on the Site Plan, sheet C2.1 (dated May 11, 2017).*

- (iv) Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.**

Applicant Response: Per the attached plans (see Sheet C2.1), all trash enclosure areas are located outside of the minimum 30' setback from SW 115th Avenue. While the trash enclosures are located between the building and the SW Blake Street ROW to the south, SW Blake Street is not a "street" per the TDC and is unimproved and not accessible to motorized or non-motorized traffic, and frontage improvements are not required or proposed. This criterion is therefore met.

*Staff notes that future extensions of Blake Street and SW 119<sup>th</sup> Avenue are noted on Figure 1, Functional Classification and on Figure 4, Roadway Projects of the 2013 Tualatin Transportation System Plan. The Blake Street ROW is also at a higher elevation than the project site. The proposed southeast storage area will be located at a grade approximately 25 ft below the future roadway elevation. The proposed southwest storage area will be located at a grade approximately 5 ft below the future roadway elevation. Staff finds that the storage areas are not located in yards directly adjacent to the future SW Blake Street extension and will not be readily visible from the future SW Blake Street extension.*

- (v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.**

Applicant Response: Per the attached plans (see Sheet C2.1 and Sheets LDE-1A through LDE-1B), all trash enclosures will be located in well-lit areas adjacent to doors. This criterion is therefore met.

*Staff notes that while the proposed storage area is located in the southeast and southwest corner of the project site, it is visible from the active parking areas. This standard is met.*

- (vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process. Storage areas shall be appropriately screened according to TDC 73.227(6)(b)(iii).**

Applicant Response: Per the attached plans (see Sheet C2.1), trash enclosure areas bookend the parking area along the building's south façade. All required parking spaces will be provided per the analysis of consistency with Section 73.370 below in this narrative. These will be screened by sight-obscuring concrete tilt-up walls 6' in height and metal gates (in accordance with 73.227(6)(b)(iii), as addressed in that section of this narrative) and with landscaping on all sides that are not the metal gate or abutting the building. This criterion is therefore met.

*Staff finds that the proposed storage area is located in the parking area and will be screened by concrete wall panels, a metal panel gate, and landscaping elements. This standard is met.*

- (vii) Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site.**

Applicant Response: Per the attached plans (see Sheet C2.1), all trash enclosure areas will be located in easily accessible locations along internal maneuvering areas. Use of these areas, which are more than 400' from the driveway entrance, at minimum and not opposite any parking space, will still facilitate on-site traffic movement by allowing vehicles to pass by, and no pedestrian paths cross these access areas. According to Republic Services standards, all trash enclosures sizes and locations generally meet their requirements, so trucks can maneuver easily. The final trash enclosure design will be revised per the conditions in Republic Services' approval letter (see Exhibit F) and provided to the Republic Services for final approval prior to AR approval. This criterion is therefore met.

*Staff finds that the proposed storage area will not obstruct pedestrian or vehicle traffic movement. The location and accessibility aspects of the proposed stage area have been reviewed and conditioned by Republic Services, the trash hauler for the proposed development (see Attachment 101, Exhibit F of the application material dated April 11, 2017). Staff notes that the site plan has not been revised to meet Republic Services' conditions and recommends a condition of approval.*

Condition of Approval: The applicant shall revise the appropriate sheets to illustrate that conditions requested by Republic Services (Attachment 101, Exhibit F) have been met and install to revised plans pursuant to TDC 73.227(6)(a)(vii).

**(b) Design Standards**

- (i) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.**

Applicant Response: As shown on the attached plans, and discussed in this narrative, all trash enclosures meet the size requirements of the City and hauler, Republic Services. The proposed development will meet the franchise hauler review method for trash storage, as discussed in this narrative's response to Section 73.227(5). This criterion is therefore met.

*Staff has conditioned the applicant to meet the minimum storage standards in AF- 5 and to accommodate proper container size in AF-6, in order to meet the standard.*

- (ii) Storage containers shall meet Fire Code standards and be made and covered with water proof materials or situated in a covered area.**

Applicant Response: Storage containers will be provided by Republic Services and will be standard trash and recyclable storage receptacles, made of and covered with waterproof metal and/or plastic. This criterion is therefore met.

*Staff notes that Fire Codes are administrated by others.*

- (iii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.**

Applicant Response: Per the attached plans, trash/recycling areas will be screened by sight-obscuring concrete tilt-up walls 6' in height and metal gates (in accordance with 73.227(6)(b)(iii)), as addressed in

that section of this narrative) and with landscaping on all sides that are not the metal gate or abutting the building. Gate openings will be 9'-3" wide, but have been generally approved with conditions by Republic Services (see Exhibit F, letter from Frank Lonergan). The project is not a multi-family, commercial, public, or semi-public development. This criterion is therefore met.

*Staff notes that each gate opening is approximately 9.25 ft and will provide a minimum 18.5 feet opening to meet the standard. The applicant has been conditioned to comply standards requested by Republic Services in AF-6.*

**(iv) Exterior storage areas shall have either a concrete or asphalt floor surface.**

Applicant Response: The trash enclosures will have concrete slab bases. This criterion is therefore met.

*Staff notes that concrete floors are illustrated for the trash storage areas on sheet C2.1 (dated May 11, 2017).*

**(v) Storage areas and containers shall be clearly labeled to indicate the type of material accepted.**

Applicant Response: Storage containers will be provided by Republic Services and will be standard trash and recyclable storage receptacles, clearly labeled. This criterion is therefore met.

**(c) Access Standards**

**(i) Access to storage areas can be limited for security reasons. However, the storage areas shall be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.**

Applicant Response: In accordance with Republic Services standards, trash enclosures will be revised so that gates open by up to 120 degrees. Gates can be latched when closed, but storage areas will be accessible to haulers and pedestrians through gates. This criterion is therefore met.

*Staff has conditioned the applicant in AF-6 to meet the standard.*

**(ii) Storage areas shall be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet vertical clearance is required if the storage area is covered.**

Applicant Response: Per the attached plans (see Sheet C2.1), the trash enclosure areas will be placed in the interior of the lot within maneuvering areas and will provide easy access and maneuverability for the solid waste hauler. According to Republic Services standards, all trash enclosures sizes and locations generally meet their requirements, so trucks can maneuver easily. The final trash enclosure design will be revised per the conditions in Republic Services' approval letter (see Exhibit F) and provided to the Republic Services for final approval prior to AR approval. This criterion is therefore met.

*Staff finds that the accessibility requirements of trash enclosures have been previously addressed, most recently in 73.227(6)(a)(vii) above. As the proposed trash enclosures would not be covered, the minimum horizontal and vertical clearances do not apply.*

**(iii) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow vehicles to safely exit the site in a forward motion.**

Applicant Response: Per the attached plans (see Sheet C2.1), no use of the public street will be required for access to any of the trash enclosures, which are more than 400' from the driveway entrance. Adequate turning radius will be available for each. This criterion is therefore met.

*Staff finds that this standard is met.*

## **M. Landscaping**

### **Section 73.240 Landscaping General Provisions**

- (1) The following standards are minimum requirements.**
- (3) The minimum area requirement for landscaping for uses in CO, CR, CC, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total land area to be developed, except within the Core Area Parking District, where the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.**

Applicant Response: Per the attached plans (see Sheet C2.1), 77,762 SF out of 502,782 SF, or 15.5% of the site, will be landscaped. This criterion is therefore met.

*Staff notes that the proposal is located in the MG planning district. Sheet C2.1 (dated May 11, 2017) states that 79,514 square feet or 15.8% of landscaping is proposed, which meets the standard.*

- (9) Yards adjacent to public streets, except as described in the Hedges Creek Wetlands Mitigation Agreement, TDC 73.240(7), shall be planted to lawn or live groundcover and trees and shrubs and be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.**

*The applicant did not provide a response to this standard. Staff notes that the overall landscape plan is illustrated on sheet L2.1 (dated May 11, 2017). A combination of groundcover, trees, and shrubs are proposed along SW 115<sup>th</sup> Avenue and the SW 119<sup>th</sup> Avenue right of way. The Blake Street right of way is located at a higher elevation than the project site, making the frontage yard difficult to landscape. The applicant is proposing creeping raspberry, which is a good groundcover for erosion control. Staff finds that this requirement has been met.*

- (10) Yards not adjacent to public streets or Low Density Residential (RL) or Manufacturing Park (MP) Planning Districts shall be planted with trees, shrubs, grass or other live groundcover, and maintained consistent with a landscape plan indicating areas of future expansion, as approved through the Architectural Review process.**

*The applicant did not provide a response to this standard. Staff notes that the overall landscape plan is illustrated on sheet L2.1 (dated May 11, 2017). A combination of groundcover, trees, and shrubs are proposed along the northern yard that abuts a neighboring industrial development. This standard is met.*

- (11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone. Disturbed soils are encouraged to be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.**

Applicant Response: All landscaped areas will be covered with living plant materials, including trees, shrubs, and groundcover. Minimum 3" bark mulch or leaf matter will cover ground in the landscaped areas between plantings, suppressing weeds and retaining moisture. Soils will be amended, as described in the analysis for consistency with Sections 73.260 and 73.270 in this narrative below. This criterion is therefore met.

*Staff finds that this standard is met per the notes included on the landscape plan (see sheet L2.0, dated May 11, 2017). Staff notes that the planting notes on sheet L2.0 call for a minimum depth of two inches of mulch material, not three.*

**(13) Landscape plans for required landscaped areas that include fences should carefully integrate any fencing into the plan to guide wild animals toward animal crossings under, over, or around transportation corridors.**

Applicant Response: No fences abutting landscaped areas are proposed. This criterion is therefore not applicable.

*While the subject site falls within Upland Wildlife Habitat Class B of Metro Title 13: Regionally Significant Fish and Wildlife Habitat, there is no Habitat Conservation Area value assigned. Fencing is proposed on the northern portion of the site as illustrated on sheet C2.1 (dated May 11, 2017), around the detention pond and to gate off the northern driveway. No fencing is proposed along the central to southern portions of the site. As the general vicinity is developed to the north and east, any habitat corridor would likely be located to the south and west. This standard has been met.*

**73.260 Tree and Plant Specifications**

**(1) The following specifications are minimum standards for trees and plants:**

Applicant Response: As shown in the attached landscape plans (see Sheets L2.0 through L2.4), the project includes a variety of appropriate landscaping elements including deciduous trees, coniferous trees, evergreen and deciduous shrubs, and groundcovers. Sod lawn is proposed around the office areas and along SW 115th Avenue and will be weeded as needed. As described on the landscape plans, the proposed tree, shrub, and groundcover varieties will meet the dimensional standards and care described above. This criterion is therefore met.

- (a) Deciduous Trees. Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1-1/2") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be characteristically shaped specimens.**

*Staff finds that this standard is met per the landscape details (see sheet L2.0, dated May 11, 2017). All proposed deciduous trees are specified as balled and burlapped and are 2-inches above DBH.*

- (b) Coniferous Trees. Coniferous trees shall be a minimum five feet (5') in height above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be well branched and characteristically shaped specimens.**

*Staff finds that this standard is met per the landscape details (see sheet L2.0, dated May 11, 2017). All proposed coniferous trees are specified as balled and burlapped and are 6 to 8 feet.*

- (c) Evergreen and Deciduous Shrubs. Evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.**



*Staff finds that this standard is met per the landscape details (see sheet L2.0, dated May 11, 2017). All proposed shrubs are 2 to 5 gallons in size.*

- (d) Groundcovers. Groundcovers shall be fully rooted and shall be well branched or leafed. English ivy (Hedera helix) is considered a high maintenance material which is detrimental to other landscape materials and buildings and is therefore prohibited.**

*Staff finds that this standard is met per the landscape details (see sheet L2.0, dated May 11, 2017). No English ivy is proposed.*

- (e) Lawns. Lawns shall consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry. Lawns shall be 100 percent coverage and weed free.**

*Staff finds that this standard is met per the landscape details (see sheet L2.0, dated May 11, 2017). Sunmark celebration sod mix is proposed.*

- (2) Landscaping shall be installed in accordance with the provisions of Sunset New Western Garden Book (latest edition), Lane Publishing Company, Menlo Park, California or the American Nurserymen Association Standards (latest edition).**

Applicant Response: Landscaping will be installed in accordance with the Sunset New Western Garden Book standards and has been designed by a professional landscape architect. This criterion is therefore met.

- (3) The following guidelines are suggested to ensure the longevity and continued vigor of plant materials:**
  - (a) Select and site permanent landscape materials in such a manner as to produce a hardy and drought-resistant landscaped area.**
  - (b) Consider soil type and depth, spacing, exposure to sun and wind, slope and contours of the site, building walls and overhangs, and compatibility with existing native vegetation preserved on the site or in the vicinity.**

Applicant Response: Hardy, drought-resistant plants appropriate to the proposed development and region have been selected almost exclusively. The project contractor will test and amend the soil as needed. This criterion is therefore met.

*Staff notes that the proposed plants are medium to low maintenance. Planting notes are included on sheet L2.0 (dated May 11, 2017), meeting the requirement.*

- (4) All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species.**

Applicant Response: All plant materials will be new and healthy. This criterion is therefore met.

*Planting notes are included on sheet L2.0 (dated May 11, 2017).*

- (5) All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:**
  - (a) It will not interfere with designated pedestrian or vehicular access; and**
  - (b) It will not constitute a traffic hazard because of reduced visibility.**

Applicant Response: The selected plant materials are appropriate for the proposed development and climate and will not interfere with visibility or movement. In clear vision areas, no trees will exist within the 30" to 8' clear area (as shown on Sheet L2.2). Responsibility for maintenance of landscaping is accepted by the property owner. This criterion is therefore met.

*Staff notes that a vision clearance triangle is shown on sheet L2.1. Staff finds that regulations with Sections 73.260(4) and 73.260(5) are matters of zoning enforcement, and less matters to be reviewed as development standards.*

**Section 73.280 Irrigation System Required**

**Except for townhouse lots, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.**

Applicant Response: Per the attached plans (see Sheets L2.0, Irrigation Note 1), the landscaped areas will be irrigated. An irrigation connection will be stubbed from the proposed 2.5" domestic water line and a double detector check valve installed for backflow prevention (see Sheet C2.3). This criterion is therefore met.

*Staff finds that this standard is met on sheet L2.0 (dated May 11, 2017).*

**Section 73.290 Re-vegetation in Un-landscaped Areas**

**The purpose of this section is to ensure erosion protection, and in appropriate areas to encourage soil amendment, for those areas not included within the landscape percentage requirements so native plants will be established, and trees will not be lost.**

*Staff notes that there are no unlandscaped areas to account for as illustrated on the landscape plan, sheet L2.1 (dated May 11, 2017).*

- (1) Where vegetation has been removed or damaged in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, vegetation shall be replanted.**

Applicant Response: The project will make use of a previously graded site. All areas not occupied by an impervious surface will be landscaped in addition to required landscape areas. This criterion is therefore met.

*Staff finds that this standard is met. As shown on the landscape plan (see sheet L2.1, dated May 11, 2017), there are no areas on the project site that are not occupied by landscaping, structures, pavement, or other improvements.*

- (2) Plant materials shall be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons.**

Applicant Response: With the exception of hardy, drought-resistant plants, plant materials will be irrigated to ensure survival and growth for a minimum of two (2) growing seasons. This criterion is therefore met.

*Staff finds that these regulations are matters of zoning enforcement, and less matters to be reviewed as development standards. Therefore, staff's findings regarding the proposal in review are mute as to compliance with Section 73.290(2).*

- (3) The use of native plant materials is encouraged to reduce irrigation and maintenance demands.**

Applicant Response: Hardy, drought-resistant plants are proposed almost exclusively per the landscape plans. These species are either native or adapted to the climate of the area. This criterion is therefore met.

*Staff finds that this native plant standard is met per the landscape plan (see sheets L2.0-L2.1, dated May 11, 2017).*

**(4) Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.**

Applicant Response: Soils will be amended, as described in this analysis, for consistency with Sections 73.260 and 73.270 in this narrative above. This criterion is therefore met.

*Staff notes that an erosion and sediment control plan (see sheets EC1.0-EC4.0, dated May 11, 2017) are included in this application. Soil amendment is described on sheet L8.1 (dated May 11, 2017), meeting the requirement.*

**Section 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses**

**(1) A minimum 5'-wide landscaped area must be located along all building perimeters which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.**

Applicant Response: As shown on the attached plans (see Sheet C2.1), a minimum 5'-wide landscaped area will be constructed along the east façade and parking areas to the east and north, the building perimeter visible to the general public along SW 115th Avenue. Other building façades will not be viewable by the general public, only by building employees and services.

While the Tualatin Development Code does not provide a definition of “general public,” the Cambridge Dictionary defines the term as “ordinary people, especially all the people who are not members of a particular organization or who do not have any special type of knowledge.” The Macmillan Dictionary defines it as, “ordinary people in society, rather than people who are considered to be important or who belong to a particular group.”

Users of the parking areas on the south and west façades of the building will be primarily employees and service providers (both members of particular groups—employees and other hired, invited individuals/companies). Due to the grade change of at least 16' from the SW 115th right-of-way, as well as the large landscape island at the southeast corner of the building, the southern façade will not be visible from the street where the “general public” (not users of the site) will be. The western façade is completely concealed from all developed rights-of-way.

The applicant maintains that these façades are not “viewable by the general public” and thus not subject to standard 73.310 (1). However, in order to soften the façades to private users of the site, a minimum 2.5'-wide landscape area will be provided along the entirety of the south and west façades, within the length of the parking stalls (provided as parking overhangs in lieu of curb stops, as allowed by Figure 73-1). Additional landscape features on these façades include regularly spaced parking islands of 9-20' in width (most are 15-16.5' wide), far in excess of the minimum 5' island width requirement. More foundation landscaping cannot be provided without additional excavation into the bedrock along on the southern edge of the side; this is not practical or required in order to meet the intent of the foundation or any other landscaping requirements.

*Staff notes that the Merriam-Webster dictionary defines “general public” as “all the people of an area, country, etc.” Black’s Law Dictionary defines “public” as “pertaining to a state, nation, or whole community” and “general” as “less, though still a large, portion of the community.” Staff finds that employees, service providers, and other invited parties are a part of the general public, and therefore the building perimeter landscape standards apply to the east, south, and west elevations which are viewable*

*from the parking lots and public right of way. The east elevation is viewable from SW 115<sup>th</sup> Avenue and the parking lot. The south elevation is viewable from the parking lot and located adjacent to dedicated right-of-way for SW Blake Street. The parking and landscape perimeter along this elevation are located at a lower grade than the right of way. The west elevation is viewable from the parking lot and located adjacent to dedicated right-of-way for 120<sup>th</sup> Avenue. The north elevation houses the building's loading area and main entrances. Staff recommends a condition of approval to meet the building perimeter landscape standard.*

*The applicant also addresses Figure 73-1 in their finding. As shown in TDC Figure 73-1, parking stalls at a 90-degree angle are required to be 9 feet wide by 18.5 feet deep. Staff notes that TDC standards allow 2.5 feet of overhang—thereby allowing 16-foot-deep parking spaces—in cases where the overhang does not impact the effective widths of required landscaping or pedestrian amenities; as the proposed landscaped area bordering the parking area is below the minimum 5 foot width, shorter depth parking spaces do not comply with these standards. This particular standard is discussed in TDC 73.380(1).*

*Condition of Approval: The applicant shall revise the appropriate sheets to illustrate a minimum five (5) foot-wide landscaped area located along the south and west building perimeters which are viewable by the general public from parking lots or the public right-of-way and install to revised plans pursuant to TDC 73.310(1).*

- (2) Areas exclusively for pedestrian use that are developed with pavers, bricks, etc., and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies, etc., may be included as part of the site landscape area requirement.**

Applicant Response: The provided walkways will be exclusively for pedestrian use, and will contain amenities such as shade trees. This criterion is noted.

*Staff notes the applicant has chosen not to use this option.*

- (3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped.**

Applicant Response: As shown on the attached plans, all areas not identified above are proposed to be landscaped with a variety of materials. This criterion is therefore met.

*Staff finds that the standard has been met per the landscape plan (see sheet L2.1, dated May 11, 2017).*

**Section 73.340 Off-Street Parking Lot and Loading Area Landscaping - Commercial, Industrial, Public and Semi-Public Uses, and Residential and Mixed Use Residential Uses within the Central Design District.**

- (1) A clear zone shall be provided for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of 8 feet as measured from the ground level, except for parking structures and underground parking where this provision shall not apply.**

Applicant Response: Per the attached landscape plans (see Sheets L2.0 through L2.4), landscaping at the ends of drive aisles and at driveway entrances will meet these standards. No trees will be planted in the vision clearance area, and shrub species in vision clearance areas at the end of drive aisles and driveway entrances will be no higher than 30". This criterion is therefore met.

*Staff notes that vision clearance triangles are shown on sheet L2.1 (dated May 11, 2017) Adagio Maidenhair Grass is proposed in this area, which can grow to a height of 5 feet; however, with proper pruning, the proposed shrub will meet the requirement.*

- (2) Perimeter site landscaping of at least 5 feet in width shall be provided in all off-street parking and vehicular circulation areas (including loading areas). For conditional uses in multifamily residential planning districts the landscape width shall be at least 10 feet except for uses allowed by TDC 40.030(3), 40.030(5)(j), 40.030(5)(m), 40.030(5)(n) and 41.030(2).**

Applicant Response: Per the attached plans (see Sheet C2.1), perimeter landscape areas 5-46' in width will be provided around all parking, circulation, and loading areas. This criterion is therefore met.

*Staff notes that the width standard is not met along the southern and western parking areas that abut the building perimeter, where 2.5 feet of landscaping is proposed along the shared building/off-street parking perimeter as shown on sheet C2.1 (dated May 11, 2017). The perimeter site landscaping figures provided by the applicant correspond to vehicular circulation areas and are illustrated as described above. The applicant has been conditioned in AF-7 to meet the 5-foot standard along the west and south building elevation that is shared with off-street parking.*

- (a) The landscape area shall contain:**
- (i) Deciduous trees an average of not more than 30 feet on center. The trees shall meet the requirements of TDC 73.360(7).**
  - (ii) Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round.**
  - (iii) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years.**
  - (iv) Native trees and shrubs are encouraged.**

Applicant Response: Per the attached landscape plans, landscape areas will contain a mix of all of the above plantings. Deciduous trees will be planted in every landscape island and planted 30' on-center for parking and vehicular circulation perimeter landscaping. Trees will also meet the requirements Section 73.360(7), as analyzed in this narrative below. Shrubs (of a variety that will reach a mature height of 30" or more in three years) and ground cover will be spaced appropriately to achieve at least 90% coverage within three years. Plantings will include a mixture of native and drought-tolerant appropriate plants to achieve biodiversity and longevity. This criterion is therefore met.

*Regarding standard (i), staff notes that deciduous trees are proposed 60 feet on center along the northern and eastern vehicular circulation landscape areas. No deciduous trees are proposed in the southern vehicular circulation landscape area. Trees along the western vehicular circulation area meet the standard. Off-street parking landscape areas are also required along the eastern, southern, and western building elevations. The applicant is proposing trees in landscape islands that vary in distance from 60 to 190 ft. Staff recommends a condition of approval to meet standard (i).*

*Staff finds the plant schedule proposal on sheet L2.0 (dated May 11, 2017) meets the standards of (ii)-(iv). Regulations regarding vegetative longevity are matters of zoning enforcement, and less matters to be reviewed as development standards.*

Condition of Approval: The applicant shall revise the appropriate sheets to illustrate deciduous trees are proposed at an average of not more than thirty (30) feet on center in the north and east perimeter landscape areas for off-street parking and vehicular circulation and install to revised plans pursuant to TDC 73.240(a)(i).

- (b) Where off-street parking areas on separate lots are adjacent to one another and are connected by vehicular access, the landscaped strips required in subsection (2) of this section are not required.**

Applicant Response: The proposed off-street parking does not abut parking on any adjacent lots. This criterion is therefore not applicable.

**Section 73.360 Off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses.**

- (1) A minimum of 25 square feet per parking stall be improved with landscape island areas. They may be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping. They shall be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands. They shall be dispersed throughout the parking area [see TDC 73.380(3)]. They shall be planted with groundcover or shrubs that will completely cover the island area within 3 years. They shall be planted with deciduous shade trees when needed to meet the parking lot shade tree requirements. Native plant materials are encouraged. Landscape square footage requirements shall not apply to parking structures and underground parking.**

Applicant Response: As shown on the attached plans (see Sheet C2.1), 137 parking spaces are proposed. Therefore, 3,425 SF of landscape island areas are required. This standard is met through the standard 18'-long landscape islands located every eight or fewer parking spaces, as well as through the landscaped areas at the ends of parking bays. Across the entire site, 5,344 SF of parking landscape island will be provided in the parking lot. This criterion is therefore met.

*Staff notes that a matrix or table that breaks down landscape area is not provided on sheet C2.1 or L2.0-2.1 (dated May 11, 2017). Staff recommends a condition of approval to provide evidence that this standard has been met.*

*Additionally staff finds that regulations regarding vegetative longevity are matters of zoning enforcement, and less matters to be reviewed as development standards.*

*Conditions of Approval: The applicant shall revise the appropriate sheets to quantify off-street parking lot landscape square footages pursuant to TDC 73.360(1).*

- (2) Landscaped island areas with deciduous parking lot shade trees shall be a minimum of 5 feet in width (from inside of curb to curb).**

Applicant Response: As shown in the attached plans, all areas considered toward the parking landscape island area are at least 5' in width and are protected by curbs. All provide ample room for the proposed trees and plantings. As shown in the attached landscape plans (see Sheets L2.0 through L2.4), all landscape island areas will be covered with trees and shrubs. This criterion is therefore met.

*Staff finds that landscape area widths are proposed at 9 ft to 22 ft and meet the standard per the site plan, sheet C2.1 (dated May 11, 2017).*

- (3) A minimum of one deciduous shade tree shall be provided for every four (4) parking spaces to lessen the adverse impacts of glare, reduce heat from paved surfaces, and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot (see TDC 73.380(3)), except that within the Central Design District landscape islands and shade trees may be placed to frame views of the Tualatin Commons water feature or identified architectural focal elements. The trees shall meet the requirements of TDC 73.360(7). Parking lot shade tree requirements shall not apply to parking structures and underground parking.**

Applicant Response: For the one hundred thirty-seven (137) parking spaces proposed, thirty-four (34) deciduous shade trees are required. As shown on the landscape plan, thirty-four (34) deciduous trees,

not part of the required parking lot perimeter landscaping, will be planted within the parking area. This criterion is therefore met.

*Staff notes that required parking lot shade trees are not labeled or called out on sheet L2.1 (dated May 11, 2017). Staff counts 33 trees located around the off-street parking areas. Staff recommends a condition of approval to provide evidence that this standard has been met.*

*Conditions of Approval: The applicant shall revise the appropriate sheets to quantify parking lot shade trees required pursuant to TDC 73.360(3).*

**(4) Landscape islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns. Landscape island location requirements shall not apply to parking structures and underground parking.**

Applicant Response: As shown on the attached plans, typical landscape islands are proposed spaced every eight (8) or fewer parking spaces, as well as through landscaped areas at the ends of parking bays. Landscape islands at the end of parking are curved around the corner to emphasize vehicular turning radii. This criterion is therefore met.

*Staff finds that this standard is met per the site plan (see sheet C2.1, dated May 11, 2017).*

**(5) Required plant material in landscape islands shall achieve 90 percent coverage within three years. Native shrubs and trees are encouraged.**

Applicant Response: Shrubs and ground cover will be spaced appropriately to achieve at least 90% coverage within three (3) years. This criterion is therefore met.

*Staff finds that these regulations are matters of zoning enforcement, and less matters to be reviewed as development standards. Therefore, staff's findings regarding the proposal in review are mute as to compliance with Section 73.360(5).*

**(6) (a) Except as in (b) below, site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 25 feet back from the property line for commercial, public, and semi-public development with 12 or more parking spaces and extend 30 feet back from the property line for industrial development, except for parking structures and underground parking which shall be determined through the Architectural Review process.**

Applicant Response: Per the attached landscape plans (see Sheet L2.2) the site entrance driveway will be defined by landscape areas on both sides (north and south) for approximately 50'. This criterion is therefore met.

*Staff finds that adequate landscaping is provided south of the site access as shown on the site plan, sheet C2.1 (dated May 11, 2017). A 5-foot wide landscape strip is proposed north of the site access for a distance of approximately 8 feet, before the accessway aligns to abut the access drive. Staff recommends a condition of approval to ensure the standard is met on both sides of the site access.*

*Condition of Approval: The applicant shall revise the appropriate sheets to illustrate landscape areas not less than 5 feet in width on each side of the site access located off of SW 115<sup>th</sup> Avenue that extend for a distance of at least 25 feet from the property line and install to revised plans pursuant to TDC 73.360(6)(a).*

**(b) In the Central Design District where driveway access is on local streets, not collectors or arterials, and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, site access from the public street**

**shall be defined with a landscape area not less than 5 feet in width on each side and extend 5 feet back from the property line, except for parking structures and underground parking which shall be determined through the Architectural Review process.**

Applicant Response: The site is not located in the Central Design District. This criterion is therefore not applicable.

**(7) Deciduous shade trees shall meet the following criteria:**

- (a) Reach a mature height of 30 feet or more;**
- (b) Cast moderate to dense shade in summer;**
- (c) Long lived, i.e., over 60 years;**
- (d) Do well in an urban environment:**
  - (i) Pollution tolerant.**
  - (ii) Tolerant of direct and reflected heat.**
- (e) Require little maintenance:**
  - (i) Mechanically strong.**
  - (ii) Insect- and disease-resistant.**
  - (iii) Require little pruning.**
- (f) Be resistant to drought conditions;**
- (g) Be barren of fruit production.**

Applicant Response: Per the attached landscape plans (see Sheets L2.0 through L2.4), the proposed raywood ash trees (*Fraxinus oxycarpa* 'Raywood') have been selected as the maximum mature height is 45', foliage is moderate dense for shade, and because the trees are drought resistant, do not bear fruit, and are known to be low-maintenance trees that can thrive in an urban environment. This criterion is therefore met.

*Staff notes that Raywood ash trees are proposed in the parking lot islands. Monrovia.com states that this tree species has a vigorous growth rate and can reach a height of 60 to 70 ft tall. Additional trees are proposed as noted on the plan schedule found on sheet L2.0 (dated May 11, 2017), which fit the criteria.*

**Section 73.410 Street Tree Plan**

**A person who desires to plant a street tree shall comply with TDC 74.765, which comprises the street tree plan.**

*Staff notes that street trees and other features of the public right-of-way are reviewed by City of Tualatin Engineering and Parks Maintenance Divisions. The applicant is proposing Greenspire Little Leaf Linden along SW 115<sup>th</sup> Avenue on sheet L2.1 (dated May 11, 2017).*

**N. Tree Removal and Preservation**

**Section 34.230 Tree Removal Criteria**

**The Community Development Director shall consider the following criteria when approving, approving with conditions, or denying a request to cut trees.**

*Staff notes that tree removal is not included in the proposal. This criterion does not apply.*

**Section 73.250 Tree Preservation**

- (1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.**

Applicant Response: No plant materials are proposed to be retained on the site. The project will make use of a previously graded site. There are no existing trees on the site (see existing conditions plan Sheet



C1.0). There are trees within the SW 119<sup>th</sup> Avenue ROW to the west; some of these will be retained and some must be removed to accommodate emergency vehicle access through the SW 119<sup>th</sup> Avenue ROW. These are shown on Sheet C2.1A and Sheet L2.1. This criterion is therefore not applicable to on-site development.

*Staff notes that there are no existing trees located on-site to retain.*

## **O. Grading**

### **Section 73.270 Grading**

**(1) After completion of site grading, top-soil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.**

Applicant Response: Topsoil will be stockpiled during excavation to be used for backfill of landscape areas. Additionally, amendments will be added to the topsoil at that time. This criterion is therefore met.

*Staff finds the standards of 73.270(1) through 73.270(4) are met per the notes on the grading and erosion control plans (see sheets C2.2 and EC1.0-EC4.0, dated May 11, 2017).*

**(2) All planting areas shall be graded to provide positive drainage.**

Applicant Response: Per the attached grading plan (see Sheet C2.2), the proposed development is designed to provide positive drainage to the storm conveyance system or the LIDA basins. Planting areas will be graded consistently with the rest of the lots. This standard is met.

**(3) Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways.**

Applicant Response: All soil, plant, and mulching materials will be contained in landscape areas and surrounded by curbing, and will not cross roadways or walkways. Water on the proposed development's impervious areas will drain directly to storm drains (see Sheet C2.2.). This standard is met.

**(4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.**

Applicant Response: As shown on the attached grading plans (see Sheet C2.2), drainage on impervious surfaces will be directed to proposed storm drain systems. Catch basins have been placed to minimize overland flow in areas of designated walkways. This criterion is therefore met.

### **Section 70.050 Basis for Establishing the Areas of Special Flood Hazard.**

*Staff finds that the subject site is not located within the boundaries of a special flood hazard area. This Section does not apply to the proposal.*

### **Section 72.020 Location of Greenways and Natural Areas.**

**(1) The designated significant natural resources are the Greenways and Natural Areas on Map 72-1, which shows the general location of the NRPO District. The general locations of Other [n] Natural Areas are shown on the Recreation Resources Map (Figure 3-4) of the Parks and Recreation Master Plan.**

*Staff notes that no Greenways or Natural Areas are located on the subject site as illustrated on Map 72-1. Conifer forest land is noted on Figure 3-4; however this site has been graded and the designation no longer applies to the current site condition. This Section does not apply to the proposal.*

**P. Off-Street Parking and Loading**

**Section 73.370 Off-Street Parking and Loading**

**(1) General Provisions.**

- (a) At the time of establishment of a new structure or use, or change in use, or change in use of an existing structure, within any planning district of the City, off-street parking spaces, off-street vanpool and carpool parking spaces for commercial, institutional and industrial uses, off-street bicycle parking, and off-street loading berths shall be as provided in this and following sections, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process, based upon clear findings that a greater number of spaces are necessary at that location for protection of public health, safety and welfare or that a lesser number of vehicle parking spaces will be sufficient to carry out the objectives of this section. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between guidelines or objectives in TDC Chapter 73, the proposal shall provide a balance.**
- (b) At the time of enlargement of an existing multi-family residential, commercial, institutional or industrial structure or use, TDC 73.370 shall apply to the existing and enlarged structure or use.**
- (c) Except where otherwise specified, the floor area measured shall be the gross floor area of the building primary to the function of the particular use of the property other than space devoted to off-street parking or loading.**
- (d) Where employees are specified, the term shall apply to all persons, including proprietors, working on the premises during the peak shift.**
- (e) Calculations to determine the number of required parking spaces and loading berths shall be rounded to the nearest whole number.**
- (f) If the use of a property changes, thereby increasing off-street parking or loading requirements, the increased parking/loading area shall be provided prior to commencement of the new use.**
- (g) Parking and loading requirements for structures not specifically listed herein shall be determined by the Community Development Director, based upon requirements of comparable uses listed.**
- (h) When several uses occupy a single structure, the total requirements for off-street parking may be the sum of the requirements of the several uses computed separately or be computed in accordance with TDC 73.370(1)(m), Joint Use Parking.**
- (i) Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces may be located on a separate parcel, provided the parcel is not greater than five hundred (500) feet from the entrance to the building to be served, measured along the shortest pedestrian route to the building. The applicant must prove that the parking located on another parcel is functionally located and that there is safe vehicular and pedestrian access to and from the site. The parcel upon which parking facilities are located shall be in the same ownership as the structure.**
- (j) Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees and shall not be used for**

**storage of vehicles or materials or for the parking of trucks used in conducting the business.**

*Staff finds the standards of 73.370(1)(a) through 73.370(1)(j) are met as shown on the site plan (see sheet C2.1, dated May 11, 2017). Provisions of (f) and (m) may change as tenants are speculative at this time. Parking findings are based off a mixed-use proposal of 90% warehouse and 10% office. Staff notes that if the mix of uses change to include manufacturing or other uses, parking requirements will be reevaluated.*

- (k) Institution of on-street parking, where none is previously provided, shall not be done solely for the purpose of relieving crowded parking lots in commercial or industrial planning districts.**

*Staff notes that no parking is allowed on SW 115<sup>th</sup> Avenue. Parking congestion is observed nearby on SW Iteel Street. Staff finds that regulation of Section 73.370(k) is a matter of zoning enforcement and less a matter to be reviewed as development standards.*

- (l) Parking facilities may be shared by users on adjacent parcels if the following standards are met:**

*Staff notes that the proposal does not include shared parking with adjacent parcels. This criterion is not applicable.*

- (m) Joint Use Parking**

*Staff notes that two entrances are proposed for the development and the number of tenants is unclear at this time. The applicant has been silent on Joint Use Parking criteria. Staff finds that provisions to secure a joint use parking agreement are not part of the project proposal and have not been reviewed or granted through this ARB review.*

- (n) Bicycle parking facilities shall include long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms (indoor or outdoor) in which the bicycle is stored and short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels. The Community Development Director, their designee, or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking pursuant to Section 73.370.**

*Staff notes that the applicant has proposed 16 exterior, short-term bike parking spaces and 16 interior, long-term bike parking spaces as noted on sheet C2.1 (dated May 11, 2017). This standard has been met.*

- (o) Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.**

*Staff finds the standard is met as shown on the site plan, sheet C2.1 and detail on C8.1 (dated May 11, 2017).*

- (p) A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.**

*Staff finds the standard is met as shown on the site plan sheet C2.1 (dated May 11, 2017). Approximately 6-8 ft of maneuvering area is provided. This area is to be constructed of concrete.*

- (q) Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.**

*Staff finds the standard is met as shown on the site plan sheet C2.1. Approximately 6-8 ft of access area is provided. This area is to be constructed of concrete.*

- (r) Required bicycle parking shall be located in convenient, secure, and well-lighted locations approved through the Architectural Review process. Lighting, which may be provided, shall be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas.**

*Staff notes that short-term bike parking is proposed at the building entrances to the east and west with lighting as shown on sheets LDE-1A and 1B (dated April 11, 2017).*

- (s) Long-term bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.**

*The applicant notes that 16 interior bike parking spaces are proposed on sheet C2.1 (dated May 11, 2017).*

- (t) Bicycle parking may be provided within the public right-of-way in the Core Area Parking District subject to approval of the City Engineer and provided it meets the other requirements for bicycle parking.**

*Staff notes that no bike parking is proposed in the public right of way.*

- (u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.**

*Staff notes that bike parking signs are not identified on the site plan and recommends a condition of approval to meet the standard.*

*Condition of Approval: The applicant shall revise the appropriate sheets to include bicycle parking signage per MUTCD standards and install to revised plans pursuant to TDC 73.370(1)(u).*

- (v) Required bicycle parking spaces shall be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This shall not preclude the operation of private for-profit bicycle parking businesses.**

*Staff finds that this standard is met.*

- (w) Parking on existing residential, commercial and industrial development may be redeveloped as a transit facility as a way to encourage the development of transit supportive facilities such as bus stops and pullouts, bus shelters and park and ride stations. Parking spaces converted to such uses in conjunction with the transit agency and approved through the Architectural Review process will not be required to be replaced.**

*No redevelopment is proposed. This criterion does not apply.*

- (x) Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.**

*Vanpool and carpool parking is illustrated on the site plan (sheet C2.1, dated May 11, 2017), meeting the standard.*

**(2) Off-Street Parking Provisions.**

**(a) The following are the minimum and maximum requirements for off-street motor vehicle parking in the City, except for minimum parking requirements for the uses in TDC 73.370(2)(a) within the Core Area Parking District (CAPD). Minimum standards for off-street motor vehicle parking for the uses in 73.370(2)(a) Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv in the CAPD are in TDC 73.370(2)(b). The maximum requirements are divided into Zone A and Zone B, as shown on the Tualatin Parking Zone Map, Figure 73-3. The following are exempt from calculation of maximum parking requirements: parking structures; fleet parking; parking for vehicles for sale, lease or rent; car/vanpool parking; dedicated valet parking; and user-paid parking.**

Use	Minimum Motor Vehicle Parking Requirements	Maximum Motor Vehicle Parking Requirements	Bicycle Parking Requirements	Percentage of Bicycle Parking to be Covered
<b>Commercial</b>				
(vi) General office	2.70 spaces per 1,000 sq. ft. of gross floor area	4.1 spaces per 1,000 sq. ft. gross floor area	2, or 0.50 spaces per 1,000 gross sq. ft. whichever is greater	First 10 spaces or 40%, whichever is greater
	(2.70 * 22.91) 62	(4.1 * 22.91) 94	(0.50 * 22.91) 11	10
<b>Industrial</b>				
(i) Manufacturing	1.60 spaces per 1,000 sq. ft. of gross floor area	None	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater
(ii) Warehousing	0.30 spaces per 1,000 sq. ft. of gross floor area	0.5 spaces per 1,000 sq. ft. gross floor area	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater
	(0.30 * 206.23) 62	(0.50 * 206.23) 104	(0.10 * 206.23) 21	6

**Applicant Response:** While no tenants are selected, the proposed building will accommodate anticipated warehousing uses and associated offices (see the Parking Data table on Sheet C2.1). The loading dock area is sufficient in size to accommodate additional parking spaces, providing flexibility to potential future tenant mix if needed (to be proposed through a future land use application). The proposed one hundred thirty-seven (137) motor vehicle spaces are between the minimum and maximum required of the 206,231 SF of warehousing and 22,915 SF of associated offices to be constructed. Additionally, thirty-two (32) bicycle parking spaces are proposed, 50% of which (16) will be located inside the building, meeting the 30% coverage requirement (see Sheet C2.1). This criterion is therefore met.

*Staff notes that the subject property lies in Zone B on Figure 73-3 and is not located in the Core Area Parking District. The applicant has considered a probable use mix of 90% warehousing and 10% office. However, staff notes that the applicant states that site usage may include manufacturing in TDC 61.020. This use would require a minimum parking requirement of 1.60 spaces per 1,000 square feet of gross floor area.*

*As proposed, the minimum parking required for the 90/10 mix of uses is 124 spaces and the maximum is 198. Staff also notes that parking constraints are located within the vicinity and have observed on-street parking on SW Irel Street. Staff recommends revisiting proposed uses and minimum parking standards once tenants have been identified at Certificate of Occupancy.*

*Bicycle parking requirements have been met.*

Condition of Approval: The property owner or future tenants shall provide evidence that minimum off-street motor vehicle parking standards have been met based on the sum of the requirements of the uses proposed pursuant to TDC 73.370(1)(h) and 73.370(2)(a).

- (b) The following are the minimum requirements for off-street motor vehicle parking in the Core Area Parking District (CAPD) for the uses in TDC 73.370(2)(a)(Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: i, ii, iv; Commercial Amusements: i, ii; and Commercial: i, ii, xi, xii, xiv).

Staff notes that the subject property is not located in the Core Area Parking District. This standard is not applicable.

**(3) Off-Street Vanpool and Carpool Parking Provisions.**

The minimum number of off-street Vanpool and Carpool parking for commercial, institutional and industrial uses is as follows:

Number of Required Parking Spaces	Number of Vanpool or Carpool Spaces
0 to 10	1
10 to 25	2
26 and greater	1 for each 25 spaces

Applicant Response: Per the attached plans (see Sheet C2.1), eight carpool/vanpool spaces will be provided across the site, with four at each of the office areas at the northeast and northwest corners of the building (exceeding the requirement of five stalls). This criterion is therefore met.

Staff notes that 137 parking spaces are proposed and require six carpool/vanpool spaces; therefore, the proposed eight carpool/vanpool spaces exceed the standard.

**Section 73.380 Off-Street Parking Lots**

A parking lot, whether an accessory or principal use, intended for the parking of automobiles or trucks, shall comply with the following:

- (1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section, except for parking structures and underground parking where stall length and width requirements for a standard size stall shall be reduced by .5 feet and vehicular access at the entrance if gated shall be a minimum of 18 feet in width.

Applicant Response: Proposed parking spaces (all 90° from the adjacent drive aisle) will be 9x19', which exceed the minimum 9x18.5' required. The two-way drive aisles are 26' wide at minimum, which exceeds the minimum 24' required. This criterion is therefore met.

Staff finds that this standard is not met. As shown in TDC Figure 73-1, parking stalls at a 90-degree angle are required to be 9 feet wide by 18.5 feet deep. Staff notes that TDC standard 73.380(1) allows 2.5 feet of overhang—thereby allowing 16-foot-deep parking spaces—in cases where the overhang does not impact the effective widths of required landscaping or pedestrian amenities. Proposed stalls varying in size: 9x19' along the northern and eastern elevations and 9x16' along the southern and western elevations on sheet C2.1. Those stalls along the southern and western elevations about 2.5' landscaping strips that don't comply with the required building perimeter landscaping standard. Staff recommends a condition of approval to meet the standard.

Condition of Approval: The applicant shall revise the appropriate sheets to include parking spaces that conform to TDC Figure 73-1 standards, most notably 9 feet wide by 18.5 feet deep for parking spaces at

*a 90-degree angle along the southern and western building elevations and install to revised plans pursuant to TDC 73.380(1). The applicant may utilize the bumper overhang provision, if seven-and-a-half (7.5) feet of perimeter landscaping is provided.*

- (2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by TDC 73.370(2). Stalls in excess of the number required by TDC 73.370(2) can be sub-compact stalls.**

Applicant Response: No sub-compact stalls are proposed. This criterion is therefore not applicable.

- (3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation, except for parking structures and underground parking. For parking lots within the Central Design District that are designed to frame views of the central water feature or identified architectural focal elements as provided in TDC 73.350(3), this requirement shall not apply and the location of parking lot landscape islands shall be determined through the Architectural Review process.**

Applicant Response: Per the attached plans, typical landscape islands are proposed to be spaced every eight or fewer parking spaces, as well as through landscaped areas at the ends of parking bays. This criterion is therefore met.

*Staff finds that this standard is met as shown on the site plan (sheet C2.1, dated May 11, 2017).*

- (4) Parking stalls shall be constructed of asphalt or concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material. Drive aisles and parking stalls shall be maintained adequately for all-weather use and drained to avoid water flow across sidewalks. Pervious surfaces such as pervious concrete, pavers and grasscrete, but not gravel or woody material, are encouraged for parking stalls in or abutting the Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or in a Clean Water Services Vegetated Corridor. Parking lot landscaping shall be provided pursuant to the requirements of TDC 73.350 and TDC 73.360. Walkways in parking lots shall be provided pursuant to TDC 73.160.**

Applicant Response: As shown in the attached grading and utility plans (see Sheets C2.2 and C2.3), water from the paved vehicle areas will drain to storm drains in order to avoid the flow of water across pedestrian walkways; storm lines will flow into the on-site water quality and detention facilities. This criterion is met.

*Staff notes that the parking lot will be paved of asphalt as illustrated on the site plan, sheet C2.1 (dated May 11, 2017).*

- (5) Except for parking to serve residential uses, parking areas adjacent to or within residential planning districts or adjacent to residential uses shall be designed to minimize disturbance of residents.**

Applicant Response: The site does not abut any residential uses. This criterion is therefore not applicable.

- (6) Artificial lighting, which may be provided, shall be deflected to not shine or create glare in a residential planning district, an adjacent dwelling, street right-of-way in such a manner as to impair the use of such way or a Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor.**

Applicant Response: The project site does not abut residential uses. Site lighting is designed not to impair drivers along the abutting SW 115th Avenue. As shown on the attached lighting plans (Sheets LDE-1A through LDE-1B), foot-candle levels will be low at the edges of parking and drive areas abutting right-of-way. This criterion is therefore met.

*As shown on the lighting plan (sheets LDE-1A to 1B dated April 11, 2017), proposed lighting will illuminate the buildings, loading areas, and parking areas on the subject site; however, the proposed development will not result in an unacceptable level of light spilling onto nearby rights-of-way, and there are no wetlands or residential planning districts or uses nearby. Thus, staff finds that this standard is met.*

- (7) Groups of more than 4 parking spaces shall be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.**

*Staff finds that the parking lot has been configured to eliminate the need for any backing into or maneuvering within a public right-of-way. This standard is met as shown on the site plan (see sheet C2.1 dated May 11, 2017).*

- (8) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety for pedestrians and vehicular traffic on the site.**

Applicant Response: Service drives are designed to relevant City standards, as analyzed in this narrative, to facilitate the flow of traffic and provide maximum safety on this site. This criterion is therefore met.

*Staff notes that no service drives are proposed on the site plan, sheet C2.1 dated May 11, 2017.*

- (9) Parking bumpers or wheel stops or curbing shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.**

Applicant Response: Per the attached plans, curbing or wheel stops will be provided in front of all parking spaces to protect pedestrians and landscape material. This criterion is therefore met.

*Staff notes that wheel stops are not proposed; however, curbing is provided along parking stalls. Additionally, staff finds that this standard is not met. As previously mentioned in this narrative, stalls along the western and southern elevation abut landscaping areas that are sized below the minimum building perimeter landscape standard, pursuant to TDC 73.310(1). The site plan (sheet C2.1, dated May 11, 2017) does not include or illustrate any measures to prevent cars from encroaching on these landscaped areas (parking bumpers or wheel stops are not included or referenced).*

Condition of Approval: The applicant shall revise the appropriate sheets to identify and illustrate parking space elements (e.g., restrictive curb heights, parking bumpers, wheel stops, etc.) that will be included to ensure adjacent landscape areas along the western and southern elevation are not impacted by parked vehicles, and install to revised plans pursuant to TDC 73.380(9). Alternatively, the applicant may provide seven-and-a-half (7.5) feet of perimeter landscaping if the bumper overhang provision is utilized.

- (10) Disability parking spaces and accessibility shall be provided in accordance with applicable federal and state requirements.**

Applicant Response: As shown on the attached plans (see Sheet C2.1), five ADA parking spaces will be provided in conformance with applicable standards. This criterion is therefore met.



ADA accessibility requirements are typically reviewed during the building permit stage. Staff notes that the five proposed ADA parking spaces are located on the northeast and northwest corners of the project site near the main building entrances.

- (11) On-site drive aisles without parking spaces, which provide access to parking areas with regular spaces or with a mix of regular and sub-compact spaces, shall have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, shall have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic.**

Applicant Response: Per the attached plans (see Sheet C2.1), drive aisles on the site will provide access to parking areas with regular parking spaces. Drive aisles will be 26' wide at minimum to accommodate the site's expected truck traffic, as well as vehicles and the garbage hauler's trucks. This criterion is therefore met.

Staff notes that the two-way drive aisles located in the on-site parking areas are a minimum of 26 feet wide; therefore, this standard is met.

**Section 73.390 Off-Street Loading Facilities**

- (1) The minimum number of off-street loading berths for commercial, industrial, public and semi-public uses is as follows:**

<b>Square Feet of Floor Area</b>	<b>Number of Berths</b>
Less than 5,000	0
5,000 - 25,000	1
25,000 - 60,000	2
60,000 and over	3

Applicant Response: A minimum three (3) off-street loading berths are required for industrial uses with floor area of 60,000 SF or more. The project includes 229,146 SF of building floor area. Per the attached plans, thirty-three (33) loading docks with dedicated concrete dock aprons and loading berths are provided. This criterion is therefore met.

Staff notes that the northern elevation of the proposed building includes forty-one (41) loading docks on sheet C2.1 dated May 11, 2017; therefore, this standard is met.

- (2) Loading berths shall conform to the following minimum size specifications.**
- (a) Commercial, public and semi-public uses of 5,000 to 25,000 square feet shall be 12' x 25' and uses greater than 25,000 shall be 12' x 35'**
  - (b) Industrial uses - 12' x 60'**
  - (c) Berths shall have an unobstructed height of 14'**
  - (d) Loading berths shall not use the public right-of-way as part of the required off-street loading area.**

Applicant Response: Per the attached plans (see Sheet C2.1), each loading dock space will be 13' wide by 60' long. The heavy-duty area of the loading spaces will be constructed of heavy duty pavement with 4,000 PSI load-bearing capacity, to provide a strong support for the truck pads to rest on. The loading dock area is 180' away from the SW 115th Avenue, and trucks will not utilize right-of-way. This criterion is therefore met.

*Staff notes that loading berths size requirements are met, as shown on sheet C2.1, dated May 11, 2017. Berths are generally sectioned in groups of seven with nine-foot-wide overhead doors as shown on sheet A-2, dated April 7, 2017. The far west and east berth include loading ramps.*

- (3) Required loading areas shall be screened from public view from public streets and adjacent properties by means of sight-obscuring landscaping, walls or other means, as approved through the Architectural Review process.**

Applicant Response: As shown on the attached plans (see Sheets C2.1 and L2.0-L2.4), the loading dock areas are recessed into the north façade of the proposed building and not will not be visible from SW 115th Avenue. Additionally, they will be screened with landscape areas at the east and west ends (not obscuring clear vision areas) and planted with sight-obscuring trees and shrubs. Required perimeter landscaping along the property line will screen the loading dock area from the abutting north property while the building completely screens the loading dock area to the south. This criterion is therefore met.

*Staff finds that this standard is met, as shown on the site and landscape plan. Staff also notes that while landscaping proposed along the northern property line is sparse with tall trees, the adjacent property is located at a lower grade. With the change in grade and proposed landscaping, screening shall remain adequate.*

- (4) Required loading facilities shall be installed prior to final building inspection and shall be permanently maintained as a condition of use.**

Applicant Response: This standard is accepted as a condition of use. This criterion is therefore met.

*Staff finds that these regulations are matters of zoning enforcement, and less matters to be reviewed as development standards. Therefore, staff's findings regarding the proposal in review are mute as to compliance with Section 73.390(4).*

- (5) A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of a school or child day care center having a capacity greater than 25 students.**

Applicant Response: The project does not include a school or day care. This criterion therefore does not apply.

- (6) The off-street loading facilities shall in all cases be on the same lot or parcel as the structure they are intended to serve. In no case shall the required off-street loading spaces be part of the area used to satisfy the off-street parking requirements.**

Applicant Response: The loading dock area is not part of the off-street parking areas. This criterion is therefore met.

*Staff finds that this standard is met as shown on the site plan, sheet C2.1 dated May 11, 2017.*

- (7) Subject to Architectural Review approval, the Community Development Director may allow the standards in this Section to be relaxed within the Central Design District...**

Applicant Response: The site is not located within the Central Design District. No adjustments to the loading standards are requested. This criterion is therefore not applicable.

## **Q. Access**

### **Section 73.400 Access**

- (1) The provision and maintenance of vehicular and pedestrian ingress and egress from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. Access management and spacing standards are provided in this section of the TDC and TDC Chapter 75. No building or other permit shall be issued until scale plans are presented that show how the ingress and egress requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing ingress and egress requirements, it shall be unlawful and a violation of this code to begin or maintain such altered use until the required increase in ingress and egress is provided.**

*Staff defers to the analysis of the City Engineer (see City Engineer findings).*

## **R. Signs**

*Except code required signs for street number, disabled parking and car/vanpool, no signs are proposed by this application and none are approved. The applicant shall submit separate sign permit applications for any future signage.*

## **S. Time Limit on Approval**

### **Section 73.056 Time Limit on Approval**

**Architectural Review approvals shall expire after two years unless:**

- (1) A building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division; or**
- (2) The Architectural Review (AR) applicant requests in writing an extension and the City approves it. If the Community Development Director and City Engineer or their designees approved the AR. then the Community Development Director and City Engineer shall decide upon the extension request. If the Architectural Review Board (ARB) approved the AR. then the ARB shall decide upon the extension request. The applicant shall provide notice of extension request to past recipients of the AR notice of application and post a sign pursuant to TDC 31.064. Before approving an extension, the deciding party shall find the request meets these criteria:
  - (a) The applicant submitted a written extension request prior to the original expiration date.**
  - (b) There have been no significant changes in any conditions, ordinances, regulations or other standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for AR.**
  - (c) If the previously approved application included a special study, the applicant provided with the extension a status report that shows no significant changes on the site or within the vicinity of the site. A letter from a recognized professional also would satisfy this criterion if it states that conditions have not changed after the original approval and that no new study is warranted.**
  - (d) If the AR applicant neglected site maintenance and allowed the site to become blighted, the deciding party shall factor this into its decision.**
  - (e) The deciding party shall grant no more than a single one-year extension for an AR approval.**
  - (f) If the Community Development Director and City Engineer or their designees are the deciding party, then they shall decide within thirty (30) days of receipt of the request. If****

**the ARB is the deciding party. then the ARB shall decide within sixty (60) days of receipt of the request. If the deciding party fails to decide within the applicable time period, the decision shall default to approval.**

### **III. RECOMMENDED CONDITIONS**

Based on the Findings and Conclusions presented, staff recommends approval of AR-17-0002 subject to the following Architectural Features (AF) conditions of approval:

#### **CONDITIONS OF APPROVAL DOCUMENTATION:**

AF-1 Prior to applying for building permits on the subject site, the applicant shall submit one revised paper plan set—24 x 36, a paper narrative, and electronically in Adobe PDF file format—for review and approval to the Planning Division that meet the conditions of approval below. The narrative shall explain how and on what page each condition of approval has been met. The submittal shall contain page numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in two (2) weeks.

#### **PRIOR TO APPLICATION FOR A BUILDING PERMIT:**

AF-2 The applicant shall revise the appropriate sheets to illustrate a minimum parking and circulation area setback of ten (10) feet along the future SW 119<sup>th</sup> Avenue frontage and install to revised plans pursuant to TDC 61.060(5).

AF-3 The applicant shall revise the appropriate sheets to illustrate that an accessway is provided as a connection between the development's internal walkways and abutting major collector street upon which bike lanes are provided (SW 115th Avenue) and install to revised plans. Accessways shall be a minimum of eight (8) feet wide pursuant to TDC 73.160(1)(d).

AF-4 The applicant shall revise the appropriate sheets to illustrate a minimum storage area of 1,339 square feet is provided for mixed solid waste and recyclables and install to revised plans pursuant to TDC 73.227(2)(v). Alternatively, the applicant may provide evidence that identified tenants will generate unique waste that can easily be consolidated as reviewed and approved by Republic Services pursuant to TDC73.227(5)(c).

AF-5 The applicant shall revise the appropriate sheets to illustrate that conditions requested by Republic Services (Attachment 101, Exhibit F) have been met and install to revised plans pursuant to TDC 73.227(6)(vii).

AF-6 The applicant shall revise the appropriate sheets to illustrate a minimum five (5) foot-wide landscaped area located along the south and west building perimeters that are viewable by the general public from parking lots or the public right-of-way and install to revised plans pursuant to TDC 73.310(1).

AF-7 The applicant shall revise the appropriate sheets to include parking spaces that conform to TDC Figure 73-1 standards, most notably nine feet wide by eighteen-and-a-half feet deep (9 x 18.5) for parking spaces at a 90-degree angle along the southern and western building elevations and install to revised plans pursuant to TDC 73.380(1). The applicant may utilize the bumper overhang provision, if seven-and-a-half (7.5) feet of perimeter landscaping is provided.

- AF-8 The applicant shall revise the appropriate sheets to illustrate deciduous trees are proposed at an average of not more than thirty (30) feet on center in the north and east perimeter landscape areas for off-street parking and vehicular circulation and install to revised plans pursuant to TDC 73.240(a)(i).
- AF-9 The applicant shall revise the appropriate sheets to identify and illustrate parking space elements (e.g., restrictive curb heights, parking bumpers, wheel stops, etc.) that will be included to ensure adjacent landscape areas along the western and southern elevation are not impacted by parked vehicles, and install to revised plans pursuant to TDC 73.380(9). Alternatively, the applicant may provide seven-and-a-half (7.5) feet of perimeter landscaping if the bumper overhang provision is utilized.
- AF-10 The applicant shall revise the appropriate sheets to quantify off-street parking lot landscape square footages pursuant to TDC 73.360(1).
- AF-11 The applicant shall revise the appropriate sheets to quantify parking lot shade trees required pursuant to TDC 73.360(3).
- AF-12 The applicant shall revise the appropriate sheets to illustrate landscape areas not less than five (5) feet in width on each side of the site access located off of SW 115th Avenue that extend for a distance of at least twenty-five (25) feet from the property line and install to revised plans pursuant to TDC 73.360(6)(a).
- AF-13 The applicant shall revise the appropriate sheets to include bicycle parking signage per MUTCD standards and install to revised plans pursuant to TDC 73.370(1)(u).
- AF-14 The applicant shall comply with the incorporated Public Facilities Recommendation (PFR) from the City of Tualatin Engineering Division.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

- AF-15 Any retail commercial, retail service and professional service uses located in the Majestic building shall not be greater than 5,000 square feet in a single outlet, or not greater than 20,000 square feet for multiple outlets within the building, pursuant to TDC 61.021(3)(b).
- AF-16 The property owner or future tenants shall provide evidence that minimum off-street motor vehicle parking standards have been met based on the sum of the requirements of the uses proposed pursuant to TDC 73.370(1)(h) and 73.370(2)(a).
- AF-17 To ensure that the proposed development will not result in excess lighting and will continue to meet the lighting standards of TDC 73.160(3)(c), the applicant shall install lighting as shown in the photometric plan (Sheets LDE-1A and LDE-1B).
- AF-18 The applicant shall submit scaled elevations that illustrate future above-grade mechanical equipment, including rooftop units, screened by a parapet or other method as proposed by the applicant when submitting for a mechanical permit, pursuant to TDC 73.160(4)(a).
- AF-19 The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval.

**THE FOLLOWING CODE REQUIREMENTS APPLY TO THE SITE IN AN ON-GOING MANNER:**

- The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- Accessways shall be constructed, owned and maintained by the property owner. TDC 73.160(1)(g)
- All landscaping approved through the AR process must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered with Community Development Director's approval. TDC 73.100(1)
- All building exterior improvements approved through the AR process must be continually maintained, including necessary painting and repair, so as to remain substantially similar to original approval through the AR process, unless subsequently altered with Community Development Director's approval. TDC 73.100(2)
- Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).
- The proposed development must comply with the noise standards of TDC 63.051(1).
- The proposed development must comply with all applicable policies and regulations set forth by the TDC.

**PLEASE BE ADVISED (AS APPLICABLE):**

- The plan sets for the Planning Division must contain sheets relevant to AR conditions of approval while also not being a full building permit set. For example, because the Planning Division needs no erosion control or roof framing plan sheets, exclude them.
- Following Planning Division approval of revised plans and when the constructed site is ready, the applicant must contact the Planning Division for a site inspection in order to obtain a certificate of occupancy. This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date.

Submitted by:



Erin Engman  
Assistant Planner

Issued by:



Aquilla Hurd-Ravich  
Planning Manager

Attachments:

- 101: Application Materials- Revised May 11, 2017
- 102: Notice of Application Comments



# City of Tualatin

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**"NECESSARY PARTIES"**  
**MARKED BELOW**

## NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION       CONDITIONAL USE PERMIT       PLAN TEXT AMENDMENT  
 ARCHITECTURAL REVIEW       PLAN MAP AMENDMENT       OTHER:

**CASE/FILE: AR17-0002** (Community Development Dept.: Planning Division)

<b>PROPOSAL</b>	The proposal includes a 229,146 square foot industrial building that is 39' in height with on-site parking, utilities, and landscaping. Specific tenants are not yet determined.
-----------------	--

<b>PROPERTY</b>	<b>Name of Application</b>	MAJESTIC BLDG1				
	<input type="checkbox"/> n/a	<b>Street Address</b>	214XX SW 115th Avenue			
		<b>Tax Map and Lot No(s).</b>	2S1 27C 000100			
		<b>Planning District</b>	MG	<b>Overlays</b> <input type="checkbox"/>	<b>NRPO</b> <input type="checkbox"/>	<b>Flood Plain</b> <input type="checkbox"/>
		<b>Previous Applications</b>	AR-08-08	<b>Additional Applications:</b> N/A		<b>CIO</b> INDUSTRIAL

<b>DATES</b>	<b>Receipt of application</b>	04/11/2017	<b>Deemed Complete</b>	5/11/2017	<b>CONTACT</b>	<b>Name:</b> Erin Engman
	<b>Notice of application submittal</b>			5/12/2017		<b>Title:</b> Assistant Planner
	<b>Project Status / Development Review meeting</b>			N/A		<b>E-mail:</b> EENGMAN@tualatin.gov
	<b>Comments due for staff report</b>			05/26/2017		<b>Phone:</b> 503-691-3024
	<b>Public meeting:</b> <input checked="" type="checkbox"/> ARB <input type="checkbox"/> TPC <input type="checkbox"/> n/a					<b>Notes:</b>
	<b>City Council (CC)</b>			<input checked="" type="checkbox"/> n/a		

### City Staff

- City Manager
- Building Official
- Chief of Police
- City Attorney
- City Engineer
- Community Dev. Director
- Community Services Director
- Economic Dev. liaison
- Engineering Associate\*
- Finance Director
- GIS technician(s)
- IS Manager
- Operations Director\*
- Parks and Recreation Coordinator
- Planning Manager
- Street/Sewer Supervisor
- Water Supervisor

### Neighboring Cities

- Durham
- King City Planning Commission
- Lake Oswego
- Rivergrove PC
- Sherwood Planning Dept.
- Tigard Community Dev. Dept.
- Wilsonville Planning Div.

### Counties

- Clackamas County Dept. of Transportation and Dev.
- Washington County Dept. of Land Use and Transportation (AR's)
- Washington County LRP (Annexations)

### Regional Government

- Metro

### School Districts

- Lake Oswego School Dist. 7J
- Sherwood SD 88J
- Tigard-Tualatin SD 23J (TTSD)
- West Linn-Wilsonville SD 3J

### State Agencies

- Oregon Dept. of Aviation
- Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- Oregon Dept. of State Lands: Wetlands Program
- Oregon Dept. of Transportation (ODOT) Region 1
- ODOT Maintenance Dist. 2A
- ODOT Rail Div.
- OR Dept. of Revenue

### Utilities

- Republic Services
- Clean Water Services (CWS)
- Comcast [cable]\*
- Frontier Communications [phone]
- Northwest Natural [gas]
- Portland General Electric (PGE)
- TriMet
- Tualatin Valley Fire & Rescue (TVF&R)
- United States Postal Service (USPS) (Washington; 18850 SW Teton Ave)
- USPS (Clackamas)
- Washington County Consolidated Communications Agency (WCCCA)

### Additional Parties

- Tualatin Citizen Involvement Organization (CIO)

\*Paper Copies

- 1.032: *Burden of Proof*
- 31.071 *Architectural Review Procedure*
- 31.074 *Architectural Review Application Review Process*
- 31.077 *Quasi-Judicial Evidentiary Hearing Procedures*
- Metro Code 3.09.045 Annexation Review Criteria*
- 32.030 *Criteria for Review of Conditional Uses*
- 33.020 *Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility*
- 33.022 *Criteria for Granting a Sign Variance*
- 33.024 *Criteria for Granting a Minor Variance*
- 33.025 *Criteria for Granting a Variance*
- 34.200 *Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited*
- 34.210 *Application for Architectural Review, Subdivision or Partition Review, or Permit*
- 34.230 *Criteria (tree removal)*
- 35.060 *Conditions for Granting Reinstatement of Nonconforming Use*
- 36.160 *Subdivision Plan Approval*
- 36.230 *Review Process (partitioning)*
- 36.330 *Review Process (property line adjustment)*
- 37.030 *Criteria for Review (IMP)*
- 40.030 *Conditional Uses Permitted (RL)*
- 40.060 *Lot Size for Conditional Uses (RL)*
- 40.080 *Setback Requirements for Conditional Uses (RL)*
- 41.030 *Conditional Uses Permitted (RML)*
- 41.050 *Lot Size for Conditional Uses (RML)*
- 41.070 *Setback Requirements for Conditional Uses (RML)*
- 42.030 *Conditional Uses Permitted (RMH)*
- 42.050 *Lot Size for Conditional Uses (RMH)*
- 42.070 *Setback Requirements for Conditional Uses (RMH)*
- 43.030 *Conditional Uses Permitted (RH)*
- 43.060 *Lot Size for Conditional Uses (RH)*
- 43.090 *Setback Requirements for Conditional Uses (RH)*
- 44.030 *Conditional Uses Permitted (RH-HR)*
- 44.050 *Lot Size for Conditional Uses (RH-HR)*
- 44.070 *Setback Requirements for Conditional Uses (RH-HR)*
- 49.030 *Conditional Uses (IN)*
- 49.040 *Lot Size for Permitted and Conditional Uses (IN)*
- 49.060 *Setback Requirements for Conditional Uses (IN)*
- 50.020 *Permitted Uses (CO)*
- 50.030 *Central Urban Renewal Plan – Additional Permitted Uses and Conditional Uses (CO)*
- 50.040 *Conditional Uses (CO)*
- 52.030 *Conditional Uses (CR)*
- 53.050 *Conditional Uses (CC)*
- 53.055 *Central Urban Renewal Area – Conditional Uses (CC)*
- 54.030 *Conditional Uses (CG)*
- 56.030 *Conditional Uses (MC)*
- 56.045 *Lot Size for Conditional Uses (MC)*
- 57.030 *Conditional Uses (MUCOD)*
- 60.040 *Conditional Uses (ML)*
- 60.041 *Restrictions on Conditional Uses (ML)*
- 61.030 *Conditional Uses (MG)*
- 61.031 *Restrictions on Conditional Uses (MG)*
- 62.030 *Conditional Uses (MP)*
- 62.031 *Restrictions on Conditional Uses (MP)*
- 64.030 *Conditional Uses (MBP)*
- 64.050 *Lot Size for Permitted and Conditional Uses (MBP)*
- 64.065 *Setback Requirements for Conditional Uses (MBP)*
- 68.030 *Criteria for Designation of a Landmark*
- 68.060 *Demolition Criteria*
- 68.070 *Relocation Criteria*
- 68.100 *Alteration and New Construction Criteria*
- 68.110 *Alteration and New Construction Approval Process*
- 73.130 *Standards*
- 73.160 *Standards*
- 73.190 *Standards – Single-Family and Multi-Family Uses*
- 73.220 *Standards*
- 73.227 *Standards*
- 73.240 *Landscaping Provisions*
- 73.300 *Landscape Standards – Multi-Family Uses*
- 73.310 *Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses*
- 73.320 *Off-Street Parking Lot Landscaping Standards*
- 73.470 *Standards*
- 73.500 *Standards*





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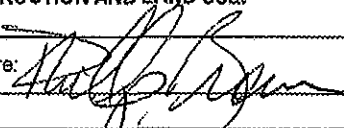
## APPLICATION FOR ARCHITECTURAL REVIEW

<b>Direct Communication to:</b>			
Name: Suzannah Stanley		Title: Land Use Planner	
Company Name: Mackenzie			
Current address: 1515 SE Water Avenue, Suite 100			
City: Portland		State: OR	ZIP Code: 97214
Phone: (503) 224-9560	Fax: (503) 228-1285	Email: sstanley@mcknze.com	
<b>Applicant</b>			
Name: Phillip Brown		Company Name: Majestic Realty Co.	
Address: 13191 Crossroads Parkway N, 6th Floor			
City: City of Industry		State: CA	ZIP Code: 91746
Phone: (562) 692-9581	Fax:	Email: pbrown@majesticrealty.com	
Applicant's Signature: <i>Phillip Brown</i>		Date: 4/3/17	
<b>Property Owner</b>			
Name: Nemarnik Family Properties LLC			
Address: 201 NE 2nd Avenue			
City: Portland		State: OR	ZIP Code: 97232
Phone:	Fax:	Email: dnemarnik@pcfrc.com	
Property Owner's Signature: <i>[Signature]</i>		Date: 4-4-17	
(Note: Letter of authorization is required if not signed by owner)			
<b>Architect</b>			
Name: Steve Geoffrion, Commerce Construction Co., L.P.			
Address: 13191 Crossroads Parkway N, 6th Floor			
City: City of Industry		State: CA	ZIP Code: 91746
Phone: (562) 699-0453	Fax: (562) 699-4796	Email: sgeoffrion@commercelp.com	
<b>Landscape Architect</b>			
Name: Brad Theurer, Mackenzie			
Address: 1515 SE Water Avenue, Suite 100			
City: Portland		State: OR	ZIP Code: 97214
Phone: (503) 224-9560	Fax: (503) 228-1285	Email: btheurer@mcknze.com	
<b>Engineer</b>			
Name: Bob Fentress Jr., Mackenzie			
Address: 101 E 6th Street #200			
City: Vancouver		State: WA	ZIP Code: 98660
Phone: (360) 695-7879	Fax: (360) 693-6637	Email: rfentress@mcknze.com	
<b>Project</b>			
Project Title: Majestic SW 115th Avenue			
Address: 214XX SW 115th Avenue			
City: Tualatin		State: OR	ZIP Code: 97062
Brief Project Description: New 229,146 SF speculative industrial building and associated site improvements			
Proposed Use: Speculative industrial building for 1-2 tenants with supporting offices			

Value of Improvements: \$13.4-14.8 million

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET, AND THE SURROUNDING PERTY OWNER MAILING LIST 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:

4/3/17

**Office Use**

Case No:	Date Received:	Received by:
Fee: Complete Review :	Receipt No:	
Application Complete as of:	ARB hearing date (if applicable):	
Posting Verification:	6 copies of drawings (folded)	
1 reproducible 8 1/2" X 11" vicinity map	1 reproducible 8 1/2" X 11" site, grading, LS, Public Facilities plan	
Neighborhood/Developer meeting materials		

<b>GENERAL INFORMATION</b>	
Site Address:	214XX SW 115th Avenue, Tualatin, OR 97062
Assessor's Map and Tax Lot #:	2S127C000100
Planning District:	MG General Manufacturing
Parcel Size:	11.54 acres (502,782 SF)
Property Owner:	Nemarnik Family Properties
Applicant:	Majestic Realty Co.
Proposed Use:	Speculative industrial (warehousing and offices)

<b>ARCHITECTURAL REVIEW DETAILS</b>	
Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial	
Number of parking spaces:	137 motor vehicle spaces, 32 bicycle spaces
Square footage of building(s):	229,146 SF
Square footage of landscaping:	77,762 SF
Square footage of paving:	195, 238 SF
Proposed density (for residential):	N/A (non-residential)

<p><b>For City Personnel to complete:</b></p> <p>Staff contact person:</p>   
--

**CITY OF TUALATIN FACT SHEET**

**General**

Proposed use: Speculative industrial building (206,231 SF warehousing and 22,915 SF associated office spaces)			
Site area:	11.54 acres	Building footprint:	229,146 sq. ft.
Development area:	11.54 acres	Paved area:	195,238 sq. ft.
	502,782 Sq. ft.	Development area coverage:	84.4%

**Parking**

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) Warehouse @ 0.3 /1000 GFA = <u>62</u> Office @ 2.7 /1000 GFA = <u>62</u> _____ @ _____ /1000 GFA = _____ Total parking required: 124 spaces Handicapped accessible =5 Van pool =5 (1 per 25 spaces) Compact = (max. 35% allowed) =43 Loading berths =3	Spaces provided: Total parking provided: 137 spaces Standard = 137 Handicapped accessible =5 Van pool =8 Compact =0 Loading berths =33
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**Bicycles**

Covered spaces required: 16	Covered spaces provided: 16
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**Landscaping**

Landscaping required: <u>15</u> % of dvpt. area 75,417 Square feet	Landscaping provided: <u>15.5</u> % of dvpt. area 77,762 Square feet
Landscaped parking island area required: 3,425 SF (25 SF/space)	Landscaped parking island area provided 5,344 SF

**Trash and recycling facility**

Minimum standard method: _____ square feet	
Other method: Franchise hauler review method	373 square feet

**For commercial/industrial projects only**

Total building area:	229,146 sq. ft.	2 <sup>nd</sup> floor:	sq. ft.
Main floor:	229,146 sq. ft.	3 <sup>rd</sup> floor:	sq. ft.
Mezzanine:	sq. ft.	4 <sup>th</sup> floor:	sq. ft.

**For residential projects only**

Number of buildings:	Total sq. ft. of buildings:	sq. ft.
Building stories:		



Water supply modeling is necessary for larger projects to determine the impact of the project’s water demand on the water supply system. Water supply modeling will be performed by a consulting engineer based on the most recent version of the Tualatin Water System Master Plan.

Due to possible impacts to the water supply system, the following projects in Tualatin require hydraulic modeling based on the size and type of the project and projected water use for the finished project. The outcome of modeling could require offsite improvements to the water supply system in order to ensure that adequate water supply is available to serve the project and reduce impacts to the overall system.

Hydraulic modeling of the water supply system is required for the following project type/sizes/demand:

Project Type	Criteria	Permit Fee
Commercial or Industrial Building	Building floor area greater than 48,300 square feet <b>or</b> Anticipated daily water demand greater than 870 gallons per acre per day	\$ 300 per building
Residential development	More than 49 dwelling units	\$ 1,000
Multi-family development	More than 49 dwelling units <b>or</b> a combined building floor area greater than 48,300 square feet	\$ 300 per building

Please complete this form and submit the form and required fee (if applicable) with your land-use application (architectural review, subdivision, etc.).

Commercial or Industrial Development

- Building floor area \_\_\_\_\_ square feet
- Anticipated water demand (if known) \_\_\_\_\_ gallons per day
- Described planned building use \_\_\_\_\_

Residential Development

- Number of dwelling units or single family home lots \_\_\_\_\_

Multi-Family Residential Development

- Number of dwelling units \_\_\_\_\_
- Building floor area (sum of all building) \_\_\_\_\_
- Number of multi-family buildings \_\_\_\_\_

Permit fee required based on the information provided above \$ \_\_\_\_\_

- If no fee is required, enter \$0.

NOTE: Water Supply Modeling does not replace the requirement for fire hydrant flow testing. Flow testing of fire hydrants will still be required to verify adequate fire flow of finished system



## ARCHITECTURAL REVIEW CERTIFICATION OF SIGN POSTING



The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **primary yellow** composed of the **RGB color values Red 255, Green 255, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < [www.tualatinoregon.gov/planning/land-use-application-sign-templates](http://www.tualatinoregon.gov/planning/land-use-application-sign-templates)>.

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

---

As the applicant for the \_\_\_\_\_ Majestic SW 115th Avenue \_\_\_\_\_  
project, I hereby certify that on this day, \_\_\_\_\_ 1 \_\_\_\_\_ sign(s) was/were posted on the  
subject property in accordance with the requirements of the Tualatin Development Code and the  
Community Development Department - Planning Division.

Applicant's Name: \_\_\_\_\_ Katie Perko, Mackenzie \_\_\_\_\_

(PLEASE PRINT)

Applicant's Signature: \_\_\_\_\_  \_\_\_\_\_

Date: \_\_\_\_\_ 4/12/17 \_\_\_\_\_

## Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S127C000100

Site Address: 11520 SW TUALATIN-SHERWOOD RD

City, State, Zip: Tualatin, OR, 97062

Nearest Cross Street: 115th

3. Owner Information

Name: \_\_\_\_\_

Company: Majestic Realty Co (future owner)

Address: 13191 Crossroads Parkway N, 6th Floor

City, State, Zip: City of Industry, CA, 97062

Phone/Fax: 562-692-9581

E-Mail: \_\_\_\_\_

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 \_\_\_\_\_

5. Applicant Information

Name: Suzannah Stanley

Company: Mackenzie

Address: 1515 SE Water Ave

City, State, Zip: Portland, OR, 97214

Phone/Fax: 5032249560

E-Mail: sstanley@mcknze.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 Suzannah Stanley Print/Type Title Land Use Planner

ONLINE SUBMITTAL

Date 3/16/2017

### 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 07-20, Section 3.02.1. 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 07-20, Section 3.02.1. 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 Chuck Anderson Date 2/20/17








**NEIGHBORHOOD/DEVELOPER MEETING  
AFFIDAVIT OF MAILING**

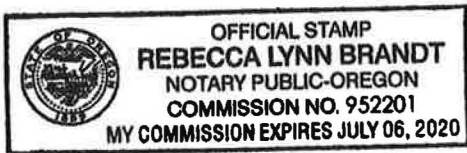
STATE OF OREGON                    )  
  ) SS  
COUNTY OF WASHINGTON        )


I, Katie Perko, being first duly sworn, depose and say:

That on the 14<sup>th</sup> day of March, 2017, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

  
\_\_\_\_\_  
Signature

SUBSCRIBED AND SWORN to before me this 15 day of March, 2017.



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 07/06/2020

RE: Majestic Tudor in SW 115<sup>th</sup> Avenue Warehouse

AR17-0002

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.

**NEIGHBORHOOD / DEVELOPER MEETING  
CERTIFICATION OF SIGN POSTING**

<b>NOTICE</b>
<b>NEIGHBORHOOD / DEVELOPER MEETING</b>
__/__/2010 __:__.m.
SW _____
503-____-____

24" 18"

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < [www.tualatinoregon.gov/planning/land-use-application-sign-templates](http://www.tualatinoregon.gov/planning/land-use-application-sign-templates) >.

As the applicant for the

Majestic Tualatin SW 115<sup>th</sup> Avenue Warehouse project, I hereby certify that on this day, March 14, 2017 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: Katie Perko / Mackenzie  
(PLEASE PRINT)

Applicant's Signature: Katie Perko

Date: 3/14/17



# MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

March 14, 2017

Re: **Majestic Tualatin SW 115<sup>th</sup> Avenue Warehouse – Architectural Review Application**  
*Neighborhood Meeting*  
Project Number 2160026.00

Dear Interested Party:

You are invited to attend a meeting on Tuesday, March 28, 2017, at 5:00 PM at the Juanita Pohl Center located at 8513 SW Tualatin Road.

The purpose of this meeting is to provide information about the new speculative industrial building proposed on SW 115th Avenue approximately 1/3-mile south of SW Tualatin-Sherwood Road, more specifically on Tax Lot 100 of Tax Map 2S 1 27C. The property owner, Majestic Realty Co., is proposing one new speculative building as shown on the conceptual site plan included with this letter. Please see the attached map for reference. No tenants have been identified at this time.

The purpose of this meeting is to review preliminary plans and provide a means for the applicant/owner and surrounding property owners to meet and discuss this proposal. If you have any questions, please feel free to contact me at (503) 224-9560.

Sincerely,



Suzannah Stanley  
Land Use Planner

Enclosures: Conceptual Site Plan  
Vicinity Map

c: Phillip Brown – Majestic Realty Co.  
Dave Larson, Bob Fentress, Brent Ahrend – Mackenzie



P 503.224.9560 ■ F 503.228.1285 ■ W [MCKNZE.COM](http://MCKNZE.COM) ■ RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214  
ARCHITECTURE ■ INTERIORS ■ STRUCTURAL ENGINEERING ■ CIVIL ENGINEERING ■ LAND USE PLANNING ■ TRANSPORTATION PLANNING ■ LANDSCAPE ARCHITECTURE  
Portland, Oregon ■ Vancouver, Washington ■ Seattle, Washington










# ADJACENT PROPERTY OWNER NOTIFICATION

Tax Lots Within 1,000' of Site

## LEGEND

-  Site
-  1,000' Radius
-  Tax Lots

DISCLAIMER: This property ownership information is derived from Metro's Regional Land Information System (RLIS-Lite). Metro's RLIS Lite is updated on a quarterly basis. As such, this information is based on the most recent subscription from February 2017. No liability is assumed for any errors in this report.



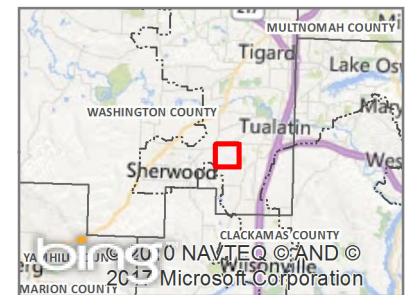
1 inch = 600 feet



SOURCE DATA:  
Metro RLIS Lite Base Data,  
Feb 2017

GEOGRAPHIC PROJECTION:  
NAD 83 HARN, Oregon North  
Lambert Conformal Conic

Date: 3/13/2017    Map Created By: GJY  
File: Notification\_8x11    Project No: 2160026.00



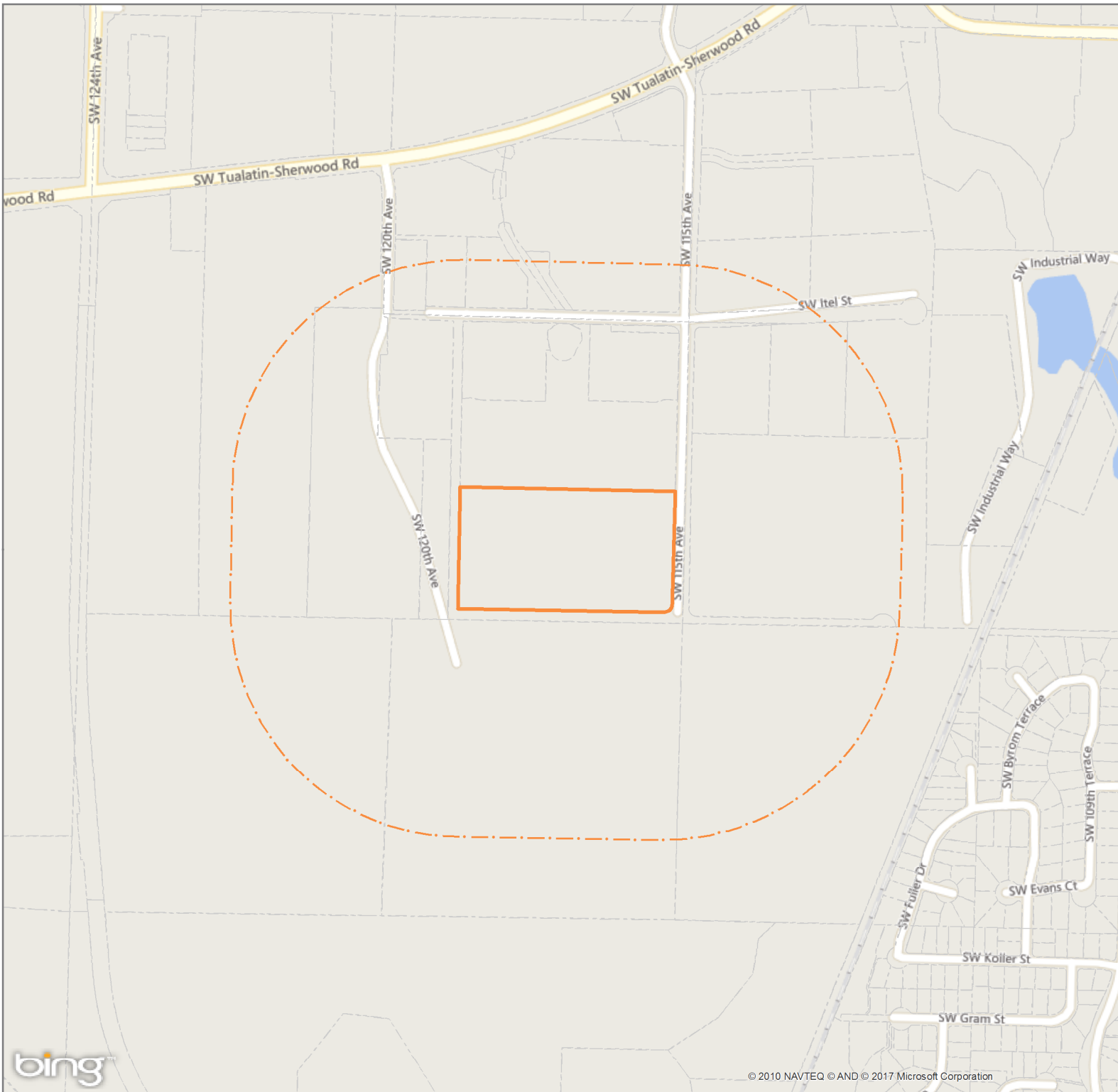
# MACKENZIE.

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# ADJACENT PROPERTY OWNER NOTIFICATION

Tax Lots Within 1,000' of Site

## LEGEND

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-  Tax Lots

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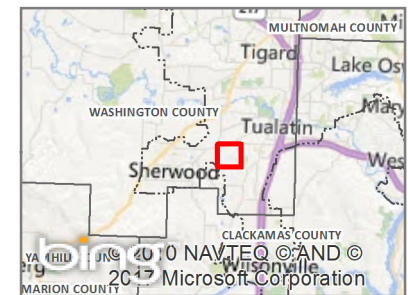
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SOURCE DATA:  
Metro RLIS Lite Base Data,  
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GEOGRAPHIC PROJECTION:  
NAD 83 HARN, Oregon North  
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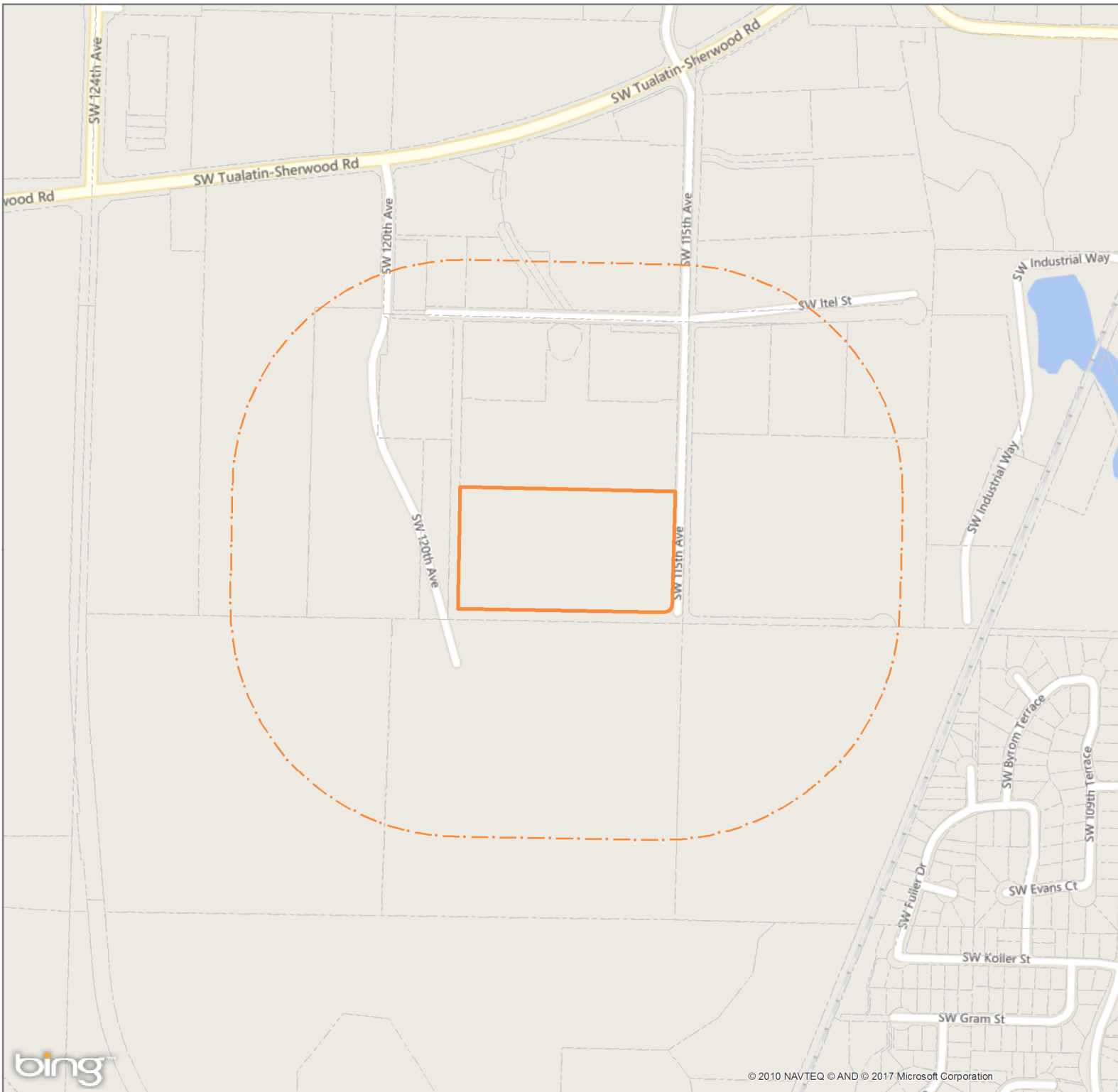
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**Fidelity National Title**  
Company of Oregon

## PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a/an California corporation.

**Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.**

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

*Countersigned*



# Fidelity National Title®

Company of Oregon

900 SW 5th Avenue, Portland, OR 97204  
(503)222-2424 FAX (503)227-2274

## PRELIMINARY REPORT

**ESCROW OFFICER:** Lori Medak  
**TITLE OFFICER:** Robert Fleming

**ORDER NO.:** 45141521191  
**Supplement 1**

**TO:** Fidelity National Title Company of Oregon  
900 SW 5th Avenue  
Portland, OR 97204

**OWNER/SELLER:** Nemarnik Family Properties, LLC

**BUYER/BORROWER:** Majestic Realty Co.

**PROPERTY ADDRESS:** 11520 SW Tualatin-Sherwood Road, Tualatin, OR 97062

**EFFECTIVE DATE:** February 8, 2016, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006 (Extended)	\$ 3,000,000.00	\$ 7,140.00
Government Lien Search		\$ 25.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Nemarnik Family Properties, LLC, an Oregon limited liability company

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**EXHIBIT "A"**  
Legal Description

A tract of land being a portion of that tract of land described in Statutory Bargain and Sale Deed to Leahy Investments LLC recorded October 20, 2006 as Document Number 2006-124698, Deed Records of Washington County, Oregon ("Leahy Tract"), being a portion of the Southwest quarter of Section 27, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, being more particularly described as follows:

Commencing at the center quarter corner of said Section 27; thence along the North line of the Southwest quarter of said Section 27 North 88° 31' 29" West, 994.54 feet; thence leaving said North line South 1° 36' 13" West, 20.00 feet to the Northwest corner of said Leahy Tract, said point also being the intersection of the South right-of-way line of S.W. Itef Street (60.00 feet wide) as recorded in Document Number 2003-092514, Deed Records of said Washington County, and the East right-of-way line of S.W. 120th Avenue (40.00 feet wide), as described in instrument recorded December 27, 1926 in Book 134, Page 495, Deed Records of said Washington County; thence along the West line of said Leahy Tract South 1° 36' 13" West, 727.71 feet to the true point of beginning of the herein described tract of land; thence leaving said West line South 88° 31' 34" East, 945.93 feet to the West right-of-way line of S.W. 115th Avenue as described in Document Number 2007-106262, Deed Records of said Washington County; thence along said West right-of-way line South 1° 36' 44" West, 568.14 feet to the South line of said Leahy Tract; thence along said South line North 88° 37' 10" West, 945.85 feet to the West line of said Leahy Tract, also being the East right-of-way line of aforesaid S.W. 120th Avenue; thence along said West line of said Leahy Tract North 1° 36' 13" East, 569.69 feet to the true point of beginning.

EXCEPTING THEREFROM that portion dedicated to the City of Tualatin for road purposes by Deed of Dedication recorded October 24, 2007 as Document Number 2007-112838.

**AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:**

**GENERAL EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

**SPECIFIC ITEMS AND EXCEPTIONS:**

6. City Liens, if any, in favor of the City of Tualatin. None found as of December 2, 2015.
7. A line of credit deed of trust and fixture filing to secure an indebtedness in the amount shown below,

Amount: \$9,869,000.00  
Dated: October 22, 2013  
Trustor/Grantor: Nemarnik Family Properties, LLC, a limited liability company, and David P. Nemarnik, same person as David Patrick Nemarnik, a single person  
Trustee: Chicago Title Company of Oregon  
Beneficiary: Northwest Farm Credit Services, FLCA  
Recording Date: October 25, 2013  
Recording No.: 2013-093843  
Affects: This and other property also

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

8. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the

Company.

9. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

10. Any encroachment (of existing improvements located on the subject Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject Land.

The Company will require a survey of the Land by a professional surveyor, and this exception may be eliminated or limited as a result thereof.

**ADDITIONAL REQUIREMENTS/NOTES:**

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year:	2015-2016
Amount:	\$39,676.85
Levy Code:	088.15
Account No.:	R546779
Map No.:	2S127C-00100

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- B. Washington County imposes a transfer tax of \$1.00 per \$1,000 (or fraction thereof) of the selling price in a real estate transfer, unless the county approves an exemption application. Exemption criteria and applications are available at the county's website, see:  
<http://www.co.washington.or.us/AssessmentTaxation/Recording/TransferTaxExemption/index.cfm>.
- C. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- D. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

- E. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Nemarnik Family Properties, LLC

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- F. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below.

Name of Corporation: Majestic Realty Co., a California corporation

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein.
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- G. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- H. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Majestic Realty Co., a California corporation

- I. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.

- J. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- K. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

## EXHIBIT ONE

### 2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
  - the occupancy, use, or enjoyment of the Land;
  - the character, dimensions or location of any improvement erected on the land;
  - the subdivision of land; or
  - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
  - created, suffered, assumed or agreed to by the Insured Claimant;
  - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
  - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
  - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
  - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - a fraudulent conveyance or fraudulent transfer, or
    - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
  - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

### SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

### 2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
  - the occupancy, use, or enjoyment of the Land;
  - the character, dimensions or location of any improvement erected on the land;
  - the subdivision of land; or
  - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
  - created, suffered, assumed or agreed to by the Insured Claimant;
  - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
  - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - a fraudulent conveyance or fraudulent transfer, or
    - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
  - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

### SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



**FIDELITY NATIONAL FINANCIAL  
PRIVACY NOTICE  
Effective: May 1, 2015**

**Order No.:** 45141521191--LM

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express or implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also **No Representations or Warranties** below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

**How Information is Collected**

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

**Additional Ways Information is Collected Through the Website**

**Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

**Cookies.** From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website

and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the Third Party Opt Out section below.

**Web Beacons.** Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

**Unique Identifier.** We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

**Third Party Opt Out.** Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of certain online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- You can opt-out via the Consumer Choice Page at [www.aboutads.info](http://www.aboutads.info).
- For those in the U.K., you can opt-out via the IAB UK's industry opt-out at [www.youronlinechoices.com](http://www.youronlinechoices.com).
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

**Use of Personal Information**

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, "Third Parties") who are obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services that we perform for you or for Third Parties.
- To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.

### **When Information Is Disclosed By FNF**

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for

any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

### **Information From Children**

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children – or others – in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

### **Privacy Outside the Website**

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

### **European Union Users**

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

### **Choices With Your Personal Information**

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

#### **Access and Correction**

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

#### **Your California Privacy Rights**

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2015 will receive information regarding 2014 sharing activities).

To obtain this information on behalf of FNF, please send an email message to [privacy@fnf.com](mailto:privacy@fnf.com) with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

#### **FNF Compliance with California Online Privacy Protection Act**

For some websites which FNF or one of its companies owns, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer for fulfilling a service to that mortgage loan servicer. For example, you may access CCN to complete a transaction with your mortgage loan servicer. During this transaction, the information which we may collect on behalf of the mortgage loan servicer is as follows:

- First and Last Name
- Property Address
- User Name
- Password
- Loan Number
- Social Security Number - masked upon entry
- Email Address
- Three Security Questions and Answers
- IP Address

The information you submit is then transferred to your mortgage loan servicer by way of CCN.

**The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than those with which the mortgage loan servicer has contracted to interface with the CCN application.

All sections of the FNF Privacy Notice apply to your interaction with CCN, except for the sections titled Choices with Your Personal Information and Access and Correction. If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

#### **No Representations or Warranties**

By providing this Privacy Notice, Fidelity National Financial, Inc. does not make any representations or warranties whatsoever concerning any products or services provided to you by its majority-owned subsidiaries. In addition, you also expressly agree that your use of the Website is at your own risk. Any services provided to you by Fidelity National Financial, Inc. and/or the Website are provided "as is" and "as available" for your use, without representations or warranties of any kind, either express or implied, unless such warranties are legally incapable of exclusion. Fidelity National Financial, Inc. makes no representations or warranties that any services provided to you by it or the Website, or any services offered in connection with the Website are or will remain uninterrupted or error-free, that defects will be corrected, or that the web pages on or accessed through the Website, or the servers used in connection with the Website, are or will remain free from any viruses, worms, time bombs, drop dead devices, Trojan horses or other harmful components. Any liability of Fidelity National Financial, Inc. and your exclusive remedy with respect to the use of any product or service provided by Fidelity National Financial, Inc. including on or accessed through the Website, will be the re-performance of such service found to be inadequate.

#### **Your Consent To This Privacy Notice**

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer  
(888) 934-3354  
[privacy@fnf.com](mailto:privacy@fnf.com)

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EFFECTIVE AS OF: MAY 1, 2015

## EXHIBIT ONE

### 2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
  - the occupancy, use, or enjoyment of the Land;
  - the character, dimensions or location of any improvement erected on the land;
  - the subdivision of land; or
  - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
  - created, suffered, assumed or agreed to by the Insured Claimant;
  - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
  - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
  - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
  - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - a fraudulent conveyance or fraudulent transfer, or
    - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
  - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

#### SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

### 2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
    - the occupancy, use, or enjoyment of the Land;
    - the character, dimensions or location of any improvement erected on the land;
    - the subdivision of land; or
    - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
  - Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
  - Defects, liens, encumbrances, adverse claims, or other matters
    - created, suffered, assumed or agreed to by the Insured Claimant;
    - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - resulting in no loss or damage to the Insured Claimant;
  - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - a fraudulent conveyance or fraudulent transfer, or
    - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
  - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

#### SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

**FIDELITY NATIONAL FINANCIAL  
PRIVACY NOTICE  
Effective: May 1, 2015**

**Order No.:** 45141521191--LM

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express or implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also **No Representations or Warranties** below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

**How Information is Collected**

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

**Additional Ways Information is Collected Through the Website**

**Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

**Cookies.** From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website

and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the Third Party Opt Out section below.

**Web Beacons.** Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

**Unique Identifier.** We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

**Third Party Opt Out.** Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of certain online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- You can opt-out via the Consumer Choice Page at [www.aboutads.info](http://www.aboutads.info).
- For those in the U.K., you can opt-out via the IAB UK's industry opt-out at [www.youronlinechoices.com](http://www.youronlinechoices.com).
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

**Use of Personal Information**

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, "Third Parties") who are obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services that we perform for you or for Third Parties.
- To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.



### **When Information Is Disclosed By FNF**

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for

any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

### **Information From Children**

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children – or others – in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

### **Privacy Outside the Website**

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

### **European Union Users**

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

### **Choices With Your Personal Information**

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

#### **Access and Correction**

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

#### **Your California Privacy Rights**

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2015 will receive information regarding 2014 sharing activities).

To obtain this information on behalf of FNF, please send an email message to [privacy@fnf.com](mailto:privacy@fnf.com) with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

#### **FNF Compliance with California Online Privacy Protection Act**

For some websites which FNF or one of its companies owns, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer for fulfilling a service to that mortgage loan servicer. For example, you may access CCN to complete a transaction with your mortgage loan servicer. During this transaction, the information which we may collect on behalf of the mortgage loan servicer is as follows:

- First and Last Name
- Property Address
- User Name
- Password
- Loan Number
- Social Security Number - masked upon entry
- Email Address
- Three Security Questions and Answers
- IP Address

The information you submit is then transferred to your mortgage loan servicer by way of CCN.

**The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than those with which the mortgage loan servicer has contracted to interface with the CCN application.

All sections of the FNF Privacy Notice apply to your interaction with CCN, except for the sections titled Choices with Your Personal Information and Access and Correction. If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

#### **No Representations or Warranties**

By providing this Privacy Notice, Fidelity National Financial, Inc. does not make any representations or warranties whatsoever concerning any products or services provided to you by its majority-owned subsidiaries. In addition, you also expressly agree that your use of the Website is at your own risk. Any services provided to you by Fidelity National Financial, Inc. and/or the Website are provided "as is" and "as available" for your use, without representations or warranties of any kind, either express or implied, unless such warranties are legally incapable of exclusion. Fidelity National Financial, Inc. makes no representations or warranties that any services provided to you by it or the Website, or any services offered in connection with the Website are or will remain uninterrupted or error-free, that defects will be corrected, or that the web pages on or accessed through the Website, or the servers used in connection with the Website, are or will remain free from any viruses, worms, time bombs, drop dead devices, Trojan horses or other harmful components. Any liability of Fidelity National Financial, Inc. and your exclusive remedy with respect to the use of any product or service provided by Fidelity National Financial, Inc. including on or accessed through the Website, will be the re-performance of such service found to be inadequate.

#### **Your Consent To This Privacy Notice**

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer  
(888) 934-3354  
[privacy@fnf.com](mailto:privacy@fnf.com)

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EFFECTIVE AS OF: MAY 1, 2015



10235 SW 2nd Ave. Portland, OR 97201  
Tel: 503.574.0626 Fax: 503.582.9207 republicservices.com

April 7, 2017

Gary Yao  
Mackenzie Design  
Logan Building  
500 Union St. Suite 545  
Seattle WA 98101

Re: Majestic Industrial Building

Dear Gary;

Thank you, for sending us the site plans for this proposed building in Tualatin.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

The location of the two enclosures looks good. I like the access and capability of my trucks not having to back-up for service. We can service them and drive around for exiting. I do have a few points that I would like to see changed though:

1. Rotate the enclosures so the truck can drive into them and connect to the containers. Current location means limiting size of containers for manual roll-out
2. No center-post with 2 gates to open and be able to lock @ 120 degrees.
3. Width is good but 12 feet deep for carts to recycle glass
4. Opening on side to roll carts out and ease of access for tenants

Thanks Gary for your help and concerns for our services prior to this project being developed. Please send me final site plans for approval.

Sincerely,

A handwritten signature in black ink that reads "Frank J. Lonergan".

Frank J. Lonergan  
Operations Manager  
Republic Services Inc.

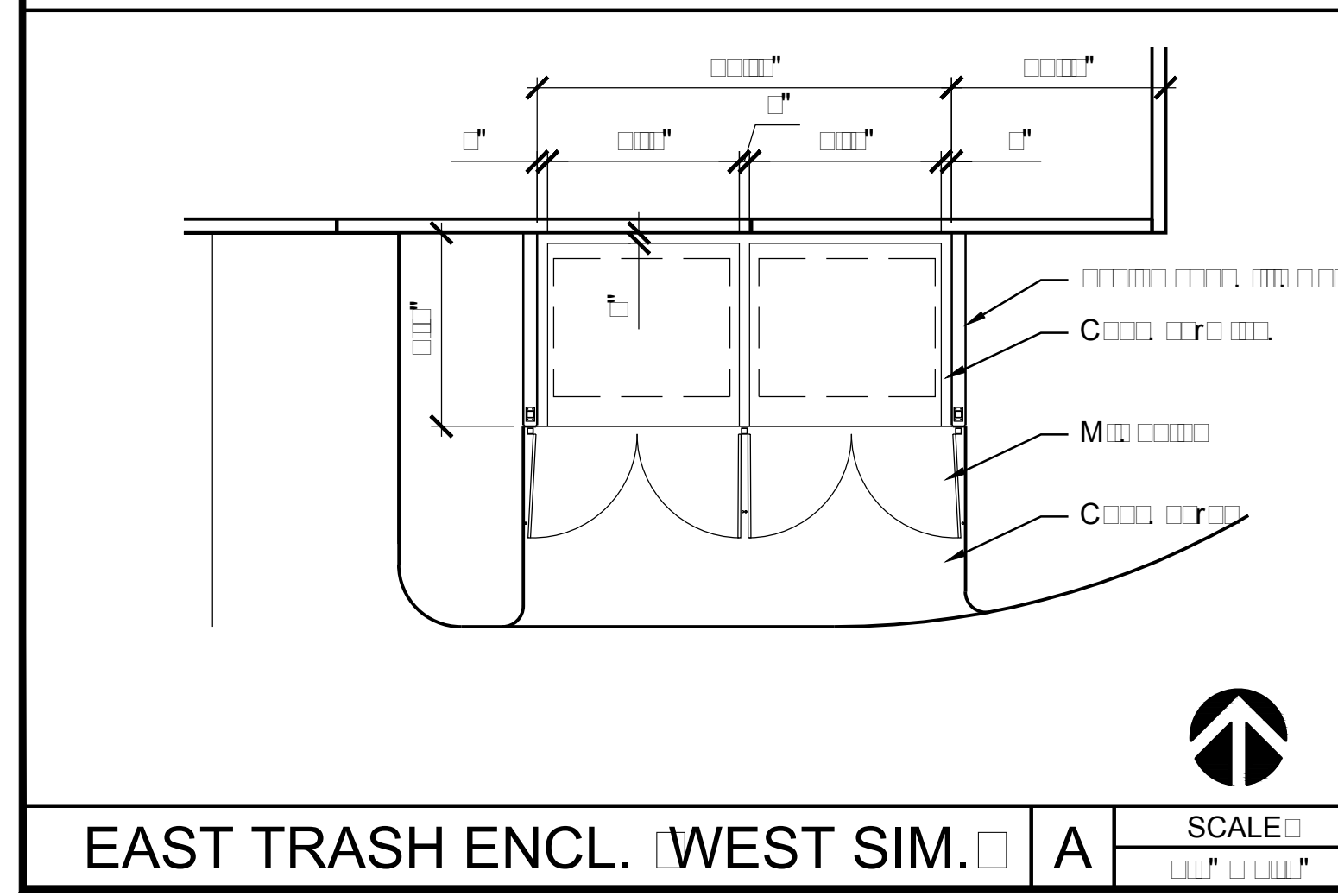




THE DESIGN OF THIS SITE PLAN IS THE PROPERTY OF COMMERCE CONSTRUCTION CO., L.P.  
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REVISIONS	DATE	BY

COMMERCE CONSTRUCTION CO., L.P.  
 1000 N. TUALATIN AVENUE, SUITE 100  
 TUALATIN, OREGON 97148  
 TEL: 503.291.1111 FAX: 503.291.1112



Bldg	Site Area (Acres)	Bldg Area (SF)	Bldg Coverage (%)	Landscape Coverage (SF)	Landscape Coverage (%) (15% Req'd)	Parking Ratio Type	Parking Ratio Minimum Warehouse (Per 1,000 sf)	Parking Ratio Maximum Zone B Warehouse (Per 1,000 sf)	Car Parking Minimum Zone "B" Warehouse (9'x19')	Car Parking Maximum Zone "B" Warehouse (9'x19')	Parking Ratio Minimum Office 10% (Per 1,000 sf)	Parking Ratio Maximum Office 10% (Per 1,000 sf)	Car Parking Minimum Zone Office 10% (9'x19')	Car Parking Maximum Zone Office 10% (9'x19')	Total Car Parking Required Minimum	Total Car Parking Required Maximum Zone "B"	Car Parking Provided (9'x19')	Bike Parking ratio Warehouse	Bicycle Parking Required Warehouse	Bike Parking ratio Office	Bicycle Parking Required Office	Bicycle Parking Provided
Bldg 1	11.5421	229,146	45.58%		0.00%	Warehouse / Office	0.30	0.50	62	103	2.70	4.10	62	94	124	197	137	0.10	21	0.50	11	12

EAST TRASH ENCL. WEST SIM. A SCALE: 1"=10'-0"

EXHIBIT A SITE PLAN A SCALE: 1"=10'-0"

SITE PLAN  
 PROPOSED INDUSTRIAL BUILDING  
 TUALATIN, OREGON

DRAWN BY DATE  
 SDG 11/11/2011

CCC OB NO.  
 1111

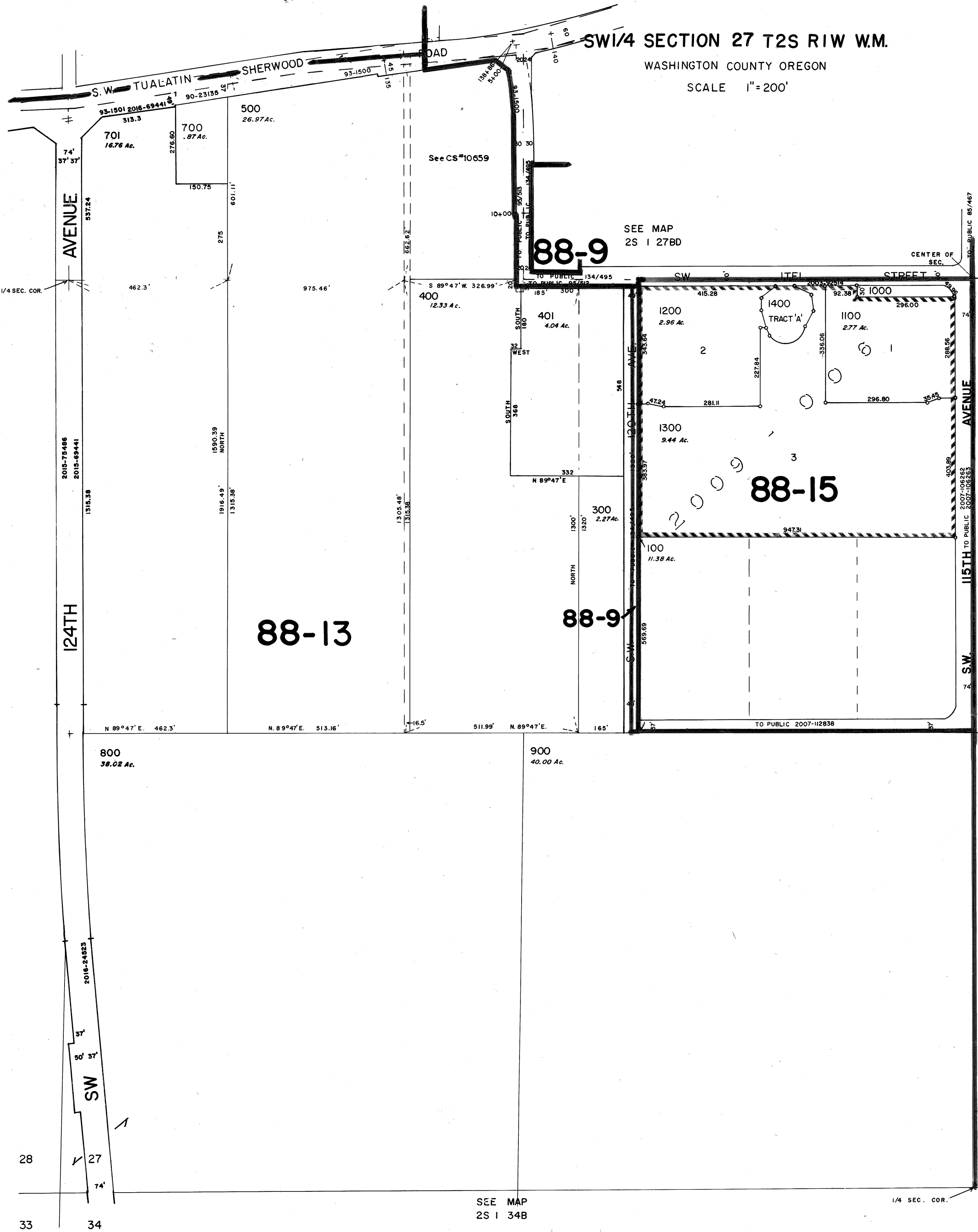
SHEET NO.  
 A



SW1/4 SECTION 27 T2S RIW W.M.

WASHINGTON COUNTY OREGON

SCALE 1"=200'



Tax Lots CANCELLED  
600,200,900-A1,

SEE MAP  
2S 1 28D

SEE MAP  
2S 1 27D

FOR ASSESSMENT  
PURPOSES ONLY.  
DO NOT RELY ON  
FOR ANY OTHER USE.

SEE MAP  
2S 1 34B

TUALATIN  
2S 1 27C

TRACED DB  
9/1/59





Architecture = Interiors  
Planning = Engineering

Portland, OR  
503.224.9560  
Vancouver, WA  
360.695.7879  
Seattle, WA  
206.749.9993

www.mcknze.com

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Client  
**COMMERCE  
CONSTRUCTION**

# MAJESTIC BLDG 1

## SW 115TH AVE

### TUALATIN, OR

#### OWNERS

COMMERCE CONSTRUCTION CO LP

13191 Crossroads Parkway North  
City of Industry, CA 91746  
Phone: (503) 522-0453

Contact: Ali Zare  
Contact e-mail: Azare@commercelp.com

#### CIVIL ENGINEER

MACKENZIE

HUDSON BUILDING  
101 E. 6TH STREET Street, Suite 200  
Vancouver, Washington 97214

P.O. Box 14310  
Portland OR 97293

Phone: (503) 224-9560  
Fax: (503) 228-1285

Civil Contact: Bob Frentress  
Civil e-mail: rff@mckenze.com

#### LANDSCAPE ARCHITECT/PLANNING

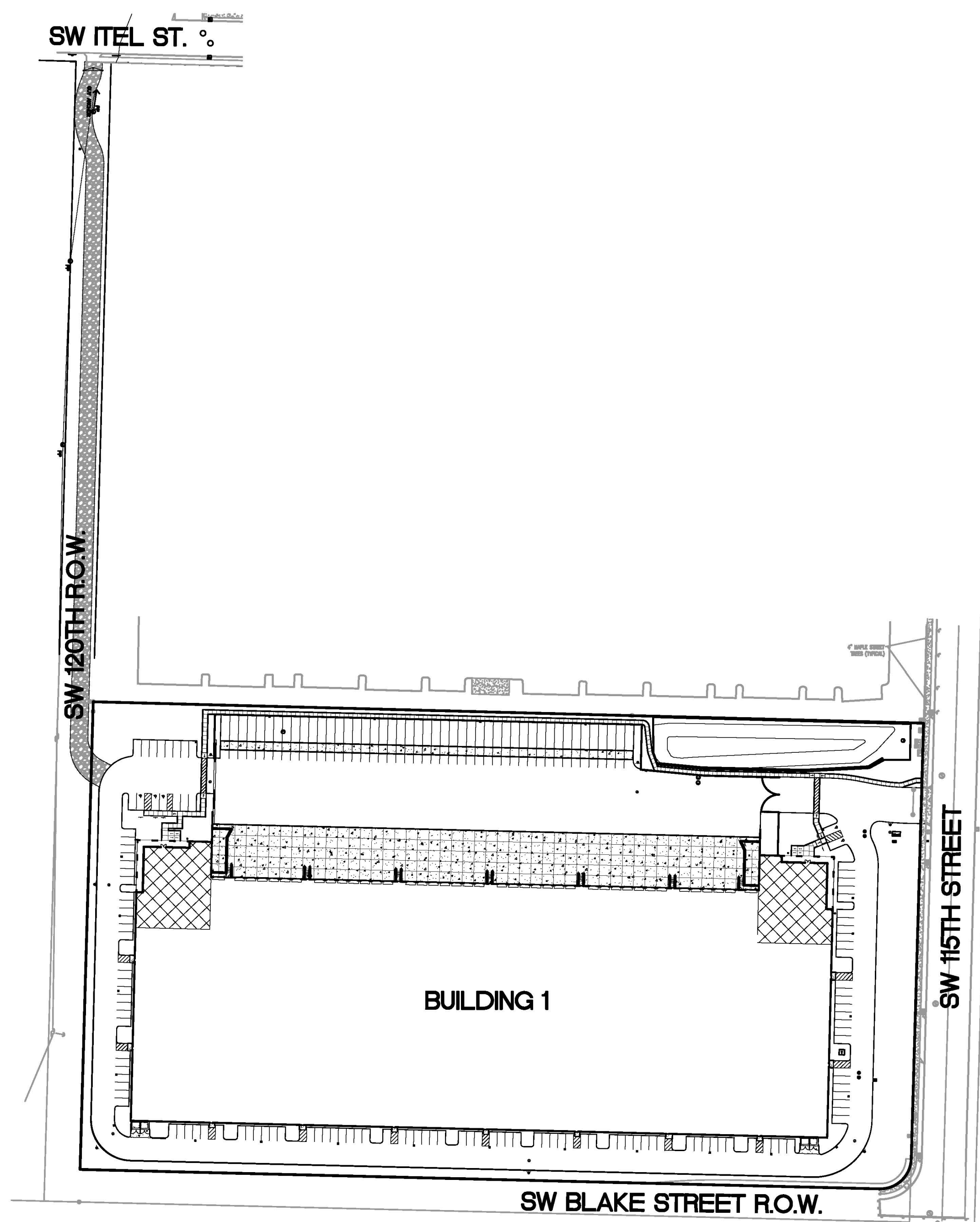
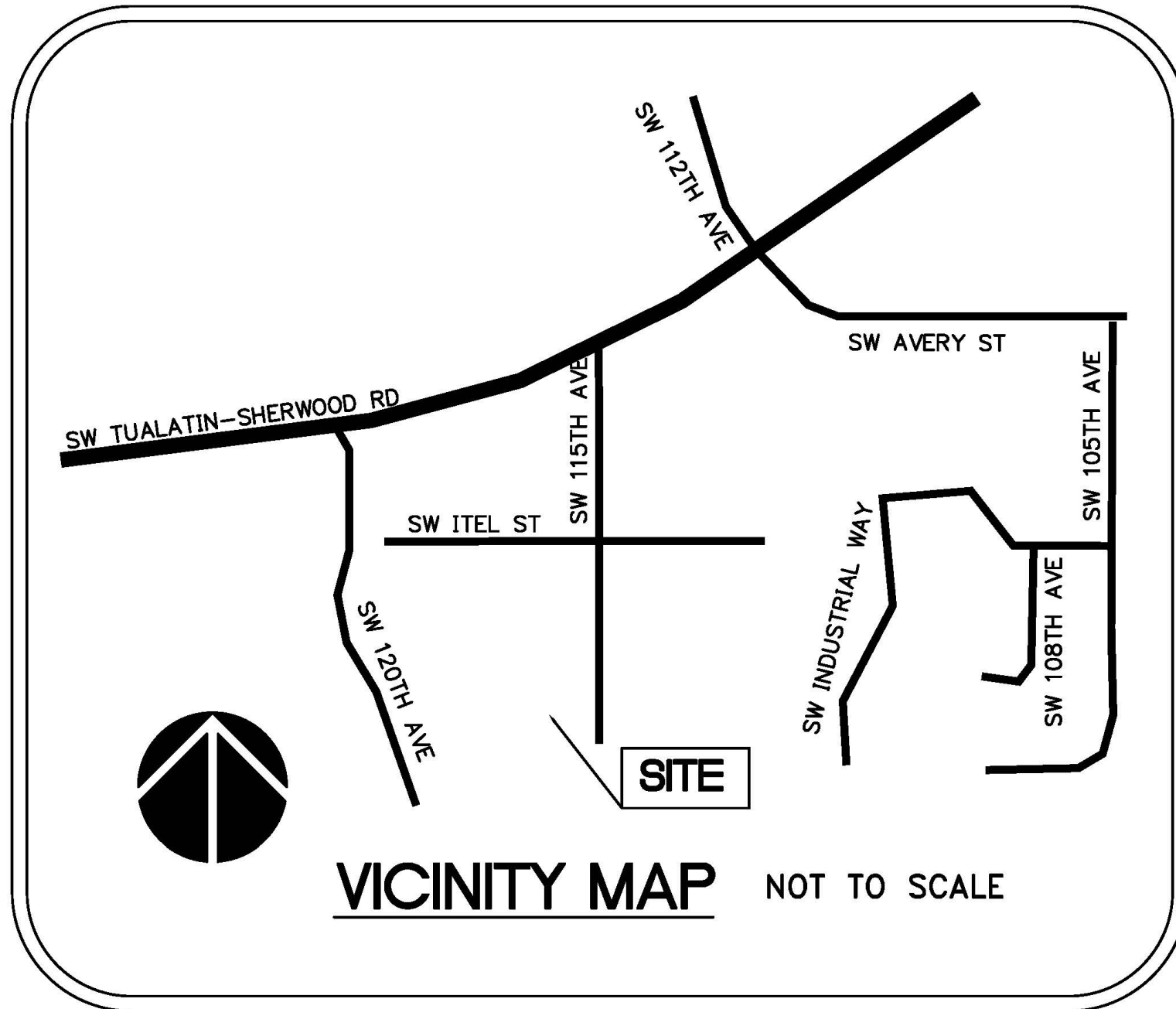
MACKENZIE

RiverEast Center  
1515 SE Water Avenue, Suite 100  
Portland, Oregon 97214

P.O. Box 14310  
Portland OR 97293

Phone: (503) 224-9560  
Fax: (503) 228-1285

Landscape Architectural Contact: Brad Theurer  
Landscape e-mail: BTheurer@mckenze.com  
Planning Contact: Suzannah Stanley  
Planning e-mail: SStanley@mckenze.com



#### SHEET INDEX

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C2.2	GRADING PLAN
C2.3	GRADING ENLARGEMENT DETAILS
C2.3A	UTILITY PLAN
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LB.2	IRRIGATION DETAILS

#### LIST OF ABBREVIATIONS

TSB	TRAFFIC SIGNAL BOX	GL	GUTTER LINE
AC	ASPHALT CONCRETE	TC	TOP OF CURB
C.O.T.	CITY OF TUALATIN	MH	MANHOLE
CL	CENTERLINE	GUT	GUTTER
R/W	RIGHT OF WAY	TYP	TYPICAL
CB	CATCH BASIN	IE	INVERT ELEVATION
STD	STANDARD	SPEC	SPECIFICATION
TC	TOP OF CURB	EL	ELEVATION
CB	INLET	PL	PROPERTY LINE
EX	EXISTING	DET	DETAIL
CWS	CLEAN WATER SERVICES		

**NOTICE TO EXCAVATORS:**  
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.  
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 1-800-332-2344 OR 811.)



UNDERGROUND UTILITY TELEPHONE NUMBERS

NW NATURAL GAS  
M-F 7am-6pm 503-226-4211 Ext.3047  
AFTER HOURS 503-226-4211  
PGE 503-570-4420  
QWEST 1-800-573-1311  
VERIZON 503-643-2016  
COMCAST 503-372-1384

#### BENCH MARK

- 1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MARCH 21, 2017.
- 2) ELEVATIONS AND CONTOURS ARE BASED ON GPS MEASUREMENTS AND ARE BASED ON THE NAVD 1988 DATUM. ELEVATIONS CAN BE CONVERTED TO NGVD 1929 BY ADDING 3.47 FEET. THE CONVERSION FACTOR WAS CALCULATED USING THE NATIONAL GEODETIC SURVEY VERTON PROGRAM.
- 3) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD(83).

Project  
**SW 115TH AVE  
INDUSTRIAL  
BUILDING**



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#### REVISIONS:

NO.	REVISIONS THIS SHEET	REVISION CLOSING DATE	DELTA

SHEET TITLE:  
**CIVIL  
COVER  
SHEET**

DRAWN BY:

CHECKED BY:

SHEET:

# C0.0

JOB NO. **2160026.00**

REVISED ARCHITECTURAL REVIEW: 5-11-17





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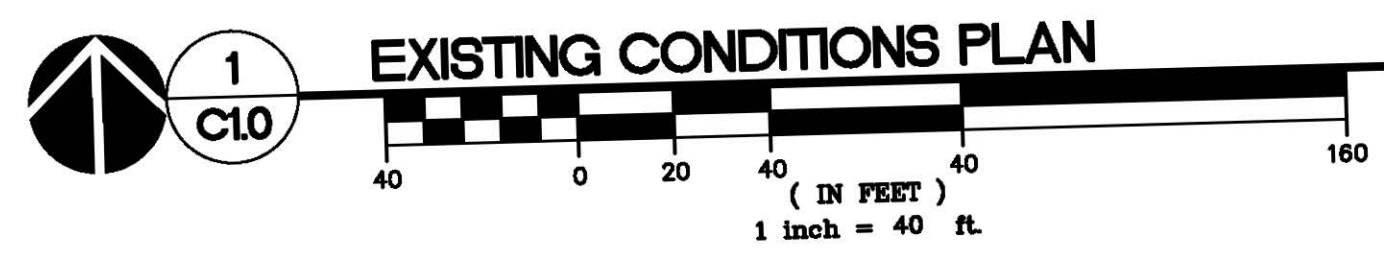
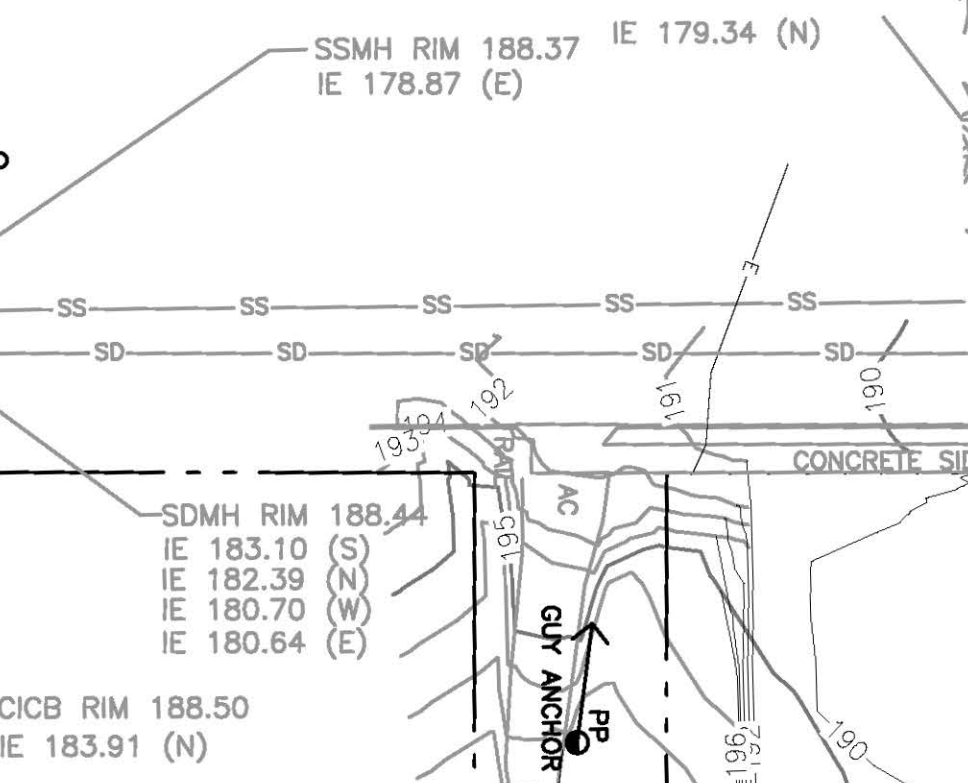
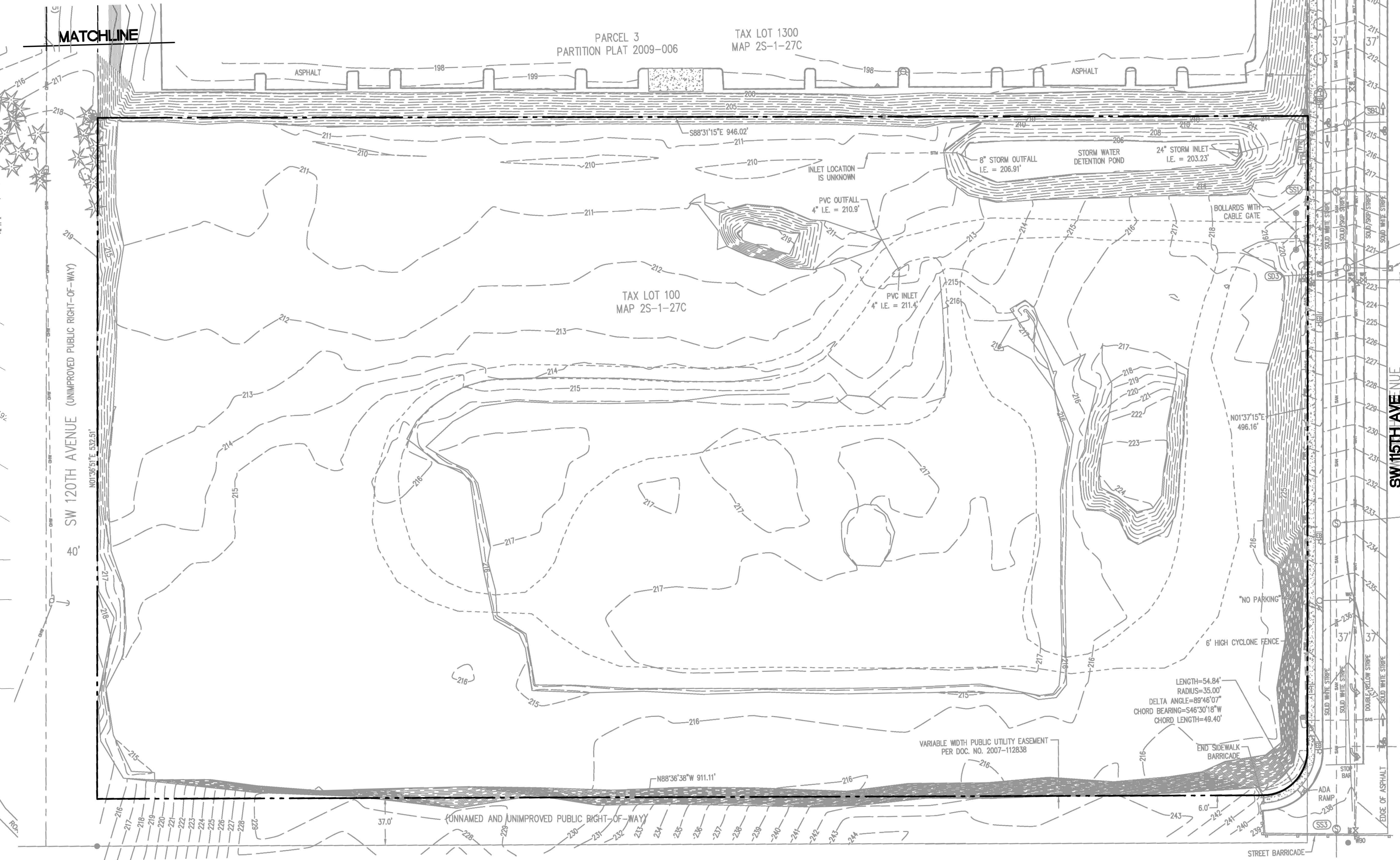
REVISION	DATE	DESCRIPTION	REVISION	DATE	DESCRIPTION

SHEET TITLE:  
**EXISTING  
CONDITIONS  
PLAN**

DRAWN BY:  
CHECKED BY:  
SHEET:

**C1.0**

JOB NO. **2160026.00**



- NOTES**
- 1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MARCH 21, 2017 BY NORTHWEST SURVEYING INC.
  - 2) ELEVATIONS AND CONTOURS ARE BASED ON GPS MEASUREMENTS AND ARE BASED ON THE NAVD 1988 DATUM.
  - 3) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD(83).
  - 4) THE RIGHT-OF-WAY WIDTHS ARE BASED ON MULTIPLE SURVEYS, THE COUNTY ASSESSOR'S MAP AND THE DEDICATION DEED.
  - 5) THE EASEMENT SHOWN ON THIS MAP IS BASED ON THE TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON, WITH ORDER NUMBER 45141521191 AND AN EFFECTIVE DATE OF FEBRUARY 8, 2016 AT 8:00 AM.
  - 6) THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBERS 17007677 AND 17016129.
  - 7) THE FIELD SURVEY FOR THE FIRE ACCESS ROAD AREA WAS COMPLETED ON JULY 11, 2000 BY WEDDLE AND ASSOC., INC.

**UTILITY STATEMENT**

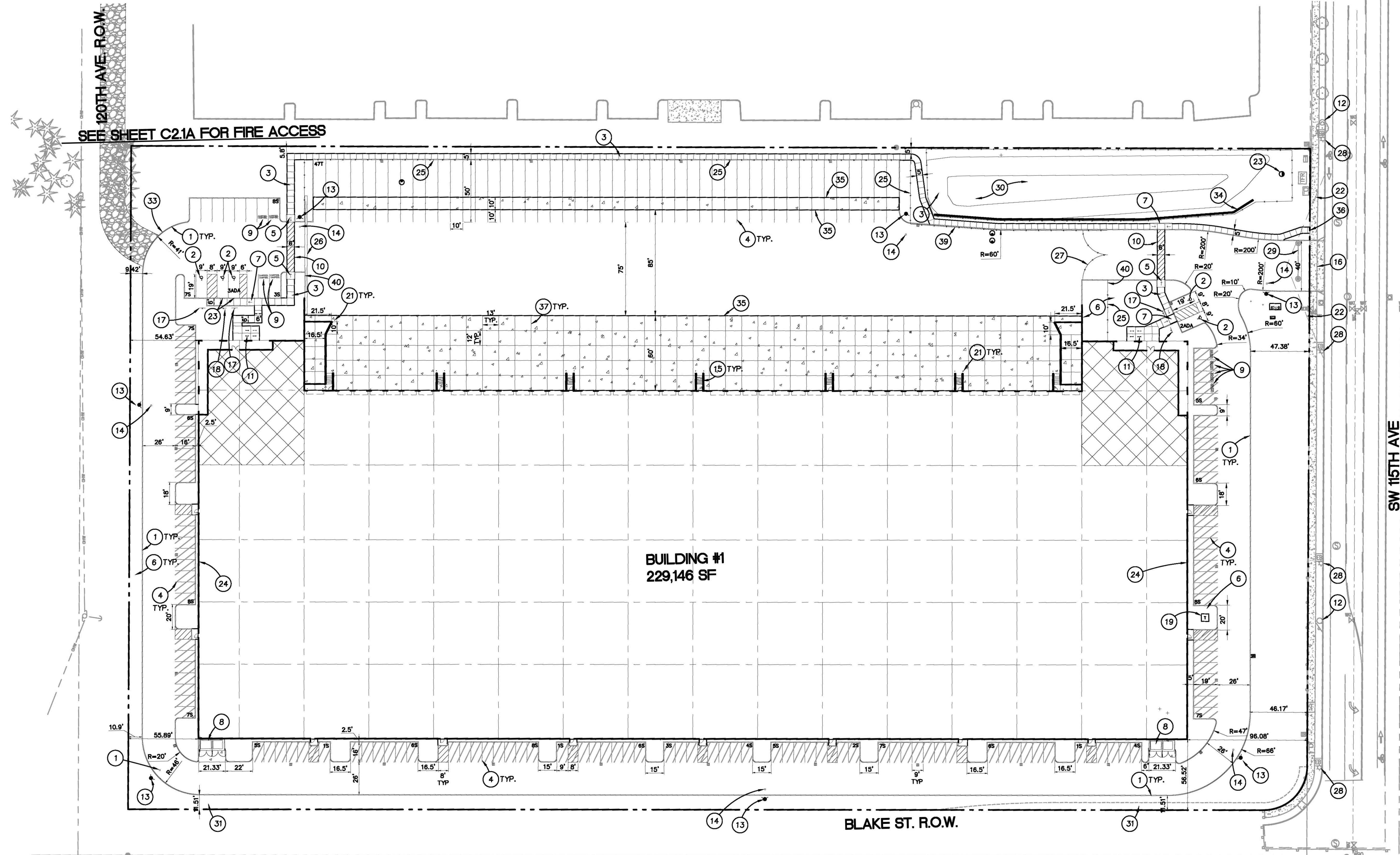
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STORM INFORMATION	SAN. INFORMATION
<p><b>(SD1)</b> MANHOLE RIM = 214.86' 12" I.E. IN (E) = 202.0' 12" I.E. IN (S) = 200.9' 24" I.E. IN (SW) = 200.9' 24" I.E. OUT (N) = 200.0'</p>	<p><b>(SS1)</b> MANHOLE RIM = 218.09' 6" I.E. IN (E) = 201.4' 12" I.E. IN (S) = 207.8' 12" I.E. OUT (N) = 201.1'</p>
<p><b>(SD2)</b> MANHOLE RIM = 222.61' 10" I.E. IN (W) 10" IN (E) 12" OUT (N) FLOWLINE I.E. = 217.6'</p>	<p><b>(SS2)</b> MANHOLE RIM = 233.60' 12" I.E. IN (S) = 224.2' 12" I.E. OUT (N) = 224.1'</p>
<p><b>(SD3)</b> CURB INLET RIM = 222.99' INLET ELEV. = 222.4' 10" I.E. OUT (E) = 218.0'</p>	<p><b>(SS3)</b> MANHOLE RIM = 238.25' 12" I.E. IN (S) = 232.8' 12" I.E. OUT (N) = 232.7'</p>
<p><b>(SD4)</b> CURB INLET RIM = 222.40' INLET ELEV. = 221.8' 10" I.E. OUT (W) = 218.0'</p>	



REVISIONS:

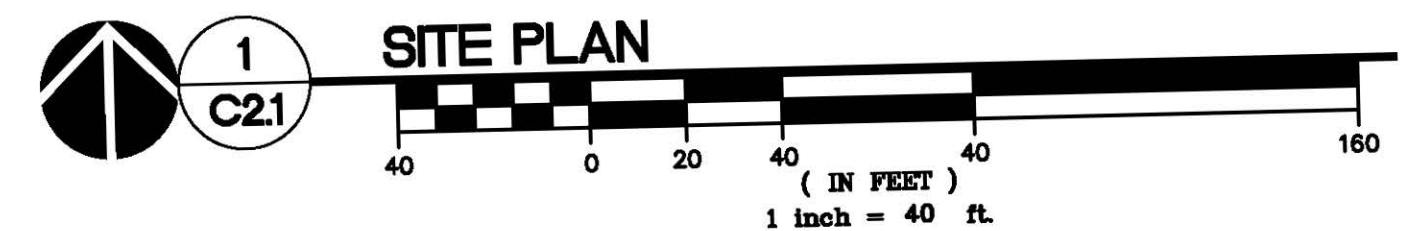
NO.	REVISIONS	REVISION	DELTA	CLOSING DATE



SEE SHEET C2.1A FOR FIRE ACCESS

**BUILDING #1**  
**229,146 SF**

**BLAKE ST. R.O.W.**



**PAVEMENT SECTIONS**

- CAR PARKING AREA 2.5" AC OVER 4" CRUSHED ROCK OVER CTB
  - HEAVY DUTY AREA 4" AC (2 LIFTS) OVER 6" CRUSHED ROCK OVER CTB
  - 4" CONCRETE SIDEWALK
  - 6" OF MIN. 4,000 PSI PCC CONCRETE IN DOCK APRONS W/ #4 AT 24" O.C. EACH WAY
- PROVIDED FOR CLARIFICATION SEE GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTIONS

**SITE DATA**

SITE AREA	502,782 SF (11.54 AC)
BUILDING FOOTPRINT	229,146 SF (5.26 AC, 45.6%)
LANDSCAPE AREA	79,514 SF (1.83 AC, 15.8%)
DRIVE AISLE/PARKING/SIDEWALK AREA	194,122 SF (4.46 AC, 38.6%)
REQUIRED PARKING LANDSCAPE	3,425 SF (25 SF/STALL)
PARKING LANDSCAPE AREA	5,142 SF (0.12 AC, 150%)
TOTAL IMPERVIOUS AREA	424,268 SF (9.72 AC, 84.2%)

**PROVIDED PARKING**

PROPOSED ADA COMPLIANT	5 SPACES
PROPOSED STANDARD	132 SPACES (8 VAN/CAR POOL SPACES)
PROPOSED COMPACT	0 SPACES
TOTAL PARKING PROVIDED	137 SPACES (1.67/1,000 SF)
BICYCLE PARKING	32 (16 EXTERIOR AND 16 INTERIOR SPACES)

**PARKING DATA**

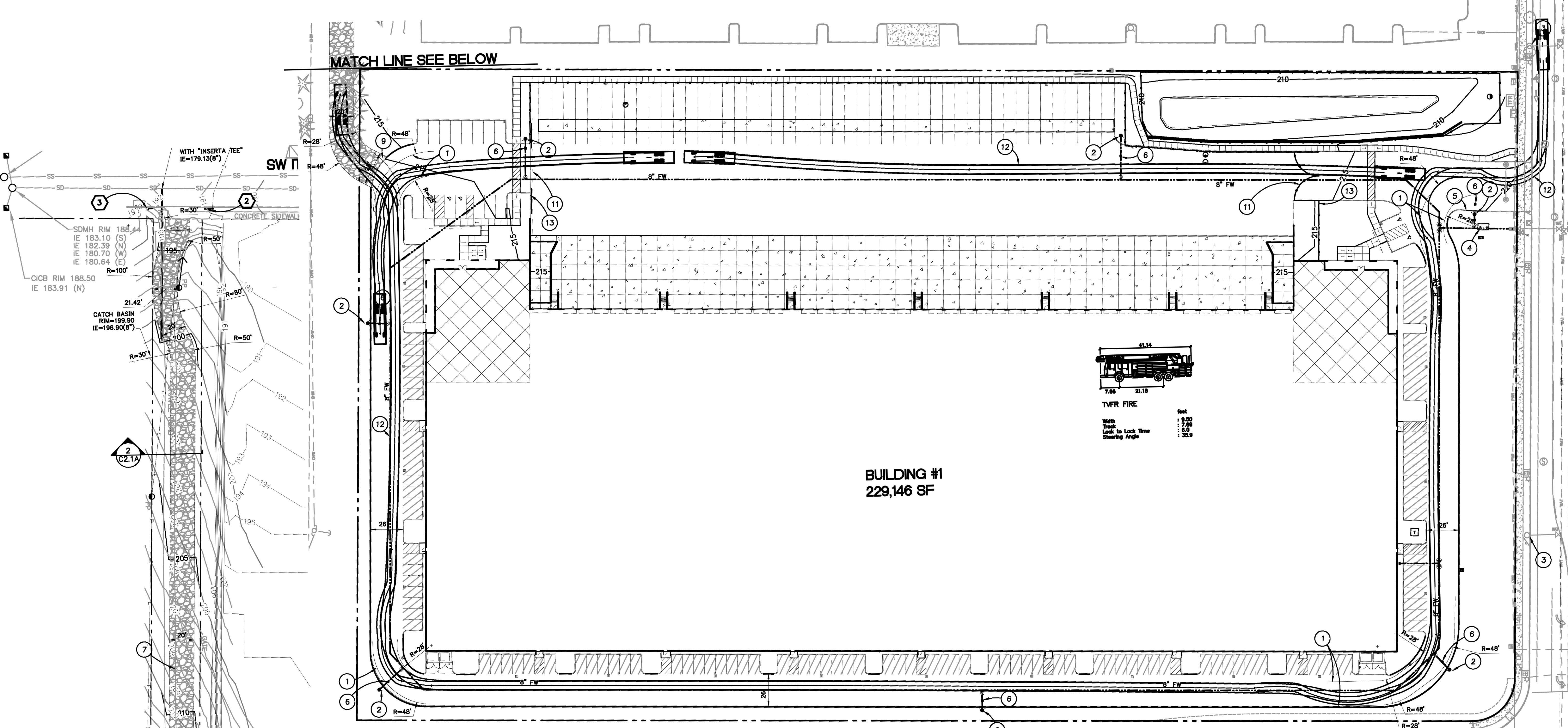
**REQUIRED PARKING**  
(BASED ON 10% OFFICE AND 90% WAREHOUSE USE)

OFFICE	MINIMUM (2.7/1,000)	62 SPACES
	MAXIMUM (4.1/1,000)	94 SPACES
WAREHOUSE	MINIMUM (0.3/1,000)	62 SPACES
	MAXIMUM (0.5/1,000)	103 SPACES
TOTAL	MINIMUM	124 SPACES
	MAXIMUM	197 SPACES

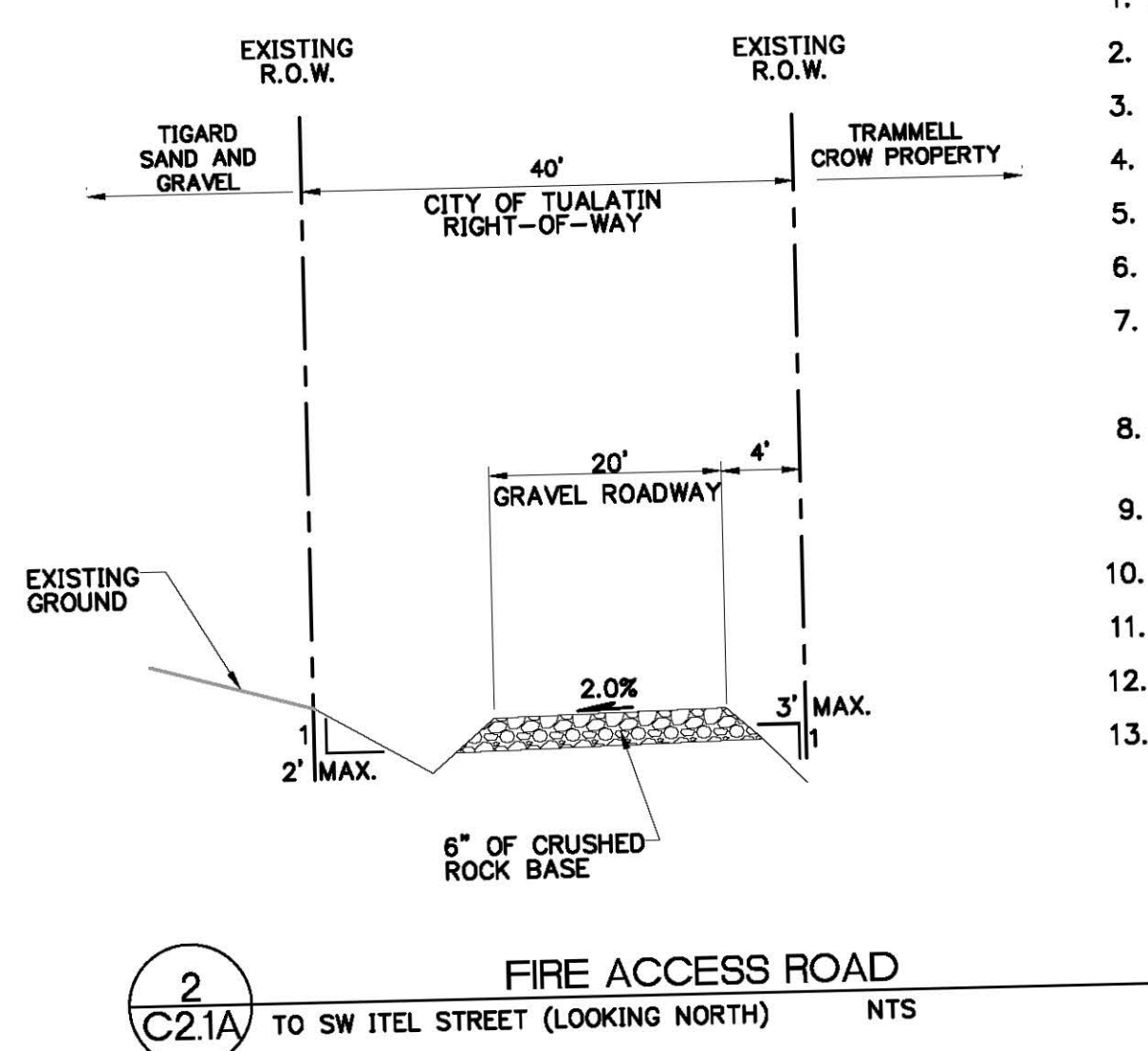
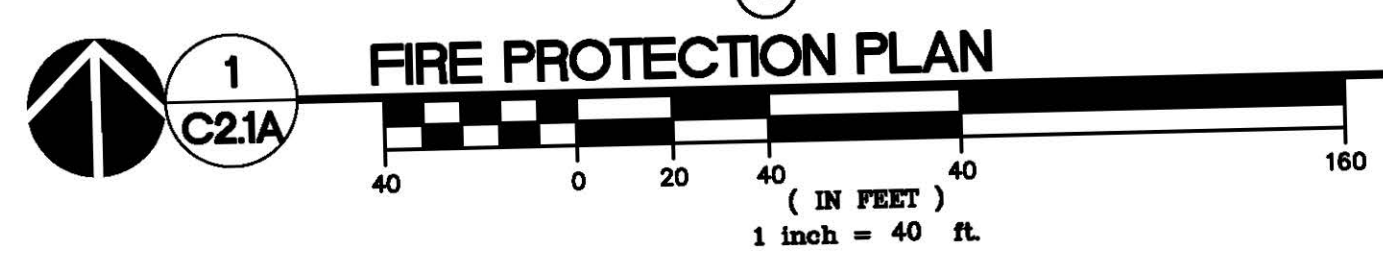
**KEYNOTES**

1. VERTICAL CURB, SEE 5/CB.1
2. ADA COMPLIANT PARKING STALL, SEE 12/CB.1
3. CONCRETE SIDEWALK, SEE 2/CB.2
4. 4" WHITE PARKING STRIPE (2 COATS OF PAINT)
5. ADA COMPLIANT SQUARE RAMP, SEE 1/CB.1
6. LANDSCAPE AREA
7. ADA COMPLIANT CURB RAMP, SEE 8/CB.1
8. TRASH ENCLOSURE PER ARCHITECTURAL PLANS
9. 1" HIGH WHITE PAINTED LETTERS: "CARPOOL" "VANPOOL" (SEE 8/CB.2)
10. STRIPED CROSSWALK
11. 8 EXTERIOR BICYCLE PARKING SPACES, MIN. 2'x6', SEE 14/CB.1
12. EXISTING FIRE HYDRANT
13. PROPOSED FIRE HYDRANT, PER CITY STD 610 SHEET CB.4
14. BLUE HYDRANT REFLECTOR
15. STAIRS SEE ARCH. PLANS
16. EXISTING DRIVEWAY TO REMAIN
17. INSTALL ADA COMPLIANT SIGN, SEE 11/CB.1
18. INSTALL ADA COMPLIANT SIGN W/ VAN PLACARD, SEE 11/CB.1
19. TRANSFORMER
20. FDC SEE 4/CB.2
21. INSTALL BOLLARD, SEE 3/CB.1
22. VISION TRIANGLE
23. CONTROL MANHOLE SEE 7/CB.2
24. 8 INTERIOR BICYCLE PARKING SPACES, MIN. 2'x6' SEE ARCH. PLANS
25. SECURITY FENCING
26. SLIDING GATE
27. SWINGING GATE
28. EXISTING STREET LIGHT TO REMAIN
29. REMOVE EXISTING BARRIER
30. WQ/DETENTION POND
31. COORDINATE WITH GEOTECH FOR ROCK FALL PROTECTION
32. NOT USED
33. 4' CHAINLINK FENCE AROUND WQ FACILITY PER CWS 740 SHEET CB.3
34. DESIGN BUILD RETAINING WALL, SEE 3/CB.2
35. AC-CONCRETE TRANSITION, SEE 2/CB.3
36. MATCH EXISTING WALK
37. CONCRETE SCORE JOINT
38. DEPRESSED CURB WITH 1" LIP AT FIRE ACCESS
39. INSTALL FENCING 6" IN FRONT OF CURB TO ALLOW FULL SIDEWALK WIDTH
40. INSTALL KNOX BOX FOR FUTURE AUTOMATIC GATES IF PROVIDED BY TENANT.





**BUILDING #1  
229,146 SF**



**KEYNOTES**

- 28'/48" TRUCK TURN RADIUS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- DDCV ASSEMBLY
- FDC
- BLUE REFLECTORS TO MARK FIRE HYDRANT
- FIRE ACCESS ROAD, X" OF ROCK OVER X, CAPABLE OF SUPPORTING 75,000 LB TRUCK
- FIRE ACCESS GATE WITH KNOX BOX AND FIRE LANE SIGNAGE
- DEPRESSED CURB WITH 1" LIP
- SLIDING GATE WITH KNOX BOX
- SWINGING GATE WITH KNOX BOX
- TVFR FIRE ENGINE TRAVEL PATH
- INSTALL KNOX BOX FOR FUTURE AUTOMATIC GATE IF PROVIDED BY TENANT

**FIRE LANE NOTE**

CONTRACTOR SHALL COORDINATE FIRE LANE MARKING WITH FIRE MARSHAL, OWNERS PREFERENCE IS TO PLACE SIGNS IN-LIEU-OF PAINTED CURBS. SEE SIGNAGE NO PARKING NOTE FOR SPACING, COORDINATE WITH FIRE MARSHAL FOR NUMBER OF SIGNS AND LOCATIONS.

**RESTRAINED JOINT NOTES**

TEST PRESSURE: 200 PSI  
DEPTH TO BURY: 3 FT  
PIPE MATERIAL: PVC C-900  
SAFETY FACTOR: 1 TO 1.5  
LENGTH OF RESTRAINT: 20 FT  
ALONG MAIN ON TEES, Lr:

	6"	8"	10"
8" x X" TEE	1'	1'	27'
10" x X" TEE	1'	13'	48'
45° BENDS	11'	14'	17'

CITY RETAINS AUTHORITY TO MODIFY AND/OR ADD JOINT RESTRAINTS AT THE DISCRETION OF THE CITY ENGINEER.

**NO PARKING FIRE LANE SIGNS**

NO PARKING SIGNS: WHERE FIRE APPARATUS ROADWAYS ARE NOT OF SUFFICIENT WIDTH TO ACCOMMODATE PARKED VEHICLES AND 20 FEET OF UNOBSTRUCTED DRIVING SURFACE, NO PARKING FIRE LANE SIGNS SHALL BE INSTALLED ON ONE OF BOTH SIDES OF THE ROADWAY IN TURNAROUNDS AS NEEDED. ROADS 26 FEET WIDE OR LESS SHALL BE POSTED ON BOTH SIDES AS A FIRE LANE. ROADS MORE THAN 26 FEET WIDE TO 32 FEET WIDE SHALL BE POSTED ON ONE SIDE AS A FIRE LANE.

SIGNS SHALL READ "NO PARKING FIRE LANE" AND SHALL BE INSTALLED WITH A CLEAR SPACE ABOVE GRADE LEVEL OF 7 FEET. SIGNS SHALL BE SPACED AT AN INTERVAL APPROVED BY THE TUALATIN VALLEY FIRE AND RESCUE WITH A MINIMUM 25 FEET AND MAXIMUM OF 75 FEET. SIGNS SHALL BE 12 INCHES WIDE BY 18 INCHES HIGH AND SHALL HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. (OFC D103.6)

CONTRACTOR SHALL COORDINATE LOCATION OF FIRE SIGNS WITH FIRE MARSHAL.

**SITE LEGEND**

- PROJECT DISTURBANCE AREA, LIMITS OF WORK
- PROPERTY LINE EASEMENT
- VERTICAL CURB PER DETAIL 5/C8.1
- FIRE LANE SIGNED, COORD. W/ FIRE MARSHAL
- CATCH BASIN
- FIRE HYDRANT
- WATER METER
- DDCV
- FDC

MATCH LINE SEE ABOVE

MATCH LINE SEE BELOW





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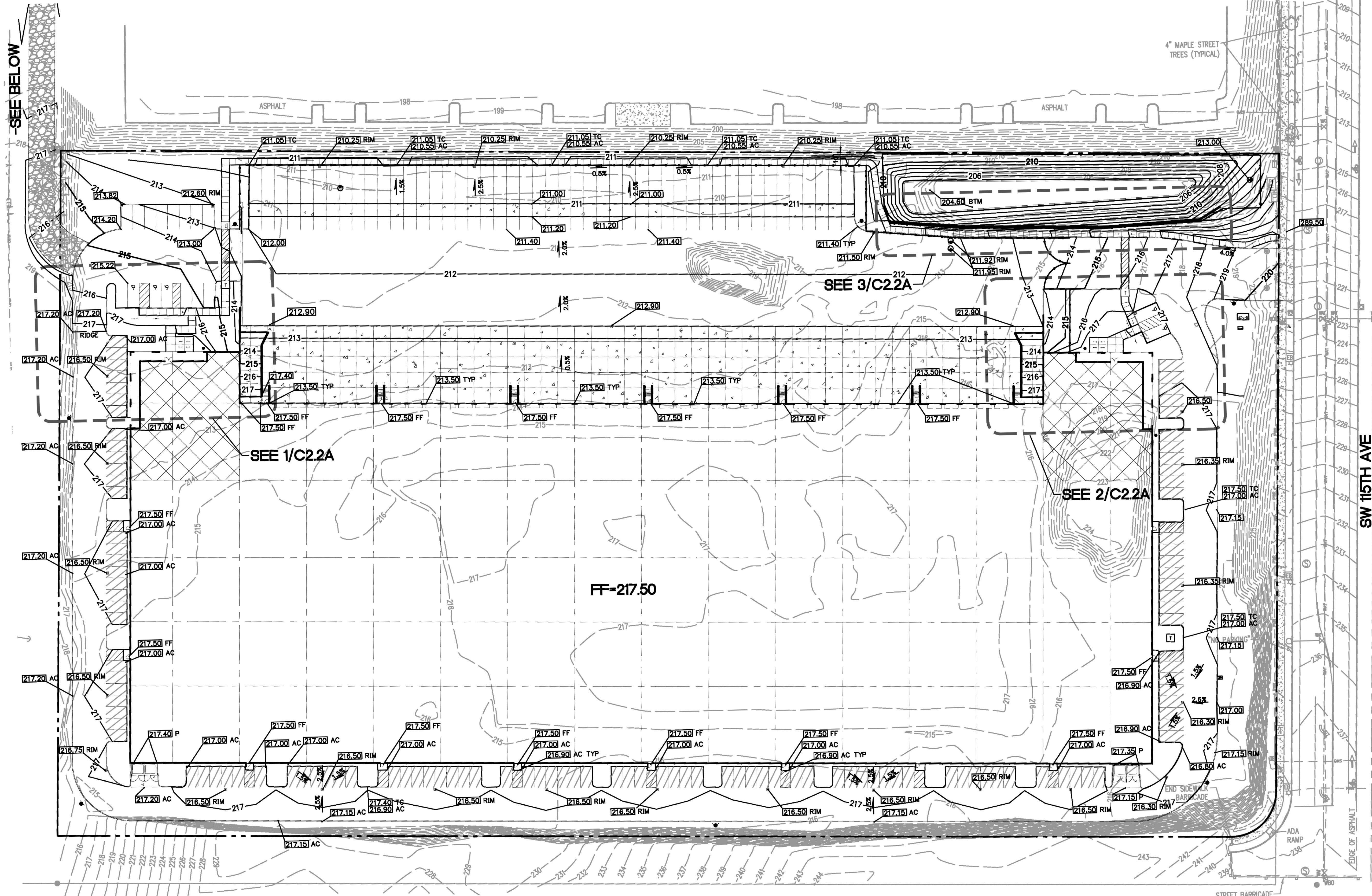
NO.	REVISIONS	REVISION DATE	DELTA	CLOSING DATE

SHEET TITLE:  
**SITE  
GRADING  
PLAN**

DRAWN BY:  
CHECKED BY:  
SHEET:

**C2.2**

JOB NO. **2160026.00**



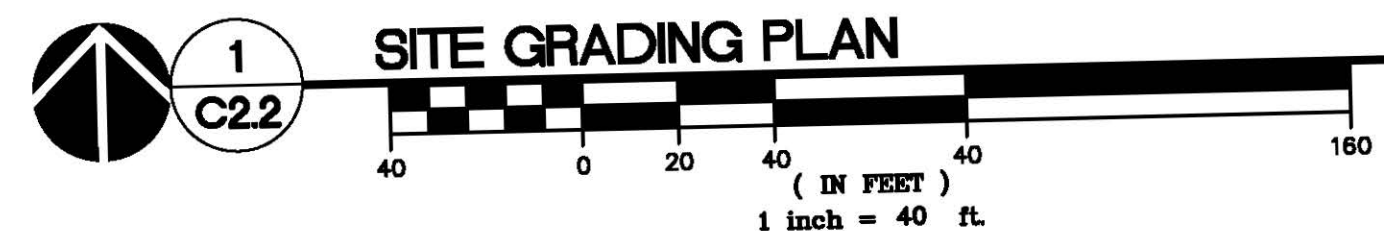
SEE BELOW

SEE 1/C2.2A

SEE 3/C2.2A

SEE 2/C2.2A

FF=217.50



**LEGEND**

STORM SEWER CATCH BASIN		TOP OF PAVEMENT ELEVATION	289.00 P
SLOPE ARROW		TOP OF WALL ELEVATION	289.90 TW
SPOT ELEVATION	289.50	BOTTOM OF WALL ELEV. AT GRADE	289.90 BW
RIGHT-OF-WAY LINE		BOTTOM OF STAIR ELEVATION	289.90 BS
PROPERTY LINE			
VERTICAL CURB			
CONTOUR	191		
ASPHALT SPOT ELEVATION	289.00 AC		
CURB TOP SPOT ELEVATION	289.90 TC		
TOP OF STAIRS ELEVATION	289.90 TS		
RIM ELEVATION	289.90 RIM		
BOTTOM OF BASIN ELEVATION	289.90 BTM		
PROPOSED BOLLARD			

**GRADING NOTES**

- ROUGH GRADING:** BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. ROUGH GRADE TO ALLOW FOR DEPTH OF CONCRETE SLABS, WALKS, AND THEIR BASE COURSES. GRADE FOR PAVED DRIVES AND PAVED PARKING AREAS AS INDICATED AND SPECIFIED HEREIN AND PROVIDE FOR SURFACE DRAINAGE AS SHOWN, ALLOWING FOR THICKNESS OF SURFACING MATERIAL.
- EXCAVATION:** EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES. GRADING TOLERANCES:  
ROUGH GRADE AT PAVED OR LANDSCAPED AREAS: ±0.1 FT.  
ROUGH GRADE PRIOR TO PLACING FINAL SURFACING: ±0.03 FT.
- EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED.** EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE CITY AND CLEANWATER SERVICES REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
- EFFECTIVE DRAINAGE CONTROL IS REQUIRED.** DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
- SITE TOPSOIL SHALL BE STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING.**
- THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY BY NORTHWEST SURVEYING, AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION.**
- CONTRACTOR TO COORDINATE GRADES AT ENTRANCE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.**
- 2% MAXIMUM SLOPE AT ALL ADA-COMPLIANT PARKING SPACES AND LOADING ZONES.**
- 5% MAX SLOPE (EXCLUDING RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.**
- WHERE SLOPES ARE STEEPER THAN 3:1, CONTRACTOR SHALL INSTALL JUTE MATTING. SLOPE SHALL BE PREPARED TO ENSURE COMPLETE AND DIRECT CONTACT OF MATTING WITH SOIL. FOLLOW MANUFACTURER'S RECOMMENDATIONS.**









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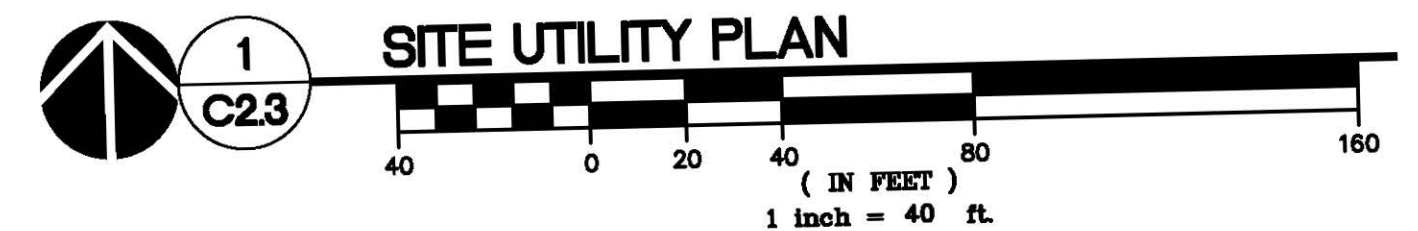
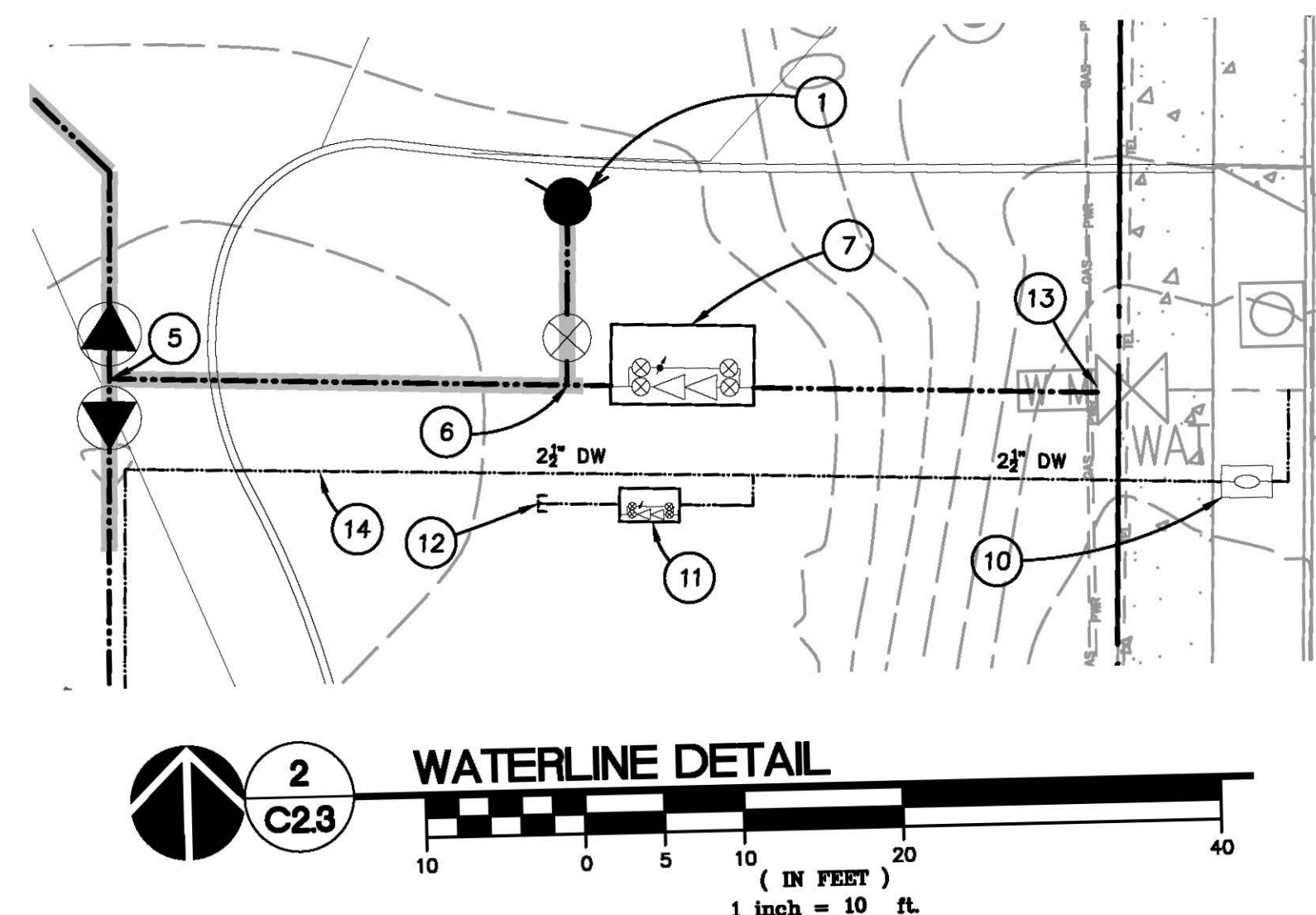
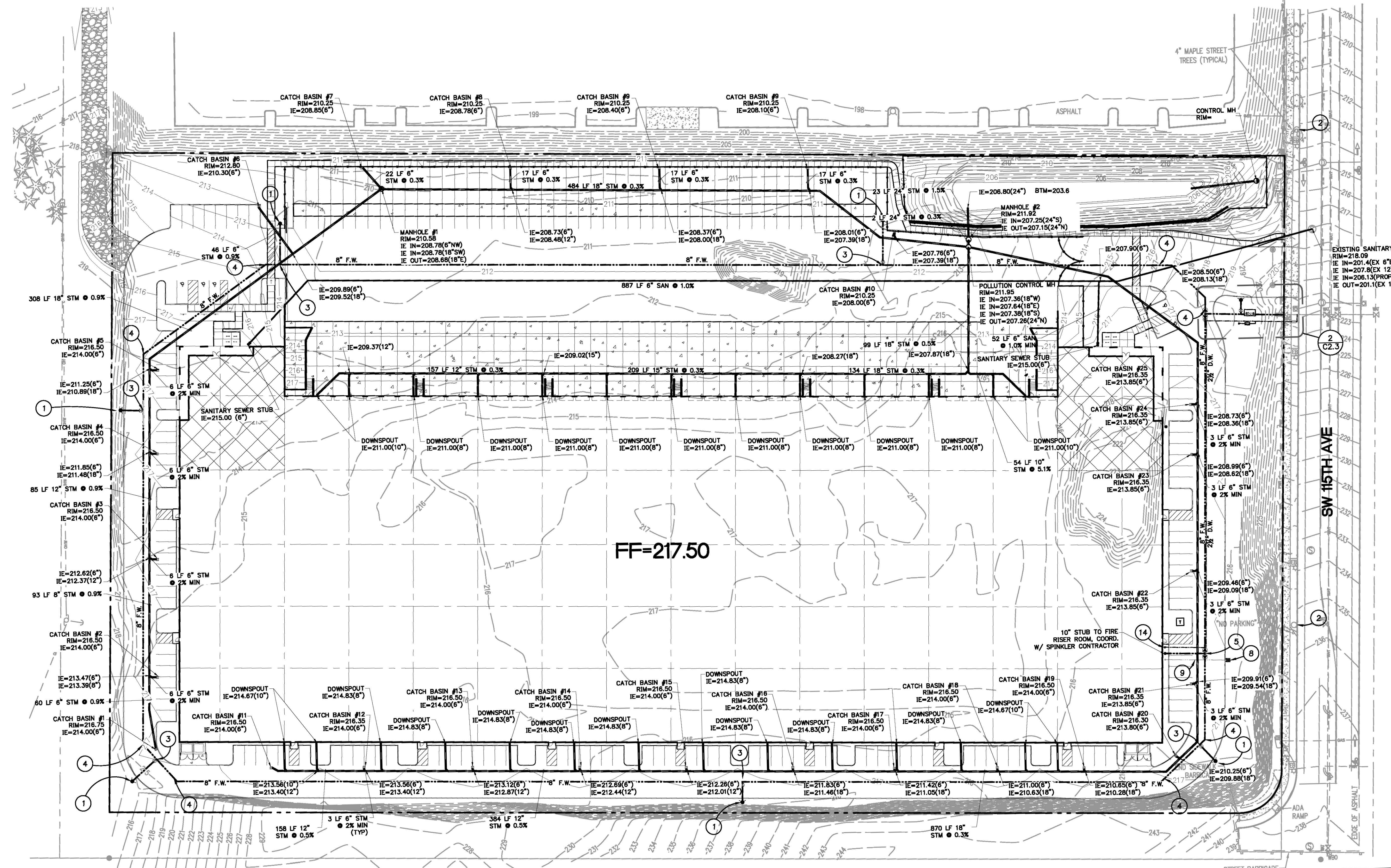
NO.	REVISIONS	REVISION	DELTA	CLOSING DATE

SHEET TITLE:  
**SITE  
UTILITY  
PLAN**

DRAWN BY: ASP  
CHECKED BY: RLf  
SHEET:

**C2.3**

JOB NO. **2160026.00**



- ### WATERLINE KEYNOTES
- PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - 8" x 6" TEE WITH RESTRAINT JOINTS
  - 8" 45° MJ BEND WITH RESTRAINT JOINTS
  - (1) 10" TEE (2) 10" x 8" REDUCERS WITH RESTRAINT JOINTS
  - 10" x 6" TEE WITH RESTRAINT JOINTS
  - 10" DDCV ASSEMBLY IN VAULT, SUPPLY POWER FOR SUMP PUMP. CONTRACTOR SHALL PROVIDE CONDUIT FROM VAULT TO ELECT. ROOM FOR TAMPER SWITCH AND SUMP PUMP POWER.
  - PROPOSED FDC
  - PROPOSED 6" LINE FROM RISER TO FDC
  - INSTALL 1-1/2" WATER METER IN BOX SIZED FOR FUTURE 2" METER
  - 2" DDCV FOR IRRIGATION
  - POINT OF IRRIGATION CONNECTION
  - REMOVE BLOWOFF AND CONNECT TO EXIST. 10" VALVE
  - INSTALL 2" RP DEVICE IN FIRE RISER ROOM

### RESTRAINED JOINT NOTES

TEST PRESSURE: 200 PSI  
DEPTH TO BURY: 3 FT  
PIPE MATERIAL: PVC C-900  
SAFETY FACTOR: 1 TO 1.5  
LENGTH OF RESTRAINT ALONG MAIN ON TEES, Lr:

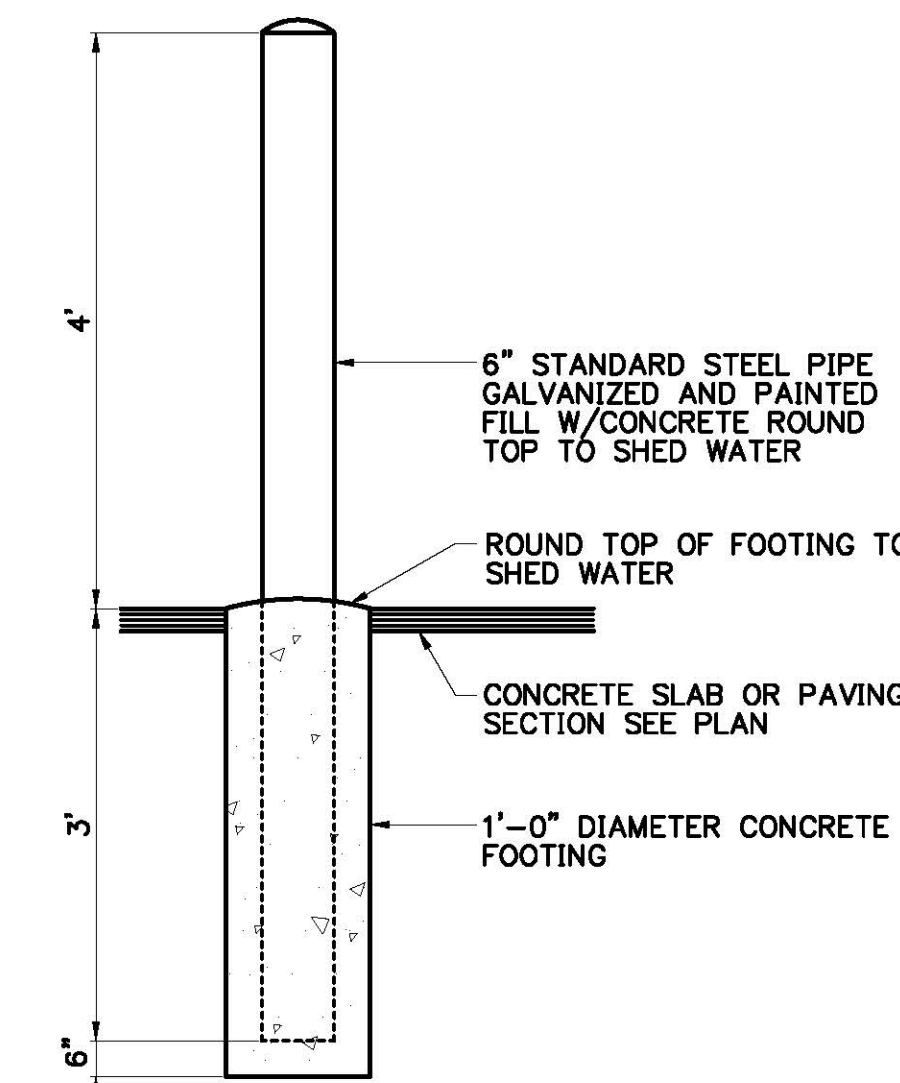
6" x 6" TEE	6'	8'	10'
8" x 8" TEE	1'	13'	48'
10" x 10" TEE	1'	14'	17'

CITY RETAINS AUTHORITY TO MODIFY AND/OR ADD JOINT RESTRAINTS AT THE DISCRETION OF THE CITY ENGINEER.

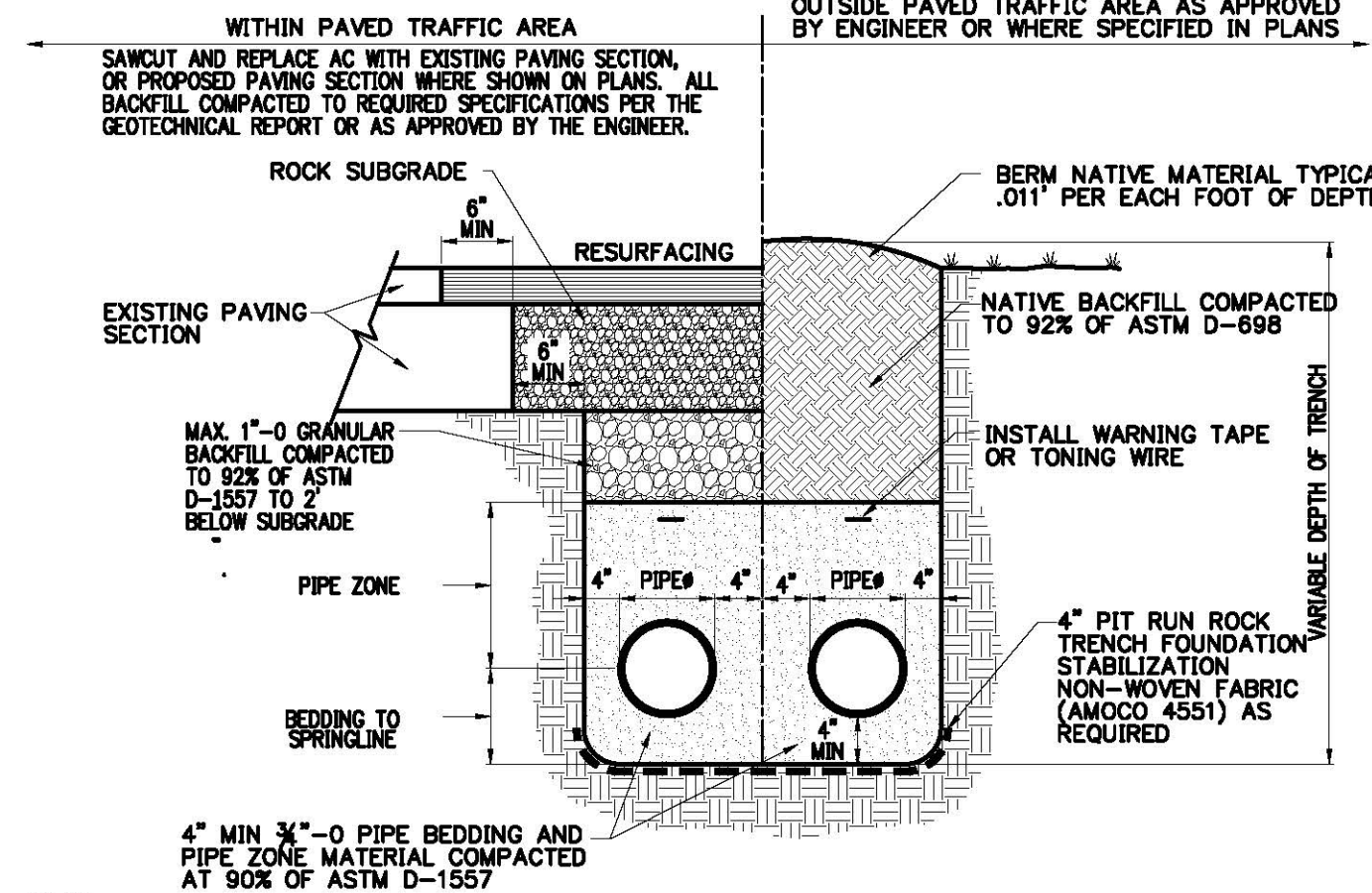
- ### UTILITY NOTES
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF TUALATIN, CLEAN WATER SERVICES, AND THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE AND THE INTERNATIONAL BUILDING CODE. ALL WORK WITHIN THE PUBLIC R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
  - THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
  - PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.12. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
  - ALL STORM PIPING IS SIZED FOR A MANNING'S "N" VALUE = 0.013. ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
  - SEE MECHANICAL DRAWINGS FOR UTILITIES LOCATED WITHIN THE BUILDING AND TO 5' OUTSIDE THE BUILDING.
  - ALL DOWNSPOUT LEADERS TO BE 6" AT 2.0% MIN. UNLESS NOTED OTHERWISE. VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
  - PROVIDE 2" PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2" PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH 3/4" INCH DIAMETER CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT FOR SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS.
  - THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY PREPARED BY WESTLAKE CONSULTANTS, INC. DATED JANUARY 30, 2015.
  - CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE SPECIFICATIONS AND LANDSCAPE PLANS.
  - SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5' OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING.
  - CONTRACTOR TO MAINTAIN MINIMUM 3 FT OF COVER OVER ALL WATER LINE.
  - 30 MIL LINER TO BE INSTALLED AT BOTTOM OF ALL LIDA BASINS WITHIN 10 LINEAL FEET OF FOOTING.



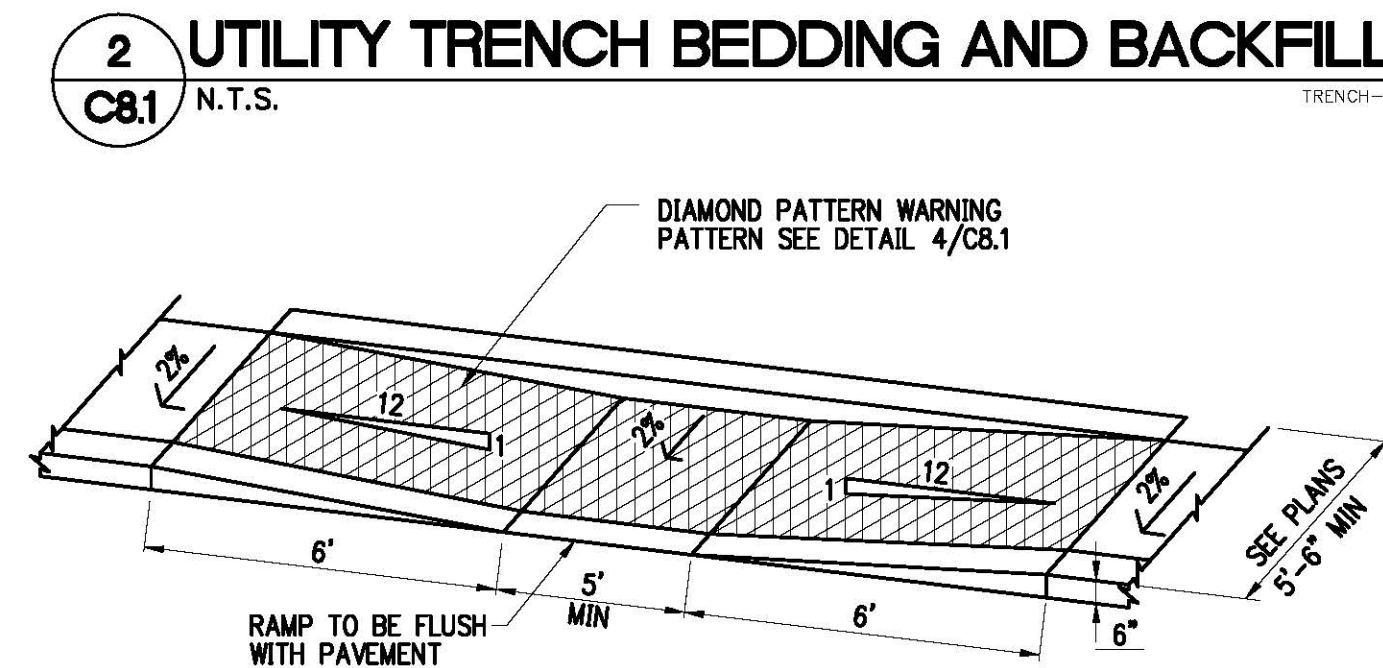
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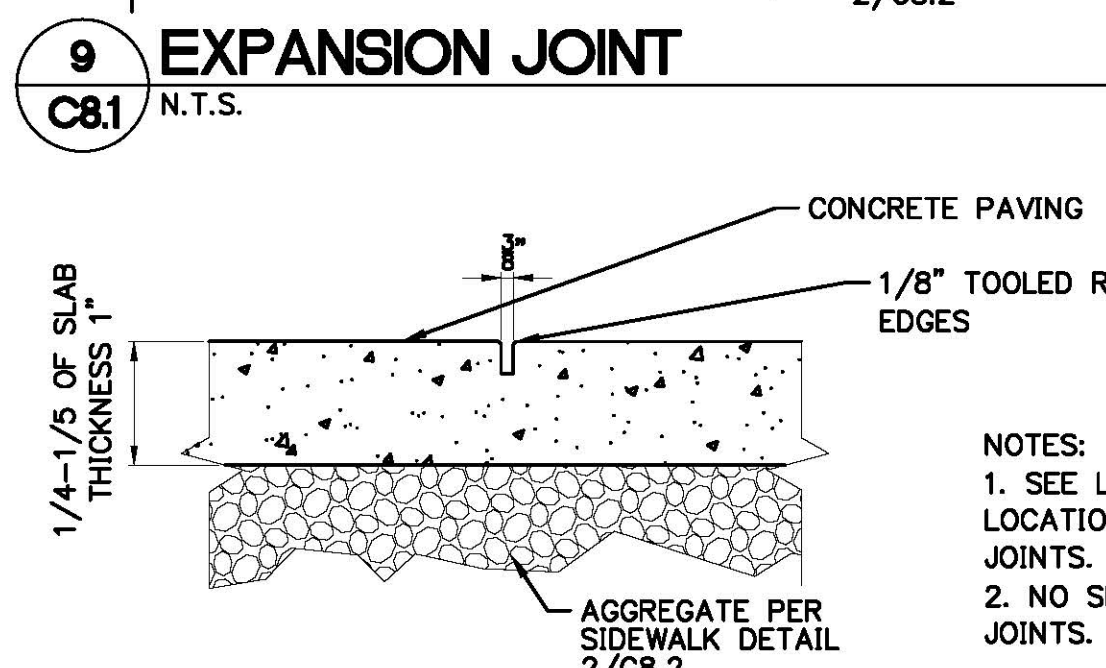
**3 6" PIPE BOLLARD**  
C8.1 N.T.S.



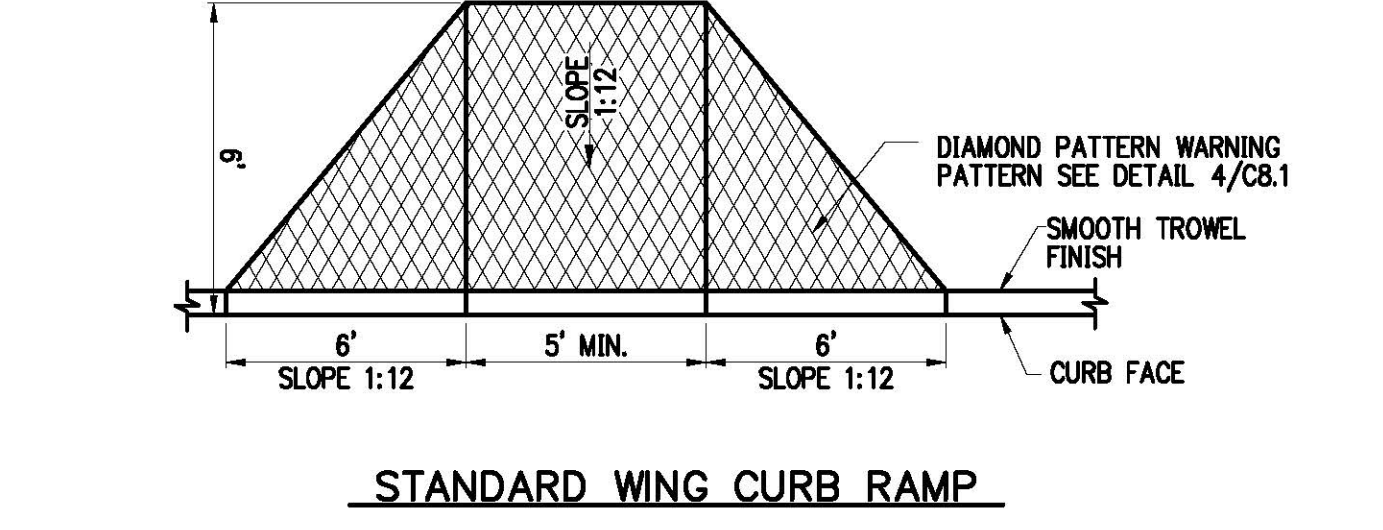
**2 UTILITY TRENCH BEDDING AND BACKFILL**  
C8.1 N.T.S.



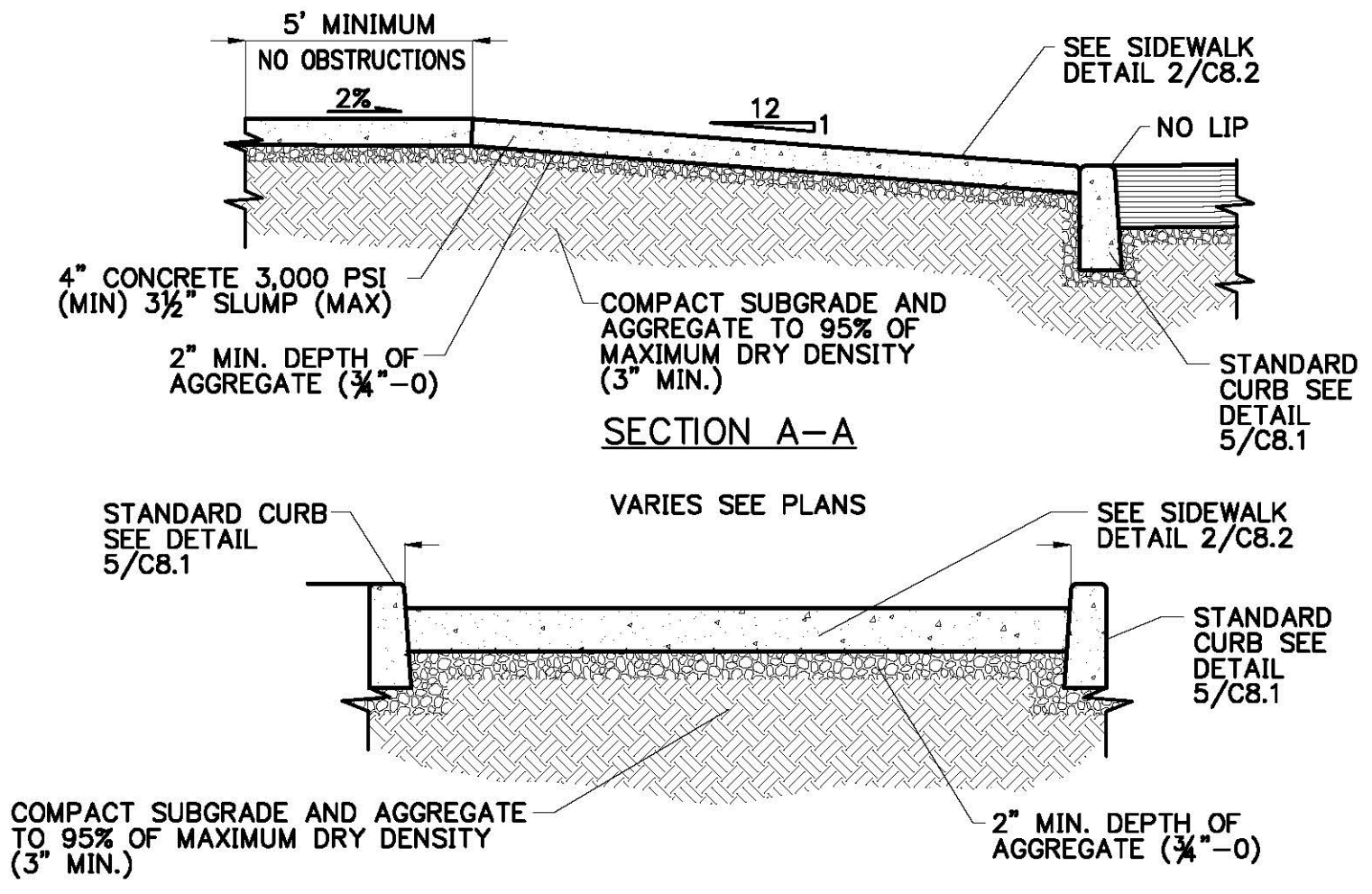
**8 ADA COMPLIANT CURB RAMP**  
C8.1 N.T.S.



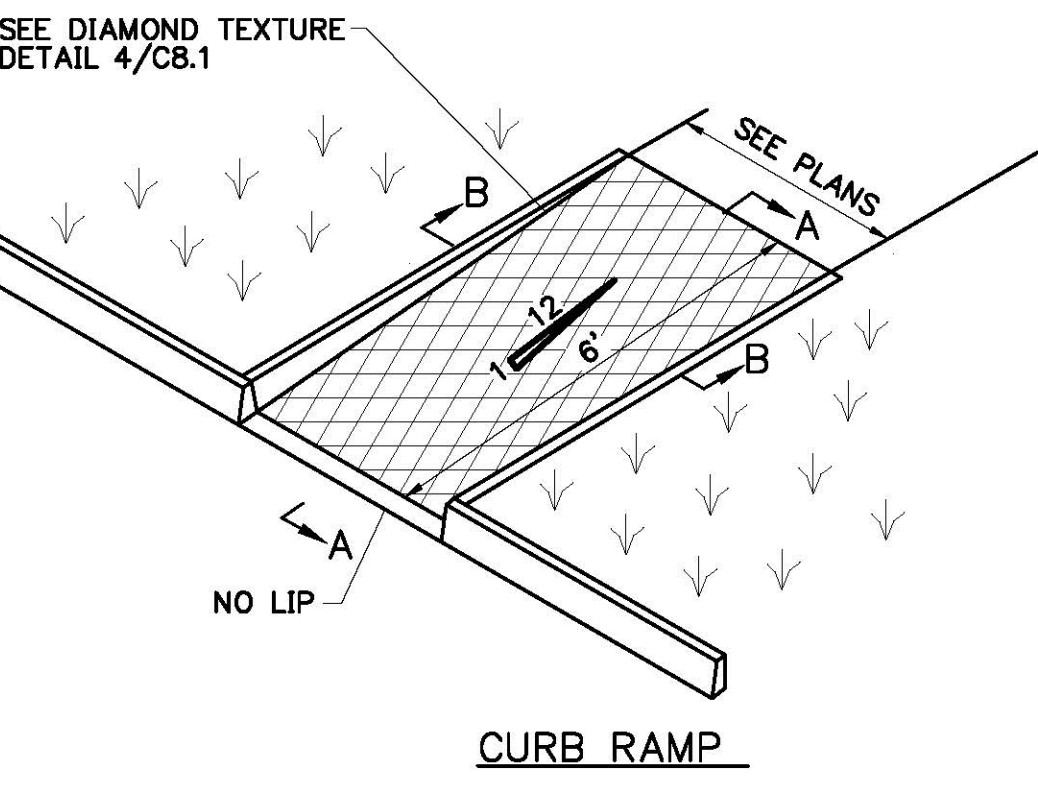
**9 EXPANSION JOINT**  
C8.1 N.T.S.



**8 ADA COMPLIANT CURB RAMP**  
C8.1 N.T.S.

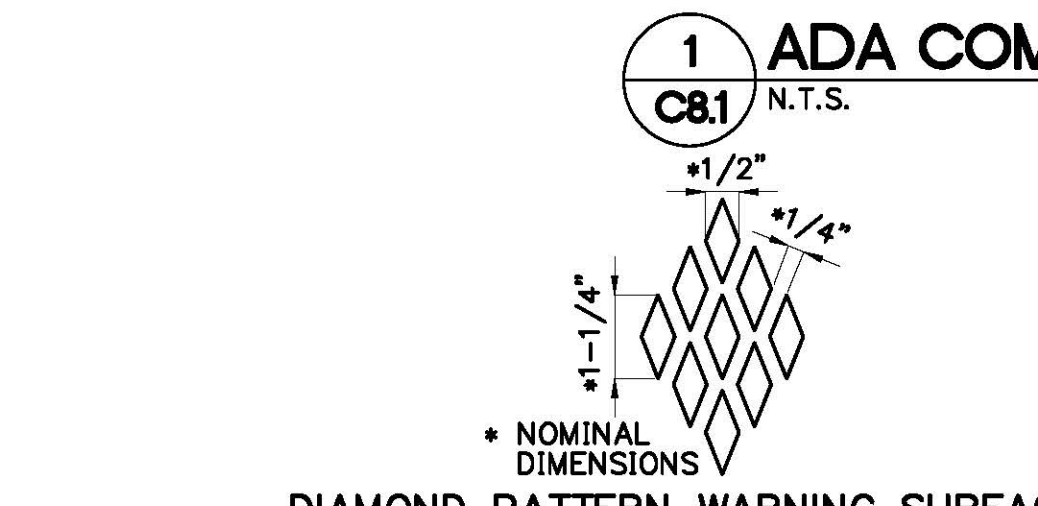


**1 ADA COMPLIANT 12:1 CURB RAMP**  
C8.1 N.T.S.

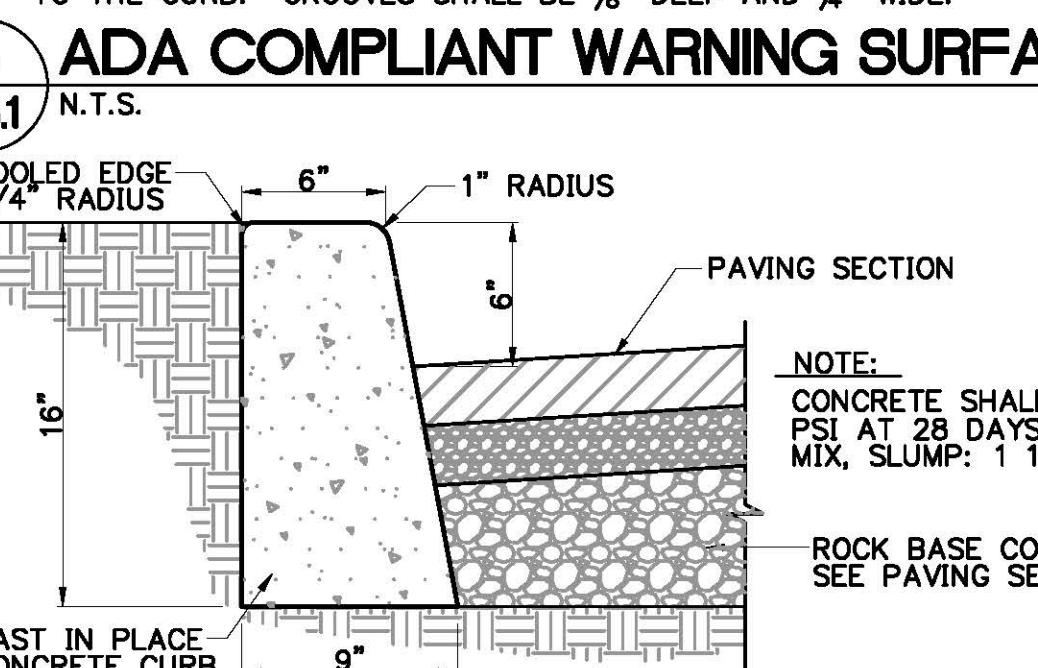


**1 ADA COMPLIANT 12:1 CURB RAMP**  
C8.1 N.T.S.

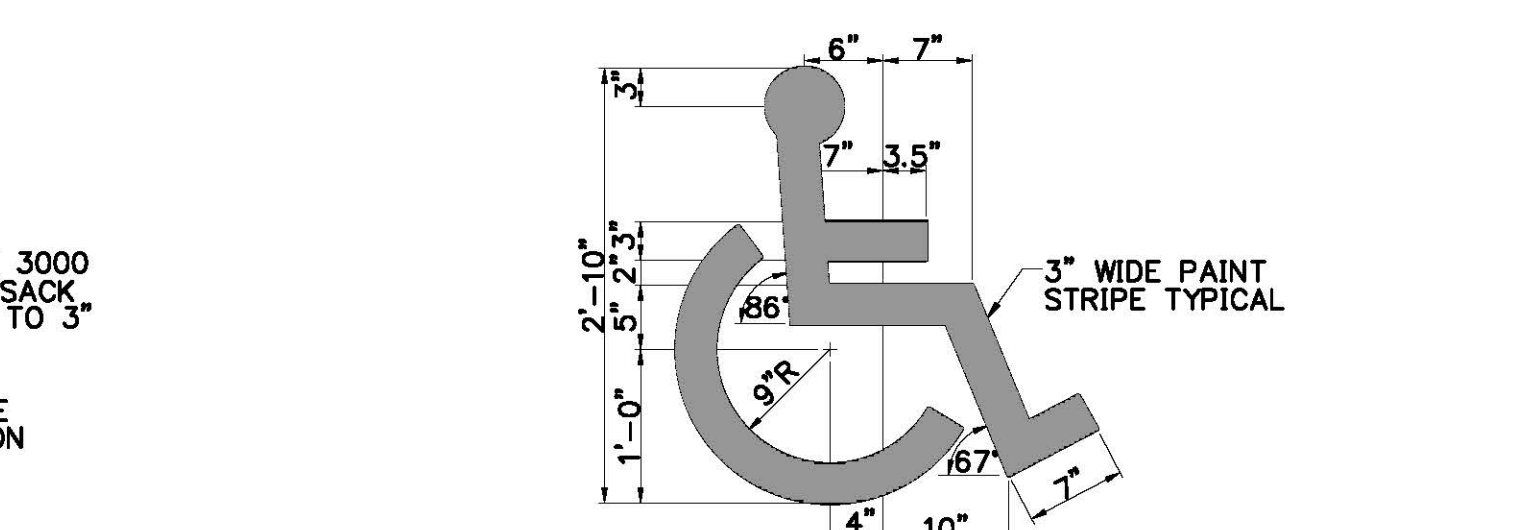
- NOTES:
- RAMP TO BE MAX. 1:12 SLOPE.
  - RAMPS TO BE CONSTRUCTED SEPARATELY, AND ISOLATED BY EXPANSION JOINT MATERIAL.
  - SEE STANDARD LANDING CROSS SECTION DETAIL FOR SECTIONS A-A AND B-B.



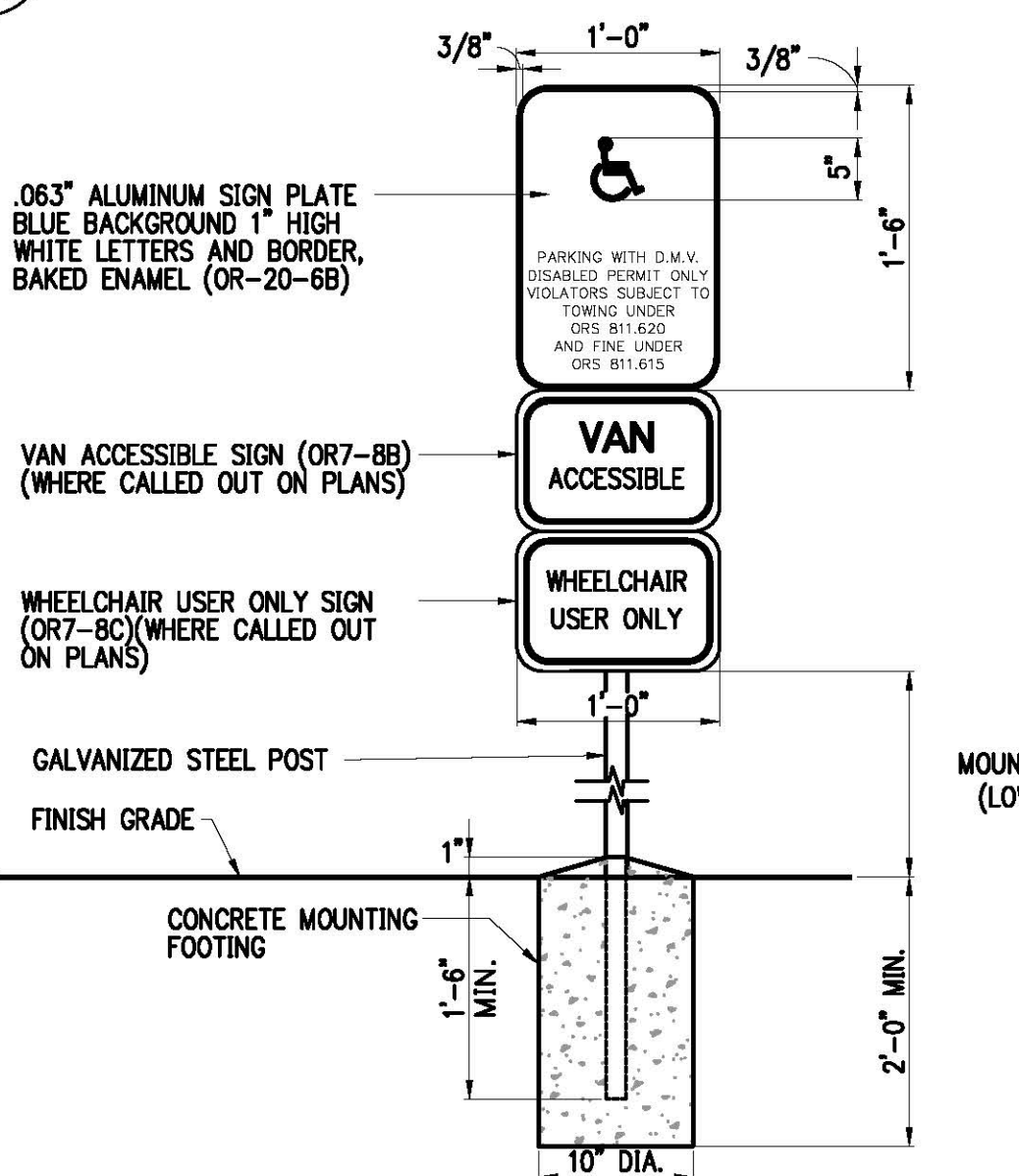
**4 ADA COMPLIANT WARNING SURFACE**  
C8.1 N.T.S.



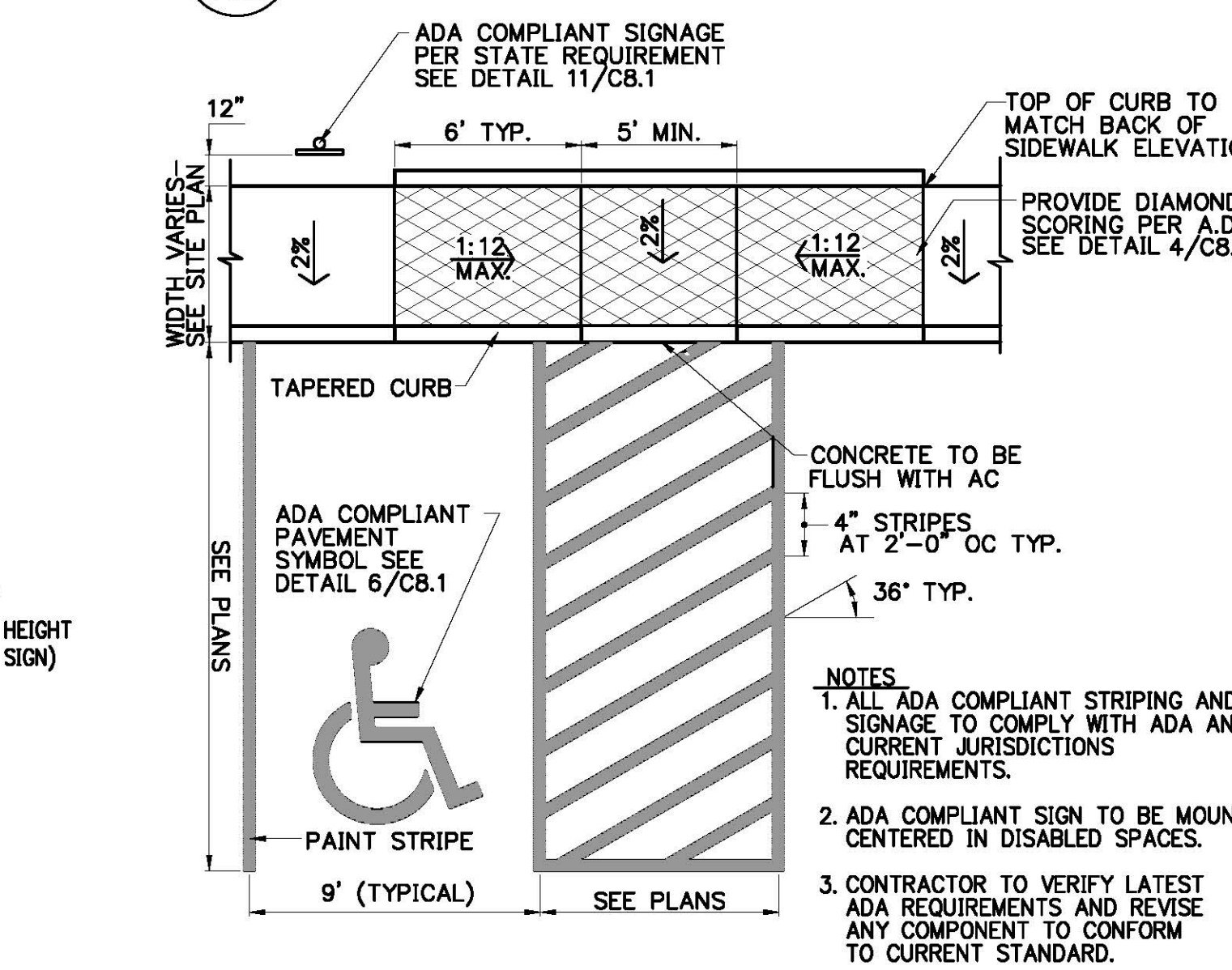
**5 CONCRETE VERTICAL CURB**  
C8.1 N.T.S.



**6 ADA COMPLIANT PARKING SYMBOL**  
C8.1 N.T.S.



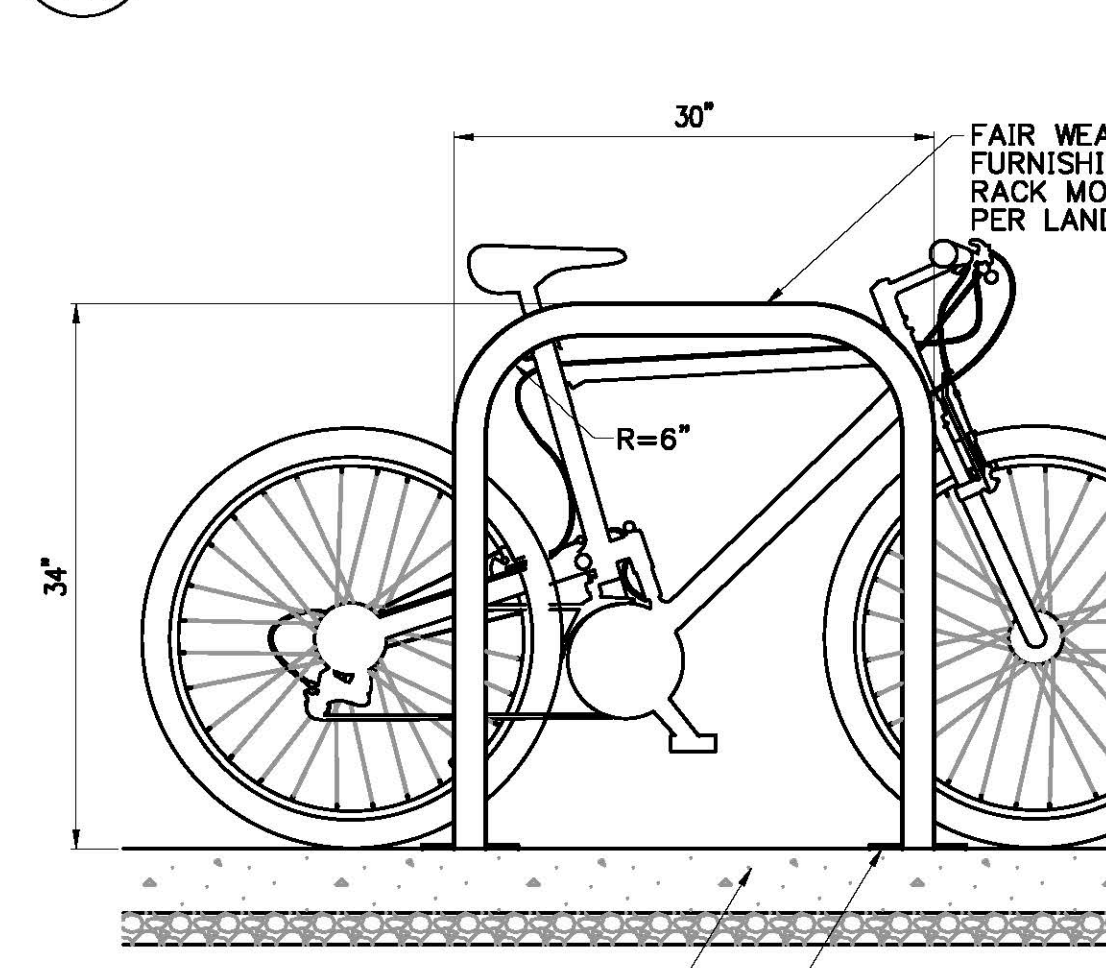
**11 ADA COMPLIANT VAN PARKING SIGN**  
C8.1 N.T.S.



**12 ADA COMPLIANT PARKING STALL**  
C8.1 N.T.S.



**13 PRECAST CURB STOP**  
C8.1 N.T.S.



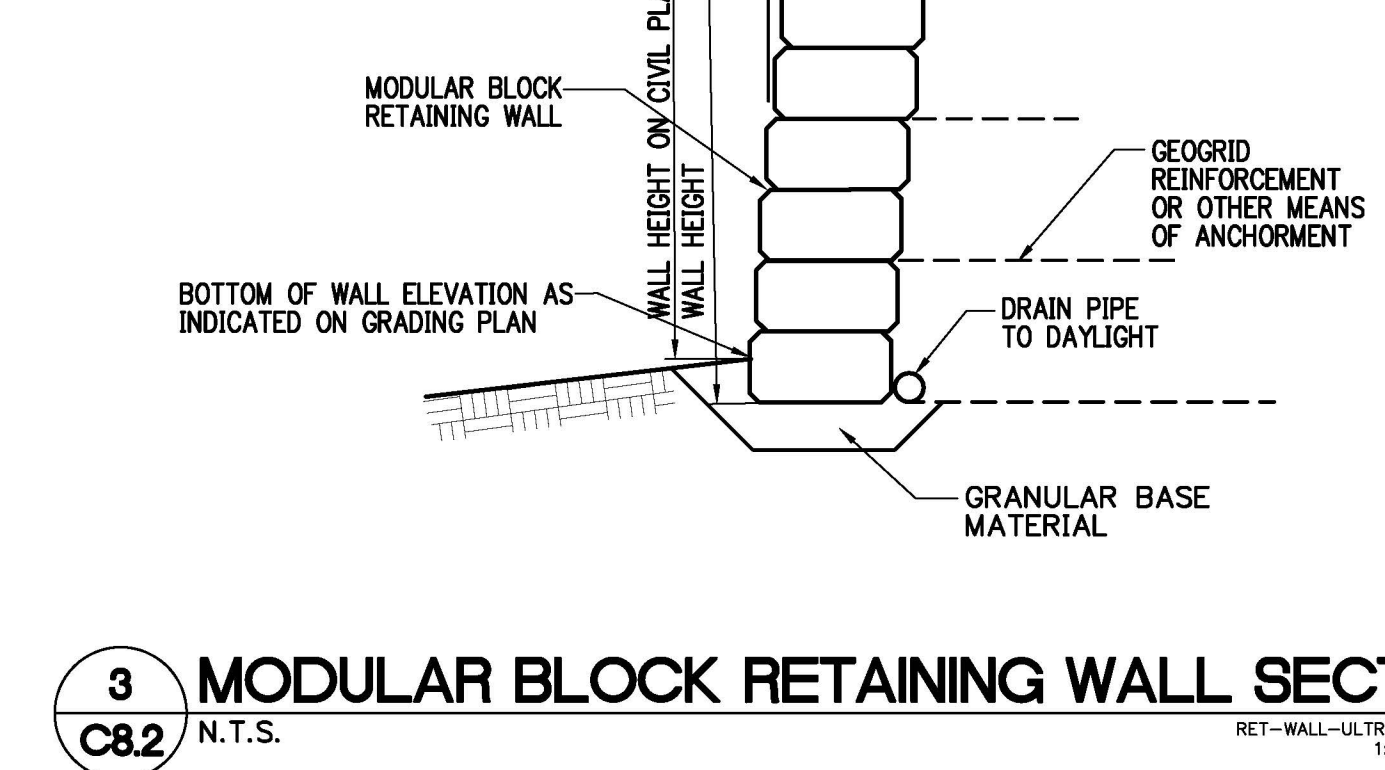
**14 BIKE RACK**  
C8.1 N.T.S.



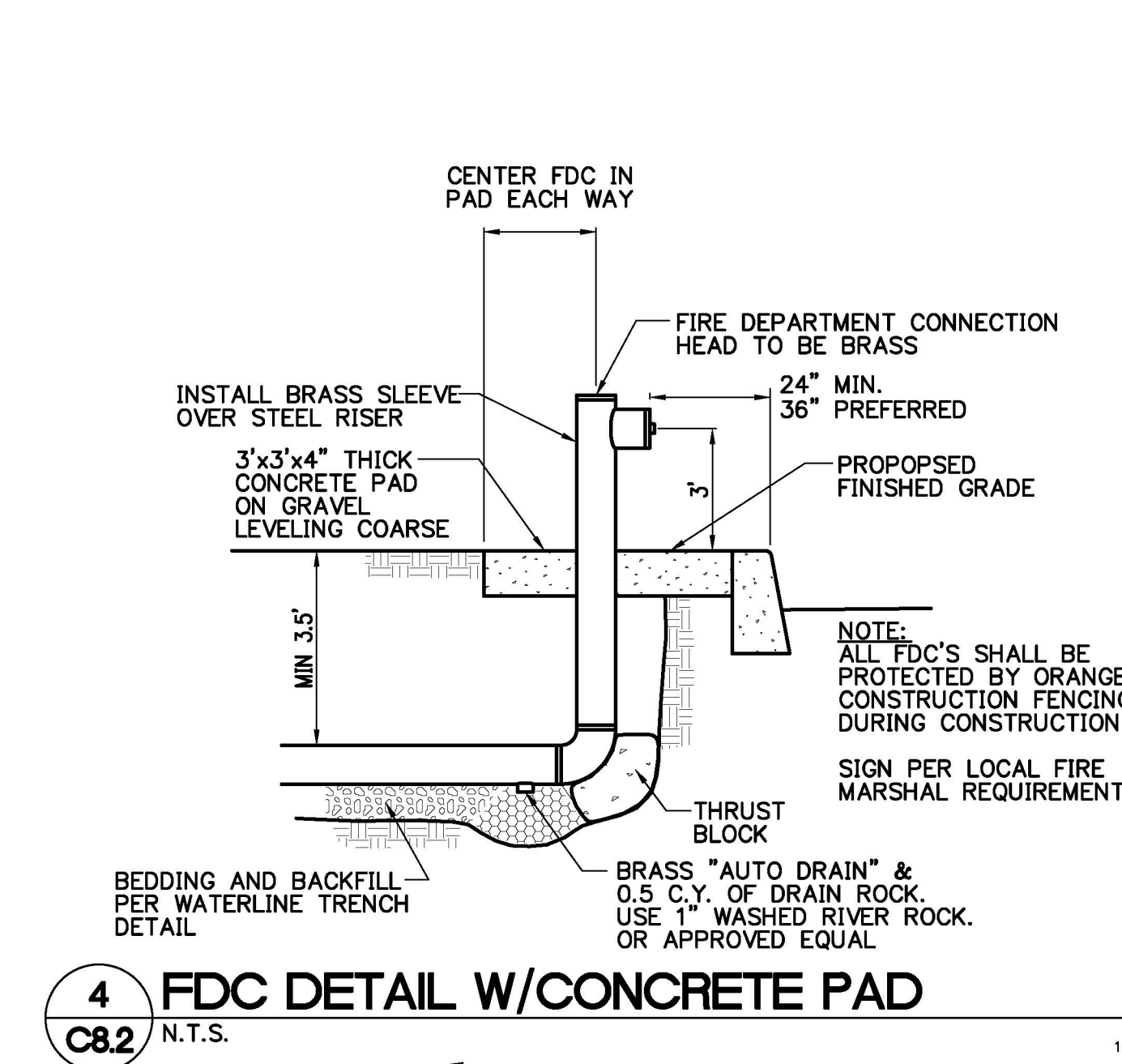
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1		X		

**DESIGN BUILD WALL NOTES**

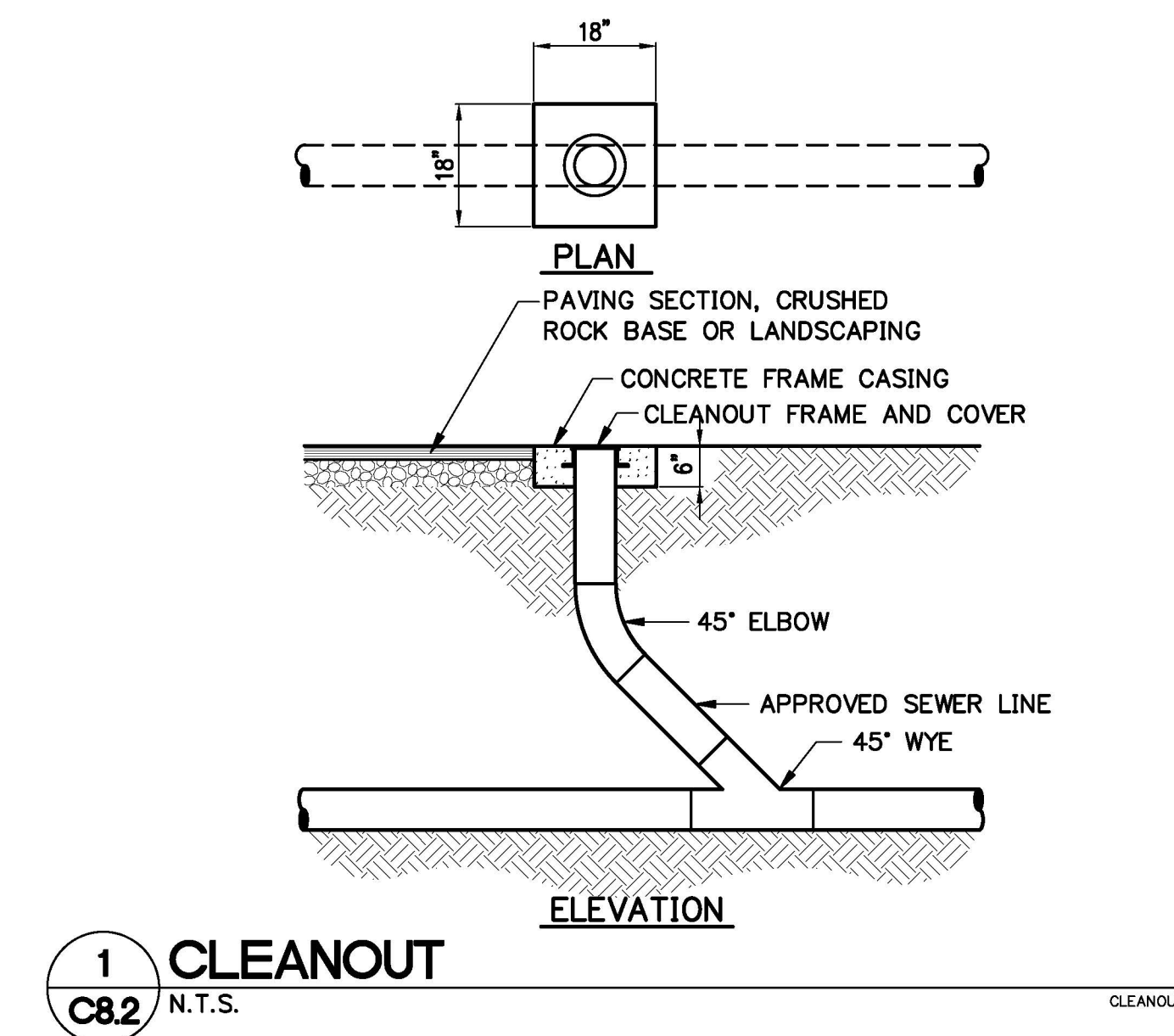
WALL TO BE MODULAR BLOCK W/ SPLIT FACE AND BEVELED EDGES. ACCEPTABLE PRODUCTS INCLUDE LOCK 'N' LOAD AND KEYSTONE WALLS.  
ALTERNATE IS A STACKED ROCK WALL DESIGNED BY GEOTECHNICAL ENGINEER  
WALLS OVER 42" IN HEIGHT SHALL BE DESIGN BUILD, INCLUDING PERMITTING BY JURISDICTION.  
COORDINATE BLOCK COLOR WITH OWNER.  
PROVIDE BLOCK SAMPLE FOR OWNERS APPROVAL PRIOR TO WALL INSTALLATION.  
WALLS OVER 30" IN GRADE DIFFERENTIAL SHALL BE INSTALLED WITH FENCING.



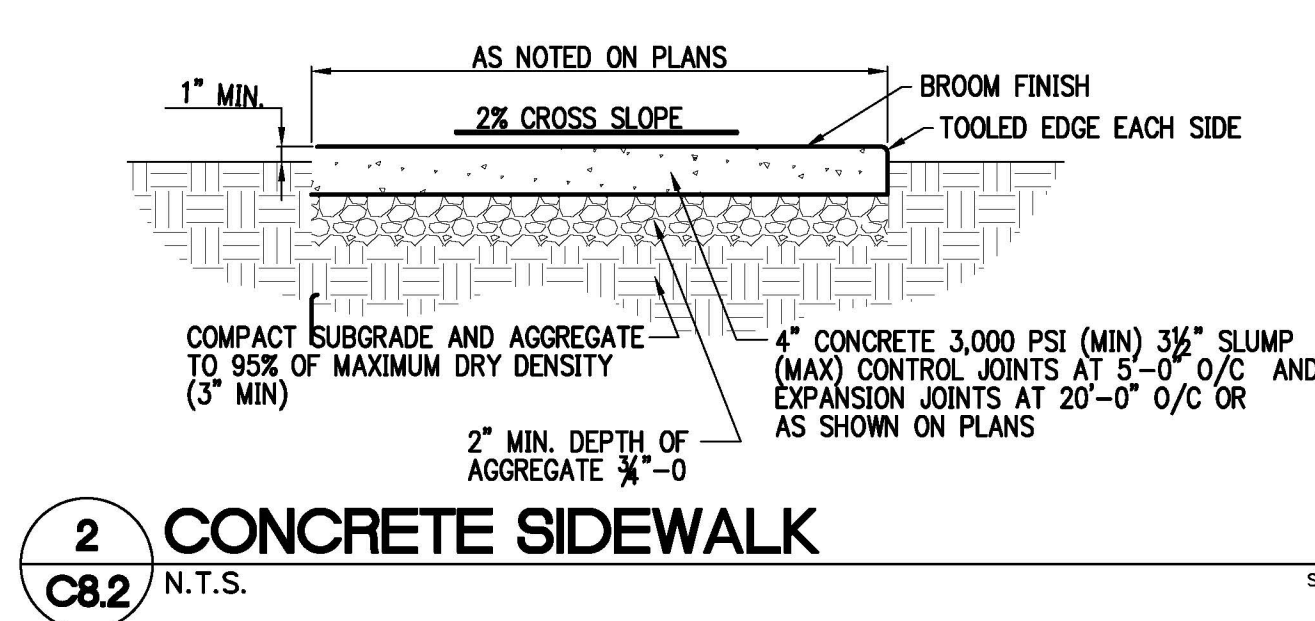
**3 MODULAR BLOCK RETAINING WALL SECT.**  
N.T.S. RET-WALL-ULTRA 1:1



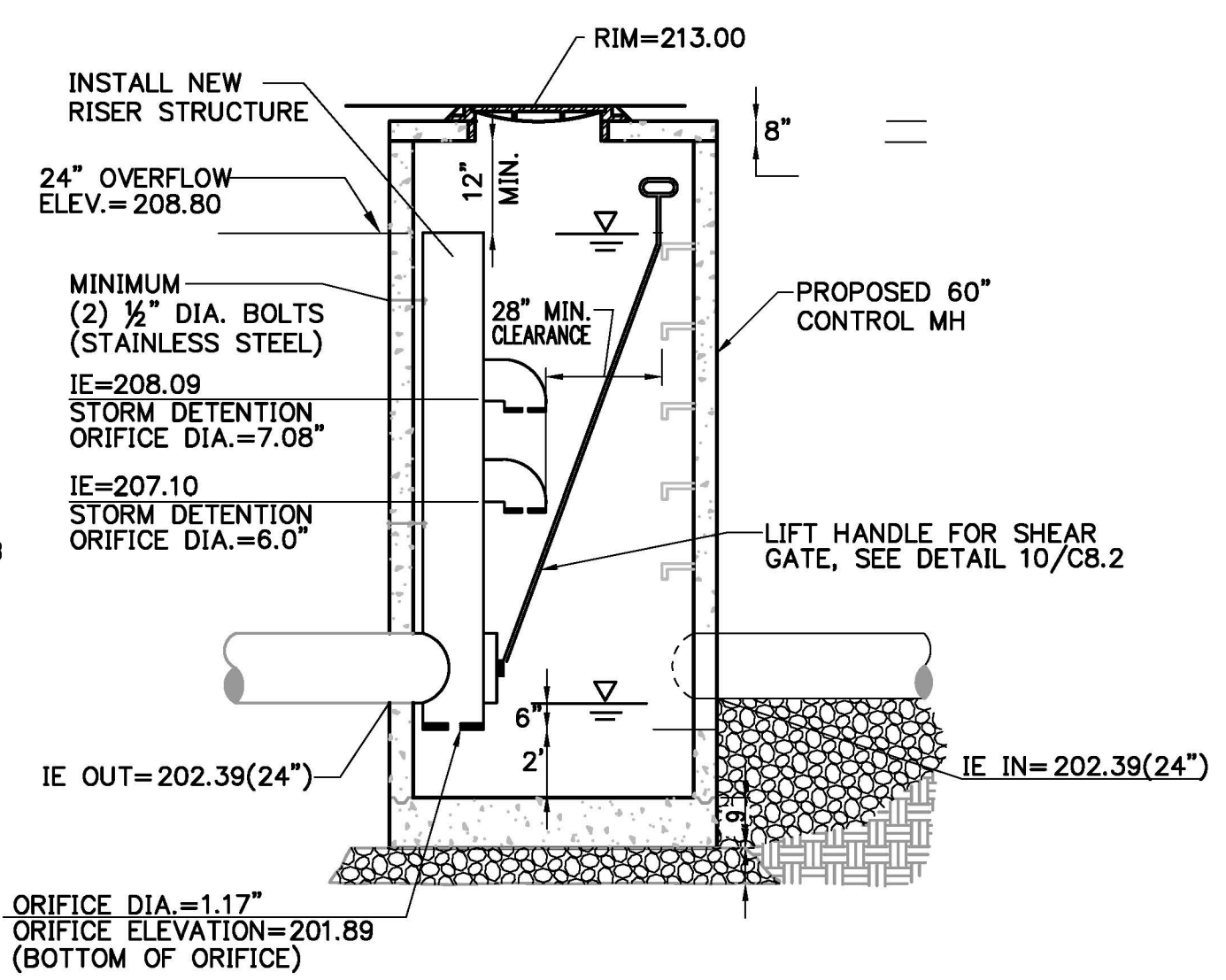
**4 FDC DETAIL W/ CONCRETE PAD**  
N.T.S.



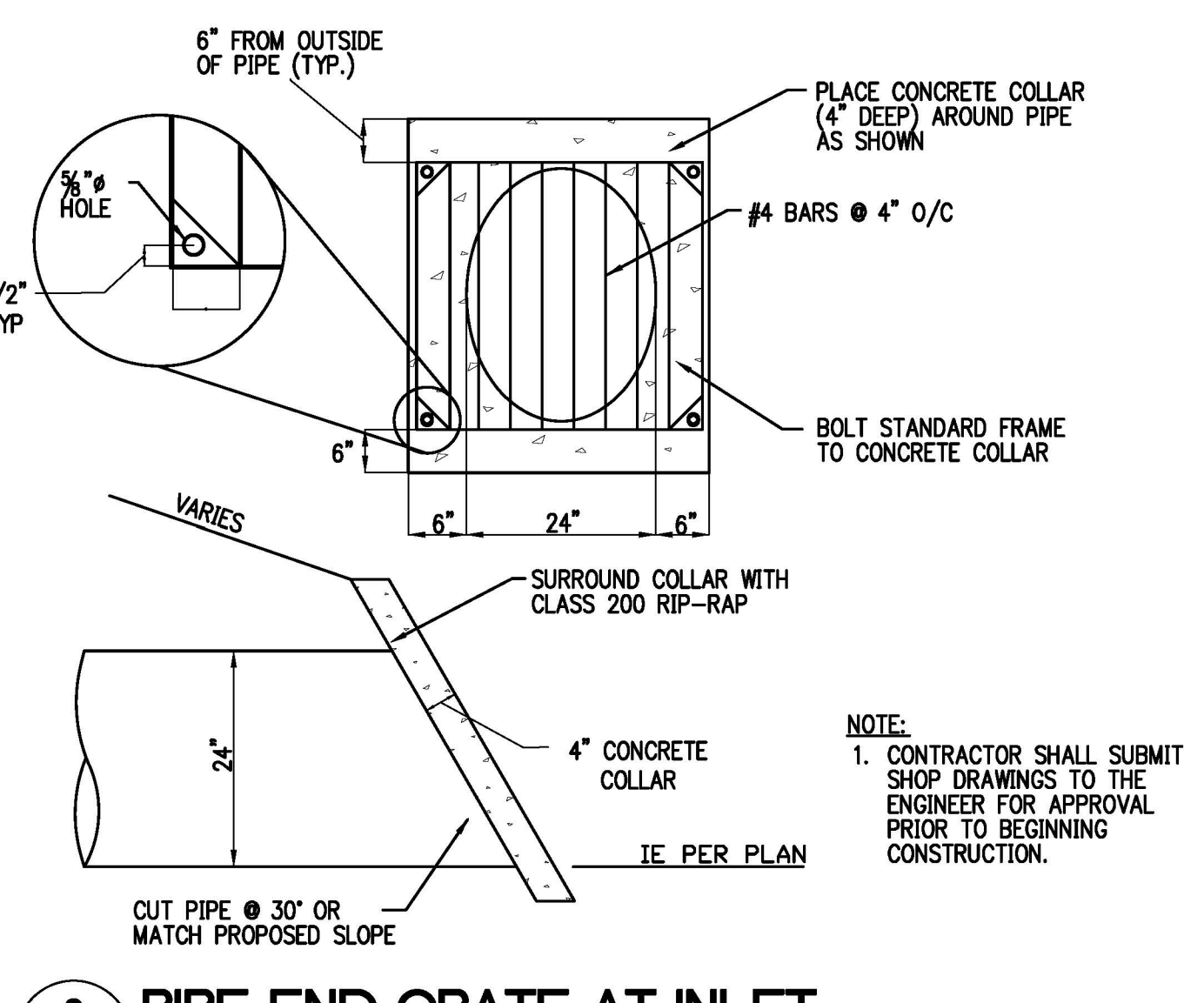
**1 CLEANOUT**  
N.T.S.



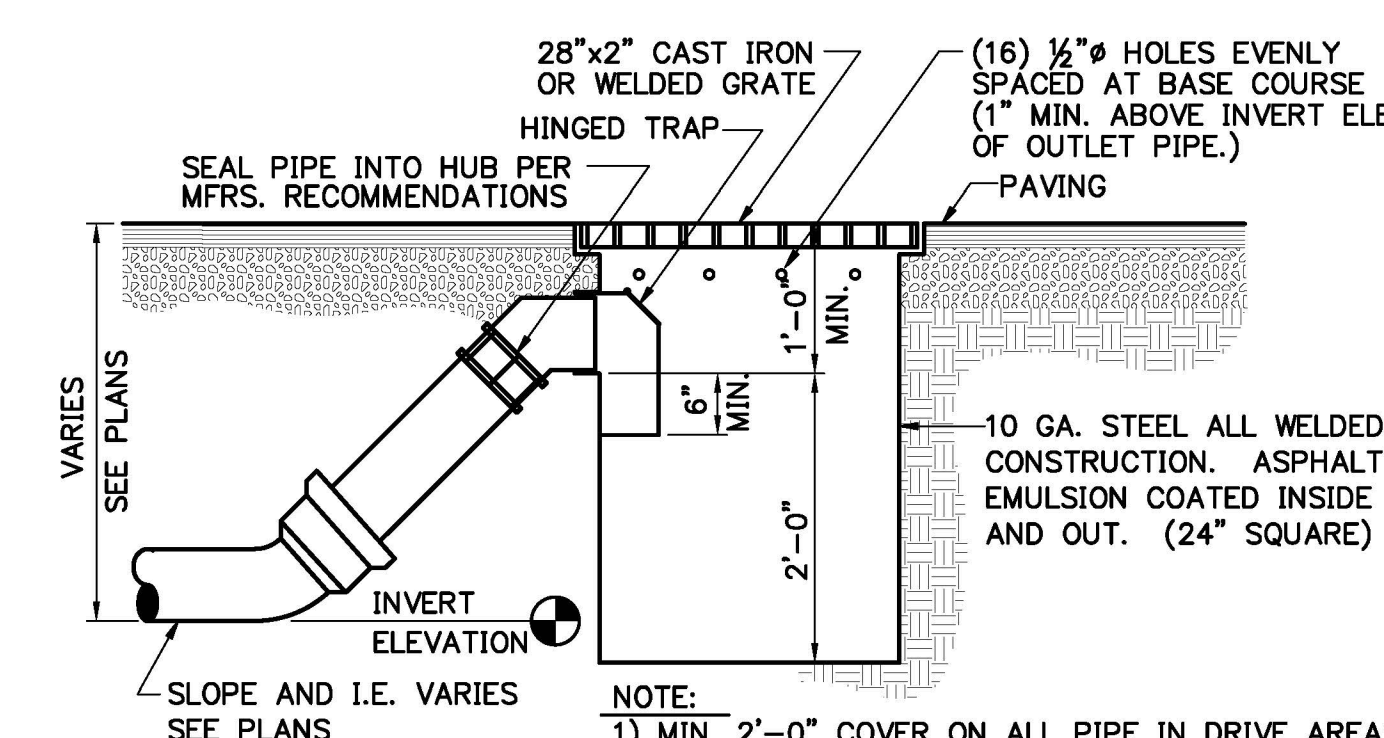
**2 CONCRETE SIDEWALK**  
N.T.S.



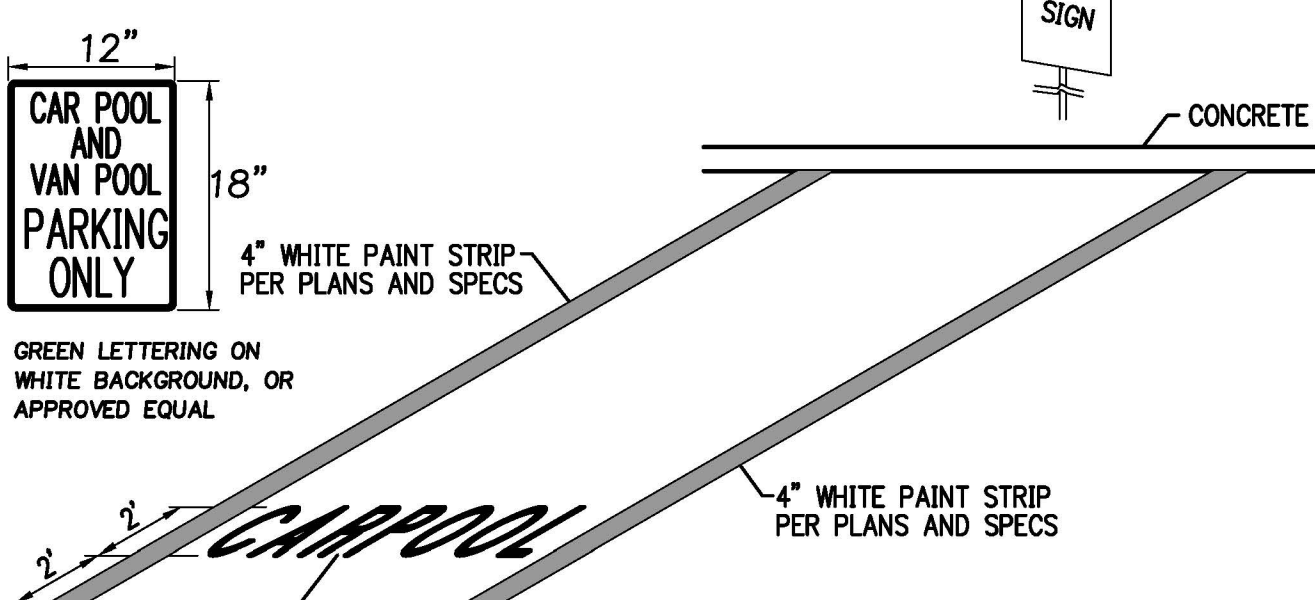
**7 CONCRETE CONTROL MANHOLE**  
N.T.S.



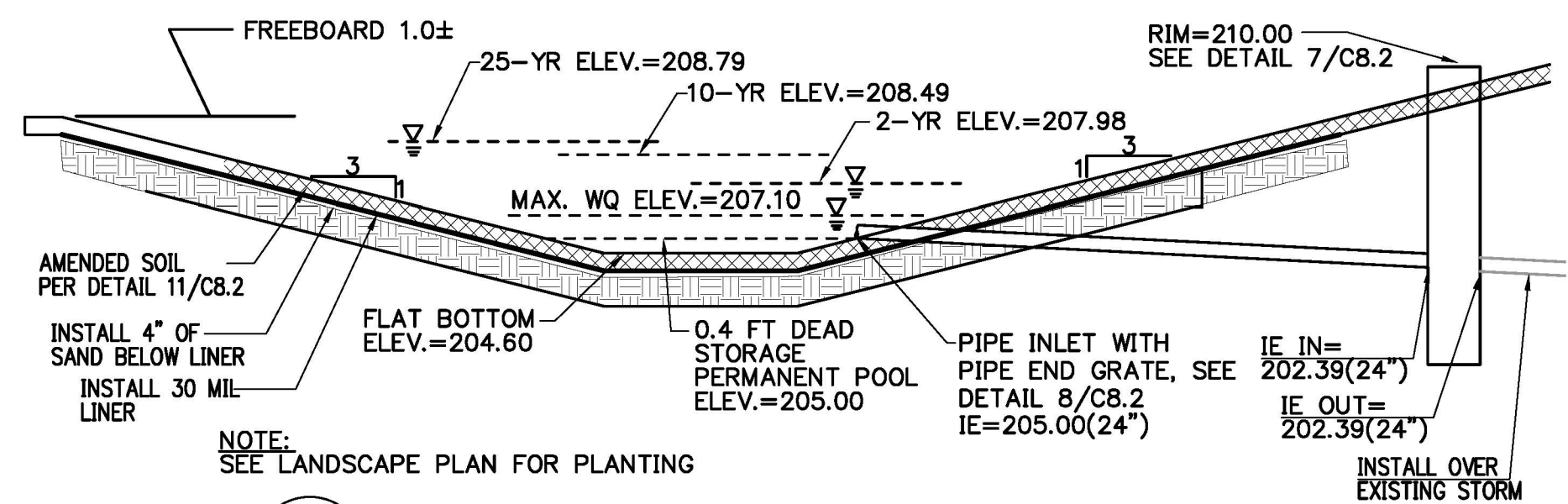
**8 PIPE END GRATE AT INLET**  
N.T.S.



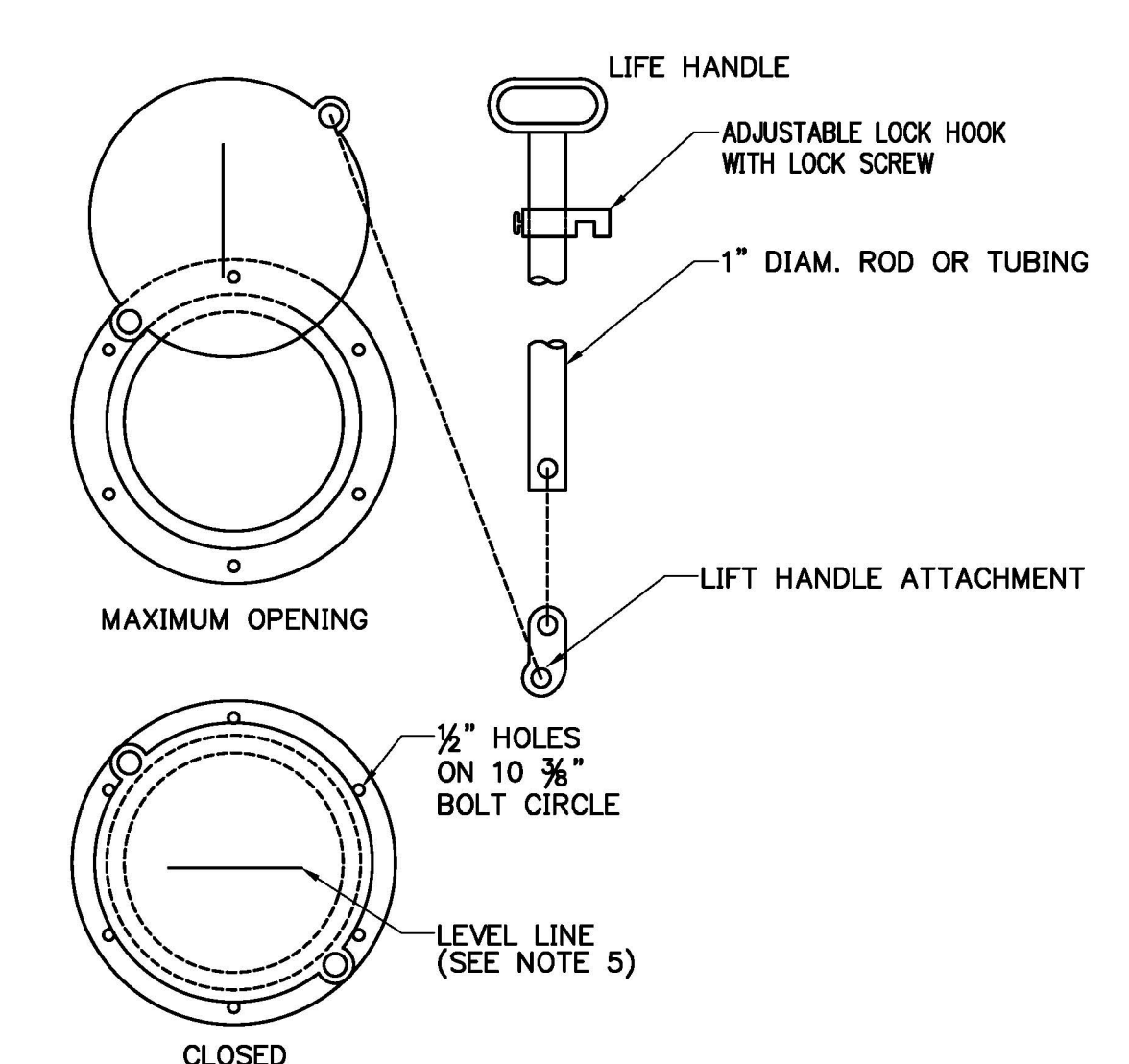
**5 CATCH BASIN**  
N.T.S. LYNCH STYLE



**6 CARPOOL PAVEMENT MARKING**  
N.T.S.



**9 POND SCHEMATIC**  
N.T.S.



**10 SHEAR GATE**  
N.T.S.

**STORMWATER FACILITY BLENDED SOIL**

FURNISH IMPORTED BLENDED SOIL FOR ALL VEGETATED LIDA FACILITIES CONFORMING TO THE FOLLOWING:

- GENERAL COMPOSITION - USE MATERIAL THAT IS ANY BLEND OF LOAMY SOIL, SAND, AND COMPOST THAT IS 30-40% COMPOST (BY VOLUME) AND MEETS THE OTHER CRITERIA IN THIS SPECIFICATION.
- ANALYSIS REQUIREMENTS FOR THE BLENDED MATERIAL:
  - PARTICLE GRADATION - A SIEVE ANALYSIS OF THE BLENDED MATERIAL, INCLUDING COMPOST, SHALL BE CONDUCTED IN CONFORMANCE WITH ASTM C117/C118, ASTM D422/D422M, OR ASTM D6913. THE ANALYSIS SHALL INCLUDE THE FOLLOWING SIEVE SIZES: 1 INCH, 3/8 INCH, #4, #10, #20, #40, #60, #100, #200. THE GRADATION OF THE BLEND SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SIEVE SIZE	PERCENT PASSING
1 INCH	100
#4	75-100
#10	40-100
#40	15-50
#100	5-25
#200	5-15

- THE MATERIAL SHALL BE LOOSE AND EASILY BROKEN INTO SMALL PIECES
- IT SHALL BE WELL MIXED AND HOMOGENEOUS.
- IT SHALL BE FREE OF WOOD PIECES, PLASTIC, AND OTHER FOREIGN MATTER.
- IT SHALL HAVE NO VISIBLE FREE WATER.

**COMPOST**

THE COMPOST SHALL BE DERIVED FROM PLANT MATERIAL AND PROVIDED BY A MEMBER OF THE US COMPOSTING COUNCIL SEAL OF TESTING ASSURANCE (STA) PROGRAM. SEE WWW.COMPOSTINGCOUNCIL.ORG FOR A LIST OF LOCAL PROVIDERS.

THE COMPOST SHALL BE THE RESULT OF THE BIOLOGICAL DEGRADATION AND TRANSFORMATION OF PLANT-DERIVED MATERIALS UNDER CONDITIONS DESIGNED TO PROMOTE AEROBIC DECOMPOSITION. THE MATERIAL SHALL BE WELL COMPOSTED, FREE OF VISIBLE WEED SEEDS, AND STABLE WITH REGARD TO OXYGEN CONSUMPTION AND CARBON DIOXIDE GENERATION. THE COMPOST SHALL HAVE NO VISIBLE FREE WATER AND PRODUCE NO MUSTY WHEN HANDLED. IT SHALL MEET THE FOLLOWING CRITERIA, AS REPORTED BY THE US COMPOSTING COUNCIL STA COMPOST TECHNICAL DATA SHEET PROVIDED BY THE VENDOR.

- 100% OF THE MATERIAL MUST PASS THROUGH A 1/2-INCH SCREEN.
- THE PH OF THE MATERIAL SHALL BE BETWEEN 6 MIN. AND 8.5 MAX.
- MANUFACTURED INERT MATERIAL (PLASTIC, CONCRETE, CERAMICS, METAL, ETC.) SHALL BE LESS THAN 1.0% BY WEIGHT.
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 30 AND 70% (DRY WEIGHT BASIS).
- SOLUBLE SALT CONTENT SHALL BE LESS THAN 6.0 MMHOS/CM.
- MATURITY INDICATOR SHALL BE GREATER THAN 80% FOR GERMINATION AND WOOD.
- STABILITY SHALL BE "STABLE" TO "VERY STABLE"
- CARBON/NITROGEN (C/N) RATIO SHALL BE LESS THAN 25:1.
- TRACE METALS TEST RESULT = "PASS"

**CONSTRUCTION**

STORMWATER FACILITY BLENDED SOIL

- PROTECTION OF THE SOIL - THE MATERIAL SHALL BE PROTECTED FROM ALL SOURCES OF CONTAMINATION, INCLUDING WEED SEEDS, WHILE AT THE SUPPLIER, IN CONVEYANCE, AND AT THE PROJECT SITE.
- WET AND WINTER CONDITIONS - HAULING AND PLACEMENT OF THE MATERIAL WILL NOT BE ALLOWED WHEN THE WEATHER IS 100 WET OR THE GROUND IS FROZEN OR SATURATED AS DETERMINED BY THE OWNERS REPRESENTATIVE.
- PLACEMENT OF THE SOIL - PLACE THE MATERIAL IN LOOSE LIFTS, NOT TO EXCEED 8 INCHES EACH AND EACH LIFT SHALL BE COMPACTED WITH A WATER-FILLED LANDSCAPE ROLLER. DO NOT OTHERWISE MECHANICALLY COMPACT THE MATERIAL.
- TIMING OF PLANT INSTALLATION - WEATHER PERMITTING AND AS APPROVED, INSTALL PLANTS AS SOON AS POSSIBLE AFTER PLACING AND GRADING THE SOIL IN ORDER TO MINIMIZE EROSION AND FURTHER COMPACTION.
- EROSION CONTROL - TEMPORARY EROSION CONTROL MEASURES ARE REQUIRED UNTIL PERMANENT STABILIZATION MEASURES ARE FUNCTIONAL.
- PROTECTION OF THE INSTALLED SOIL - IN ALL CASES, THE PROJECT INSTALLED MATERIAL FROM FOOT OR EQUIPMENT TRAFFIC AND SURFACE WATER RUNOFF. INSTALL TEMPORARY FENCING OR WALKWAYS AS NEEDED TO KEEP WORKERS, PEDESTRIANS, AND EQUIPMENT OUT OF THE AREA. UNDER NO CIRCUMSTANCES SHOULD MATERIALS AND EQUIPMENT BE STORED ON TOP OF THE INSTALLATION AREA.

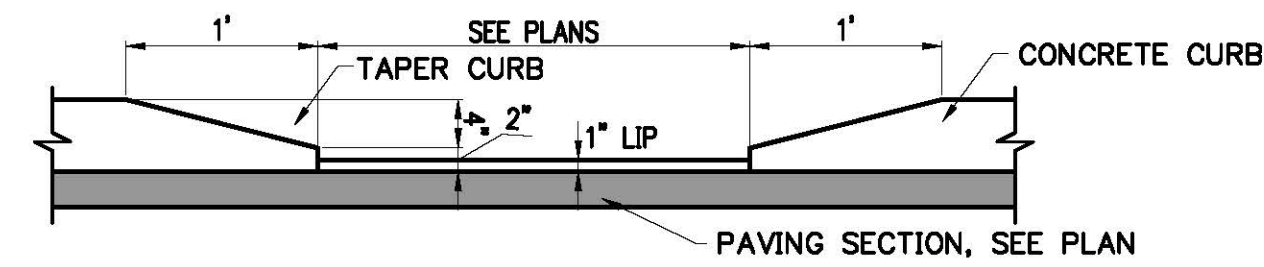
BLENDING SOIL SPECIFICATION FOR VEGETATED LIDA FACILITIES  
DRAWING NO. 798

LIDA HANDBOOK  
06-16

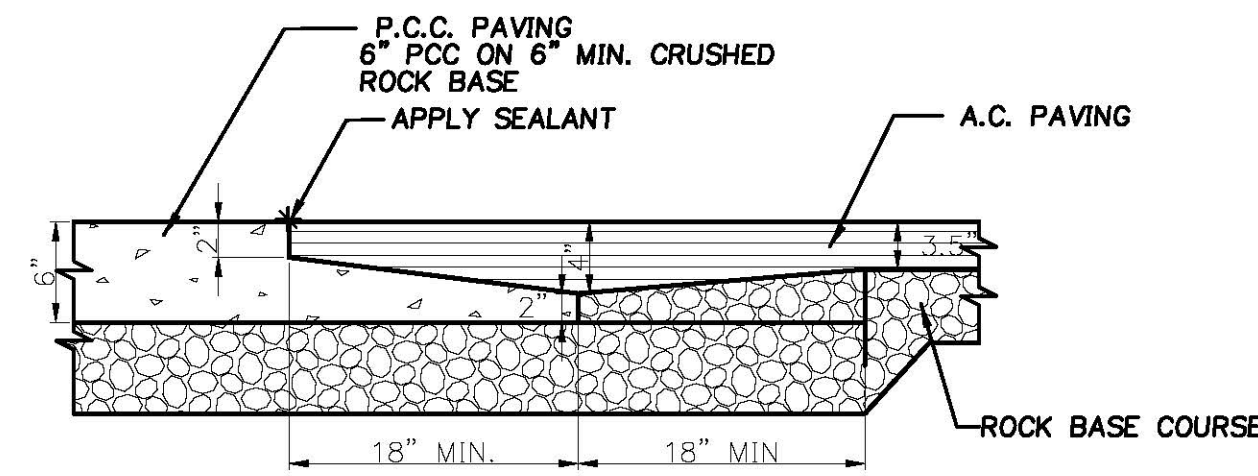
CleanWater Services

**11 CLEAN WATER SERVICES DRAWING 798**  
N.T.S.

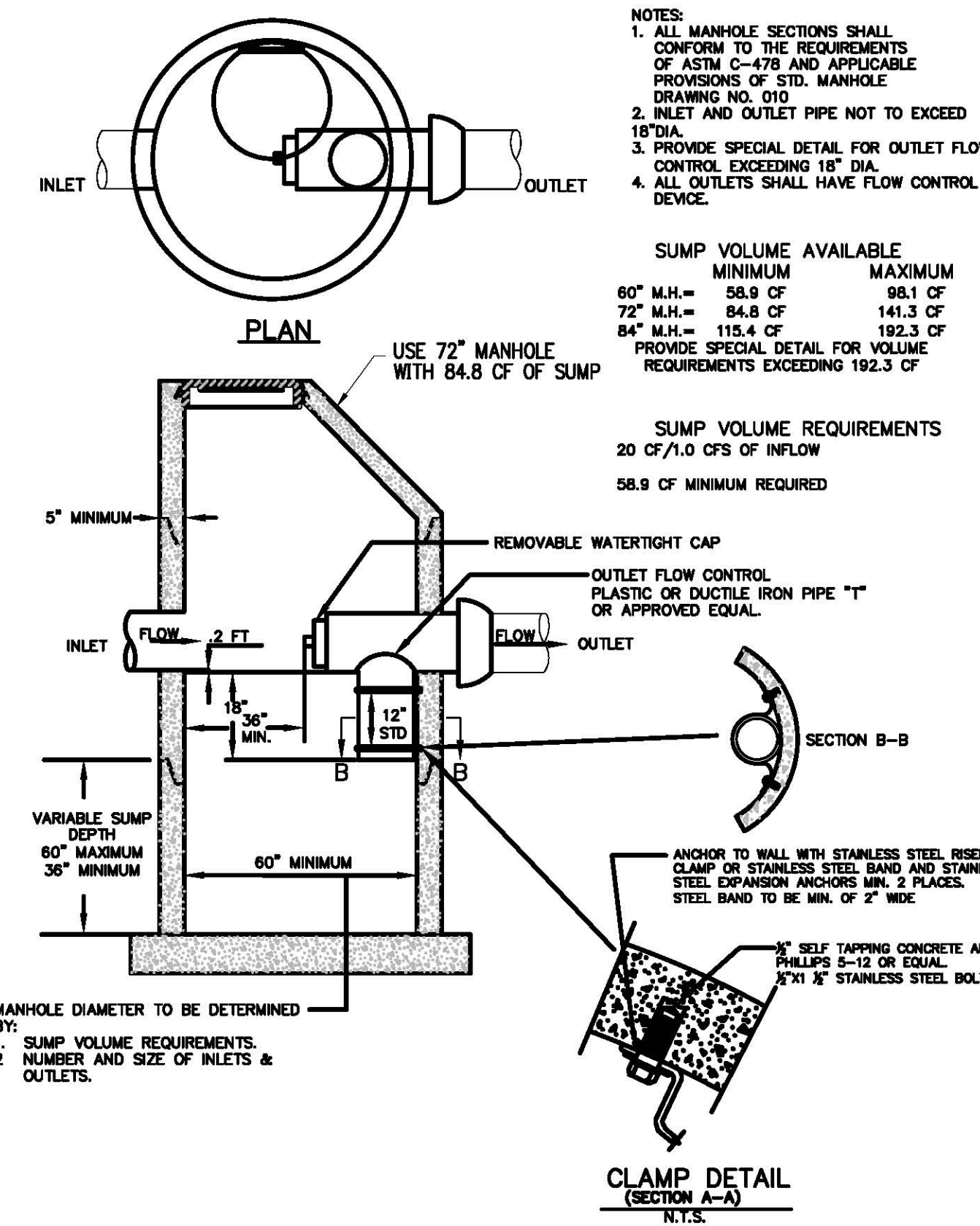




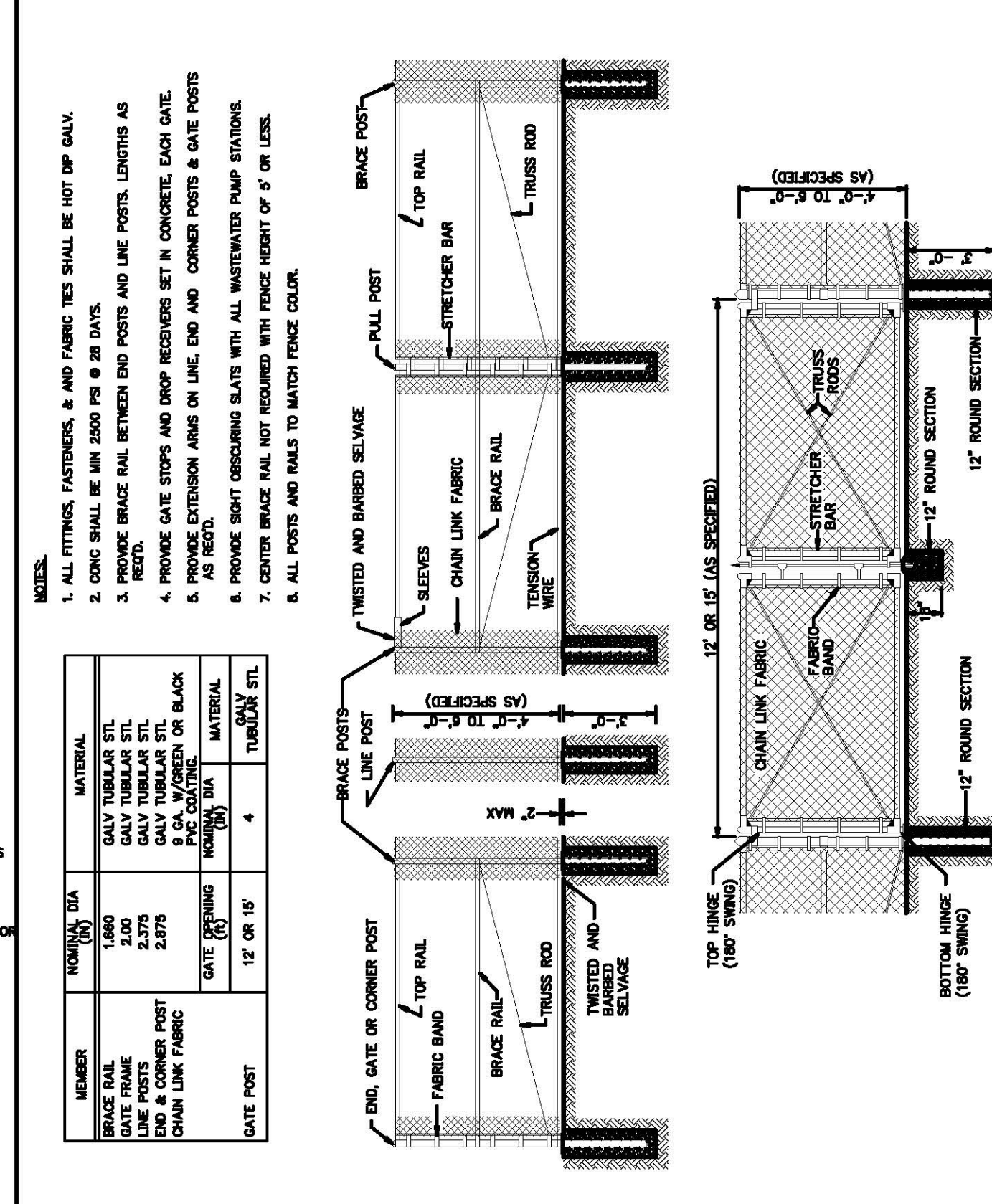
**1 CONCRETE CURB BREAK AT FIRE ROAD**  
C8.3 N.T.S. CURB-BREAK



**2 A.C.-CONCRETE TRANSITION**  
C8.3 N.T.S. AC-CONCT



**WATER QUALITY  
MANHOLE (MECHANICAL)**  
DRAWING NO. 240 REVISED 12-08



**CHAIN LINK FENCE  
AND GATE**  
DRAWING NO. 740 REVISED 12-08



Project  
**SW 115TH AVE  
INDUSTRIAL  
BUILDING**

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**REVISIONS:**

NO	REVISIONS	REVISION DATE

SHEET TITLE:  
**DETAIL SHEET**

DRAWN BY: CTL  
CHECKED BY: RLF  
SHEET:

**C8.3**

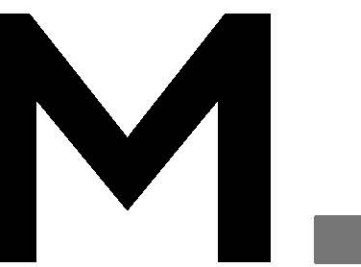
JOB NO. **2160026.00**







# SW 115TH AVE INDUSTRIAL BUILDING EROSION AND SEDIMENT CONTROL PLANS FOR 1200-C PERMIT



Architecture = Interiors  
Planning = Engineering

Portland, OR  
503.224.9560

Vancouver, WA  
360.695.7879

Seattle, WA  
206.749.9993

www.mcknzie.com

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Client  
**COMMERCE  
CONSTRUCTION**

Project  
**SW 115TH AVE  
INDUSTRIAL  
BUILDING**



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REVISIONS:  
REVISION NUMBER REVISION DESCRIPTION REVISION DATE

SHEET TITLE:  
**SEDIMENT AND  
EROSION CONTROL  
COVER SHEET**

DRAWN BY: ASP

CHECKED BY: RLF

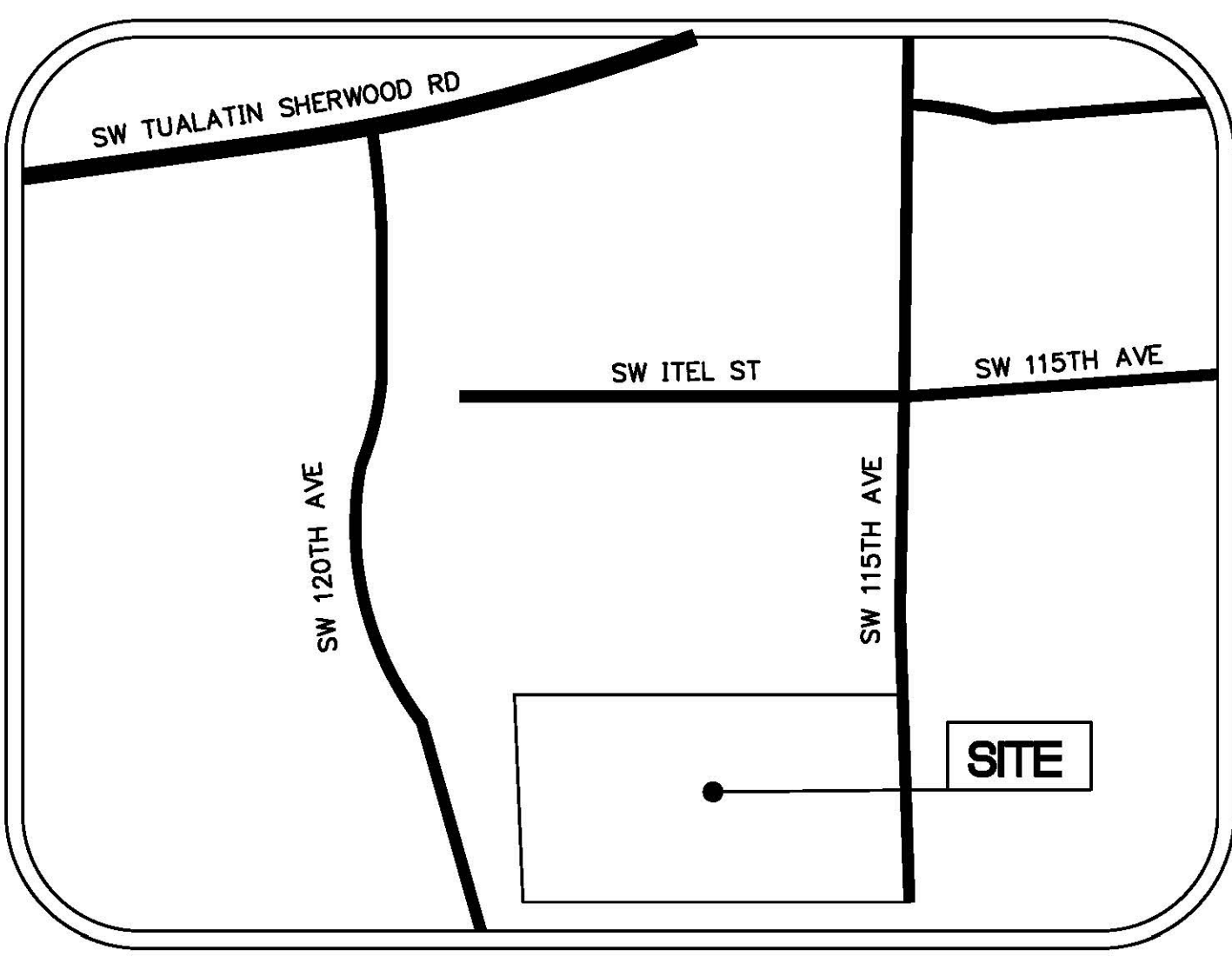
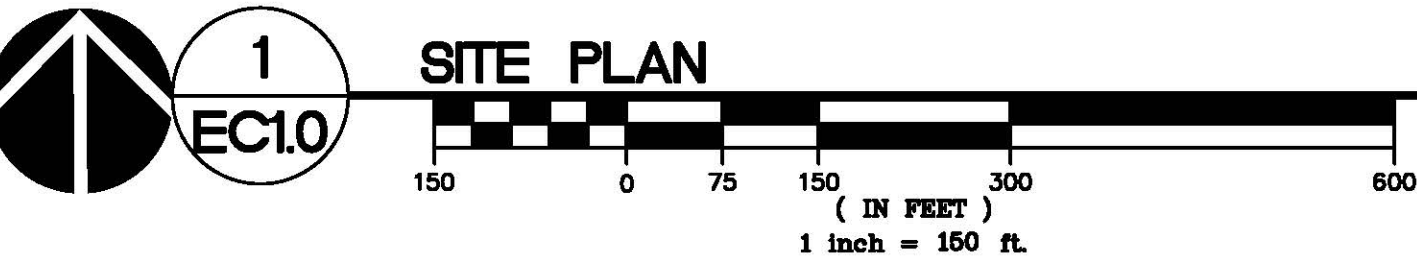
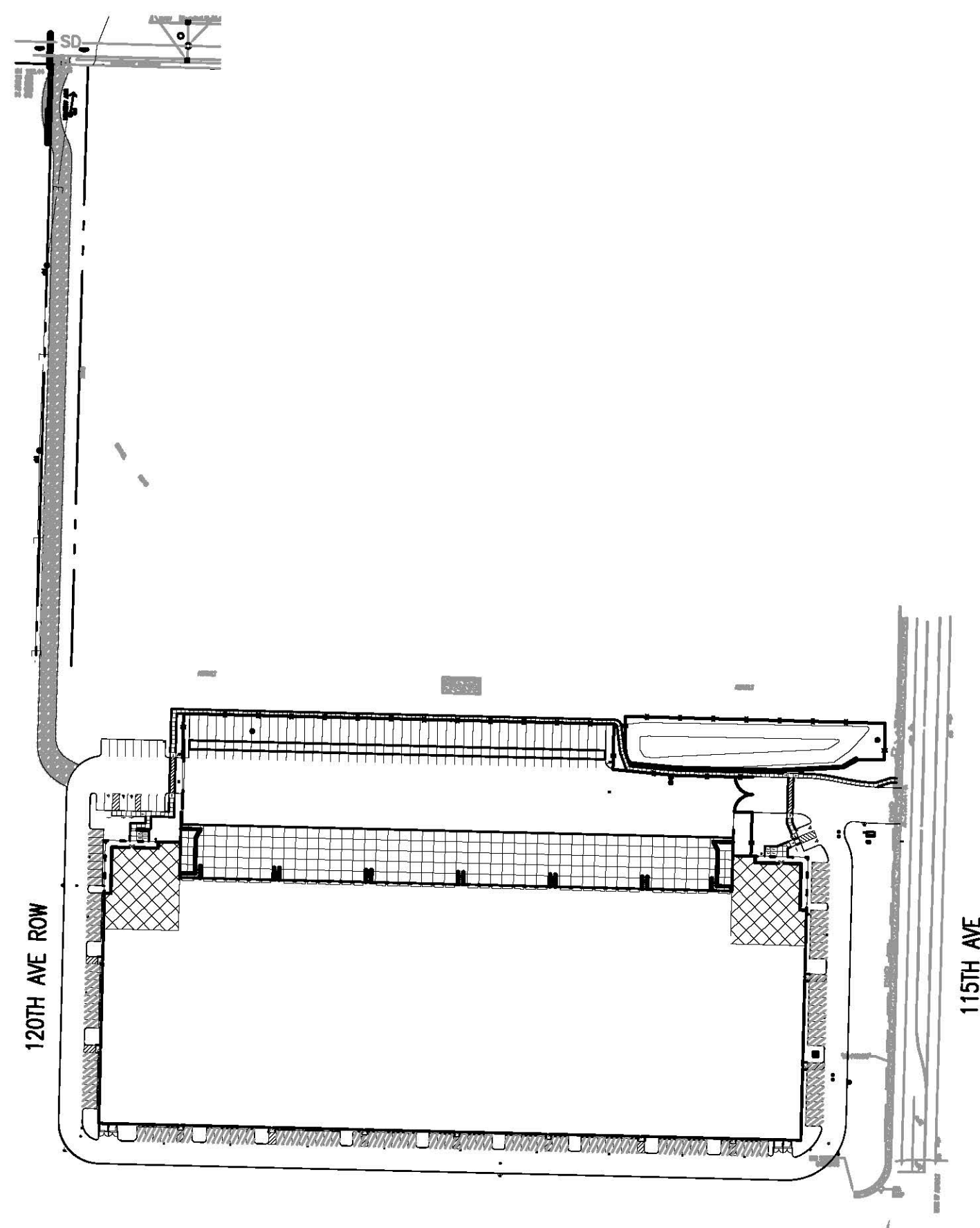
SHEET:

**EC1.0**

JOB NO. **2160026.00**

REVISED ARCHITECTURAL REVIEW: 5-11-17

216002600\_1\_03A000NSV0010000\_EC1.0.DWG ASP 05/11/17 11:57 1:150



**PROJECT LOCATION:**  
SW 115TH AVE SOUTH OS SW TUALATIN SHERWOOD RD  
LATITUDE = 45.365697, LONGITUDE = -122.795684

**PROJECT DESCRIPTION**  
TAX LOT 2S127C000100  
LOCATED IN THE SW 1/4 OF SECTION 27, TOWNSHIP 12  
SOUTH, RANGE 1 WEST, CITY OF TUALATIN, OR

**ATTENTION EXCAVATORS:**  
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503 232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503 246-6699.

**DEVELOPER**  
MAJESTIC HILLSBORO BROOKWOOD, LLC  
13191 CROSSROADS PKWY. N, 6TH FLOOR  
CITY OF INDUSTRY, CA 91746  
CONTACT: PHILLIP BROWN  
PHONE: (562) 948-4350

**OWNER**  
MAJESTIC HILLSBORO BROOKWOOD, LLC  
13191 CROSSROADS PKWY. N, 6TH FLOOR  
CITY OF INDUSTRY, CA 91746  
CONTACT: PHILLIP BROWN  
PHONE: (562) 948-4350

**CIVIL ENGINEER**  
MACKENZIE  
CONTACT: BOB FRENNESS JR  
101 E. 6TH ST., SUITE 200  
VANCOUVER, WA, 98660  
PHONE: (360) 695-7879  
EMAIL: RLF@mcknzie.com

**SURVEYORS**  
WEDDLE & ASSOCIATES, INC.  
6950 SW HAMPTON STREET SUITE 170  
TIGARD, OR 97223  
PHONE: (503) 941-9585  
EMAIL: TONY@WEDDLESURVEYING.COM

NORTHWEST SURVEYING  
1815 NW 169TH PLACE  
SUITE 2090  
BEAVERTON, OR 97006  
CONTACT: CLINT STUBBS  
PHONE: 503-848-2127  
EMAIL: CLINT@NWSRVY.COM

**NARRATIVE DESCRIPTIONS**

**EXISTING SITE CONDITIONS**

- \* PREVIOUSLY UNDEVELOPED SITE

**DEVELOPED CONDITIONS**

- \* BUILDING AND ASSOCIATED PARKING

**NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE**

- \* CLEARING (AUG 2017-SEP 2017)
- \* MASS GRADING (AUG 2018-SEP 2018)
- \* UTILITY INSTALLATION (OCT 2018-NOV 2018)
- \* PARKING LOT CONSTRUCTION (NOV 2018-FEB 2019)
- \* FINAL GRADING STABILIZATION (FEB 2019-MAR 2019)

TOTAL SITE AREA = 513,557 SF = 11.79 ACRES  
TOTAL DISTURBED AREA = 656,790.30 SF = 15.08 ACRES

**SITE SOIL CLASSIFICATION:**

5B - BRIEDWELL STONY SILT LOAM, 0 TO 7 PERCENT SLOPES  
21A - HILLSBORO LOAM, 0 TO 3 PERCENT SLOPES  
21D - HILLSBORO LOAM, 12 TO 20 PERCENT SLOPES  
27 - LABISH MUCKY CLAY  
37A - QUATAMA LOAM, 0 TO 3 PERCENT SLOPES  
38B - SAUM SILT LOAM, 2 TO 7 PERCENT SLOPES  
38C - SAUM SILT LOAM, 7 TO 12 PERCENT SLOPES

ON-SITE SOILS HAVE A SLIGHT EROSION POTENTIAL. ALL FILL MATERIAL SHALL BE GENERATED ON-SITE FROM GRADING CUT AREAS.

**RECEIVING WATER BODIES:**

**INSPECTION FREQUENCY:**

SITE CONDITION	MINIMUM FREQUENCY
ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING. AT LEAST ONCE EVERY (14) CALENDAR DAYS REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
PRIOR TO SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE
INACTIVE PERIODS GREATER THAN (14) CONSECUTIVE CALENDAR DAYS	ONCE EVERY MONTH
PERIODS AT WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION
PERIODS DURING WHICH DISCHARGE IS UNLIKELY DUE TO FROZEN CONDITIONS	MONTHLY. RESUME MONITORING IMMEDIATELY UPON MELT, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

- \* HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (Schedule A.8.c.i.(3))
- \* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS.
- \* INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION. (Schedule B.2.a)

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

## STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

- ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SCHEDULE A 8.A)
- THE ESCP MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE MEASURES AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS. (SCHEDULE A.8.C.I.(1)(C))
- SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT. (SCHEDULE A.12.C.IV)
- PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SCHEDULE A.8.C.II.(1)(D))
- IDENTIFY, MARK, AND PROTECT (BY FENCING OFF OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SCHEDULE A.8.C.I.(1) & (2))
- PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SCHEDULE A.7.g.v.(1) AND A.7.g.v.(3))
- EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS. (SCHEDULE A.7.d.I AND A.8.C)
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. DIRECT ALL WASH WATER INTO A PIT OR LEAK-PROOF CONTAINER. HANDLE WASH WATER AS WASTE. CONCRETE DISCHARGE TO WATERS OF THE STATE IS PROHIBITED. (SCHEDULE A.8.c.i.(6) AND A.8.c.ii.(2))
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS. (SCHEDULE A.8.c.ii.(3))
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SCHEDULE A.8.C.I.(7))
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALD UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPs BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES. (SCHEDULE A.7.d.ii.(1) AND A.8.C.I.(4))
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SCHEDULE A.7.D.II.(5))
- USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER FLUIDS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION OPERATIONS. (SCHEDULE A.7.E.I.(2))
- IMPLEMENT THE FOLLOWING BMPs WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES (SCHEDULE A.7.E.II.)
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SCHEDULE A.7.g.v.)
- THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SCHEDULE A.9.B.III)
- IF A STORMWATER TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SCHEDULE A.9.D)
- TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SCHEDULE A.7.g.ii)
- AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPs MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SCHEDULE A.7.E.II.(2))
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET WEATHER. (SCHEDULE A.7.A.I)
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SCHEDULE A.9.C.I)
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT. AND BEFORE BMP REMOVAL. (SCHEDULE A.9.C.II)
- CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SCHEDULE A.9.C.III & IV)
- WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME. (SCHEDULE A.9.B.I)
- THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SCHEDULE A.9.B.II)
- THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE. (SCHEDULE A.7.F.I)
- PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SCHEDULE A.7.F.II)
- PROVIDE PERMANENT EROSION CONTROL MEASURES ON ALL EXPOSED AREAS. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. HOWEVER, DO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS EXPOSED AREAS BECOME STABILIZED, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. PROPERLY DISPOSE OF CONSTRUCTION MATERIALS AND WASTE, INCLUDING SEDIMENT RETAINED BY TEMPORARY BMPs. (SCHEDULE A.7.g.v.(2) AND A.8.C.III.)
- IF THE STATE IS WITHIN THE PROJECT SITE OR WITHIN 50 FEET OF THE PROJECT BOUNDARY, MAINTAIN THE EXISTING NATURAL BUFFER WITHIN THE 50-FOOT ZONE FOR THE DURATION OF THE PERMIT COVERAGE, OR MAINTAIN LESS THAN THE ENTIRE EXISTING NATURAL BUFFER AND PROVIDE ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs. (SCHEDULE A.7.b.i)

## LOCAL AGENCY-SPECIFIC EROSION CONTROL NOTES:

- IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAT COVER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP I.E. (FILTER BAG).
- ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD, OCTOBER 01 - MAY 31.

## BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S.

	CLEARING	MASS GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1-MAY 31ST)
<b>EROSION PREVENTION</b>						
PRESERVE NATURAL VEGETATION	X	X	X	X	X	X
BIOBAG COVER	X	X	X	X	X	X
SHRUBS APPLICATIONS	X	X	X	X	X	X
PERMITS/REGS	X	X	X	X	X	X
MATTING	X	X	X	X	X	X
DUST CONTROL	X	X	X	X	X	X
TEMPORARY PERMANENT SEEDING	X	X	X	X	X	X
BUFFER ZONE	X	X	X	X	X	X
<b>OTHER</b>						
<b>SEDIMENT CONTROL</b>						
SEDIMENT FENCE (PERIMETER)	X	X	X	X	X	X
SEDIMENT FENCE (INTERIOR)	X	X	X	X	X	X
STORM WATER	X	X	X	X	X	X
FILTER BERM	X	X	X	X	X	X
INLET PROTECTION	X	X	X	X	X	X
SWALLOW	X	X	X	X	X	X
SEDIMENT TRAP	X	X	X	X	X	X
MATERIAL BUFFER (W/VEGETATION)	X	X	X	X	X	X
<b>OTHER</b>						
<b>RUN OFF CONTROL</b>						
CONSTRUCTION DIVERSION	X	X	X	X	X	X
PRE-SPILL DRAIN	X	X	X	X	X	X
OUTLET PROTECTION	X	X	X	X	X	X
SURFACE REPAIRS	X	X	X	X	X	X
CHECK DAMS	X	X	X	X	X	X
<b>OTHER</b>						
<b>POLLUTION PREVENTION</b>						
PROPER STORAGE	X	X	X	X	X	X
HAZ WASTE MGMT	X	X	X	X	X	X
SPILL KIT ON SITE	X	X	X	X	X	X
CONCRETE WASHOUT AREA	X	X	X	X	X	X
<b>OTHER</b>						

\*SIGNIFIES ADDITIONAL BMP'S REQUIRED FOR WORK WITHIN 50' OF WATER OF THE STATE.  
\*\*SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY.

## RATIONALE STATEMENT

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ'S GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP'S WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS, AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

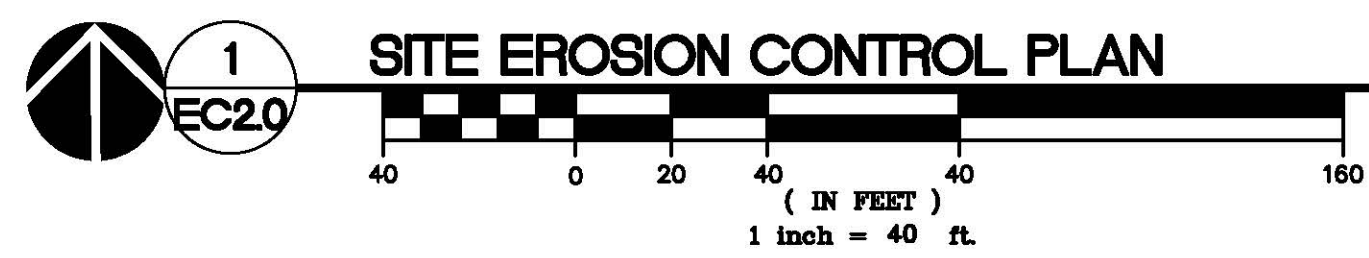
INITIAL

**PERMITTEE'S SITE INSPECTOR:**  
COMPANY/AGENCY: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
FAX: \_\_\_\_\_  
E-MAIL: \_\_\_\_\_  
DESCRIPTION OF EXPERIENCE: \_\_\_\_\_

## SHEET INDEX

EC#	DESCRIPTION
EC1.0	SEDIMENT AND EROSION CONTROL COVER SHEET
EC2.0	CLEARING AND DEMOLITION EROSION AND SEDIMENT CONTROL PLAN
EC3.0	GRADING AND UTILITY CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN
EC3.1	FIRE ACCESS GRADING AND UTILITY CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN
EC4.0	EROSION AND SEDIMENT CONTROL DETAILS





- LEGEND**
- CONCRETE WASHOUT
  - INLET PROTECTION
  - SEDIMENT FENCE
  - CONSTRUCTION ENTRANCE
  - DRAINAGE FLOW DIRECTION

**PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES**

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

**DUST CONTROL NOTES**

1. CONTRACTOR SHALL MINIMIZE WIND BLOWN DUST FROM LEAVING SITE TO EXTENT PRACTICABLE.
2. CONTRACTOR SHALL KEEP EXPOSED SOILS MOIST TO PREVENT DUST.
3. CONTRACTOR SHALL APPLY RANTEC SUPER TACK AS REQUIRED TO PREVENT WIND BLOWN SEDIMENT FROM LEAVING SITE.

Project  
**SW 115TH AVE  
INDUSTRIAL  
BUILDING**



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**REVISIONS:**

REVISION	REVISIONS DELTA THIS SHEET	REVISION CLOSING DATE

SHEET TITLE:  
**CLEARING  
AND DEMOLITION  
EROSION AND  
SEDIMENT CONTROL  
PLAN**

DRAWN BY: ASP  
CHECKED BY: RLF  
SHEET:

**EC2.0**

JOB NO. **2160026.00**





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REVISIONS:

NO.	REVISIONS	REVISION SHEET	DELTA	CLOSING DATE

SHEET TITLE:  
**GRADING  
AND UTILITY  
CONSTRUCTION  
EROSION AND  
SEDIMENT CONTROL  
PLAN**

DRAWN BY: ASP

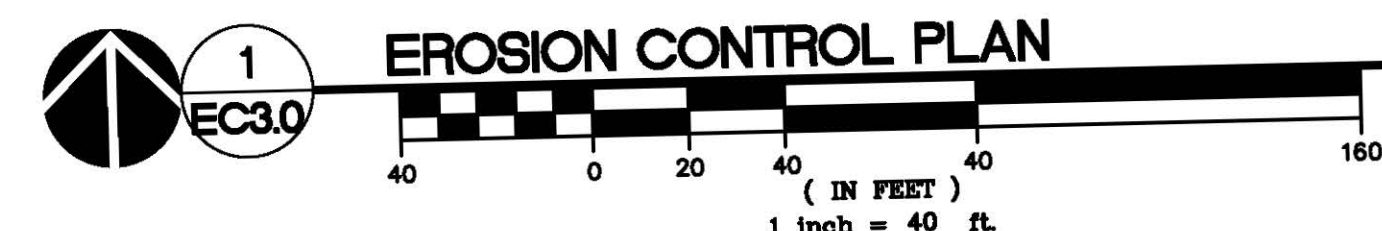
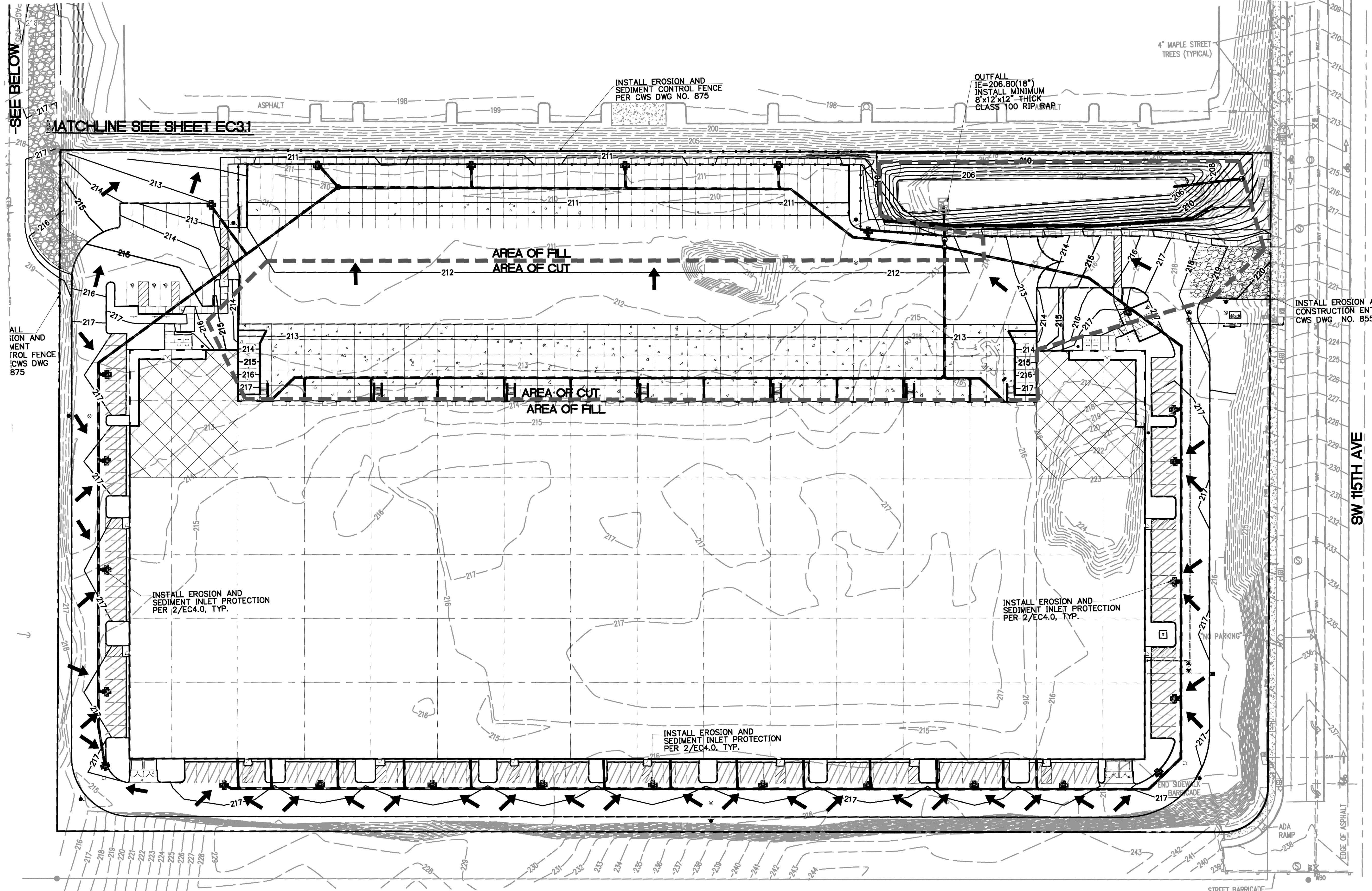
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SHEET:

**EC3.0**

JOB NO. **2160026.00**

REVISED ARCHITECTURAL REVIEW: 5-11-17



**LEGEND**

	CONCRETE WASHOUT
	INLET PROTECTION
	SEDIMENT FENCE
	CONSTRUCTION ENTRANCE
	DRAINAGE FLOW DIRECTION
	EXISTING CONTOUR
	PROPOSED FINAL CONTOURS (POST STOCKPILE)
	CUT/FILL LINE

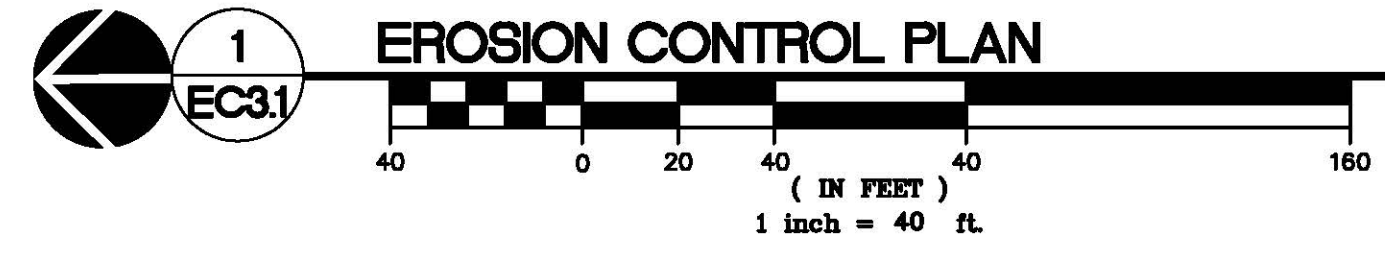
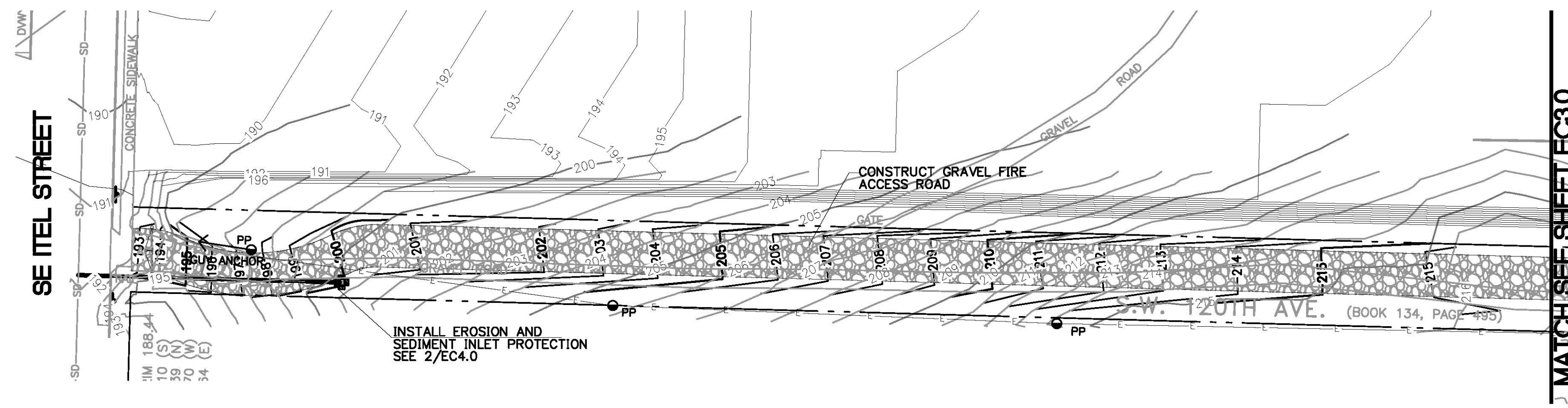
**EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION**

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
- THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
- INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.
- ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY A SUITABLE APPLICATION OF BMP'S (REVEGETATED, MULCHED, COVERED WITH PLASTIC OR BURLAP ETC.) DURING THE WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY. STABILIZATION OF ALL SOILS IS REQUIRED AT THE COMPLETION OF THE PROJECT, AND INCLUDES OF REMOVAL OF SEDIMENT FENCING.

**GRADING AND EROSION AND SEDIMENT CONTROL NOTES**

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
  - VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
  - DWARF GRASS MIX (MIN. 100 LB./AC.)
    - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
    - CREeping RED FESCUE (20% BY WEIGHT)
  - STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
    - ANNUAL RYEGRASS (40% BY WEIGHT)
    - TURF-TYPE FESCUE (60% BY WEIGHT)
- SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
- LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION, DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM, OR SURFACE WATERS. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- USE BMP'S SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.





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### LEGEND

- CONCRETE WASHOUT
- INLET PROTECTION
- SEDIMENT FENCE
- CONSTRUCTION ENTRANCE
- DRAINAGE FLOW DIRECTION
- EXISTING CONTOUR
- PROPOSED FINAL CONTOURS (POST STOCKPILE)
- CUT/FILL LINE

### EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION

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Project  
**SW 115TH AVE  
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REVISIONS:

REVISION NO.	REVISIONS THIS SHEET	REVISION DATE	DELTA	CLOSING DATE

SHEET TITLE:  
**FIRE ACCESS  
GRADING AND UTILITY  
CONSTRUCTION  
EROSION AND  
SEDIMENT CONTROL  
PLAN**

DRAWN BY: ASP  
CHECKED BY: RLF  
SHEET:

**EC3.1**

JOB NO. **2160026.00**



REVISIONS:

NO.	REVISIONS	REVISION	DELTA	CLOSING DATE

SHEET TITLE:  
**EROSION AND**  
**SEDIMENT CONTROL**  
**DETAILS**

DRAWN BY: ASP

CHECKED BY: RLF

SHEET:

**EC4.0**

JOB NO. **2160026.00**

**SEDIMENT FENCE**  
DRAWING NO. 875  
REVISED 12-06

CleanWater Services  
Our commitment is clear.

**CONSTRUCTION ENTRANCE**  
Detail Drawing 855  
REVISED 12-06

CleanWater Services  
Our commitment is clear.

**OUTLET PROTECTION**  
**RIP RAP**  
Detail Drawing 820  
REVISED 12-06

CleanWater Services  
Our commitment is clear.

**PLASTIC SHEETING**  
DRAWING NO. 810  
REVISED 12-06

CleanWater Services  
Our commitment is clear.

**INLET PROTECTION**  
**TYPE 4**  
DRAWING NO. 915  
REVISED 12-06

CleanWater Services  
Our commitment is clear.

**1 CONCRETE WASHOUT**  
N.T.S.

**2 CATCH BASIN SEDIMENT FILTER BAG**  
N.T.S.

**SEDIMENT FENCE CONSTRUCTION NOTES**

- SELECTION OF FILTER FABRIC TENSILE AND BURSTING STRENGTH DEPENDS ON THE SLOPE CHARACTERISTICS. THE USE OF STANDARD OR HEAVY DUTY FILTER FABRIC SHALL MEET DESIGN STANDARDS. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES TO 120 DEGREES. SELECTION SHALL BE BASED ON STANDARD ENGINEERING PRINCIPLES FOR DESIGN.
- STANDARD OR HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UP-HILL SIDE OF THE SLOPED AREA, WITH POSTS SPACED A MAXIMUM OF 6 FEET APART.
- FILTER FABRIC FENCE SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES DOWNHILL OF POSTS ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION SHALL BE FIRMLY REDEPOSITED ALONG THE ENTIRE TRENCHED AREA ON THE DOWNHILL SIDE OF THE FENCE.
- THE PHYSICAL INTEGRITY OF ALL MATERIALS SHALL BE SUFFICIENT TO MEET THE REQUIREMENTS OF THEIR INTENDED USE AND WITHSTAND NORMAL WEAR AND TEAR.
- WHERE PRACTICAL THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, 2"x2" POSTS SHALL BE INTERLOCKED WITH EACH OTHER AND BE ATTACHED SECURELY.
- SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS, RELOCATIONS OR ADDITIONS SHALL BE MADE IMMEDIATELY.
- AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE GREATER THAN 1/3 THE HEIGHT OF THE SEDIMENT FENCE ABOVEGROUND. SEDIMENT SHOULD BE REMOVED OR REGRADED INTO SLOPES, AND THE SEDIMENT FENCES REPAIRED AND RE-ESTABLISHED AS NEEDED.

**1 CONCRETE WASHOUT**  
N.T.S.

**2 CATCH BASIN SEDIMENT FILTER BAG**  
N.T.S.



PLANT SCHEDULE			
TREES	BOTANICAL NAME	SIZE	
	ACER RUBRUM 'FRANKSRED' RED SUNSET MAPLE	2' CAL. B&B	
	CLADRASTIS KENTUKEA AMERICAN YELLOWWOOD	2' CAL/B&B	
	FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH	2' CAL. B&B	
	GINKGO BILOBA 'AUTUMN GOLD' MAIDENHAIR TREE	2' CAL. B&B	
	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	2' CAL. B&B	
	THUJA PLICATA 'HOGAN' HOGAN CEDAR	6-8' HT/B&B	
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2' CAL. B&B	
SHRUBS	BOTANICAL NAME	SIZE	SPACING
	BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF REDLEAF JAPANESE BARBERRY	2 GAL	24" o.c.
	CISTUS X HYBRIDUS WHITE ROCKROSE	5 GAL	36" o.c.
	EUONYMUS ALATUS 'ODOM' LITTLE MOSES DWARF BURNING BUSH	2 GAL	24" o.c.
	ILEX GLABRA 'SHAMROCK' INKBERRY	5 GAL	36" o.c.
	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO MAIDENHAIR GRASS	5 GAL	36" o.c.
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL	60" o.c.
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	5 GAL	36" o.c.
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKEN'S LAUREL	5 GAL	48" o.c.
	SARCOCOCCA RUSCIFOLIA FRAGRANT SARCOCOCCA	5 GAL	36" o.c.
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA	5 GAL	36" o.c.
	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND SPIREA	5 GAL	36" o.c.
SHRUB AREAS	BOTANICAL NAME	CONT	SPACING
	MAHONIA REPENS CREEPING MAHONIA	1 GAL	18" o.c.
GROUND COVERS	BOTANICAL NAME	CONT	SPACING
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	1 GAL	18" o.c.
	LAWN SUNMARK CELEBRATION SOD MIX	SOD	
	RUBUS PENTALOBUS CREEPING RASPBERRY	1 GAL.	18" o.c.

SCHEDULE WATER QUALITY FACILITY				
TREES	BOTANICAL NAME	SIZE	SPACING	QTY
	ACER CIRCINATUM VINE MAPLE	MIN. HT. 2' 5 GAL.	10'-0" O.C. MIN. SPACING	38
	FRAXINUS LATIFOLIA OREGON ASH	MIN. HT. 3' 5 GAL.	10'-0" O.C. MIN. SPACING	26
	PRUNUS EMARGINATA BITTER CHERRY	MIN. HT. 2' 5 GAL.	10'-0" O.C. MIN. SPACING	42
	RHAMNUS PURSHIANA CASCARA	MIN. HT. 2' 5 GAL.	10'-0" O.C. MIN. SPACING	14
SHRUBS	BOTANICAL NAME	SIZE	SPACING	QTY
	AMELANCHIER ALNIFOLIA SERVICEBERRY	MIN. HT. 24" 1 GAL.	36" o.c.	59
	CORNUS SERICEA RED TWIG DOGWOOD	MIN. HT. 24" 1 GAL.	36" o.c.	432
	HOLODISCUS DISCOLOR OCEAN-SPRAY	MIN. HT. 18" 1 GAL.	36" o.c.	48
	PHYSOCARPUS CAPITATUS PACIFIC NINEBARK	MIN. HT. 24" 1 GAL.	36" o.c.	62
	SPIRAEA DOUGLASSII WESTERN SPIREA	MIN. HT. 18" 1 GAL.	36" o.c.	53
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	MIN. HT. 18" 1 GAL.	36" o.c.	222
GROUND COVERS	BOTANICAL NAME	CONT	SPACING	QTY
	JUNCUS PATENS SPREADING RUSH	1-2" DIA. PLUGS. MIN 6" HT.	6 PLUGS PER S.F.	23,460 PLUGS
	PRO TIME LAWN CWS NATIVE RIPARIAN MIX: ELYMUS GLAUCUS / Blue Wildrye AGROSTIS EXARATA / Spike Bentgrass DESCHAMPSIA ELONGATA / Slender Hairgrass LUPINUS POLYPHYLLUS / Large Leaf Lupine	1 LB PER 1000 S.F.	100% COVERAGE	12 LBS

## CLEAN WATER SERVICES PLANTING NOTES

- EROSION CONTROL: GRADING, SOIL PREPARATION, AND SEEDING SHALL BE PERFORMED DURING OPTIMAL WEATHER CONDITIONS AND AT LOW FLOW LEVELS TO MINIMIZE SEDIMENT IMPACTS. WHERE SEEDING IS USED FOR EROSION CONTROL, REGREEN, STERILE WHEAT, OR BIODEGRADABLE FABRICS SHALL BE USED TO STABILIZE SLOPES UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- UPLAND PLANTING AREAS SHALL BE MULCHED WITH 3" DEPTH MINIMUM WELL-COMPOSTED BARK OR LEAF MATTER.
- DO NOT APPLY FERTILIZER TO STORMWATER FACILITY PLANTING AREAS.
- TOPSOIL SHALL CONFORM TO THE CLEAN WATER SERVICES DESIGN AND CONSTRUCTION STANDARDS AND, IF IMPORTED, BE FROM AN APPROVED SOURCE. GROWING MEDIUM FOR STORMWATER FACILITIES SHALL BE A SANDY LOAM SOIL ACCORDING TO USDA SOIL TEXTURE TRIANGLE. TOPSOIL TO BE LOOSE, FRIABLE, WELL BLENDED AND FREE OF DEBRIS, WOOD, WEEDS OR OTHER FOREIGN MATTER.
- TOPSOIL TO BE TESTED BY AN INDEPENDENT LABORATORY, RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, WITH THE CAPABILITY TO CONDUCT THE TESTING INDICATED. FOLLOW TEXTURAL AND pH RECOMMENDATIONS FROM SOIL TEST.
- COMPOST SHALL BE WELL-COMPOSTED, STABLE AND WEED FREE ORGANIC MATTER. MOISTURE CONTENT TO BE 35-55% BY WEIGHT, 100% PASSING THROUGH 1/2" SIEVE, HAVE A SOLUBLE SALT CONTENT OF 5-10 ds/M NOT EXCEEDING .5% INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTS.
- AMENDED TOPSOIL AT STORMWATER FACILITIES SHALL HAVE A pH OF 5 TO 8, PASS THROUGH A ONE INCH SCREEN AND CONSIST OF 35% ORGANIC MATTER. PLACE 12" DEPTH MINIMUM OF COMPOST-AMENDED TOPSOIL.
- DO NOT PLANT IN WEATHER ABOVE 90deg. OR BELOW 32deg.
- PROTECT STORED ON-SITE PLANT MATERIAL FROM EXTREME HEAT, CHILL OR WIND
- REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
- PROVIDE LANDSCAPE ARCHITECT WITH PLANT MATERIAL ORDER FORM WITHIN 30 DAYS OF CONTRACT AWARD.
- ALL PLANT MATERIAL TO HAVE IDENTIFICATION TAGS TO REMAIN ON PLANT AFTER PLANTING.
- REMOVE POTS, TWINE AND BURLAP FROM ALL PLANT MATERIAL PRIOR TO PLANTING.
- SCARIFY ALL ROOTBALLS AND LOOSEN ROOTS PRIOR TO PLANTING.
- SEE L8.1 FOR PLANTING DETAILS.
- AT CLOSE OF PROJECT, REMOVE ALL EXTRA MATERIALS, SUPPLIES AND EQUIPMENT FROM SITE.

## CLEAN WATER SERVICES IRRIGATION NOTES

- PROVIDE IRRIGATION AT A MINIMUM RATE OF ONE INCH PER WEEK FROM JUNE 15 TO OCTOBER 15 OR LONGER IF NEEDED. IRRIGATE PLANT MATERIAL A MINIMUM OF THREE TIMES PER WEEK.
- PLANT MATERIAL TO BE IRRIGATED FOR A MINIMUM PERIOD OF TWO YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
- PROVIDE ON-GRADE DESIGN/BUILD TEMPORARY IRRIGATION DESIGN PRIOR TO COMMENCING WORK. AT A MINIMUM, PLAN TO IDENTIFY WATER SOURCE, BACKFLOW PREVENTER, HEAD TYPE AND LAYOUT OF PIPE.
- IRRIGATION SHALL BE INSTALLED SIMULTANEOUSLY WITH PLANTING TO ENSURE PLANTS RECEIVE ADEQUATE WATER AT TIME OF INSTALLATION.

## CLEAN WATER SERVICES MAINTENANCE NOTES

- THE PERMITEE IS RESPONSIBLE FOR PROVIDING ROUTINE MAINTENANCE TO STORMWATER FACILITY PLANTING AREAS TO ASSESS PLANT ESTABLISHMENT AND IRRIGATION FUNCTIONALITY. ROUTINE MAINTENANCE AT A MINIMUM INCLUDES THREE VISITS PER GROWING SEASON AND ONE VISIT PRIOR TO GROWING SEASON. MAINTENANCE SHALL INCLUDE THE REMOVAL OF NON-NATIVE, INVASIVE WEEDS THROUGHOUT THE MAINTENANCE PERIOD UNTIL A HEALTHY STAND OF VEGETATION IS ACHIEVED.
- MAINTENANCE PERIOD BEGINS AFTER APPROVAL / SIGN OFF OF FINAL INSPECTION OF VEGETATION.
- MAINTENANCE OF STORMWATER FACILITIES TO BE FOR A PERIOD OF TWO YEARS.
- PLANTS FAILING TO MEET ACCEPTANCE CRITERIA SHALL BE REPLACED DURING THE MAINTENANCE PERIOD. PRIOR TO REPLACEMENT, THE CAUSE OF THE LOSS SHALL BE DOCUMENTED AND CORRECTED.
- CLEAN WATER SERVICES MAY INSPECT THE CONDITION OF THE WATER QUALITY/QUANTITY FACILITY LANDSCAPING PERIODICALLY THROUGHOUT THE REQUIRED MAINTENANCE PERIOD. THE AGENCY SHALL PROVIDE AN INTERIM INSPECTION REPORT TO THE OWNER WITH A SPECIFIC SUMMARY OF ANY DEFICIENCIES. FAILURE OF THE AGENCY TO PROVIDE THE INTERIM REPORT SHALL NOT RELEASE THE OWNER FROM THEIR RESPONSIBILITY TO PROVIDE ESTABLISHED LANDSCAPING AT THE END TO THE REQUIRED LANDSCAPING MAINTENANCE PERIOD.
- IF AT ANY TIME DURING THE WARRANTY PERIOD THE LANDSCAPING FALLS BELOW 80% SURVIVAL OF TREES AND SHRUBS, OR 90% AREAL COVERAGE BY HERBACEOUS PLANTS, OR IF THE AMOUNT OF UNDESIRABLE VEGETATION COVER INCLUDING TARGET NON-NATIVE SPECIES EXCEEDS 10%, THE OWNER SHALL REMOVE UNDESIRABLE VEGETATION AND REINSTALL ALL DEFICIENT PLANTING AT THE NEXT APPROPRIATE PLANTING OPPORTUNITY. THE REQUIRED MAINTENANCE PERIOD MAY BE EXTENDED FROM THE DATE OF REPLANTING IF, IN THE OPINION OF CLEAN WATER SERVICES, AN ADDITIONAL TIME PERIOD IS NEEDED TO ENSURE THE REQUIRED LANDSCAPING BECOMES ESTABLISHED AND CAN SURVIVE LONG TERM. THE EXTENSION OF THE WARRANTY PERIOD MAY BE UP TO TWO YEARS.
- THE WARRANTY PERIOD SHALL BE COMPLETE WHEN ALL THE REQUIREMENTS OF SECTION 2.08 OF THE CWS MANUAL HAVE BEEN MET, THE ONE YEAR MAINTENANCE ASSURANCE PERIOD HAS EXPIRED ON ALL ELEMENTS OF THE PROJECT AND ANY REPAIRS REQUIRED DURING THE MAINTENANCE PERIOD HAVE BEEN COMPLETED AND ACCEPTED.

## CLEAN WATER SERVICES WATER QUALITY PROTECTION NOTES

- NO STRUCTURES, DEVELOPMENT, CONSTRUCTION ACTIVITIES, GARDENS, LAWNS, APPLICATION OF CHEMICALS, UNCONTAINED AREAS OF HAZARDOUS MATERIALS AS DEFINED BY DEQ, PET WASTES, DUMPING OF MATERIALS OF ANY KIND, OR OTHER ACTIVITIES SHALL BE PERMITTED WITHIN THE STORMWATER AREA WHICH MAY NEGATIVELY IMPACT WATER QUALITY, EXCEPT THOSE ALLOWED IN R&O 07-20, CHAPTER THREE.
- IF APPLICABLE, PRIOR TO ANY SITE CLEARING, GRADING OR CONSTRUCTION, THE WATER QUALITY SENSITIVE AREAS SHALL BE SURVEYED, STAKED AND TEMPORARILY FENCED PER APPROVED PLAN.
- APPROPRIATE BMP'S FOR EROSION CONTROL, IN ACCORDANCE WITH CWS' EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL SHALL BE USED PRIOR TO, DURING, AND FOLLOWING EARTH DISTURBING ACTIVITIES.

## GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- CONTRACTOR SHALL VERIFY EXISTING TREES IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL KEEP PEDESTRIAN TRAVEL WAYS AND ACCESS TO ALL STRUCTURES PROTECTED AT ALL TIMES.
- CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURES TO PRE CONSTRUCTION CONDITIONS.
- ALL LANDSCAPE AREAS SHALL BE INSTALLED AND MAINTAINED AS A MINIMUM TO STANDARDS ACCORDING TO CITY REVISED CODE.
- CONTRACTOR SHALL VERIFY UNDERGROUND AND OVERHEAD UTILITY LINES AND INVERT ELEVATIONS OF ALL PIPING PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES.
- REFERENCE CIVIL PLANS FOR GRADING AND ADDITIONAL SITE INFORMATION.
- IT IS THE CONTRACTOR RESPONSIBILITY TO PROVIDE PROPER DRAINAGE TO ALL PLANT MATERIAL.

## IRRIGATION NOTES

- CONTRACTOR TO PROVIDE DESIGN/BUILD IRRIGATION DESIGN FOR L.A.'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY, PERMANENT, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. COORDINATE PRODUCT TYPE WITH FACILITIES STAFF.
- VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER. DO NOT PLACE VALVES IN R.O.W. OR IN HIGH VISIBILITY AREAS.
- IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
- ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
- SYSTEM SHALL SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
- REFERENCE LANDSCAPE AND CIVIL DETAILS FOR POINT OF CONNECTION.
- IRRIGATION SYSTEM AS-BUILT REVIEW REQUIRED UPON SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL VERIFY AVAILABLE GPM AND PSI AND SHALL PROVIDE IF REQUIRED A PUMP AND AN ENCLOSURE PER LOCAL AND STATE CODE REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE ISOLATION VALVES AT EACH REMOTE CONTROL VALVE LOCATION.
- IRRIGATION HEADS TO BE CENTERED ON PAVEMENT STRIPING (TYP.)

## PLANTING NOTES

- VERIFY ALL UNDERGROUND PIPING AND LINES BEFORE TREE PLACEMENT. DO NOT PLANT TREES OVER PIPING OR UTILITY LINES.
- ALL EXISTING TREES, PLANTS, AND ROOTS IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
- EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS NOTED OTHERWISE.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
- ALL TYPICAL PLANTING AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES. SEE DETAILS.
- A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
- TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
- ALL TREES WITHIN 10' OF UNDERGROUND ELECTRIC LINES TO HAVE ROOT BARRIER.
- LANDSCAPE CONTRACTOR SHALL CONTACT PROJECT LANDSCAPE ARCHITECT FOR ALL SITE OBSERVATIONS 72 HOURS PRIOR TO SITE VISIT.

## CWS WATER QUALITY FACILITY INFO

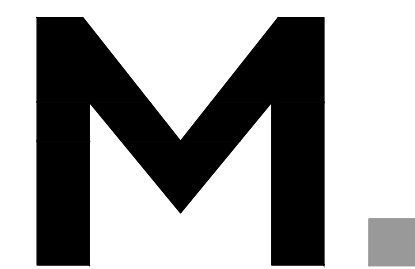
CWS PLANTING REQUIREMENTS:  
TOTAL TREATMENT AREA ZONE A (SATURATED) = 3,910 S.F.  
TOTAL TREATMENT AREA ZONE B (SIDE SLOPES) = 8,015 S.F.  
TOTAL FACILITY AREAS = 11,925 S.F.

TOTAL NUMBER OF TREES REQUIRED = 119 TREES (11,925 S.F. x 0.01 TREES/S.F. = 119.25 TREES)  
TOTAL NUMBER OF TREES PROVIDED = 120 TREES

TOTAL NUMBER OF SHRUBS REQUIRED = 596 SHRUBS (7,490 S.F. x 0.05 SHRUBS/S.F. = 596.25 SHRUBS)  
TOTAL NUMBER OF SHRUBS PROVIDED = 876 SHRUBS

TREATMENT AREA (ZONE A) PLUGS REQUIRED = 23,460 PLUGS (3,910 S.F. x 6 PLUG/S.F. = 23,460 PLUGS)  
TREATMENT AREA (ZONE A) PLUGS PROVIDED = 23,460 PLUGS

GROUND COVER REQUIRED = 100% COVERAGE  
PT 498 RIPARIAN ZONE SEED MIX PROVIDED = 100% COVERAGE



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SHEET TITLE:

**LANDSCAPE**  
**NOTES**  
**AND**  
**SCHEDULE**

DRAWN BY: AJ

CHECKED BY: BET

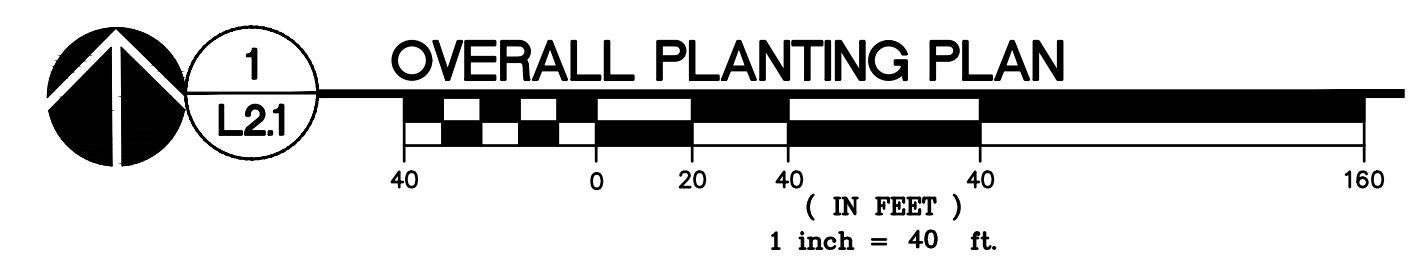
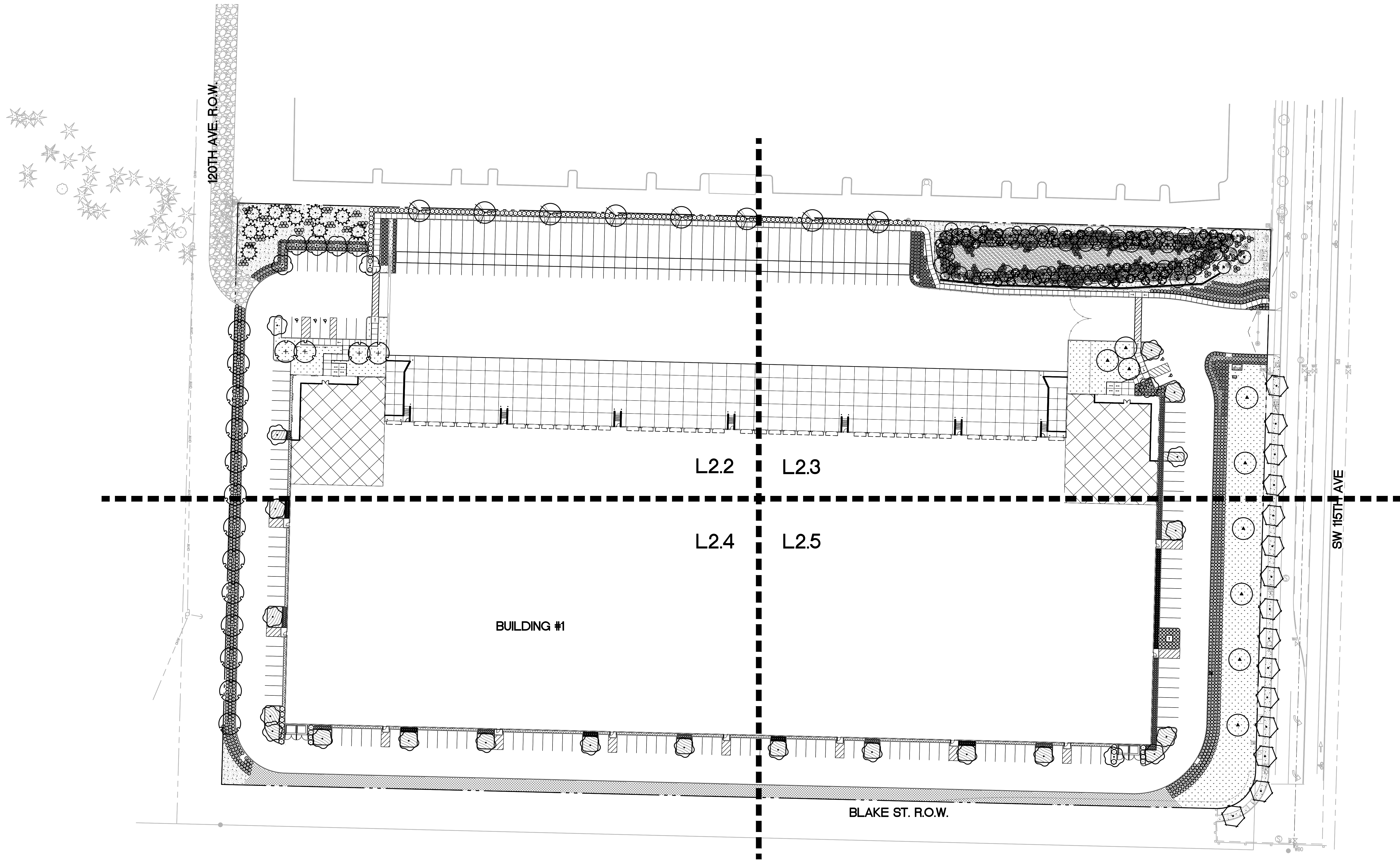
SHEET:

**L2.0**

JOB NO. **2160026.00**

REVISED ARCHITECTURAL REVIEW: 5-11-17

REVISION DELTA THIS SHEET	REVISIONS REVISION DELTA CLOSING DATE	REVISIONS REVISION DELTA CLOSING DATE







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**PLANTING  
PLAN**

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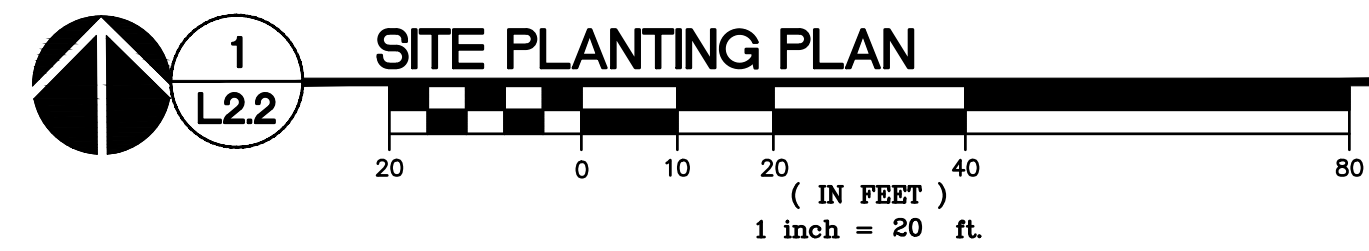
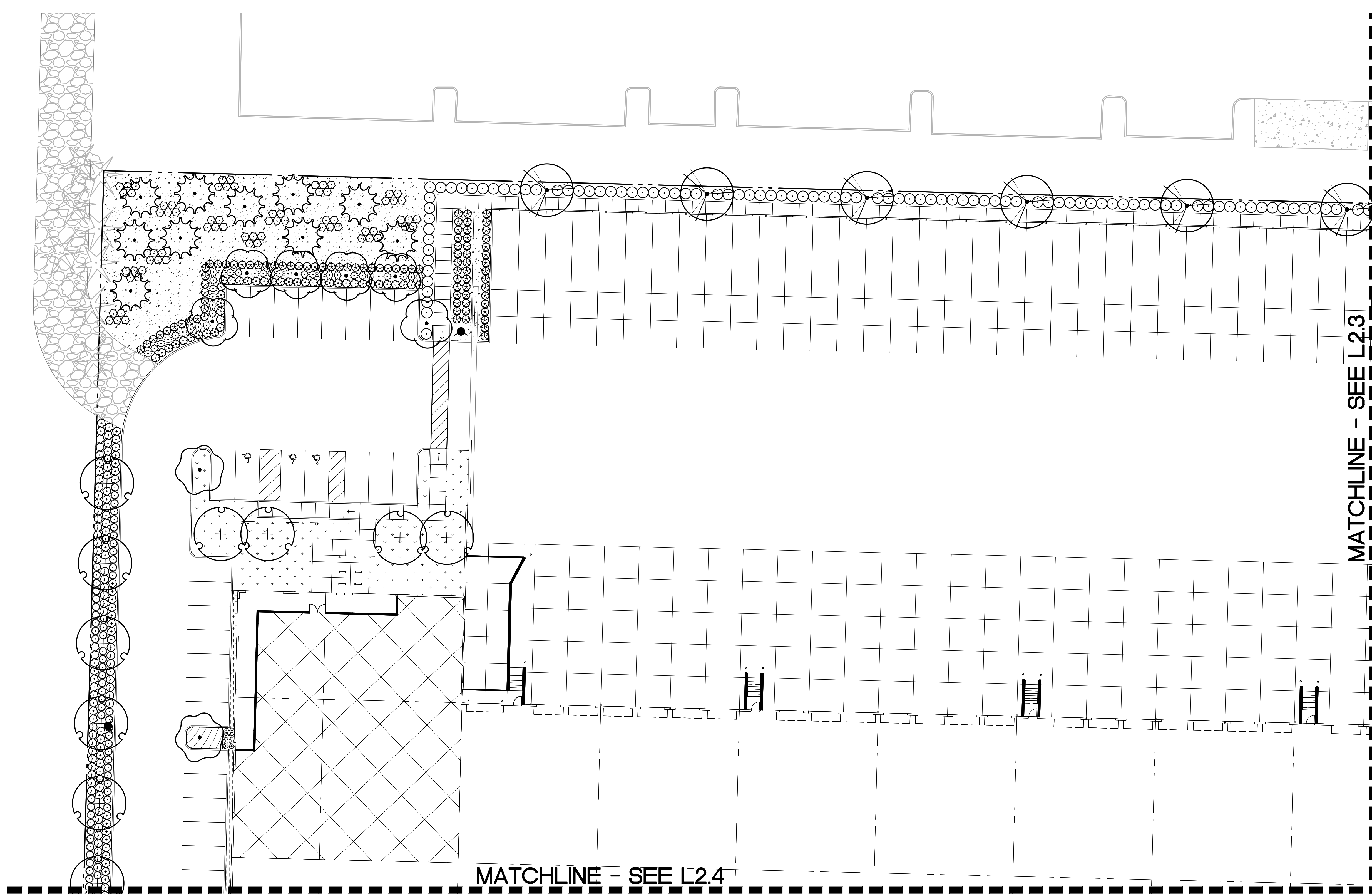
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**SITE PLANTING PLAN**

( IN FEET )  
1 inch = 20 ft.

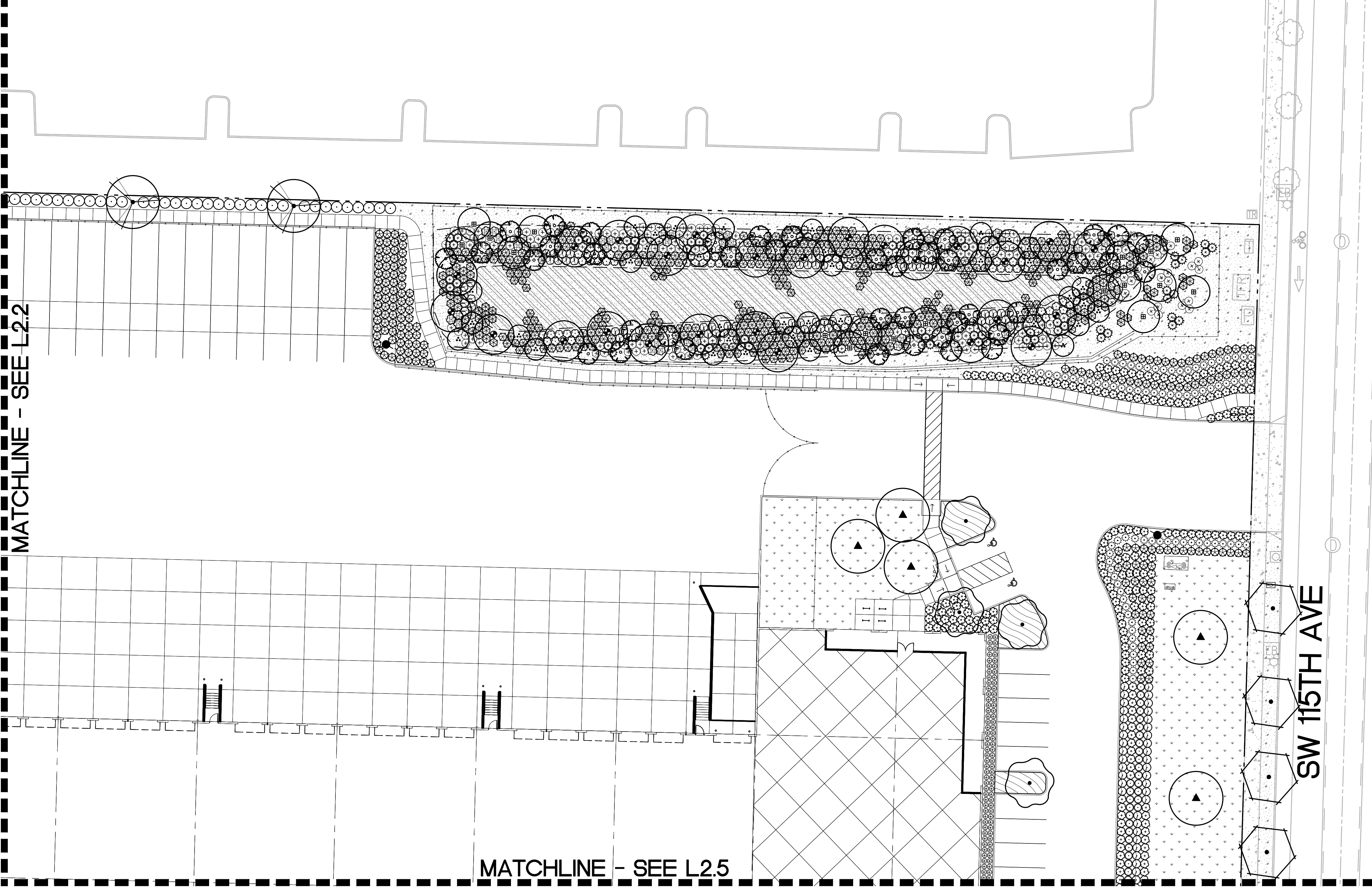


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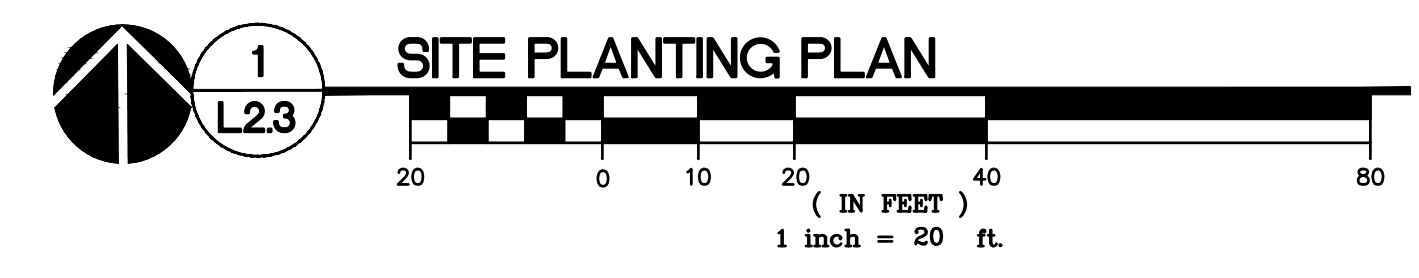
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MATCHLINE - SEE L2.2

MATCHLINE - SEE L2.5

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1  
L2.3  
SITE PLANTING PLAN

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**PLANTING  
PLAN**

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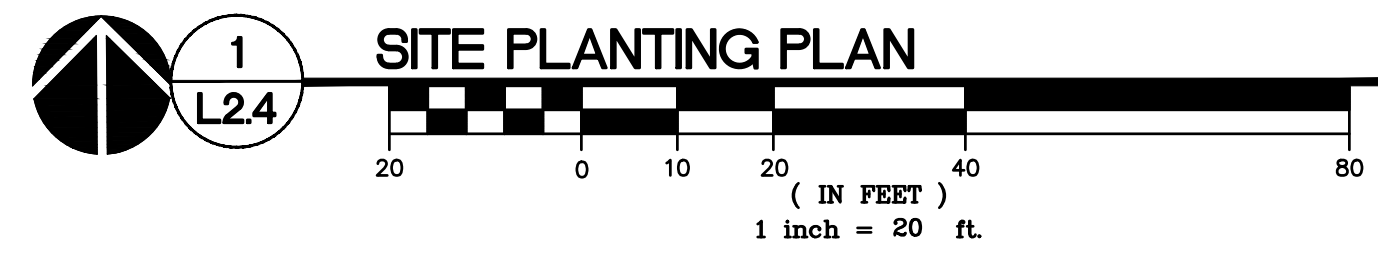
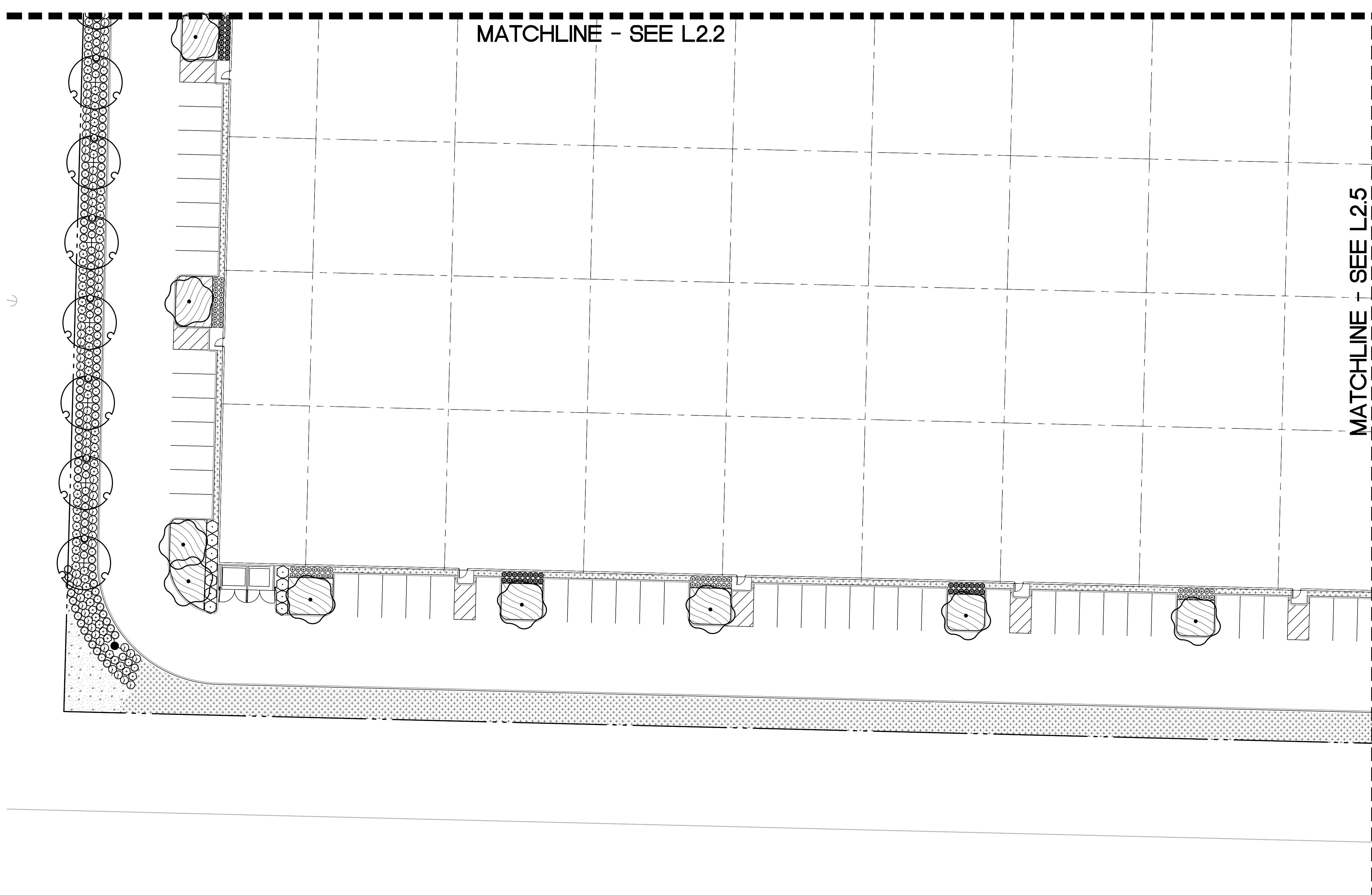
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**L2.3**

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PLAN**

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CHECKED BY: BET

SHEET:

**L2.4**

JOB NO. **2160026.00**

REVISED ARCHITECTURAL REVIEW: 5-11-17

216002600\_V1\_DRAWINGS\LANDSCAPE\026 L2.0-L2.4.DWG AJ 05/11/17 11:56 1/-40





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DESIGN DRIVEN | CLIENT FOCUSED

Client  
**COMMERCE  
CONSTRUCTION**

Project  
**SW 115TH AVE  
INDUSTRIAL  
BUILDING**



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REVISION	REVISIONS	REVISION	REVISION	REVISION
NO.	DESCRIPTION	DATE	BY	DATE

SHEET TITLE:

**PLANTING  
PLAN**

DRAWN BY: AJ

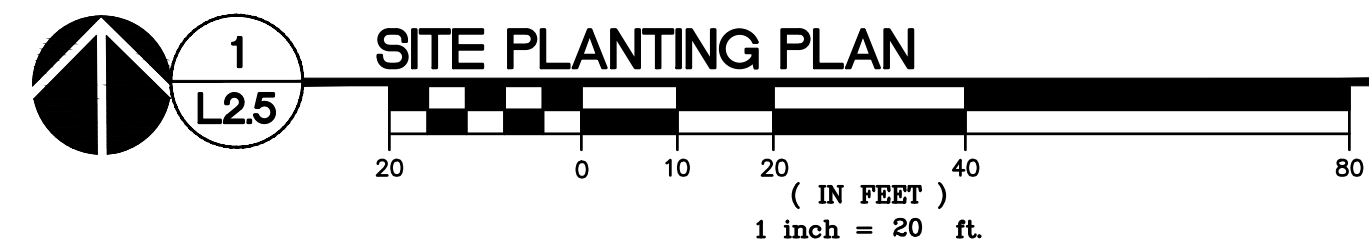
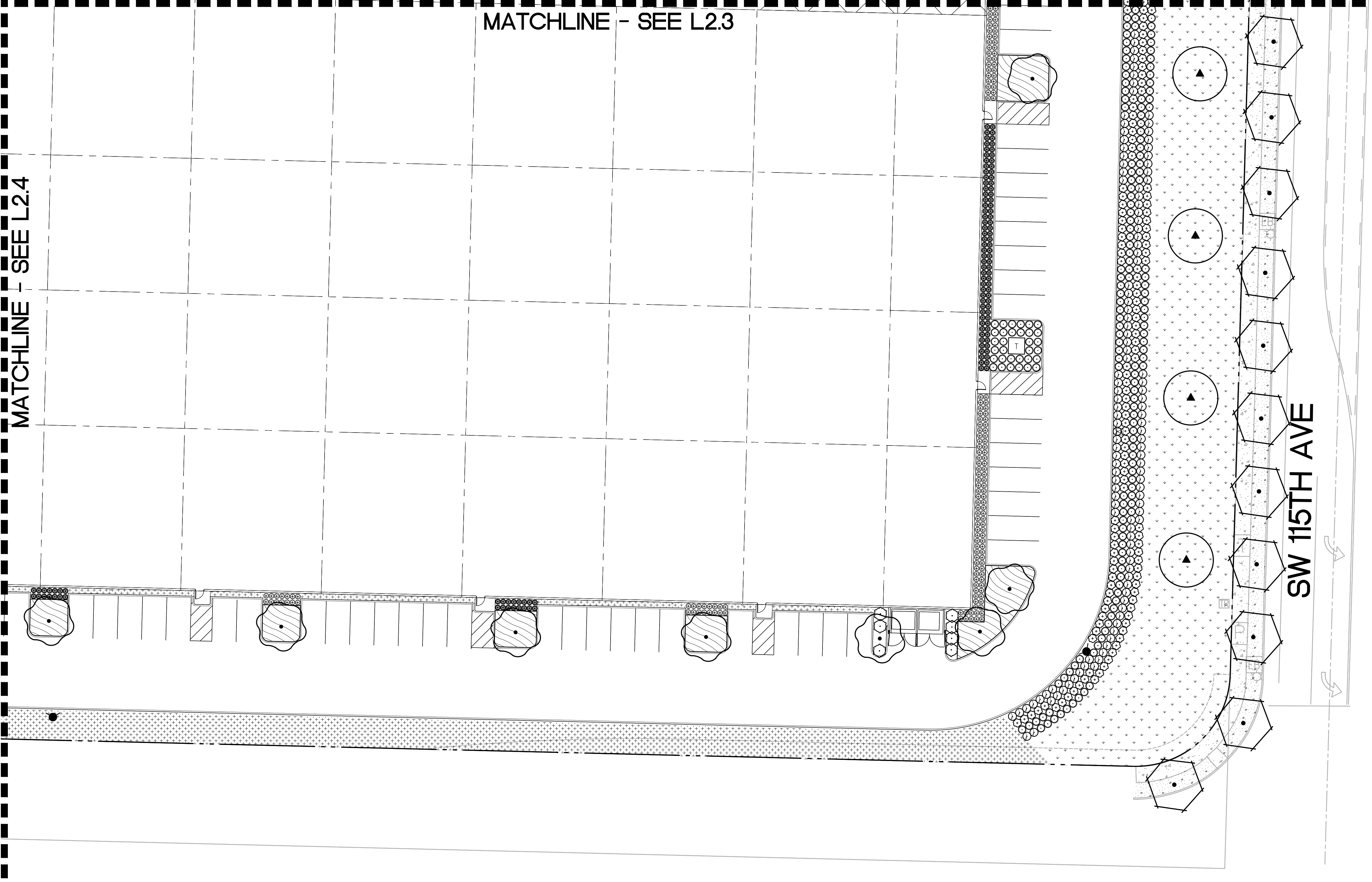
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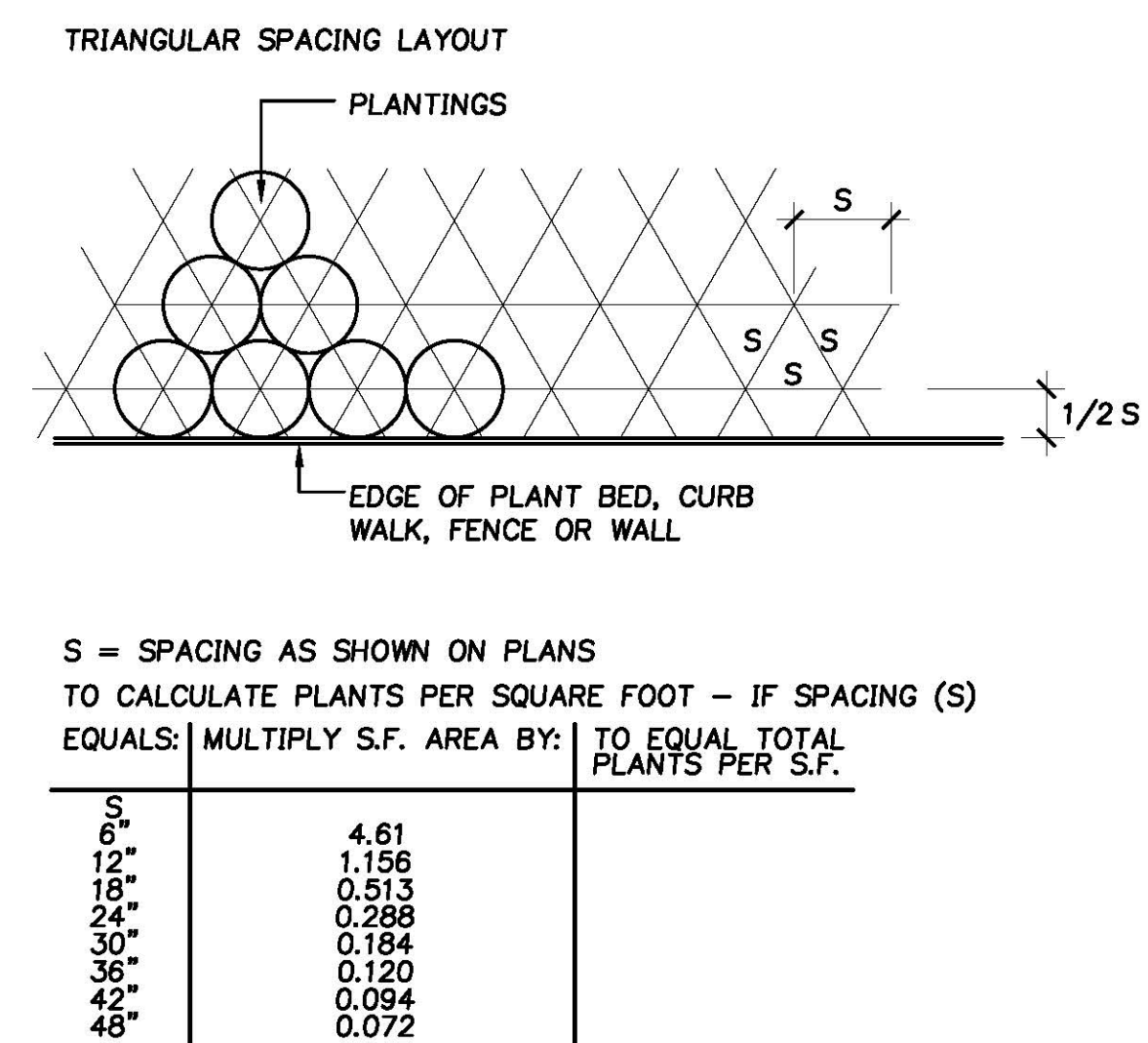
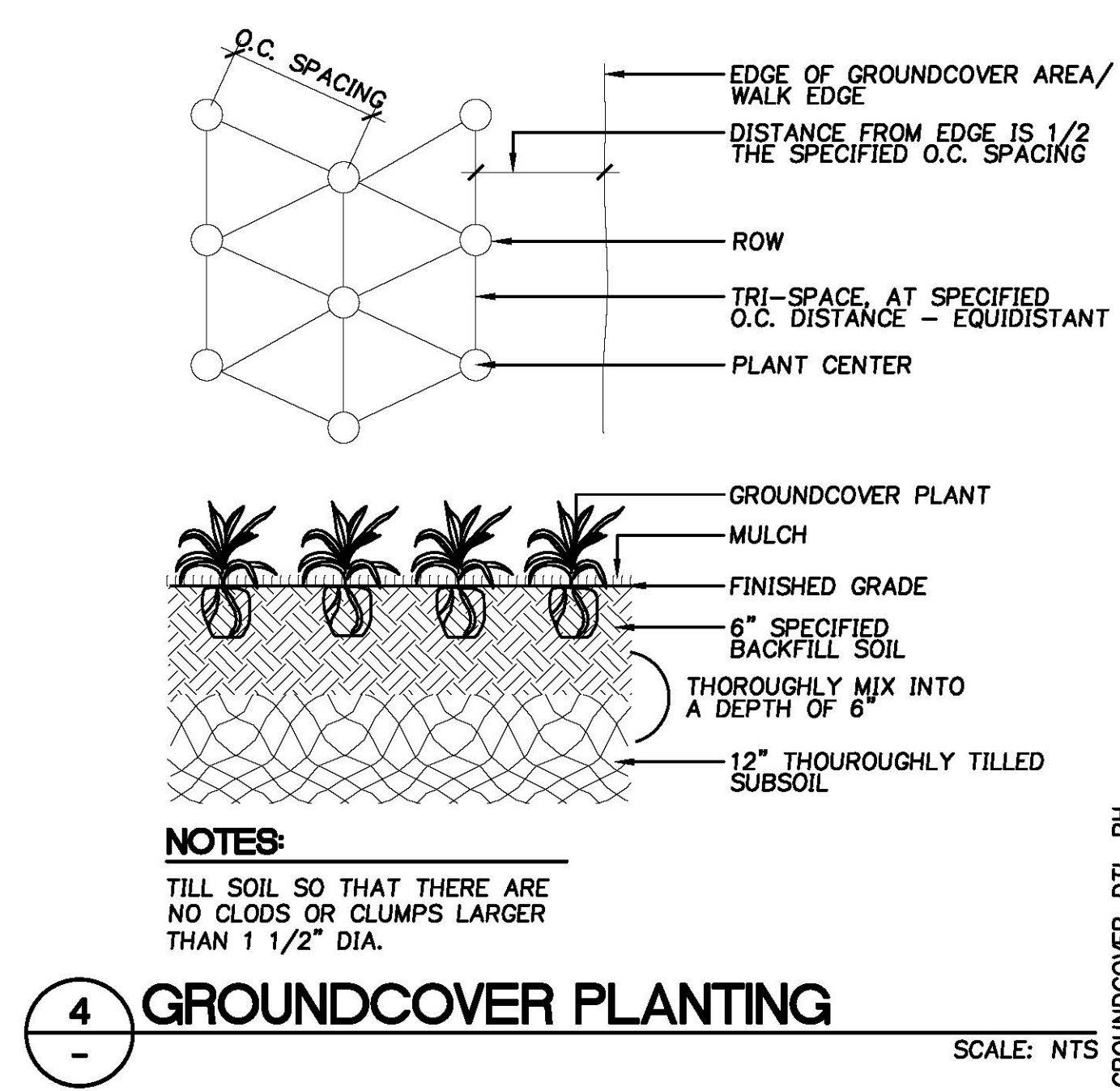
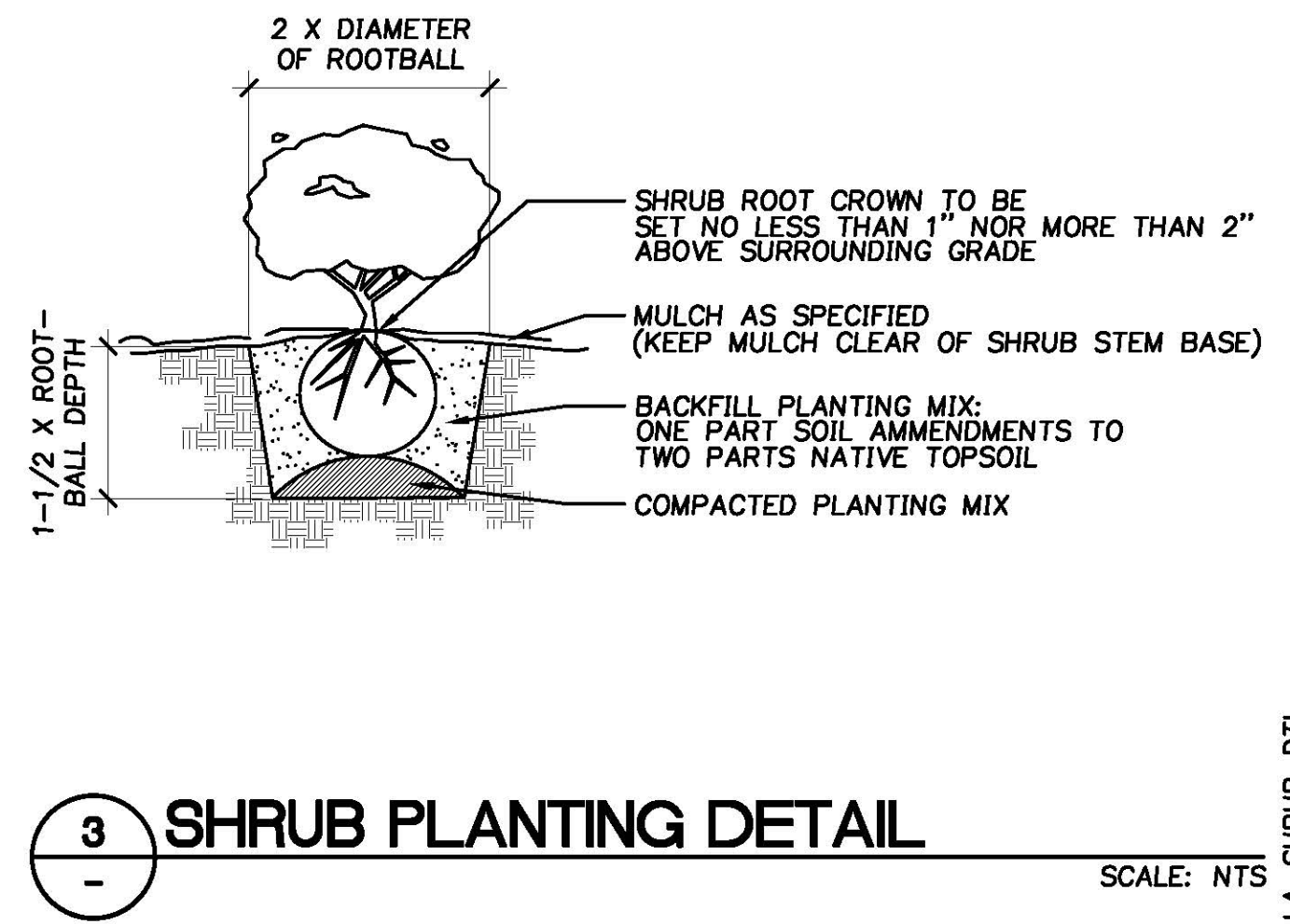
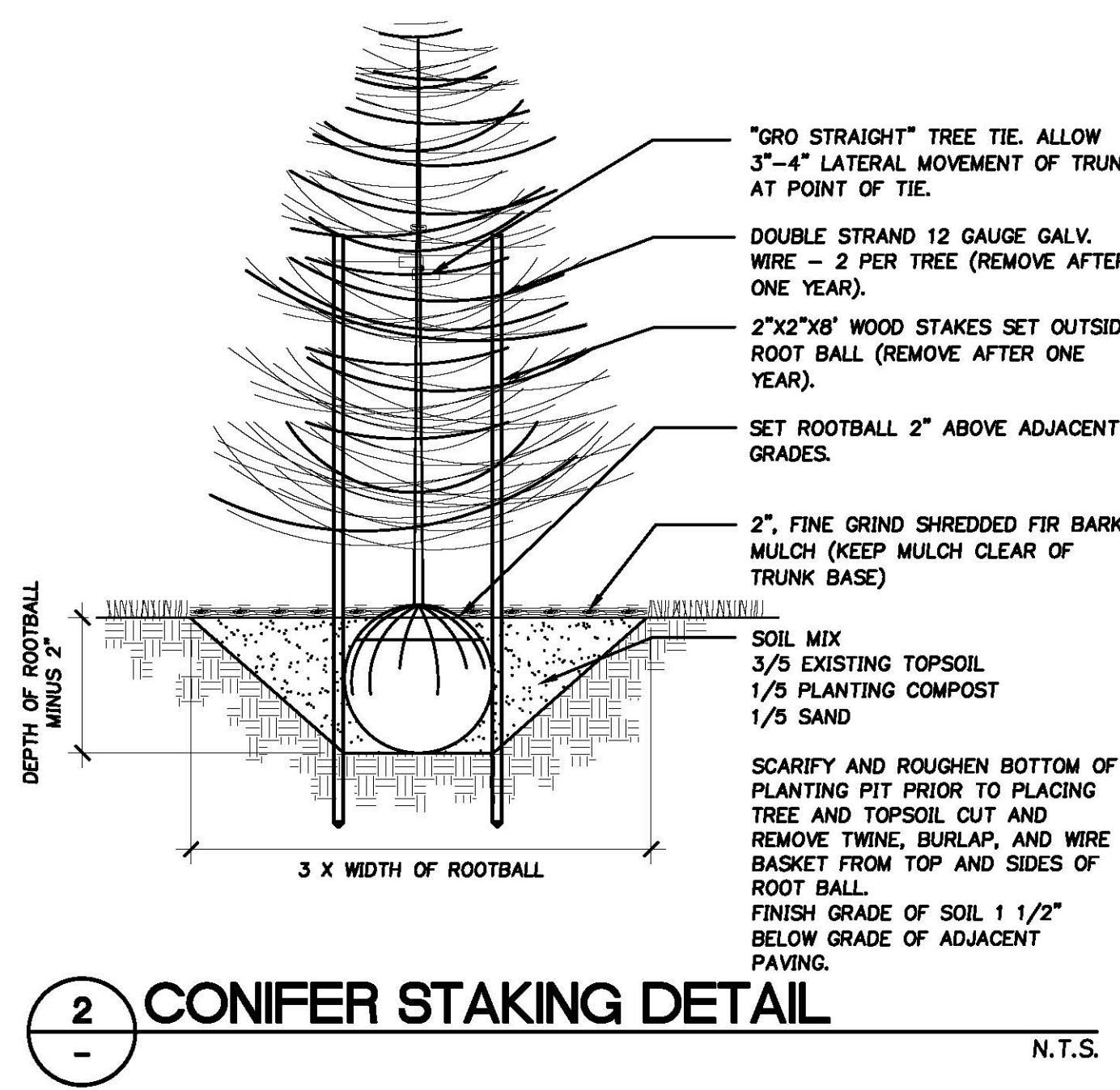
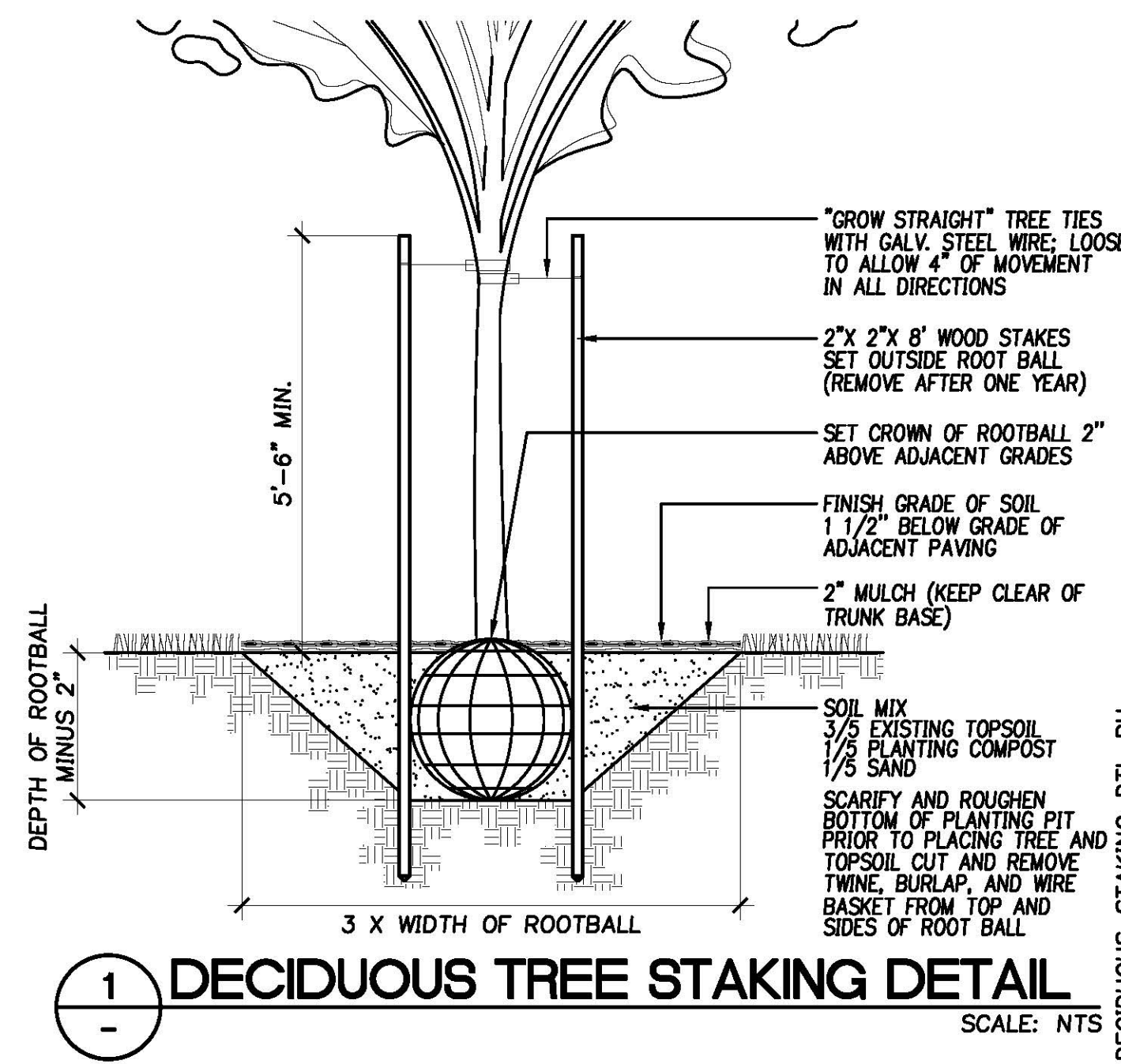
**L2.5**

JOB NO. **2160026.00**

REVISED ARCHITECTURAL REVIEW: 5-11-17

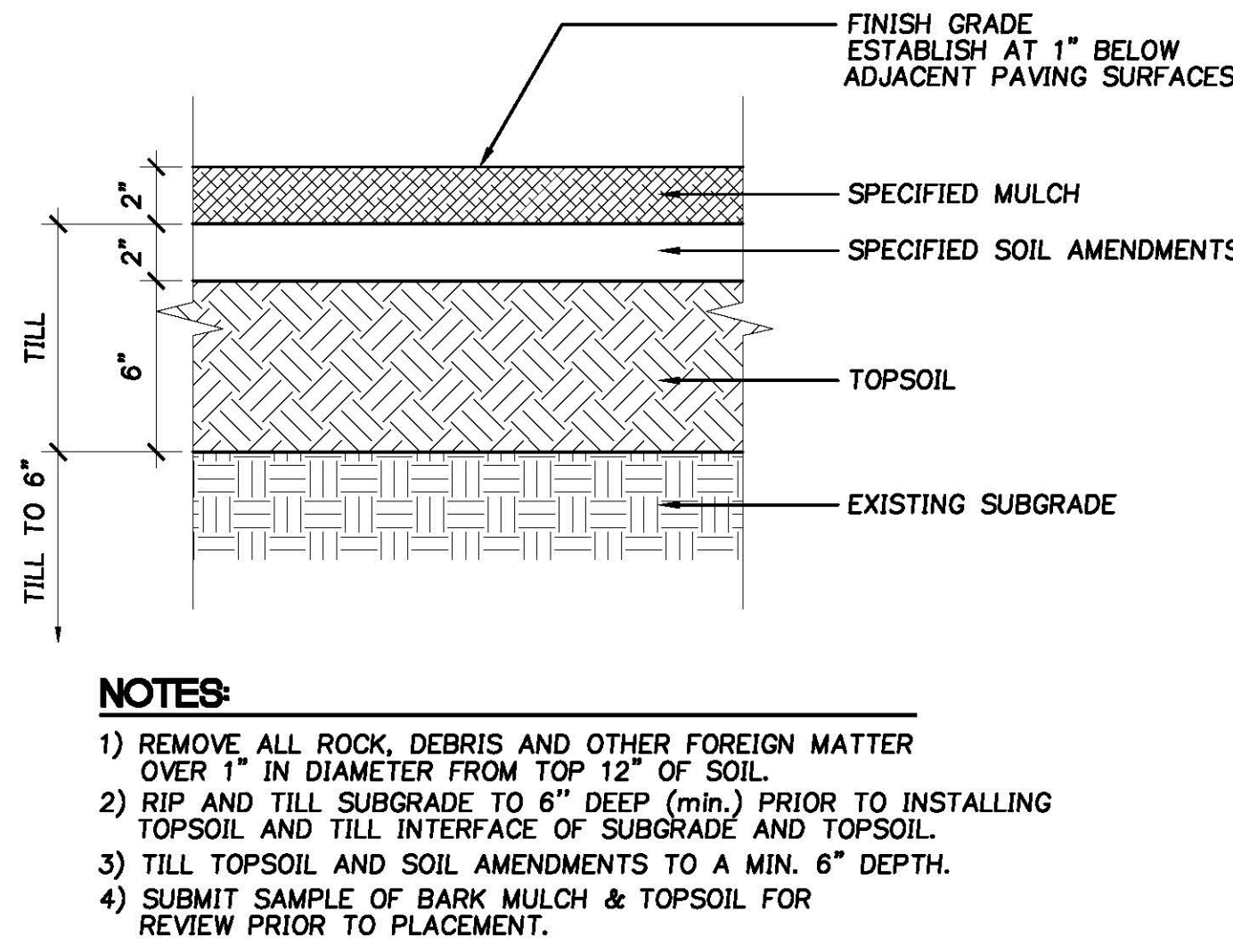




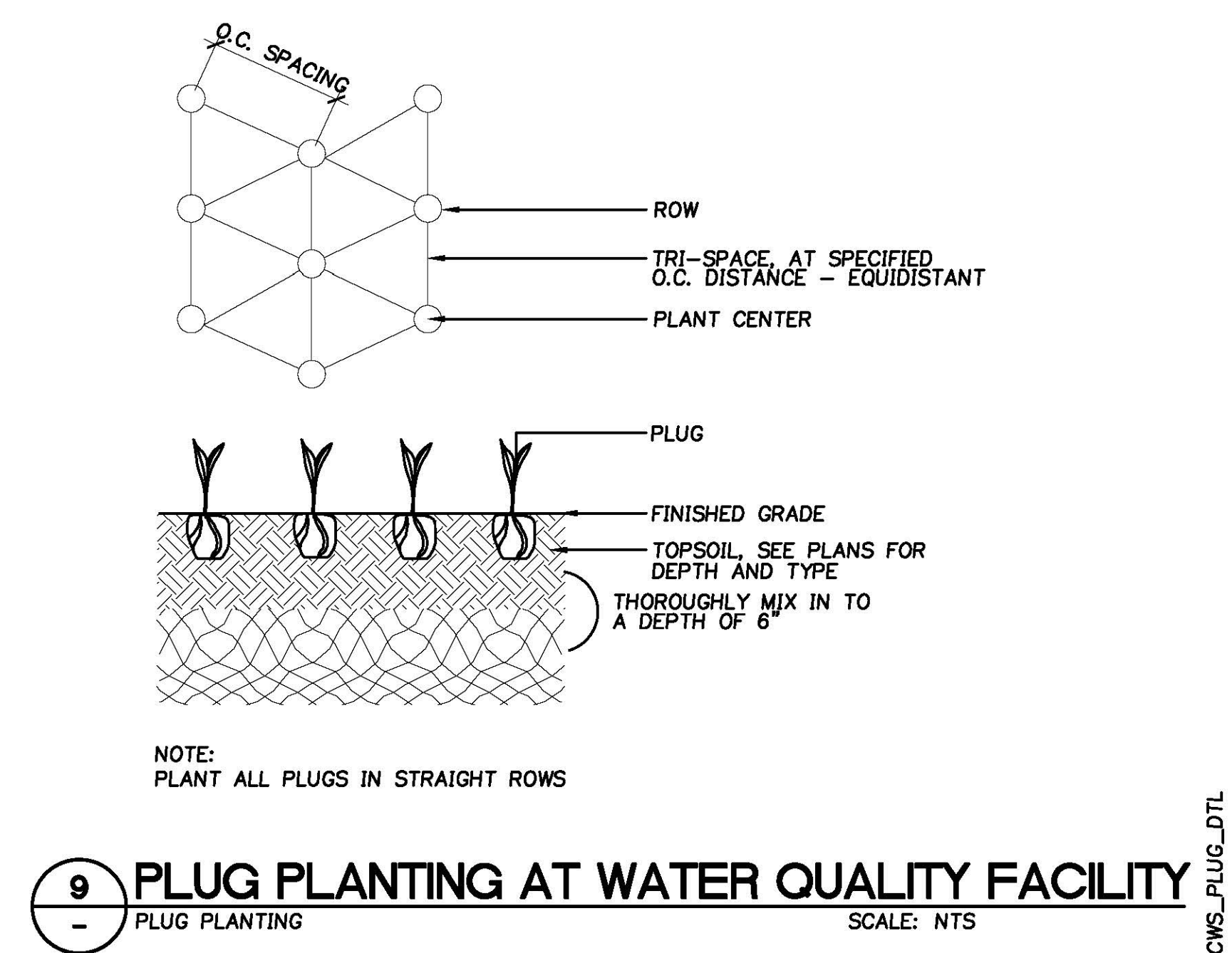
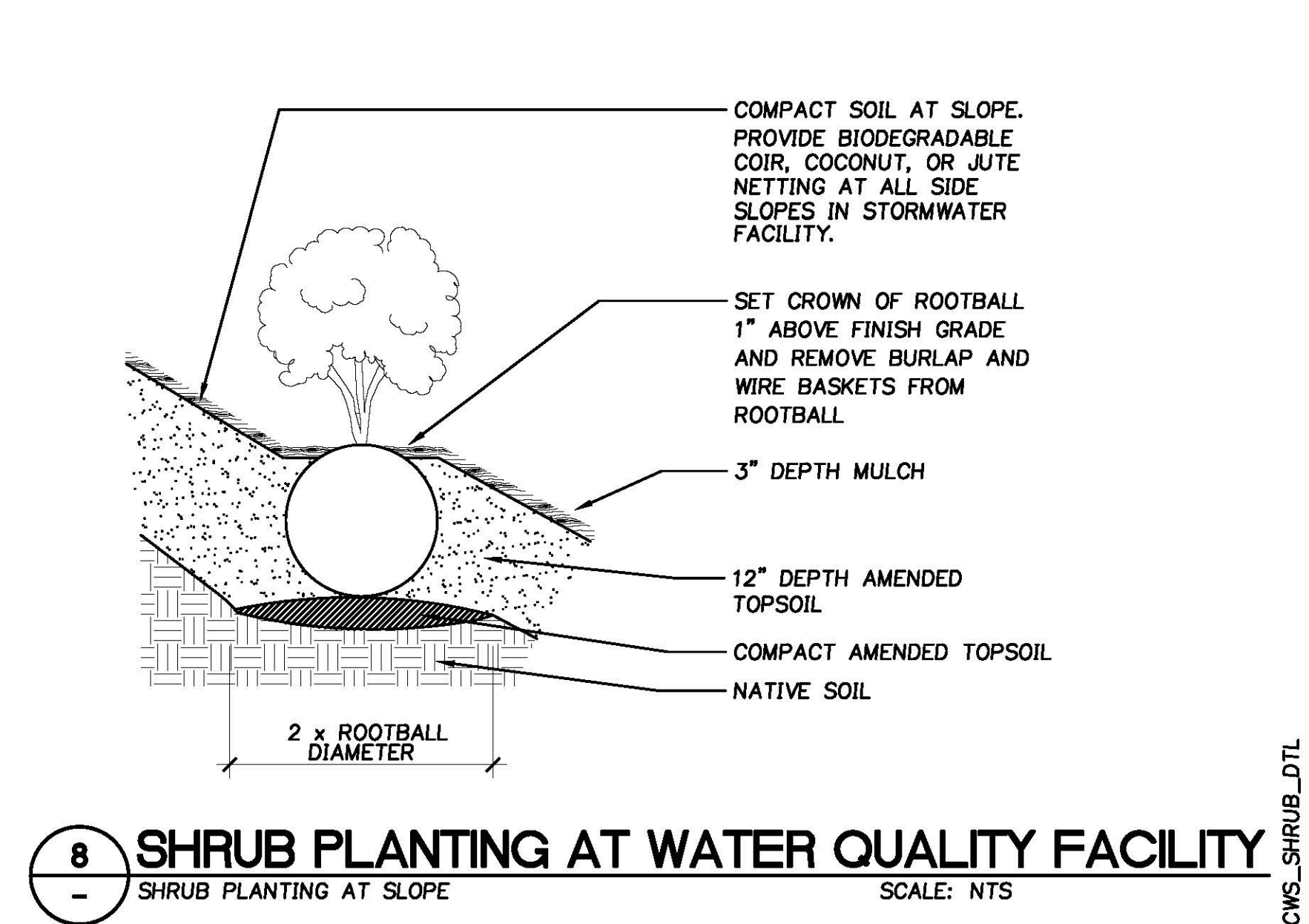
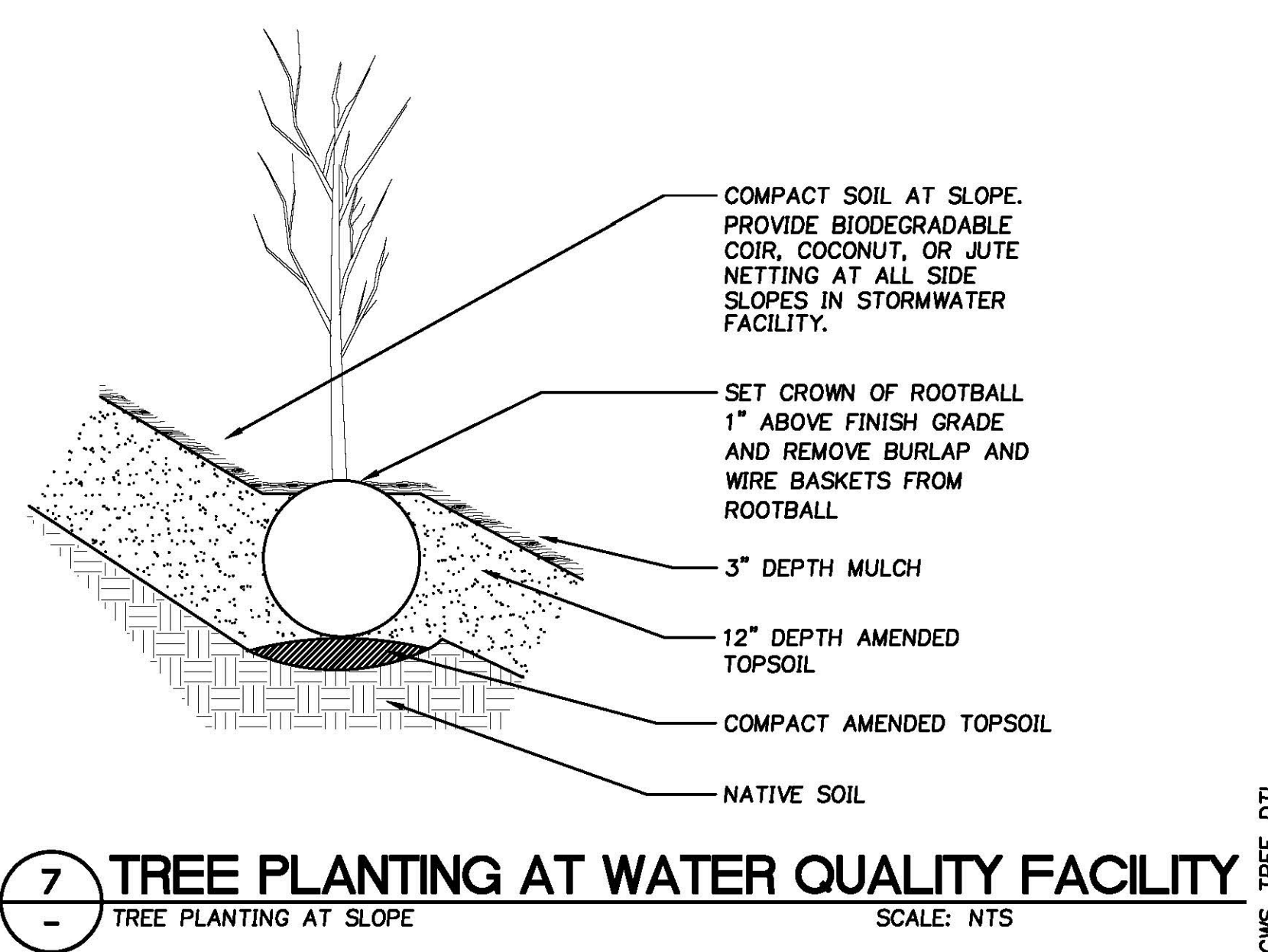


S = SPACING AS SHOWN ON PLANS  
TO CALCULATE PLANTS PER SQUARE FOOT - IF SPACING (S)  
EQUALS: MULTIPLY S.F. AREA BY: TO EQUAL TOTAL PLANTS PER S.F.

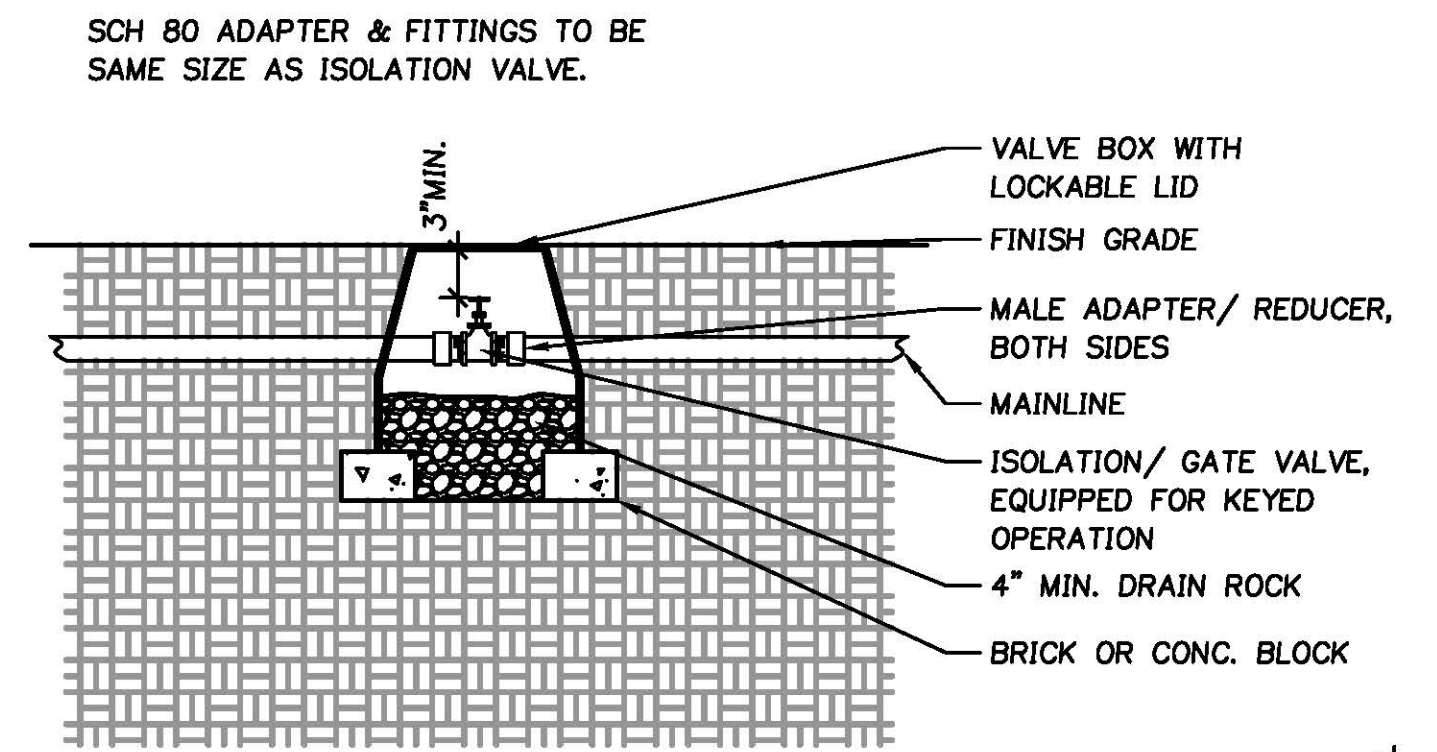
S	PLANTS PER S.F.
6"	4.61
12"	1.156
18"	0.513
24"	0.288
30"	0.184
36"	0.120
42"	0.094
48"	0.072



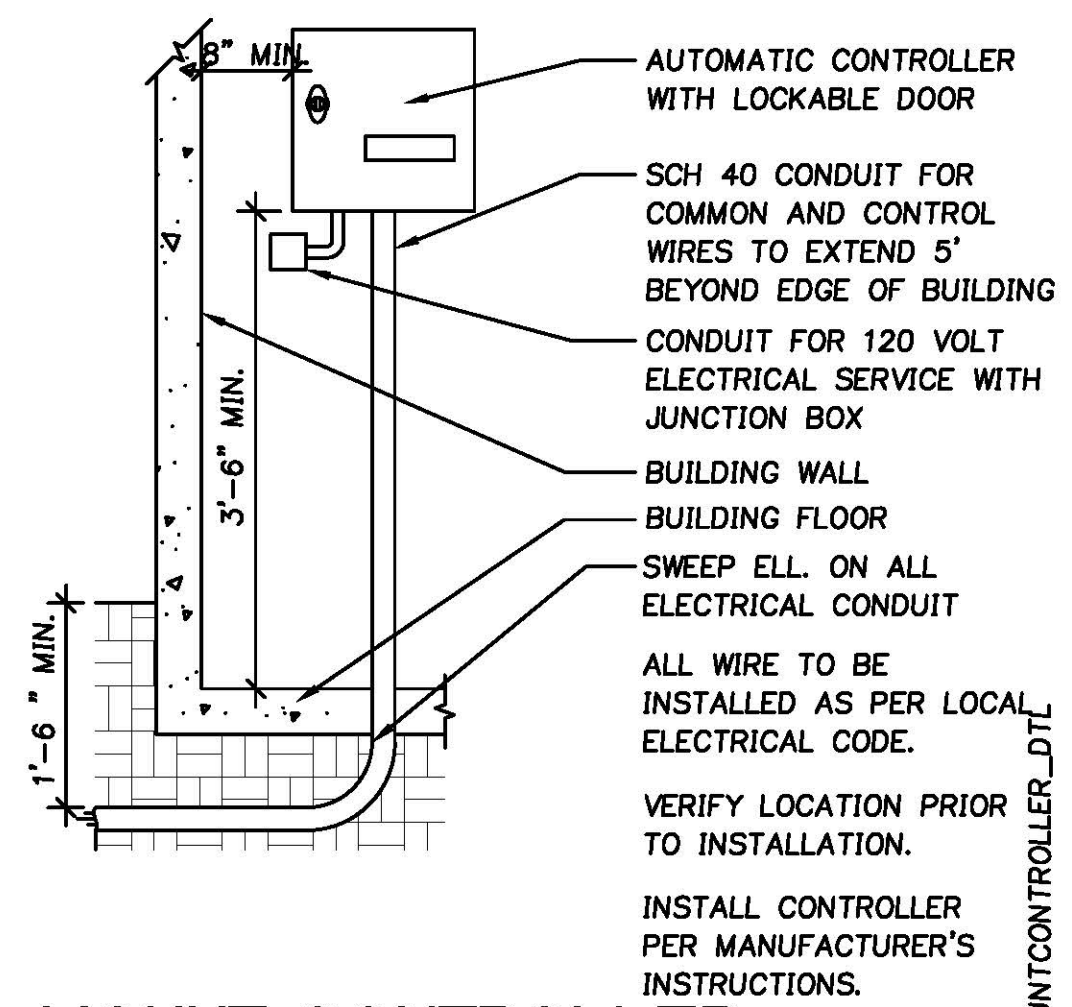
- NOTES:**
- 1) REMOVE ALL ROCK, DEBRIS AND OTHER FOREIGN MATTER OVER 1" IN DIAMETER FROM TOP 12" OF SOIL.
  - 2) RIP AND TILL SUBGRADE TO 6" DEEP (min.) PRIOR TO INSTALLING TOPSOIL AND TILL INTERFACE OF SUBGRADE AND TOPSOIL.
  - 3) TILL TOPSOIL AND SOIL AMENDMENTS TO A MIN. 6" DEPTH.
  - 4) SUBMIT SAMPLE OF BARK MULCH & TOPSOIL FOR REVIEW PRIOR TO PLACEMENT.



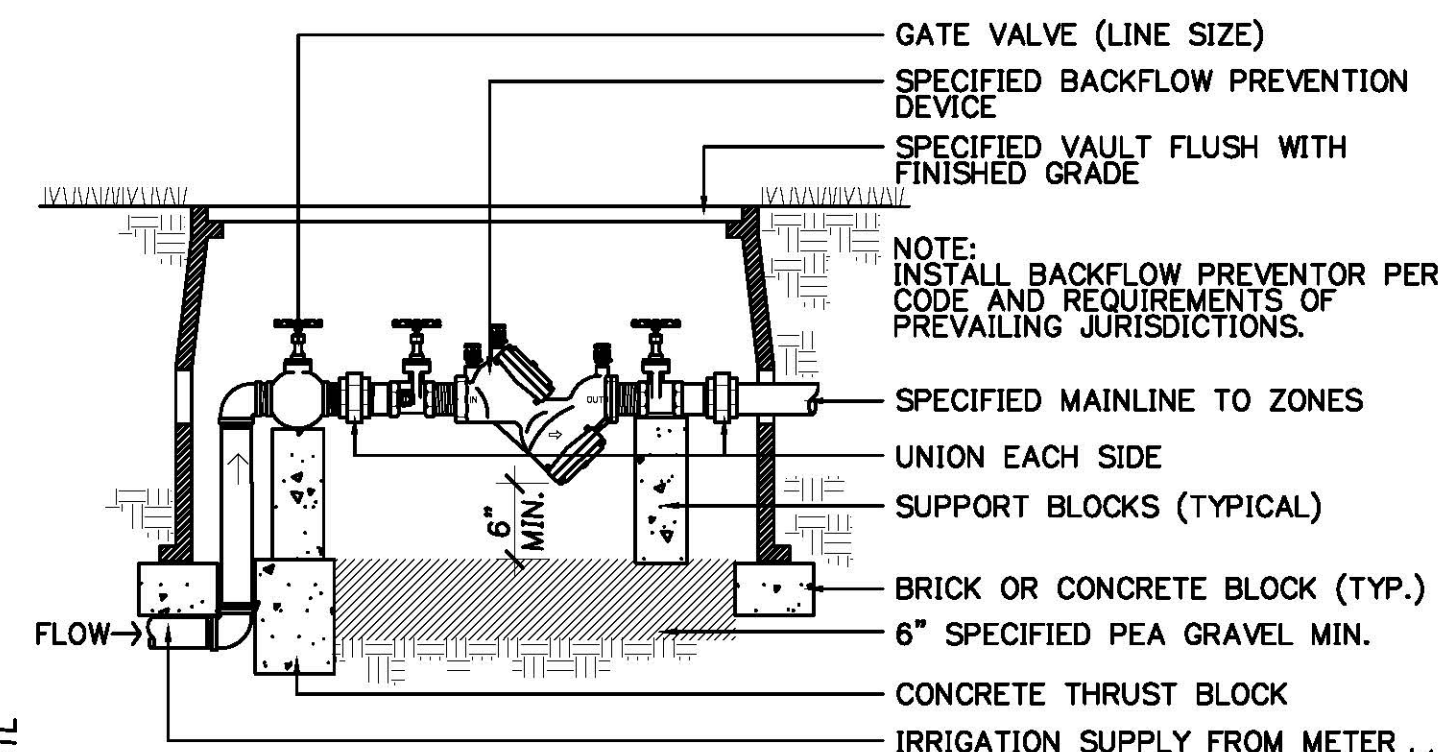




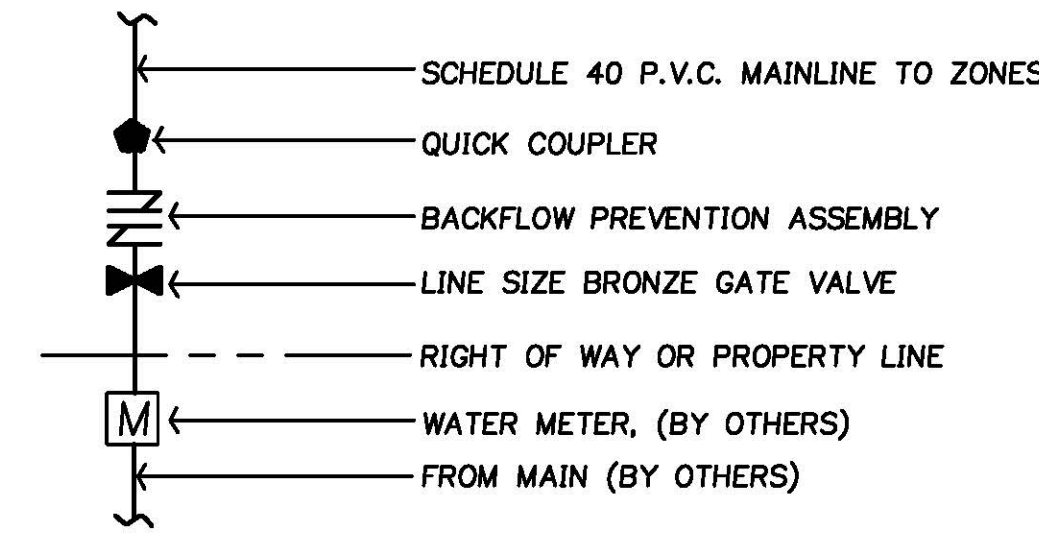
**4 ISOLATION/GATE VALVE** SCALE: NTS



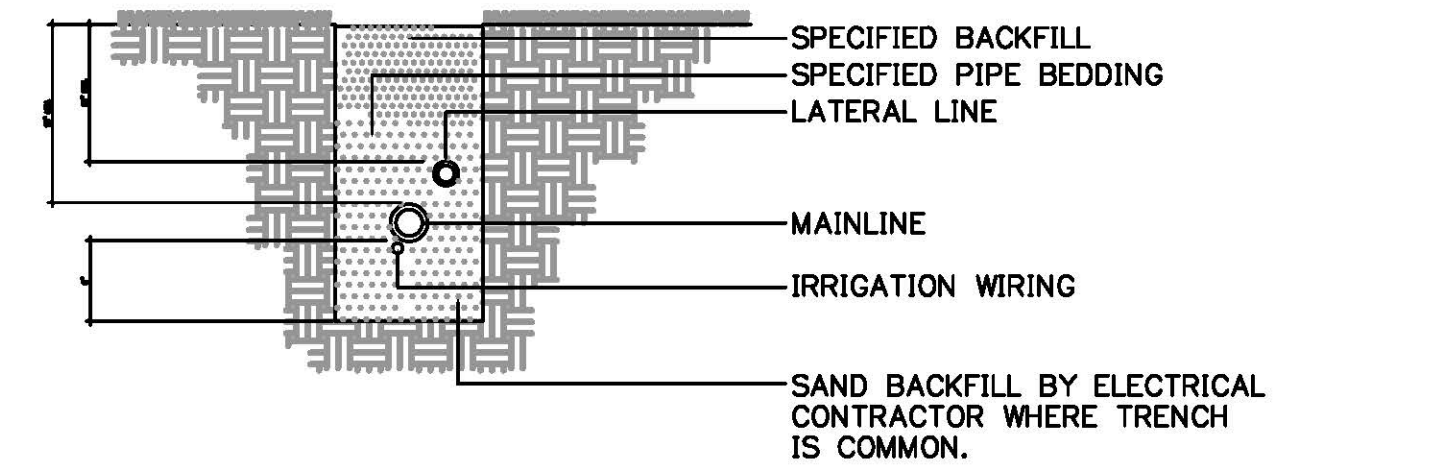
**3 WALL MOUNT CONTROLLER** SCALE: NTS



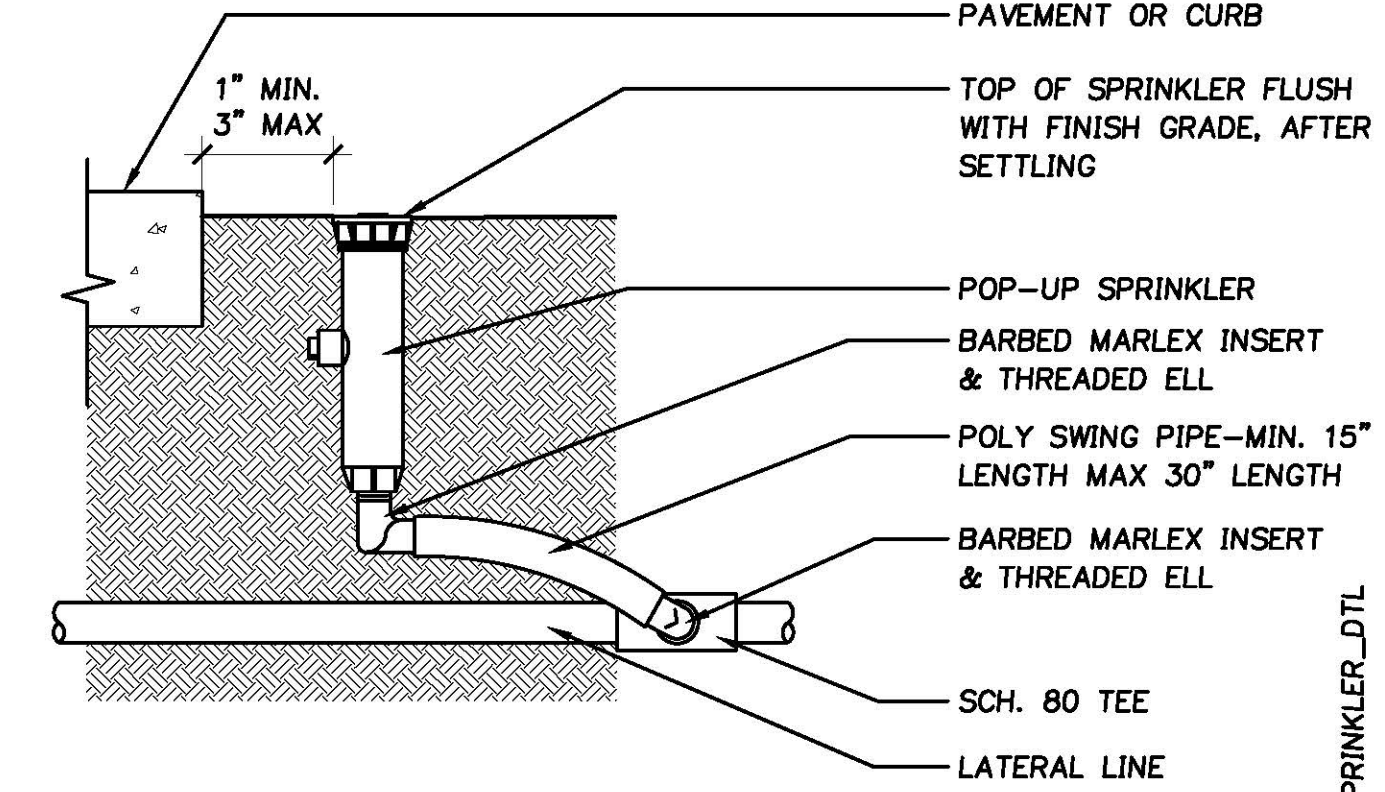
**2 DOUBLE CHECK VALVE** SCALE: NTS



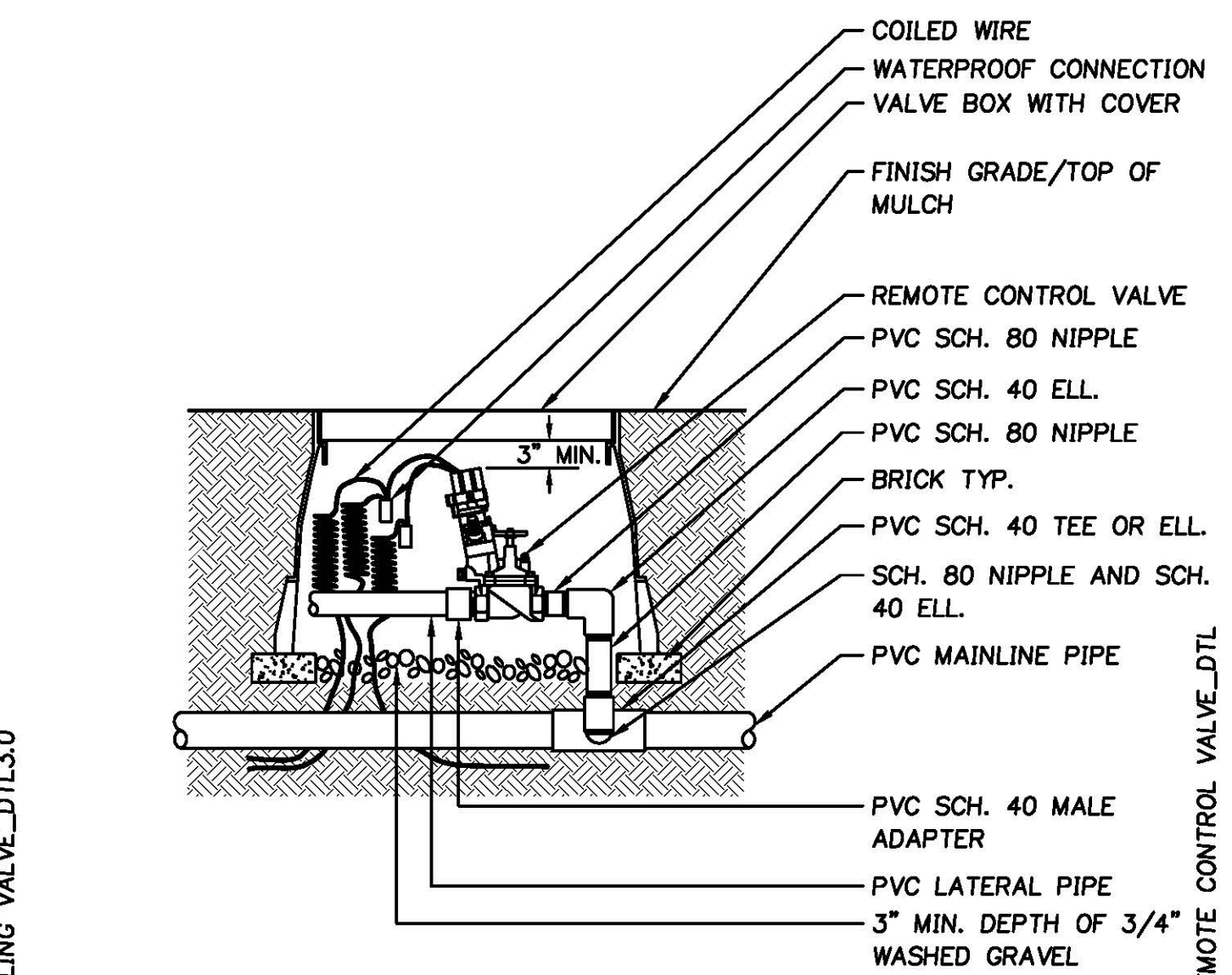
**1 POINT OF CONNECTION** SCALE: NTS



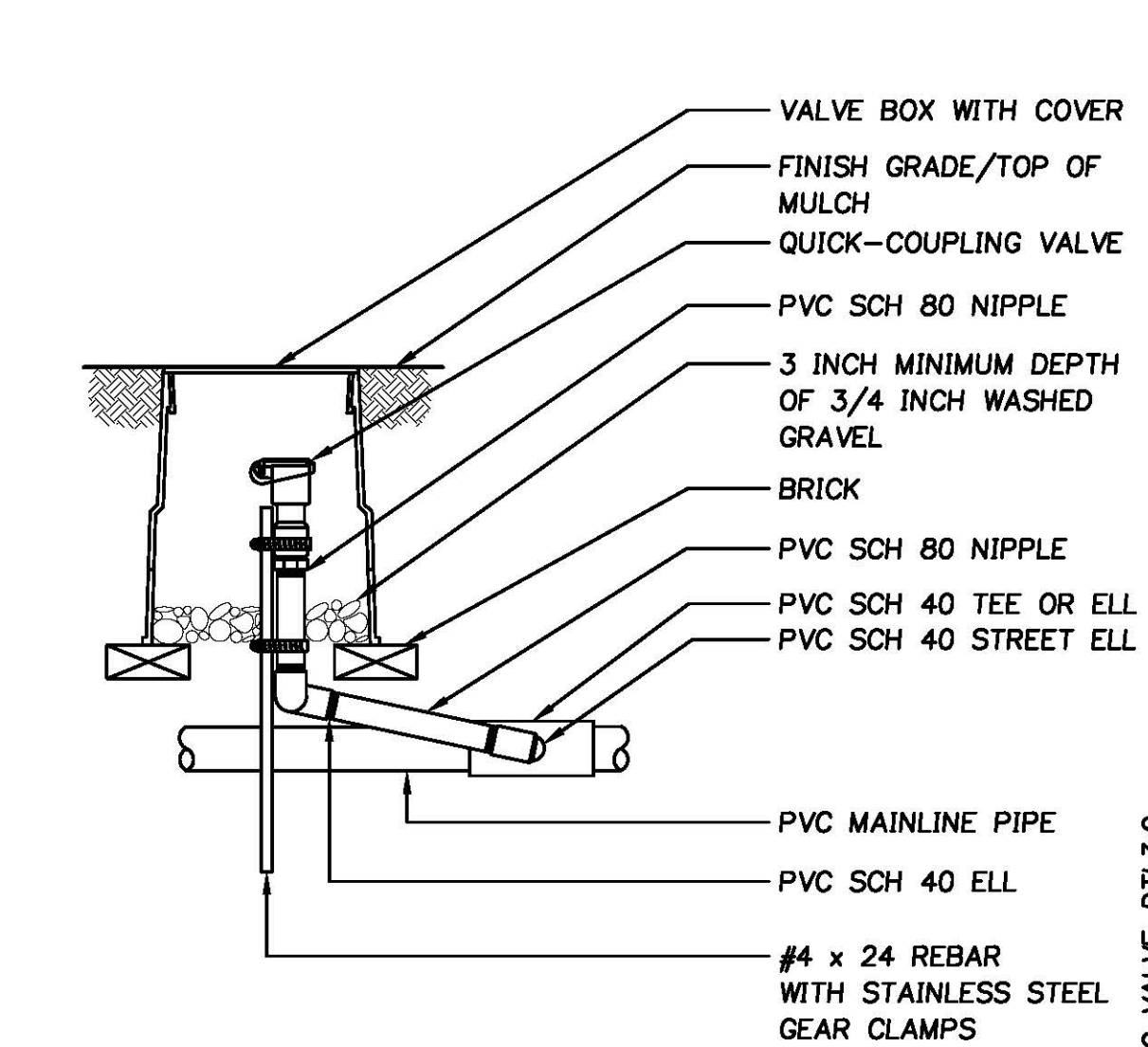
**8 TYPICAL TRENCHING** SCALE: NTS



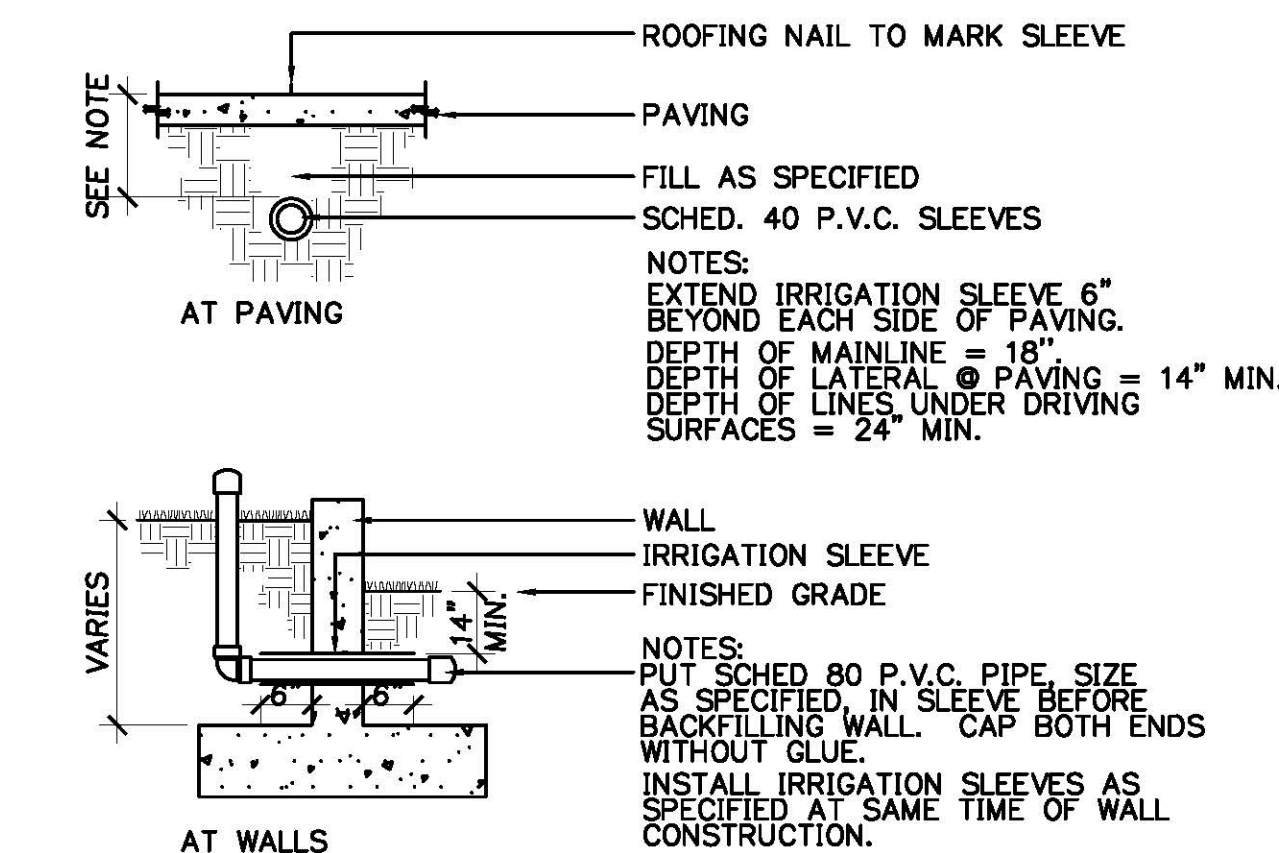
**7 SPRAY POP-UP SPRINKLER** SCALE: NTS



**6 ELECTRIC REMOTE CONTROL VALVE** SCALE: NTS



**5 QUICK COUPLING VALVE** SCALE: NTS



**9 IRRIGATION SLEEVES** SCALE: NTS

















The Series is a collaboration of form, optics and thermal management. These combined high-quality features reduce energy costs, utilize the least amount of poles and fixtures per project while meeting IES minimum foot candle levels and extend maintenance cycles at a competitive price.

The has specific optical systems designed for Parking Lots, Roadways, Auto Dealerships, Tennis Courts, and Field Lighting. The VŪe's patent pending optical system is called Star Power. The flexibility and power of the Star Power optics enables the VŪe to gain a distinct advantage over its competitors for almost any distribution pattern. The system features 95% optical material which goes through a linear diffusion process to stretch the virtual image of the diode both magnifying it and creating a large range of angular flux both horizontally and vertically. This added range increases the width of the light pattern at a greater distance compared to optical systems which rely on refraction principles using plastics. Star Power optics are also the most reliable, other plastic optics will oxidize over time as well as tend to lose its seal while exposed long-term to the elements.

### Product Features

**The "Series" is the Best Value Outdoor Lighting Solution**

- Produces up to 128 lumens per System Watt of controlled illumination.
- Has an End of Life modular efficient chip upgrade solution, which takes less than a minute to perform.
- Has a Beautiful, Sleek and Stealth shape.
- Can be mounted directly on to a Wall, Pole, Mast Arm, or adjustable Knuckle Mount.
- 20 Degree maximum tilt available
- Light Distributions are Types 2, 3, 4, 5 and Tennis Optic.
- Is the Perfect Long Life Solution for any Municipality, School, or Infrastructure.
- The VŪe conforms to the strictest Made in the USA standards.
- Designed, Tooled, Fabricated and Assembled in California.



#### LED WATTAGE CHART

	16L	32L	48L	64L	80L	96L	112L	128L	144L	160L	176L	192L
<b>530 milliamps</b>	28w	54w	80w	102w	128w	153w	177w	202w	225w	-	-	-
<b>700 milliamps</b>	36w	71w	104w	136w	168w	200w	243w	265w	300w	335w	365w	396w
<b>1050 milliamps</b>	56w	106w	156w	205w	263w	316w	330w	409w	458w	505w	551w	594w
	<b>SIZE 1</b>			<b>SIZE 2</b>			<b>SIZE 3</b>					

Project Name:

Type:

--	--	--	--	--	--	--	--	--	--	--	--	--

	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Shields	Options
(205W Max)	Type 2	16	530	3000K	120-277	Direct Pole Square	Bronze	House Side Shield	Bird Spikes
		32				Direct Pole Round			Marine Grade Finish
(316W Max)	Type-3	48	700	4000K	347-480	Knuckle Mount	White	Front Side Shield	Photocell *Universal Voltage 120-277
		64	1050	5500K		Trunion Mount	Silver		Photocell + Receptacle
(594W Max)	Type-4	80				Tennis Arm	Hunter Green		Receptacle + Shorting Cap
	Type-5	96				Mast Arm	Black		NEMA 5 Pin Receptacle + Shorting Cap
	Tennis Optic	112							NEMA 7 Pin Receptacle + Shorting Cap
		128				Wall Mount			FSP-211 with Motion Sensor (UNV Voltage)
		144				*Includes 6" Bolt On Arm	Graphite		*For 8' + Below
		160				Direct Wall Mount			*For 9' to 20'
		176				*Includes Wall Plate	Grey		*For 21' to 40'
		192				*VUE-1 Only	Custom		Motion Sensor
									Surge Protector
									Rotate Optic Right
									Rotate Optic Left



**PRODUCT SPECIFICATIONS**

**Housing:** Aluminum.

**LED:** Luxeon M Series by Lumileds

**Optics:** Optics Type T2, T3, T4, T5 and Tennis (TT)

**Watts:** 28-594 Watts

**L70:** 96,000 to 161,000

**UL:** UL 1598 Listed

**Driver:** Dimming driver as standard by Advance or ULT

**Kelvin:** 4000, or 5500

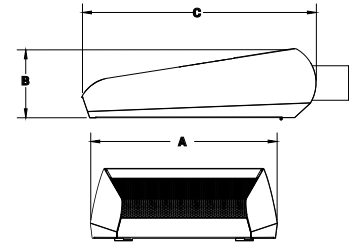
**Finish:** 5 Millimeters Powder Coat

**Warranty:** Standard Warranty is 5 years for Driver and LEDs

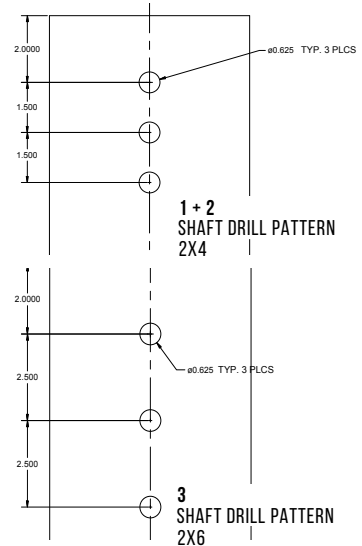
LUMEN DATA CHART

T2 OPTIC	Lm/W	T3 OPTIC	Lm/W	T4 OPTIC	Lm/W	T5 OPTIC	Lm/W	TT Optic	Lm/W	Calc. L70 Hrs	WATTS	
2940	105	2828	101	2968	106	2716	-	-	-	-	28	
3052	109	2996	107	3108	111	2828	-	-	-	-	28	
3304	118	3248	116	3360	120	3080	-	-	-	-	28	
3528	98	3384	94	3636	101	3240	-	-	-	-	36	
3672	102	3528	98	3708	103	3420	-	-	-	-	36	
3960	110	3816	106	4068	113	3744	-	-	-	-	36	
5234	94	5096	91	5432	97	4984	-	-	-	-	56	
5544	99	5376	96	5656	101	5096	-	-	-	-	56	
6048	108	5768	103	5992	107	5432	-	-	-	-	56	
5994	111	5886	109	6048	112	5562	103	5940	110	-	54	
6480	120	6372	118	6588	122	6048	112	6480	120	-	54	
7384	104	7242	102	7455	105	6887	97	7313	103	142,000	71	
7952	112	7881	111	8165	115	7526	106	8023	113	142,000	71	
10706	101	10388	98	10918	103	9540	90	10706	101	148,000	106	
11660	110	11130	105	11554	109	10176	96	11342	107	148,000	106	
8284	109	8132	107	8360	110	7676	101	8208	108	-	76	
8968	118	8816	116	9120	120	8360	110	8968	118	-	76	
10712	103	10504	101	11024	106	10088	97	10816	104	143,000	104	
11544	111	11336	109	12064	116	10816	104	11856	114	143,000	104	
15444	99	15444	99	16224	104	14196	91	15912	102	153,000	156	
16692	107	16536	106	17160	110	15132	97	16848	108	153,000	156	
10914	107	10710	105	11016	108	10098	99	10812	106	-	102	
11832	116	11628	114	12036	118	11016	108	11832	116	-	102	
13736	101	13736	101	13600	100	14144	104	13464	99	145,000	136	
14824	109	14824	109	14960	110	15776	116	14824	109	145,000	136	
EFT2	20295	99	20090	98	19680	96	20090	98	19475	95	156,000	205
21730	106	21525	105	21320	104	21320	104	20910	102	156,000	205	
14208	111	13952	109	14464	113	13184	103	14080	110	-	128	
15360	120	15104	118	15616	122	14208	111	15232	119	-	128	
17472	104	17136	102	17808	106	16128	96	17304	103	149,000	168	
18816	112	18480	110	19152	114	17472	104	18648	111	149,000	168	
EAT4	26563	101	26037	99	26826	102	24459	93	26300	100	153,000	263
28930	110	28404	108	29456	112	26826	102	28667	109	153,000	263	
16983	111	16677	109	17289	113	15759	103	16830	110	-	153	
18360	120	18054	118	18666	122	16983	111	18207	119	-	153	
20800	104	20400	102	21200	106	19200	96	20600	103	151,000	200	
22400	112	22000	110	22800	114	20800	104	22200	111	151,000	200	
31916	101	31284	99	32232	102	29388	93	31600	100	157,000	316	
34760	110	34128	108	35392	112	32232	102	34444	109	157,000	316	
18939	107	18585	105	19293	109	17523	99	18762	106	-	177	
20532	116	20178	114	20886	118	18939	107	20178	114	-	177	
24543	101	24057	99	24786	102	22599	93	24300	100	152,000	243	
26487	109	26001	107	26973	111	24543	101	26244	108	152,000	243	
21614	107	21210	105	22018	109	19998	99	21412	106	-	202	
23432	116	23028	114	23836	118	21614	107	23028	114	-	202	
26765	101	26235	99	27030	102	24645	93	26500	100	152,000	265	
28885	109	28355	107	29415	111	26765	101	28620	108	152,000	265	
24075	107	23625	105	24525	109	22275	99	23850	106	-	225	
26100	116	25650	114	26550	118	24075	107	25650	114	-	225	
30300	101	29700	99	30600	102	27900	93	30000	100	153,000	300	
32700	109	32100	107	33300	111	30300	101	32400	108	153,000	300	
31350	95	31020	94	32010	97	29040	88	31350	95	161,000	330	
33990	103	33330	101	34650	105	31680	96	33990	103	161,000	330	
EBT2	38037	93	37628	92	38855	95	35174	86	38037	93	150,000	409
40900	100	40491	99	42127	103	38037	93	41309	101	150,000	409	
EBT4	42136	92	41678	91	43052	94	39388	86	42136	92	138,000	458
45342	99	44884	98	46716	102	42594	93	45800	100	138,000	458	
36180	108	35510	106	36850	110	33835	101	36180	108	150,000	335	
39530	118	38860	116	40200	120	36515	109	39530	118	150,000	335	
46460	92	45955	91	47470	94	43430	86	46460	92	123,000	505	
49995	99	49490	98	51510	102	46965	93	50500	100	123,000	505	
39055	107	38325	105	39785	109	36500	100	39055	107	152,000	365	
42705	117	41975	115	43435	119	39785	109	42705	117	152,000	365	
50141	91	49590	90	51243	93	46835	85	50141	91	105,000	551	
53998	98	53447	97	55651	101	50692	92	54549	99	105,000	551	
41976	106	41184	104	42768	108	38808	98	41976	106	153,000	396	
45936	116	45144	114	46728	118	42372	107	45936	116	153,000	396	
53460	90	52866	89	54648	92	49896	84	53460	90	96,000	594	
58212	98	57618	97	59400	100	54648	92	58212	98	96,000	594	

DIMENSION	1	2	3
<b>A</b>	16.99 in	21.56 in	26.17 in
<b>B</b>	6.38 in	8.00 in	8.36 in
<b>C</b>	21.48 in	27.06 in	32.94 in
<b>Weight</b>	27 lbs.	34 lbs.	62 lbs.



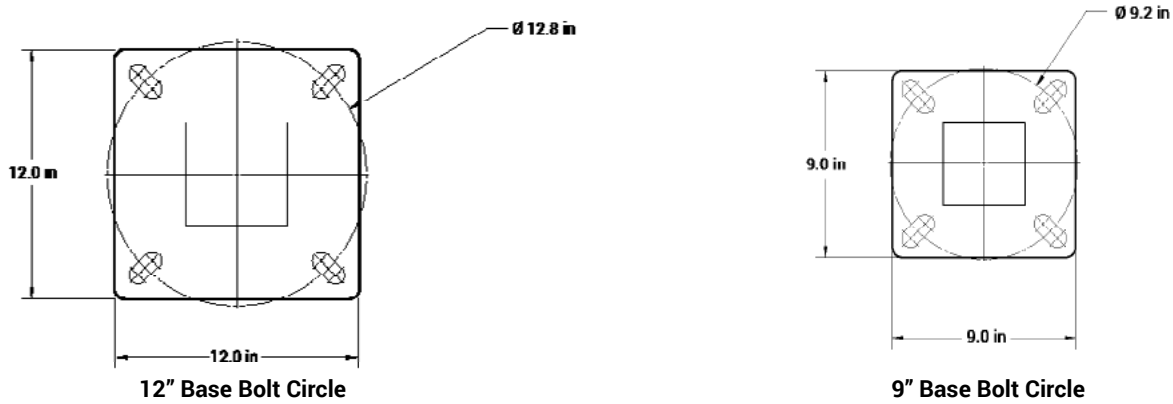
EPA	1	2	3
<b>Single</b>	.72	1.16	1.42
<b>Double</b>	1.44	2.32	2.86
<b>Triple</b>	2.24	2.5	4.78
<b>Quad</b>	2.6	3.6	4.88



DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org>







POLE EPA DATA								
Maximum EPA (ft) Allowable								
POLE HEIGHT	POLE DIA.	SIZE	BASE PLATE	BOLT CIRCLE BOLTS	BOLTS	80 Mph	90 Mph	100 Mph
10'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	26.8	18.7	15.5
12'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	20.5	15.5	9.7
14'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	16.5	11.4	9.7
15'	4" SQ	.180	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	18.2	12.2	10.4
16'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	13.5	9.8	8.6
17-1/2'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	12.4	9.0	7.2
18'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	9.8	7.2	5.4
20'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	8.2	5.5	4.0
20'	4" SQ	.180	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	14.5	10.0	7.6
20'	5" SQ	.120	12" Sq. x 1"	9 3/16"	3/4" x 30"	16.2	11.3	7.9
20'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	26.2	21.2	15.4
22'	4" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	6.3	3.7	1.8
22'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	11.8	7.9	5.3
22'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	12.5	8.3	5.4
22'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	21.1	15.2	10.9
24'	4" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	5.3	2.7	1.5
24'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	10.8	6.8	4.2
24'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	5.3	2.7	1.5
24'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	19.8	13.7	9.1
25'	4" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	4.7	2.5	1.2
25'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	10.9	7.4	5.2
25'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	10.2	6.6	1.6
25'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	18.9	13.2	9.6
26'	4" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	4.7	2.5	1.2
26'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	10.7	7.1	4.9
26'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	9.8	6.3	1.3
26'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	18.5	12.9	9.4
28'	4" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	6.0	2.2	1.6
28'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	5.8	3.2	1.5
28'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	12.2	7.8	4.6
28'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	21.7	14.6	9.8
30'	5" SQ	.120	12" Sq. x 1"	12 3/4"	1" x 36"	5.2	2.3	-
30'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	11.6	6.9	4.1
30'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	18.8	12.7	8.3
32'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	10.1	4.9	2.6
32'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	16.6	8.4	5.2
35'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	6.8	2.4	1.9
35'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	12.2	7.1	3.9
39'	5" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	3.1	-	-
39'	6" SQ	.180	12" Sq. x 1"	12 3/4"	1" x 36"	7.3	3.0	-

## 6" CYLINDER FORWARD THROW



6" Square LED series cylinder with forward throw optic (peak candela at 50° above nadir.) Ideal for wall, stairwell, and pathway illumination.

### FINISH

Multi-stage polyester powder-coat process applied on our dedicated paint lines. A wide variety of standard and custom finishes are available. All exposed materials are chromate pretreated to resist corrosion.

### ELECTRONICS

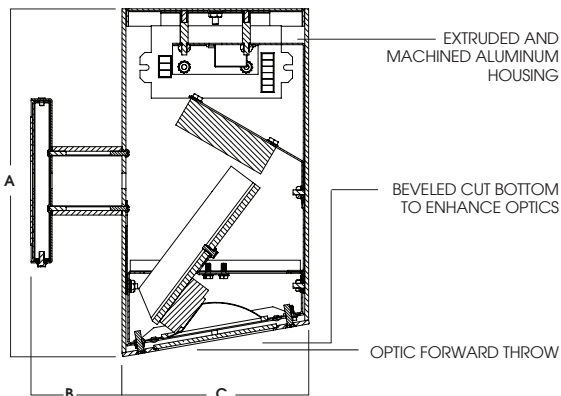
LED system features Xicato LED module with proprietary phosphor technology that provides consistent, stable color with CCT control of +/- 100K over life of the light engine. Base CRI is 83 with 2 MacAdam Ellipse binning. Variety of electronic 120v/277v and dimming drivers.

### CONSTRUCTION

The housing is made from a heavy walled aluminum extrusion. Within the housing, the design uses a combination of corrosion resistant and stainless steel components. Optics formed high purity aluminum. Tempered glass safety lens. Die cut neoprene gasket.

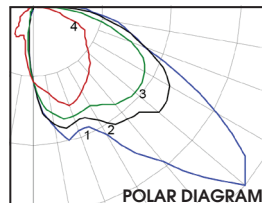
### CODE COMPLIANCE

ARRA Compliant. ETL listed for damp locations. Wet location option. Manufactured and tested to UL standard No.1598/8750.



A	B	C
11.25	3.0	6.0
285.7 mm	76.2 mm	152.4 mm

WATTAGE / LUMENS DATA			
SOURCE LUMENS <sup>1</sup>	DELIVERED LUMENS <sup>2</sup>	SYSTEM WATTS	LPW
1000	920	14.8	62.2
1300	1309	21.6	60.6
2000	1698	31.2	54.4
3000	2359	48.7	48.4



### CANDELA CURVES

- 1 Vertical Plane at Horizontal Angle 0°
- 2 Vertical Plane at Horizontal Angle 22.5°
- 3 Vertical Plane at Horizontal Angle 45°
- 4 Vertical Plane at Horizontal Angle 67.5°

LUMENS <sup>1</sup>	CCT	BEAM	DRIVER / DIMMING <sup>3</sup>	OPTIONS	TRIM / FINISH	MOUNTING <sup>4</sup>	FINISH <sup>5</sup>
1000 Lm 1300 Lm 2000 Lm 3000 Lm	2700K 3000K 3500K 4000K	Forward Throw	Electronic Driver, 120V/277V, 10% 0-10v Dimming, 120V/277V ELV MLV 1% Phase Dimming, 120v Only	Fuse Holder and Fuse Corrosion Resistant Gasket Wet Location	Clear Glass Lens	Wall Mount  EM OPTIONS Remote Emergency Battery for LED 120v/277	Matte White Matte Black Platinum Textured White Textured Black Textured Silver Bronze Oil Rubbed Bronze Charcoal Graphite Champagne Sun Gold Brecchia Rust Anodic Natural Copper Metallic Custom Color





Water supply modeling is necessary for larger projects to determine the impact of the project’s water demand on the water supply system. Water supply modeling will be performed by a consulting engineer based on the most recent version of the Tualatin Water System Master Plan.

Due to possible impacts to the water supply system, the following projects in Tualatin require hydraulic modeling based on the size and type of the project and projected water use for the finished project. The outcome of modeling could require offsite improvements to the water supply system in order to ensure that adequate water supply is available to serve the project and reduce impacts to the overall system.

Hydraulic modeling of the water supply system is required for the following project type/sizes/demand:

Project Type	Criteria	Permit Fee
Commercial or Industrial Building	Building floor area greater than 48,300 square feet <b>or</b> Anticipated daily water demand greater than 870 gallons per acre per day	\$ 300 per building
Residential development	More than 49 dwelling units	\$ 1,000
Multi-family development	More than 49 dwelling units <b>or</b> a combined building floor area greater than 48,300 square feet	\$ 300 per building

Please complete this form and submit the form and required fee (if applicable) with your land-use application (architectural review, subdivision, etc.).

Commercial or Industrial Development

- Building floor area 229,146 SF square feet
- Anticipated water demand (if known) \_\_\_\_\_ gallons per day
- Described planned building use Speculative industrial (206,231 SF warehousing, 22,915 SF office)

Residential Development

- Number of dwelling units or single family home lots \_\_\_\_\_

Multi-Family Residential Development

- Number of dwelling units \_\_\_\_\_
- Building floor area (sum of all building) \_\_\_\_\_
- Number of multi-family buildings \_\_\_\_\_

Permit fee required based on the information provided above \$ 300.00

- If no fee is required, enter \$0.

NOTE: Water Supply Modeling does not replace the requirement for fire hydrant flow testing. Flow testing of fire hydrants will still be required to verify adequate fire flow of finished system

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## STORMWATER REPORT

**To**  
City of Tualatin

**For**  
Majestic SW 115th

**Project Number**  
2160026.00

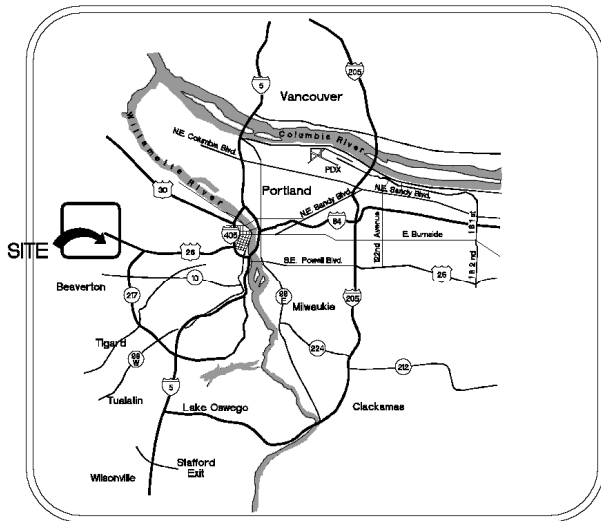


MACKENZIE  
Since 1960

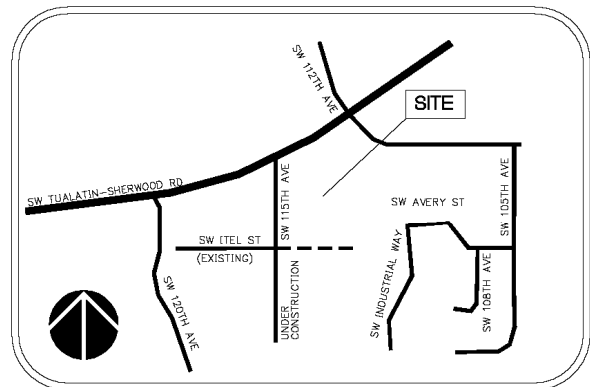
Heritage Building | 601 Main Street, Suite 101, Vancouver, WA 98660  
T 360.695.7879 | T 360.693.6637 | [www.mcknze.com](http://www.mcknze.com)

## 1. PROJECT DESCRIPTION

The proposed industrial building and associated parking and landscaping is a division of approximately 12 acres of property located on the SE corner of Tualatin Sherwood Road and SW 115th Avenue.



VICINITY MAP NOT TO SCALE



VICINITY MAP NOT TO SCALE

The site lies in the southwest corner of SW 115th Ave and south of SW Itele Street. The site shall have on-site water quality and detention facilities, and discharge to a public storm line in SW 115th Ave that has been constructed for receiving stormwater from this site.

The proposed development is covered in this report. This site will be served by a single extended dry detention stormwater pond that has been designed to meet Clean Water Services water quality and detention standards.

## 2. WATER QUALITY DESIGN

The existing undeveloped site has been mass graded for development. Water quality for the developed site will be accomplished by the use of the proposed extended detention dry stormwater pond. The proposed pond is sized to treat the CWS water quality “summer storm” event. The Clean Water Services “summer storm” event is defined as the first 0.36 inches of precipitation falling in 4 hours with an average storm return period of 96 hours. The water quality volume required for this development is 12,732 CF. The water quality volume of 12,732 CF is provided between the permanent pool elevation of 205.00 and



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elevation 207.10. See Attachment E for Stormwater Quality Volume calculations.

### 3. DETENTION DESIGN

In its existing condition, site runoff discharges to the northeast and eventually to Hedges Creek. The developed site runoff will flow to an extended dry detention pond located on the northeast corner of the property, adjacent to SW 115th Street. The pond will be maintained as a private stormwater facility. Detention is proposed to match existing runoff rates for storm events up to and including the 25 year event, per City of Tualatin standards. The detention volume required for the proposed improvements is 16,022 CF. The proposed detention pond will match the existing conditions runoff discharge from the site by detaining and providing a managed runoff release through a flow control manhole. The pond will outlet through the flow control manhole to a 24" stub out from SW 115th Street. The stormline in SW 115<sup>th</sup> Ave was designed to convey the stormwater from the site. The existing storm system in SW 115th flows north and is routed through a regional stormwater facility on the south side of Tualatin Sherwood Road.

### 4. DESIGN ASSUMPTIONS

Conveyance System:

- 1) SCS/SBUH Method used
- 2) 24-hr design storm from CWS Storm Water Manual
- 3) Tc=5 minutes
- 4) Intensity up to the 25-yr Storm per CWS
- 5) Mannings n-0.013

Conveyance System:

- 6) SCS/SBUH Method used
- 7) 24-hr design storm
- 8) Tc= (see calc's)
- 9) Precipitation: varies per storm event



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T 360.695.7879 | T 360.693.6637 | www.mcknze.com

## 5. ATTACHMENTS

- A. C1.0 – Existing Conditions Plan
- B. C2.3 – Overall Storm Drainage Plan
- C. C8.2 – Storm Details
- D. Drainage/Conveyance Basin Map
- E. Stormwater Quality Volume Calculations
- F. Pond Sizing Calculations
- G. Conveyance Calculations





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REVISIONS:

NO.	DATE	REVISION	REVISION DATE	DELTA	CLOSING DATE

SHEET TITLE:  
**EXISTING CONDITIONS PLAN**

DRAWN BY:

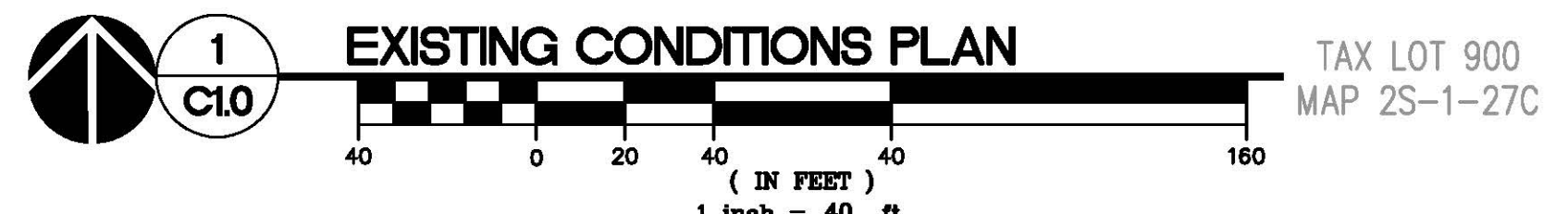
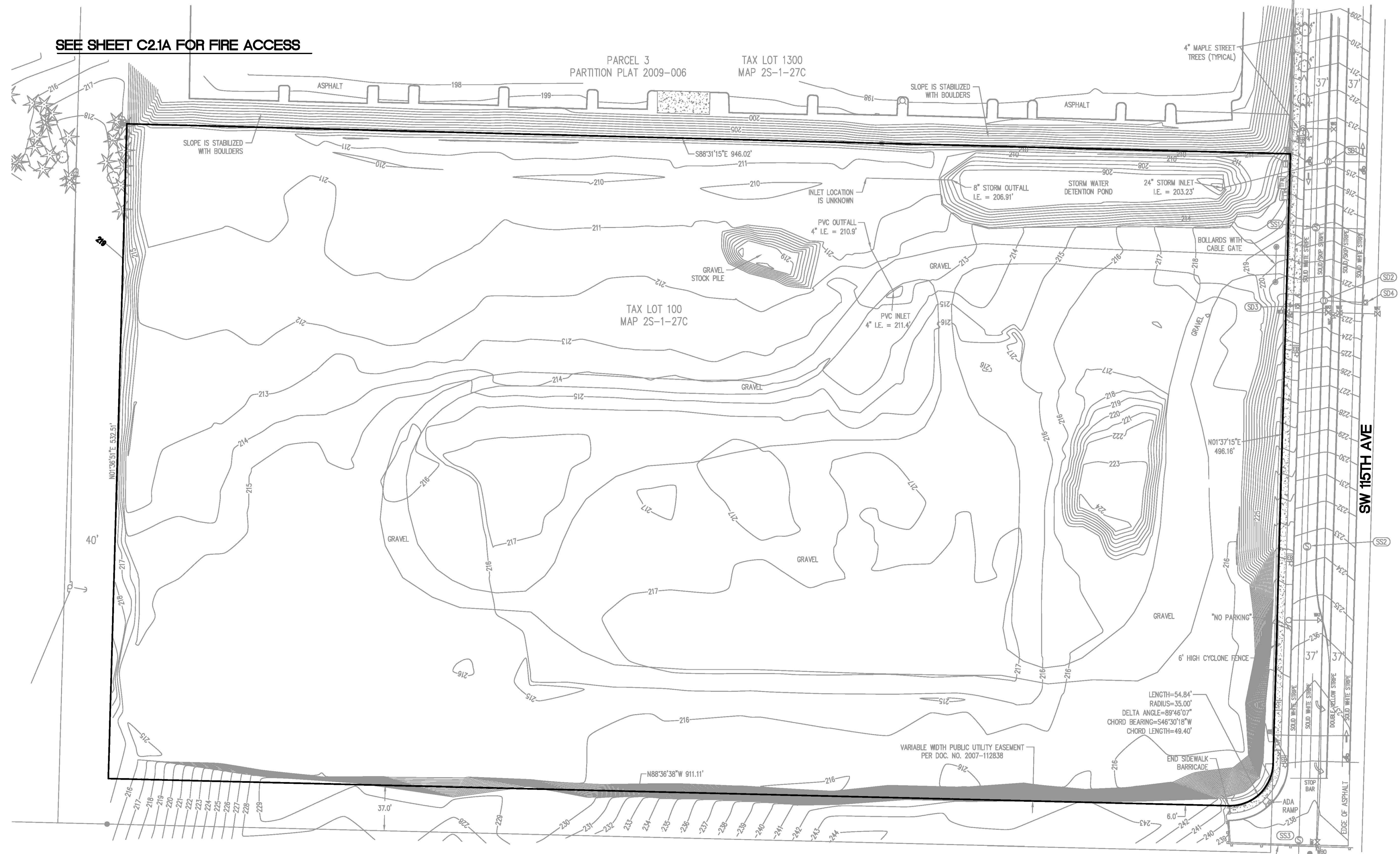
CHECKED BY:

SHEET:

**C1.0**

JOB NO. **2160026.00**

SEE SHEET C2.1A FOR FIRE ACCESS



**NOTES**

- 1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MARCH 21, 2017.
- 2) ELEVATIONS AND CONTOURS ARE BASED ON GPS MEASUREMENTS AND ARE BASED ON THE NAVD 1988 DATUM.
- 3) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD(83).
- 4) THE RIGHT-OF-WAY WIDTHS ARE BASED ON MULTIPLE SURVEYS, THE COUNTY ASSESSOR'S MAP AND THE DEDICATION DEED.
- 5) THE EASEMENT SHOWN ON THIS MAP IS BASED ON THE TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON, WITH ORDER NUMBER 45141521191 AND AN EFFECTIVE DATE OF FEBRUARY 8, 2016 AT 8:00 AM.
- 6) THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBERS 17007677 AND 17016129.

**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**STORM INFORMATION**

- SS1** MANHOLE  
RIM = 214.86'  
12" I.E. IN (E) = 202.0'  
12" I.E. IN (S) = 200.9'  
24" I.E. IN (SW) = 200.9'  
24" I.E. OUT (N) = 200.0'
- SS2** MANHOLE  
RIM = 222.61'  
10" I.E. IN (W)  
10" IN (E)  
12" OUT (N)  
FLOWLINE I.E. = 217.6'
- SS3** CURB INLET  
RIM = 222.99'  
INLET ELEV. = 222.4'  
10" I.E. OUT (E) = 218.0'
- SS4** CURB INLET  
RIM = 222.40'  
INLET ELEV. = 221.8'  
10" I.E. OUT (W) = 218.0'

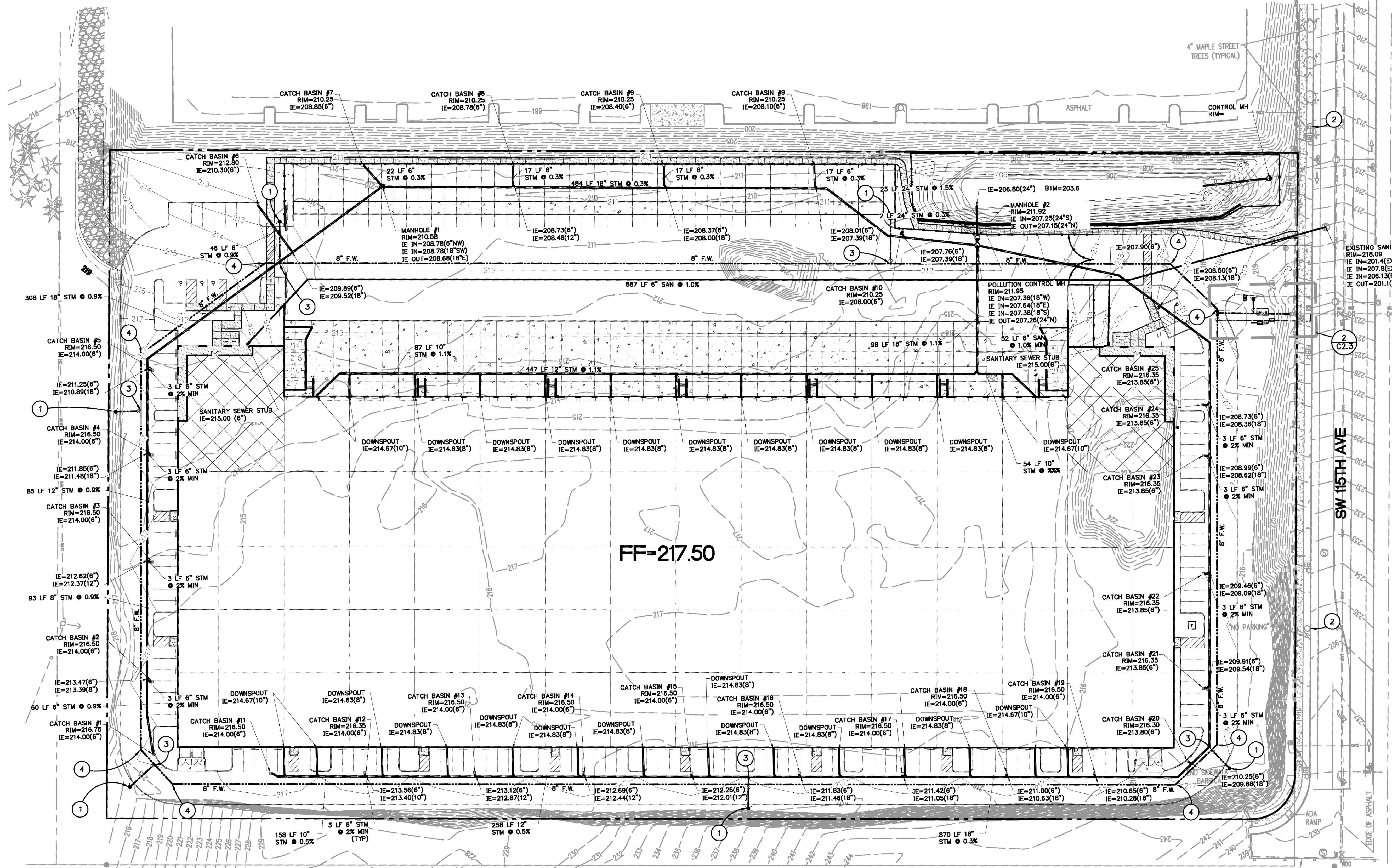
**SAN. INFORMATION**

- SS1** MANHOLE  
RIM = 218.09'  
6" I.E. IN (E) = 201.4'  
12" I.E. IN (S) = 207.8'  
12" I.E. OUT (N) = 201.1'
- SS2** MANHOLE  
RIM = 233.60'  
12" I.E. IN (S) = 224.2'  
12" I.E. OUT (N) = 224.1'
- SS3** MANHOLE  
RIM = 238.25'  
12" I.E. IN (S) = 232.8'  
12" I.E. OUT (N) = 232.7'

**TREE NOTES**

10767	29" FIR	10792	27" FIR
10768	23" FIR	10793	25" FIR
10769	11" FIR	10794	25" FIR
10770	10" OAK	10795	16" FIR
10771	19" FIR	10796	26" FIR
10773	11" FIR	10797	10" FIR
10774	25" FIR	10798	25" FIR
10775	8" FIR	10799	7" FIR
10776	23" FIR	10800	18" FIR
10777	25" FIR	10801	12" FIR
10778	12" FIR	10802	7" FIR
10779	8" FIR	10803	21" FIR
10780	17" FIR	10805	24" FIR
10781	31" FIR	10806	9" DECIDUOUS
10782	28" FIR	10807	8" FIR
10783	26" FIR	10809	12" FIR
10784	8" FIR	10810	26" FIR
10785	8" OAK	10811	10" MADRONE
10786	28" FIR	10812	25" FIR
10787	27" FIR	10813	21" FIR
10788	27" FIR	10815	7" MADRONE
10789	27" FIR	10816	16" FIR
10790	21" FIR	10818	10" FIR
10791	22" FIR		





EXISTING SANITARY MH  
RIM=218.09  
IE IN=201.4(EX 6"E)  
IE IN=207.8(EX 12"S)  
IE IN=206.13(PROP 6"SW)  
IE OUT=201.1(EX 12"N)

Project  
**SW 115TH AVE  
INDUSTRIAL  
BUILDING**



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REVISIONS:

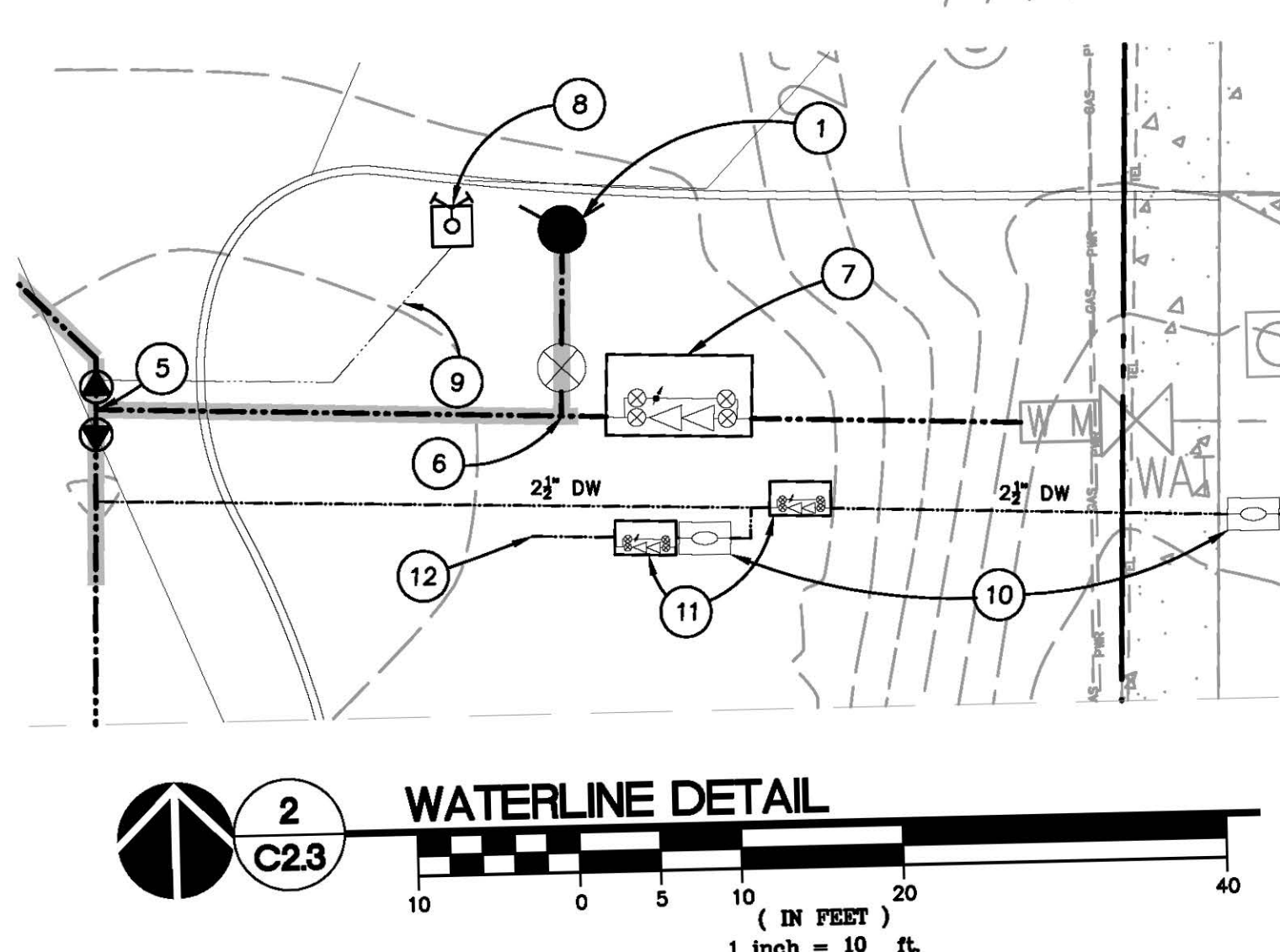
REVISION	REVISIONS THIS SHEET	REVISION DELTA	REVISION CLOSING DATE

SHEET TITLE:  
**SITE  
UTILITY  
PLAN**

DRAWN BY: ASP  
CHECKED BY: RLf  
SHEET:

**C2.3**

JOB NO. **2160026.00**



- WATERLINE KEYNOTES**
- PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - 8" X 6" TEE WITH RESTRAINT JOINTS
  - 8" 45° MJ BEND WITH RESTRAINT JOINTS
  - (1) 10" TEE (2) 10" X 8" REDUCERS WITH RESTRAINT JOINTS
  - 10" X 6" TEE WITH RESTRAINT JOINTS
  - 10" DDCV ASSEMBLY
  - PROPOSED FDC
  - PROPOSED 6" LINE FROM RISER TO FDC
  - 2" METER
  - 2" DDCV FOR IRRIGATION
  - POINT OF IRRIGATION CONNECTION

- RESTRAINED JOINT NOTES**
- TEST PRESSURE: 200 PSI  
DEPTH TO BURY: 3 FT  
PIPE MATERIAL: PVC C-900  
SAFETY FACTOR: 1 TO 1.5  
LENGTH OF RESTRAINT: 20 FT  
ALONG MAIN ON TEES, LR:
- NOTIFY ENGINEER IF DEVIATING FROM ABOVE SPECIFICATIONS. LENGTH OF PIPE REQUIRING RESTRAINED JOINTS.
- |              | 6"  | 8"  | 10" |
|--------------|-----|-----|-----|
| 8" x X" TEE  | 1'  | 1'  | 27' |
| 10" x X" TEE | 1'  | 13' | 48' |
| 45° BENDS    | 11' | 14' | 17' |
- CITY RETAINS AUTHORITY TO MODIFY AND/OR ADD JOINT RESTRAINTS AT THE DISCRETION OF THE CITY ENGINEER.

**UTILITY NOTES**

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF TUALATIN, CLEAN WATER SERVICES, AND THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE AND THE INTERNATIONAL BUILDING CODE. ALL WORK WITHIN THE PUBLIC R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
- THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR FLOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION. SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
- PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.12. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
- ALL STORM PIPING IS SIZED FOR A MANNING'S "N" VALUE = 0.013. ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
- SEE MECHANICAL DRAWINGS FOR UTILITIES LOCATED WITHIN THE BUILDING AND TO 5' OUTSIDE THE BUILDING.
- ALL DOWNSPOUT LEADERS TO BE 6" AT 2.0% MIN. UNLESS NOTED OTHERWISE. VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
- PROVIDE 2" PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2" PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH 3/4" INCH DIAMETER CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT FOR SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS.
- THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY PREPARED BY WESTLAKE CONSULTANTS, INC. DATED JANUARY 30, 2015.
- CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE SPECIFICATIONS AND LANDSCAPE PLANS.
- SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5' OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING.
- CONTRACTOR TO MAINTAIN MINIMUM 3 FT OF COVER OVER ALL WATER LINE.
- 30 MIL LINER TO BE INSTALLED AT BOTTOM OF ALL LIDA BASINS WITHIN 10 LINEAL FEET OF FOOTING.



### DESIGN BUILD WALL NOTES

WALL TO BE MODULAR BLOCK W/ SPLIT FACE AND BEVELED EDGES. ACCEPTABLE PRODUCTS INCLUDE LOCK 'N' LOAD AND KEYSTONE WALLS.

ALTERNATE IS A STACKED ROCK WALL DESIGNED BY GEOTECHNICAL ENGINEER

WALLS OVER 42" IN HEIGHT SHALL BE DESIGN BUILD, INCLUDING PERMITTING BY JURISDICTION.

COORDINATE BLOCK COLOR WITH OWNER.

PROVIDE BLOCK SAMPLE FOR OWNERS APPROVAL PRIOR TO WALL INSTALLATION.

WALLS OVER 30" IN GRADE DIFFERENTIAL SHALL BE INSTALLED WITH FENCING.

WALLS OVER 42" IN HEIGHT SHALL BE DESIGN BUILD, INCLUDING PERMITTING BY JURISDICTION.

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WALLS OVER 42" IN HEIGHT SHALL BE DESIGN BUILD, INCLUDING PERMITTING BY JURISDICTION.

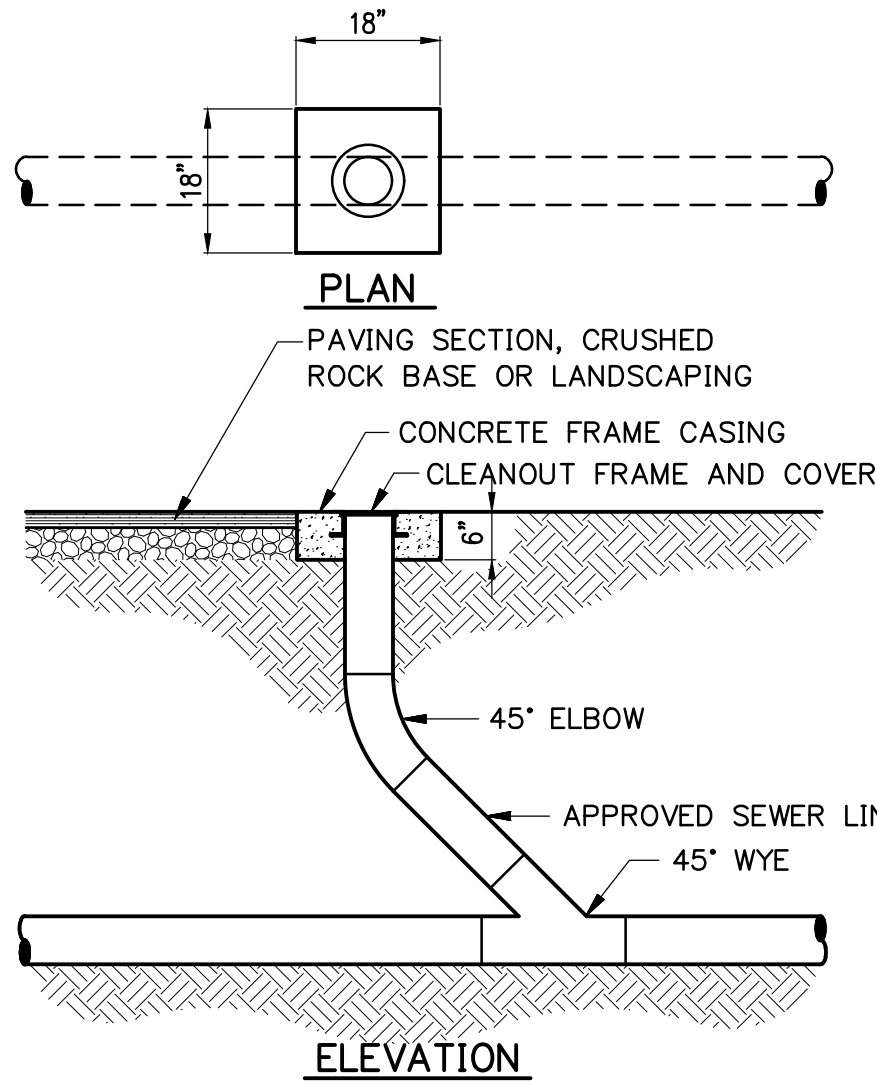
COORDINATE BLOCK COLOR WITH OWNER.

PROVIDE BLOCK SAMPLE FOR OWNERS APPROVAL PRIOR TO WALL INSTALLATION.

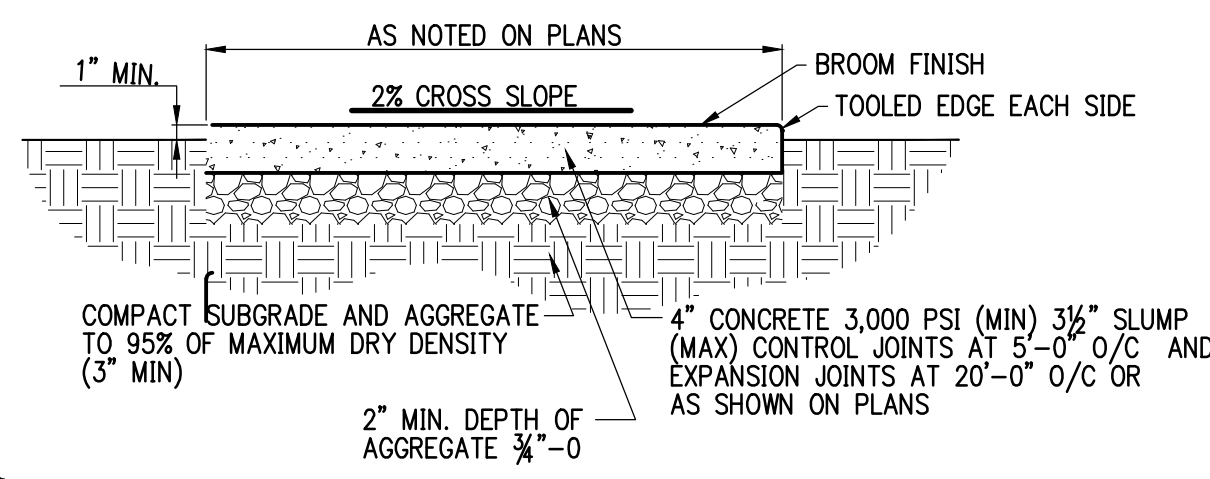
WALLS OVER 30" IN GRADE DIFFERENTIAL SHALL BE INSTALLED WITH FENCING.

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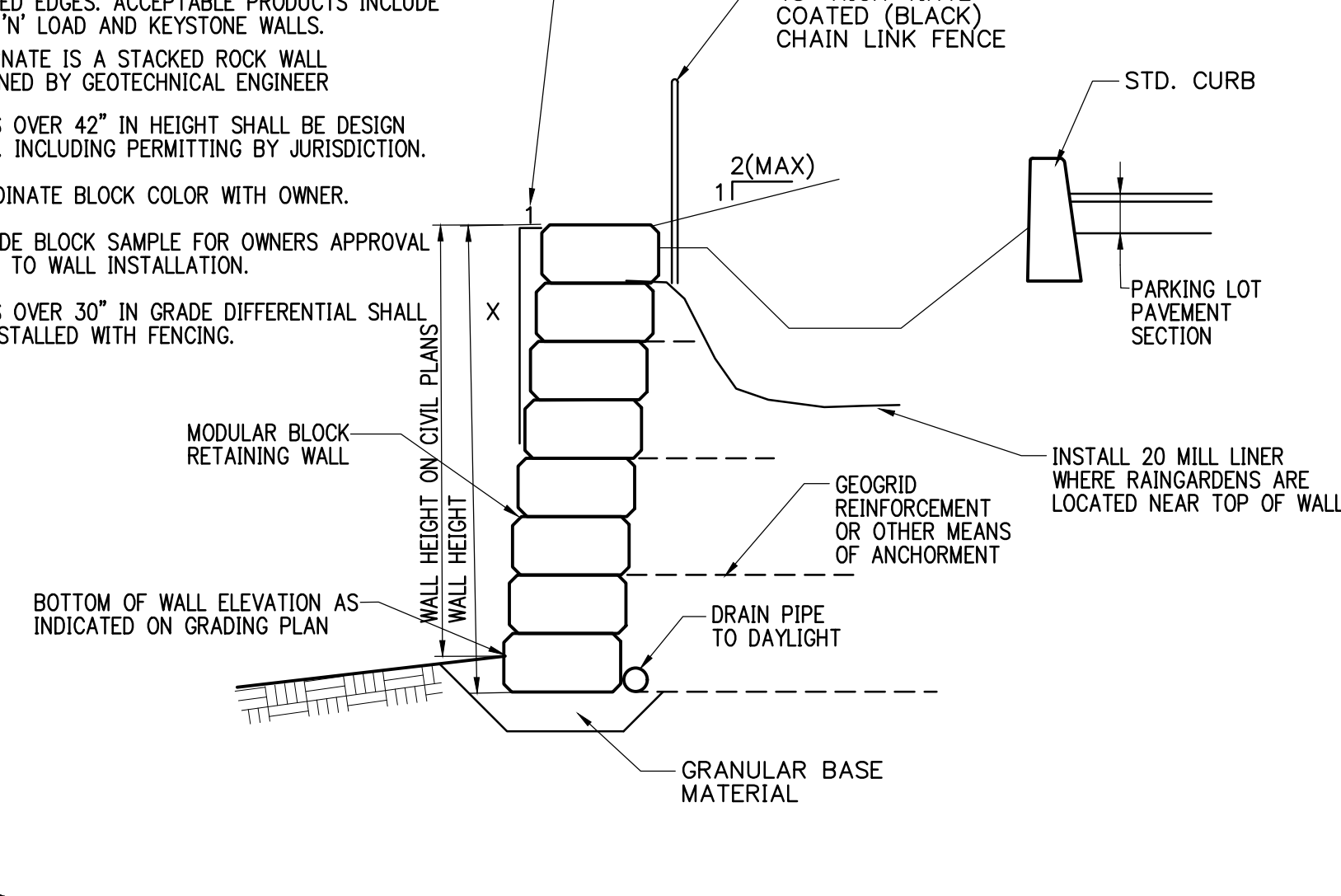
COORDINATE BLOCK COLOR WITH OWNER.



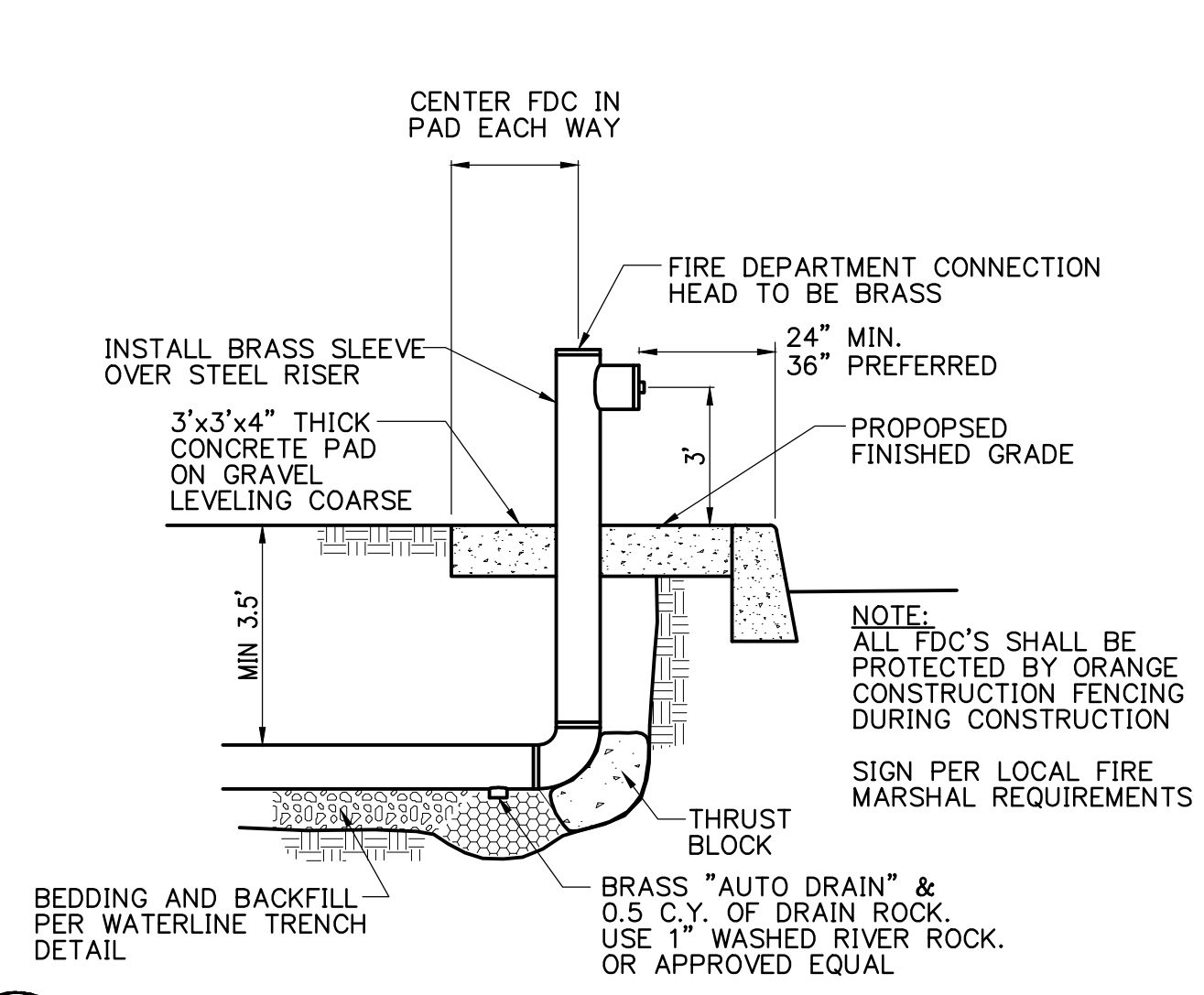
**1 CLEANOUT**  
C8.2 N.T.S.



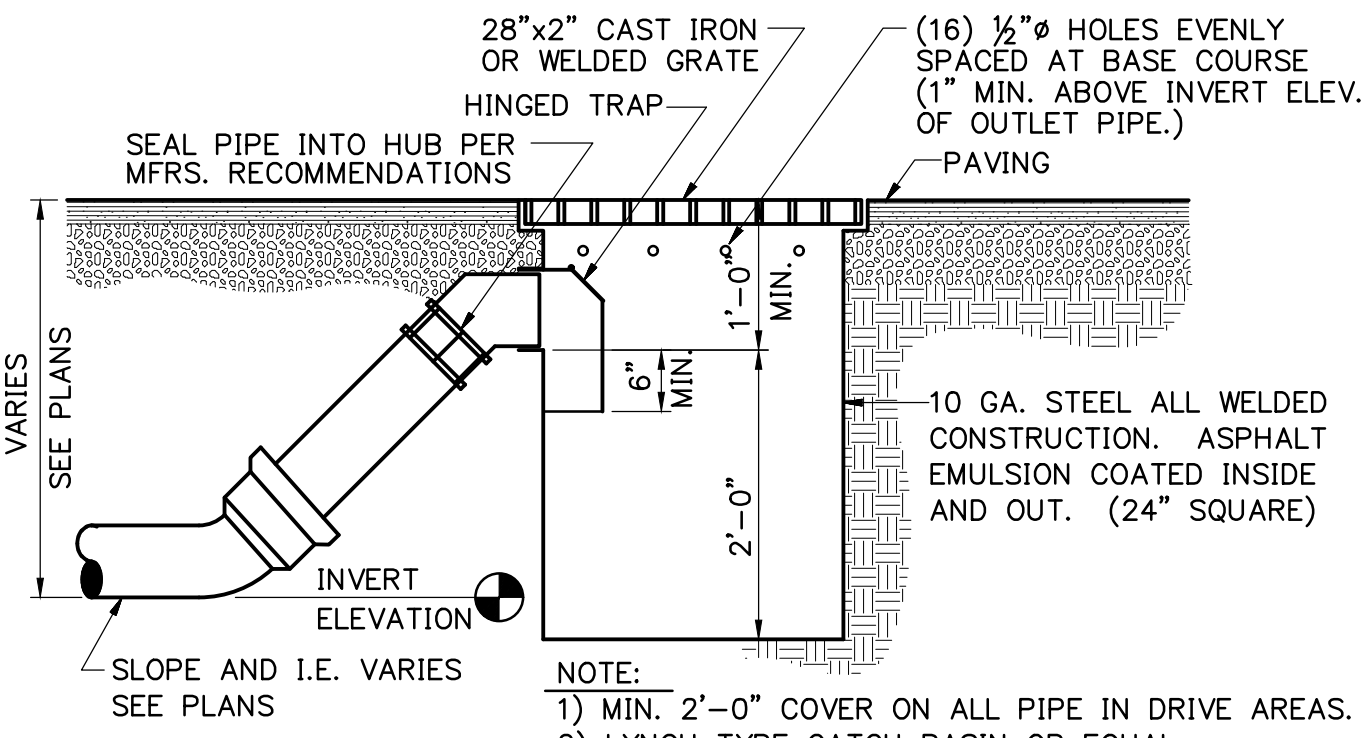
**2 CONCRETE SIDEWALK**  
C8.2 N.T.S.



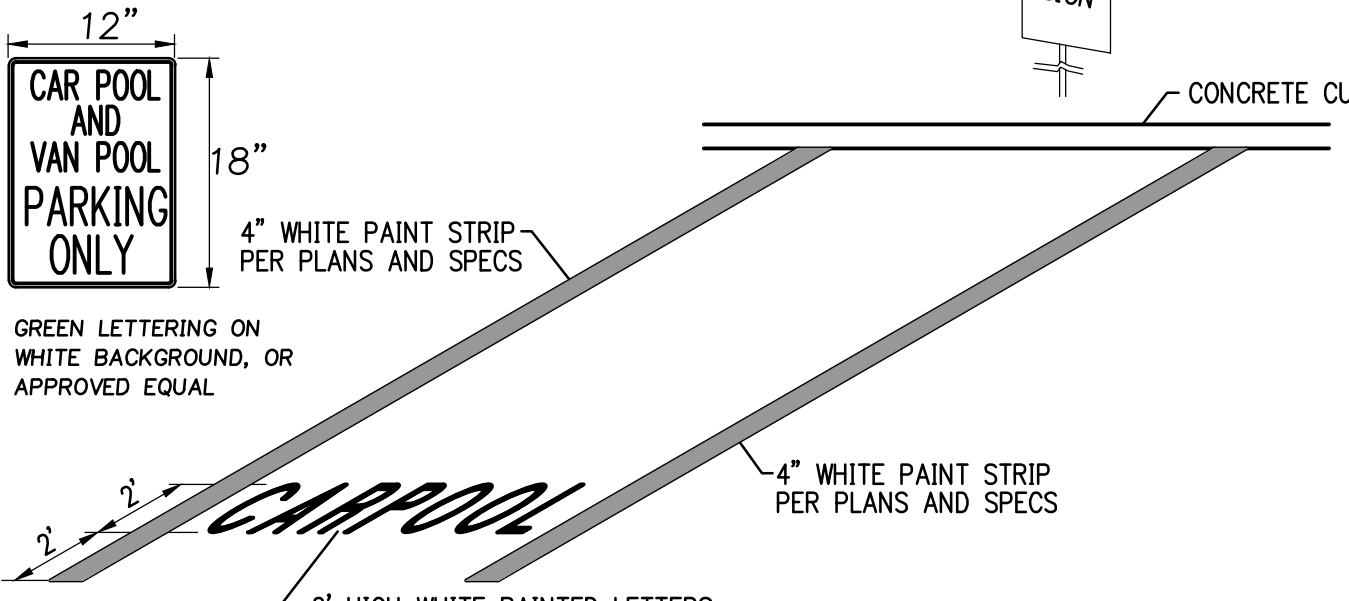
**3 MODULAR BLOCK RETAINING WALL SECT.**  
C8.2 N.T.S.



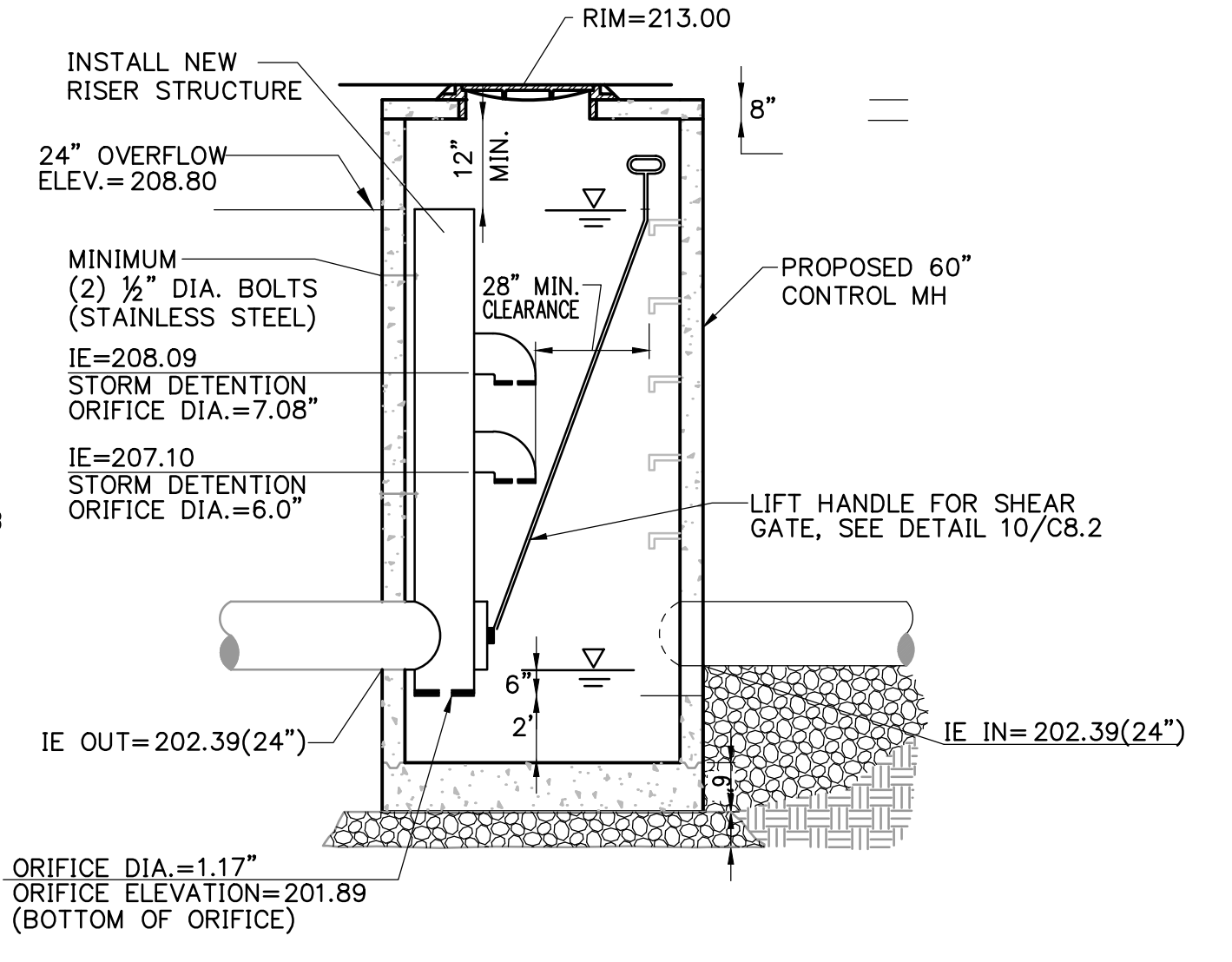
**4 FDC DETAIL W/CONCRETE PAD**  
C8.2 N.T.S.



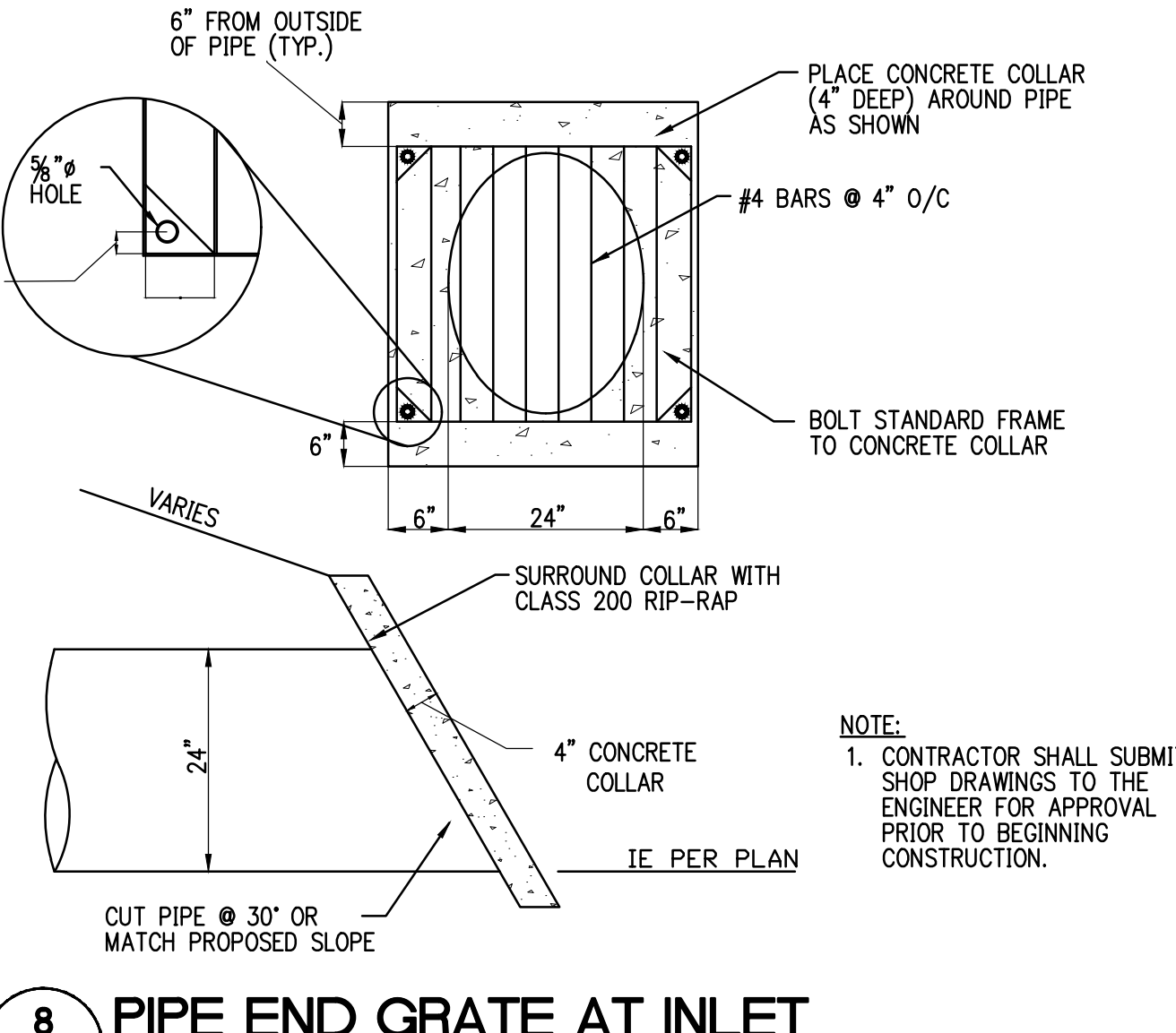
**5 CATCH BASIN**  
C8.2 N.T.S. LYNCH STYLE



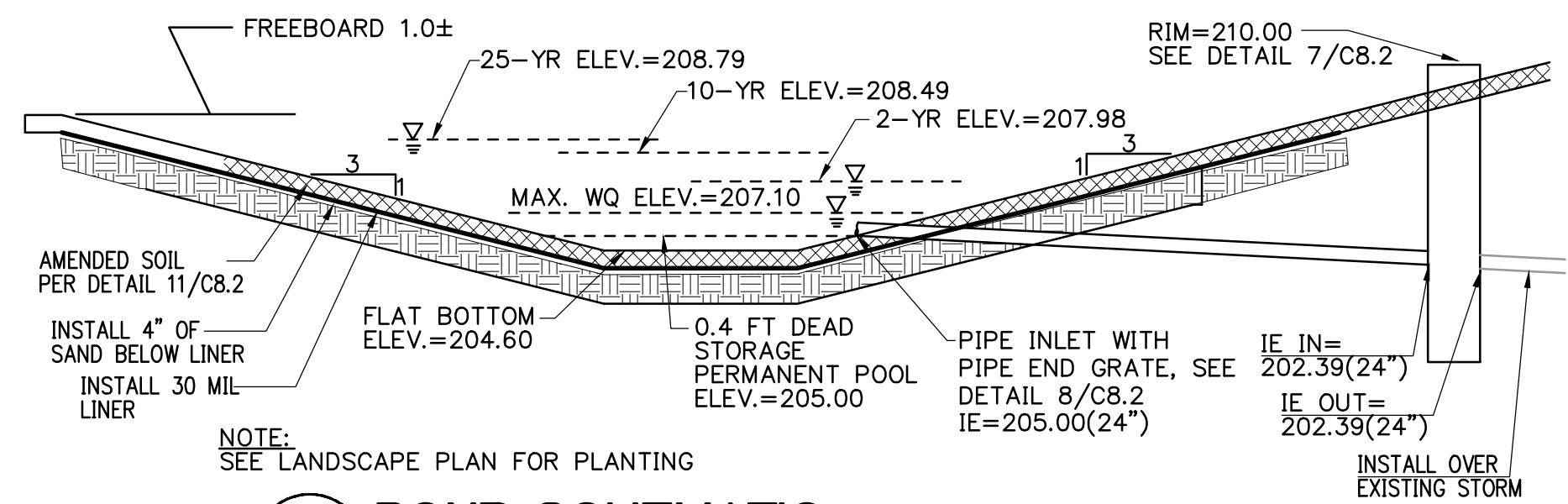
**6 CARPOOL PAVEMENT MARKING**  
C8.2 N.T.S.



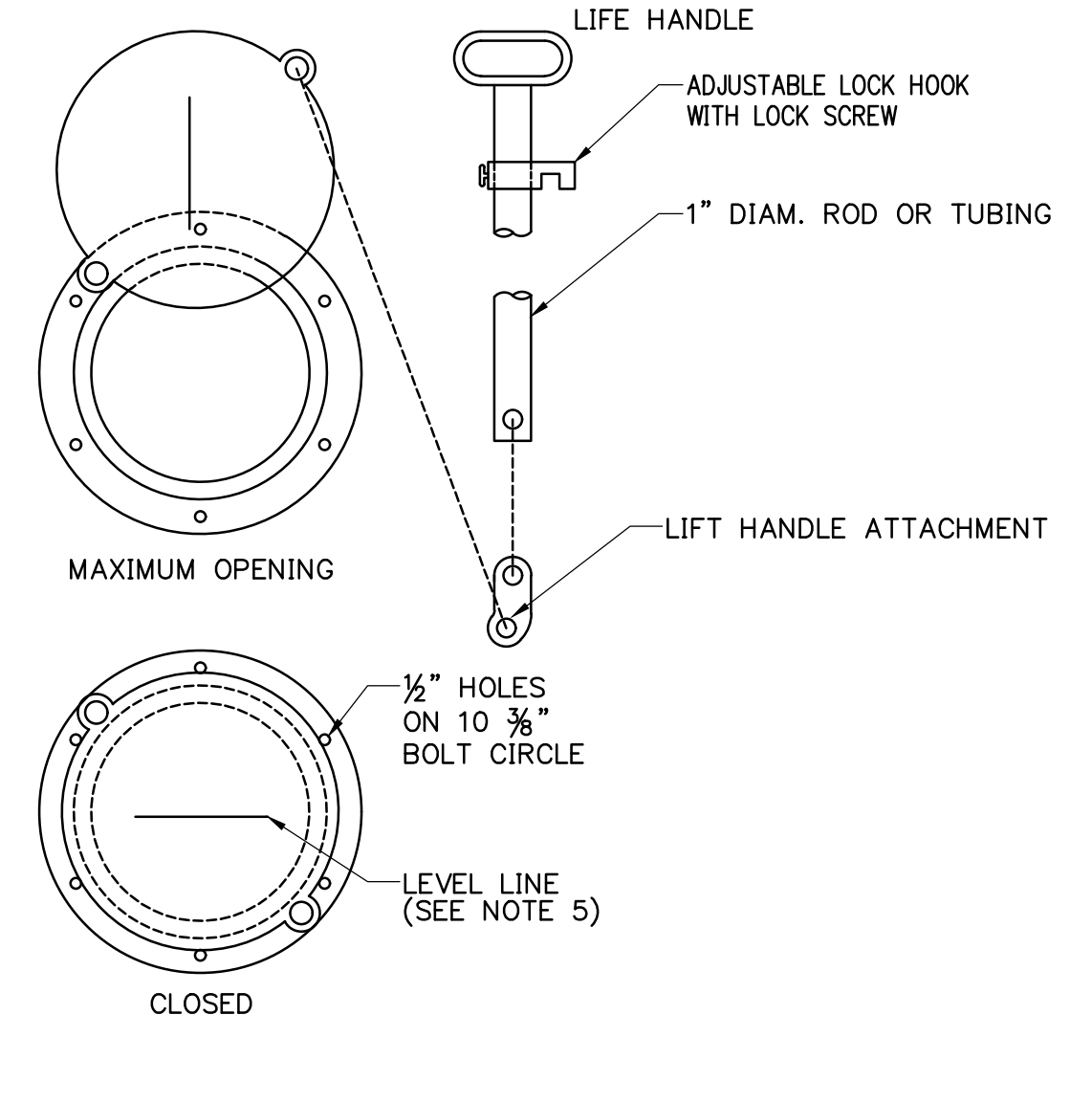
**7 CONCRETE CONTROL MANHOLE**  
C8.2 N.T.S.



**8 PIPE END GRATE AT INLET**  
C8.2 N.T.S.



**9 POND SCHEMATIC**  
C8.2 N.T.S.



**10 SHEAR GATE**  
C8.2 N.T.S.

**STORMWATER FACILITY BLENDED SOIL**

FURNISH IMPORTED BLENDED SOIL FOR ALL VEGETATED LIDA FACILITIES CONFORMING TO THE FOLLOWING:

- GENERAL COMPOSITION - USE MATERIAL THAT IS ANY BLEND OF LOAMY SOIL, SAND, AND COMPOST THAT IS 30-40% COMPOST (BY VOLUME) AND MEETS THE OTHER CRITERIA IN THIS SPECIFICATION.
- ANALYSIS REQUIREMENTS FOR THE BLENDED MATERIAL: PARTICLE GRADATION - A SIEVE ANALYSIS OF THE BLENDED MATERIAL, INCLUDING COMPOST, SHALL BE CONDUCTED IN CONFORMANCE WITH ASTM C117/C136, AASHTO T11/T27, ASTM D422/D1140, OR ASTM D6913. THE ANALYSIS SHALL INCLUDE THE FOLLOWING SIEVE SIZES: 1 INCH, 3/8 INCH, #4, #10, #20, #40, #60, #100, #200. THE GRADATION OF THE BLEND SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
#4	75-100
#10	40-100
#40	15-50
#100	5-25
#200	5-15

- THE MATERIAL SHALL BE LOOSE AND EASILY BROKEN INTO SMALL PIECES
- IT SHALL BE WELL MIXED AND HOMOGENEOUS.
- IT SHALL BE FREE OF WOOD PIECES, PLASTIC, AND OTHER FOREIGN MATTER.
- IT SHALL HAVE NO VISIBLE FREE WATER.

**COMPOST**

THE COMPOST SHALL BE DERIVED FROM PLANT MATERIAL AND PROVIDED BY A MEMBER OF THE US COMPOSTING COUNCIL SEAL OF TESTING ASSURANCE (STA) PROGRAM. SEE WWW.COMPOSTINGCOUNCIL.ORG FOR A LIST OF LOCAL PROVIDERS.

THE COMPOST SHALL BE THE RESULT OF THE BIOLOGICAL DEGRADATION AND TRANSFORMATION OF PLANT-DERIVED MATERIALS UNDER CONDITIONS DESIGNED TO PROMOTE AEROBIC DECOMPOSITION. THE MATERIAL SHALL BE WELL COMPOSTED, FREE OF VIABLE WEED SEEDS, AND STABLE WITH REGARD TO OXYGEN CONSUMPTION AND CARBON DIOXIDE GENERATION. THE COMPOST SHALL HAVE NO VISIBLE FREE WATER AND PRODUCE NO DUST WHEN HANDLED. IT SHALL MEET THE FOLLOWING CRITERIA, AS REPORTED BY THE US COMPOSTING COUNCIL STA COMPOSTING TECHNICAL DATA SHEET PROVIDED BY THE VENDOR:

- 100% OF THE MATERIAL MUST PASS THROUGH A 1/2-INCH SCREEN.
- THE PH OF THE MATERIAL SHALL BE BETWEEN 6 MIN. AND 8.5 MAX.
- MANUFACTURED INERT MATERIAL (PLASTIC, CONCRETE, CERAMICS, METAL, ETC.) SHALL BE LESS THAN 1.0% BY WEIGHT.
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 30 AND 70% (DRY WEIGHT BASIS).
- SOLUBLE SALT CONTENT SHALL BE LESS THAN 6.0 MMDS/CM.
- MATURITY INDICATOR SHALL BE GREATER THAN 80% FOR GERMINATION AND WGR.
- STABILITY SHALL BE "STABLE" TO "VERY STABLE".
- CARBON/NITROGEN (C/N) RATIO SHALL BE LESS THAN 25:1.
- TRACE METALS TEST RESULT = "PASS."

**CONSTRUCTION**

STORMWATER FACILITY BLENDED SOIL

- PROTECTION OF THE SOIL - THE MATERIAL SHALL BE PROTECTED FROM ALL SOURCES OF CONTAMINATION, INCLUDING WEED SEEDS, WHILE AT THE SUPPLIER, IN CONVEYANCE, AND AT THE PROJECT SITE.
- WET AND WINTER CONDITIONS - STORAGE AND PLACEMENT OF THE MATERIAL WILL NOT BE ALLOWED WHEN THE WEATHER IS TOO WET OR THE GROUND IS FROZEN OR SATURATED AS DETERMINED BY THE OWNERS REPRESENTATIVE.
- PLACEMENT OF THE SOIL - PLACE THE MATERIAL IN LOOSE LIFTS, NOT TO EXCEED 8 INCHES EACH AND EACH LIFT SHALL BE COMPACTED WITH A WATER-FILLED LANDSCAPE ROLLER. DO NOT OTHERWISE MECHANICALLY COMPACT THE MATERIAL.
- TIMING OF PLANT INSTALLATION - WEATHER PERMITTING AND AS APPROVED, INSTALL PLANTS AS SOON AS POSSIBLE AFTER THE GRADING AND GRADING THE SOIL IN ORDER TO MINIMIZE EROSION AND FURTHER COMPACTION.
- EROSION CONTROL - TEMPORARY EROSION CONTROL MEASURES ARE REQUIRED UNTIL PERMANENT STABILIZATION MEASURES ARE FUNCTIONAL.
- PROTECTION OF THE INSTALLED SOIL - IN ALL CASES, THE PROTECT INSTALLED MATERIAL FROM FOOT OR EQUIPMENT TRAFFIC AND SURFACE WATER RUNOFF. INSTALL TEMPORARY FENCING OR WALKWAYS AS NEEDED TO KEEP WORKERS, PEDESTRIANS, AND EQUIPMENT OUT OF THE AREA. UNDER NO CIRCUMSTANCES SHOULD MATERIALS AND EQUIPMENT BE STORED ON TOP OF THE INSTALLATION AREA.

BLENDING SOIL SPECIFICATION FOR VEGETATED LIDA FACILITIES DRAWING NO. 798

LIDA HANDBOOK 08-16

CleanWater Services

**11 CLEAN WATER SERVICES DRAWING 798**  
C8.2 N.T.S.





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MACKENZIE AND ARE NOT TO BE USED  
OR REPRODUCED IN ANY MANNER,  
WITHOUT PRIOR WRITTEN PERMISSION

REVISIONS:

REVISION	DATE	REVISION	REVISION DELTA	REVISION CLOSING DATE

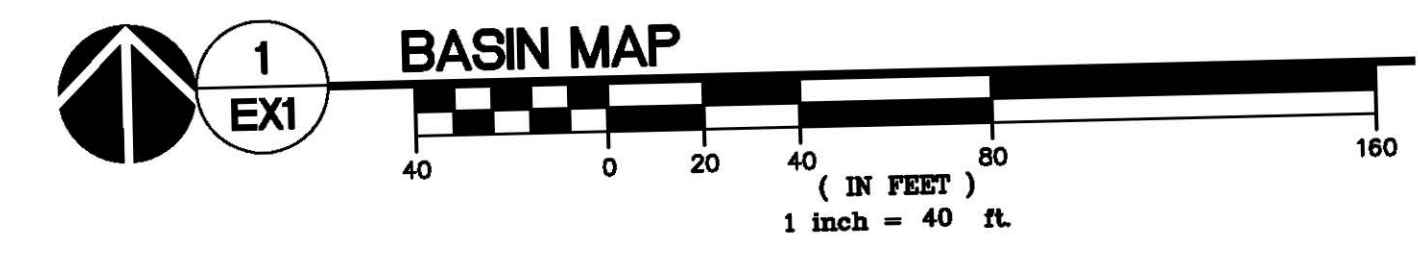
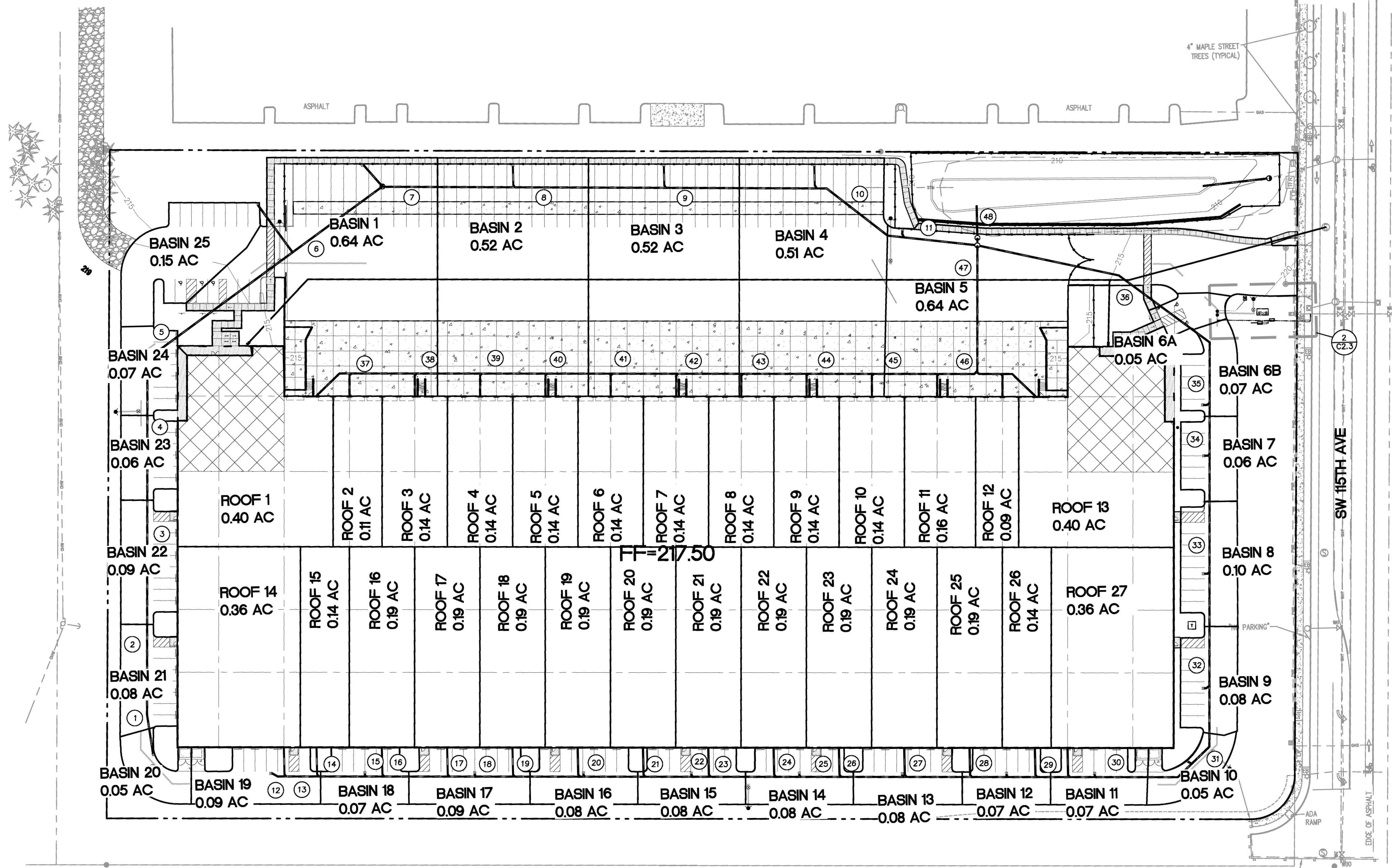
SHEET TITLE:  
**BASIN MAP**

DRAWN BY: ASP  
CHECKED BY: RLF  
SHEET:

## EX1

JOB NO. **2160026.00**

SUBMITTED FOR ARCHITECTURAL REVIEW: 4/11/17





WQ OFFICINE

$$D = 24 * [(Q/C[2gH]^{0.5}) / \pi]^{0.5}$$

$$H = 206.41 - 202.39 = 4.01'$$

$$g = 32.2$$

$$C = 0.62$$

$$Q = \frac{12,728 \text{ ft}^3}{48 \text{ hrs}} \times \frac{1 \text{ hr}}{3600 \text{ s}} = 0.074 \text{ cfs}$$

$$D = 24 [(0.074 / (0.62 [2 \times 32.2 \times 4.01]^{0.5}) / \pi]^{0.5}$$

$$D = 1.17''$$

WQ MH

$$Q = \frac{12,728 \text{ ft}^3}{4 \text{ HRS}} \times \frac{1 \text{ HR}}{3600 \text{ s}} = 0.883 \text{ cfs}$$

USE 72" MH MIN 84.8 CF OF SUMP,

TOTAL POND VOL

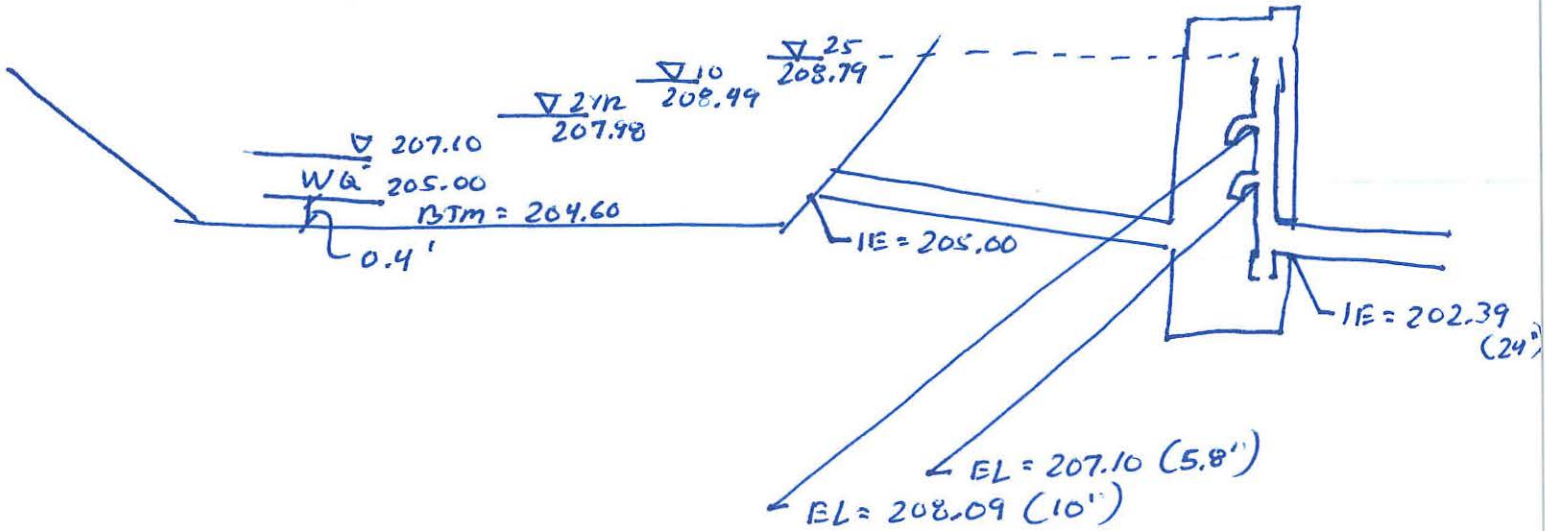
ELEV (ft)	AREA (SF)	VOL (CF)	Cum VOL (CF)
205	4482	0	0
206	5956	5,219	5,219
207	7552	6,754	11,973 ← WQ VOL EL = 207.10
208	9194	8,373	20,346
209	10,527	9,866	30,206
210	11,925	11,226	41,432

WQ VOL

$$9.74 \text{ Ac} \times \frac{43,560 \text{ ft}^2}{\text{Ac}} \times 0.36 \text{ in} \times \frac{1 \text{ ft}}{12 \text{ in}} = 12,728 \text{ ft}^3$$

DETENTION VOL

ELEV (ft)	AREA (SF)	VOL (CF)	Cum VOL (CF)
207.10	7,716	0	0
208	9194	8275	8275
209	10,527	9860	18,135
210	11,925	11,226	29,361



RETENTION DATA

		CN
IMPER	AREA = 9.74 AC	98
PER	AREA = 1.80 AC	83



SW 115<sup>th</sup> Ave

Project # 2160020.00

By: rlf

Appended on: 13:53:18 Wednesday, April 05, 2017

**LPOOLCOMPUTE [NODE] SUMMARY using Puls**

Start of live storage: 202.3900 ft

Event	Match Q (cfs)	Peak Q (cfs)	Peak Stg (ft)	Vol (cf)	Vol (acft)	Time to Empty
2 year	2.1599	2.1593	207.9818	8107.43	0.1861	24.83
10 year	4.1530	3.9608	208.4857	13063.60	0.2999	24.83
25 year	5.1706	4.5725	208.7857	16021.95	0.3678	24.83

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**Running H:\\Projects\\216002600\\3\_Design\\Calculations\\NODE Report.pgm  
on Wednesday, April 05, 2017**

**Summary Report of all Detention Pond Data**

Event	Precip (in)
other	2.1000
2 year	2.5000
10 year	3.4500
5 year	3.5000
25 year	3.9000
100 year	5.5100

**BASLIST2**

[EXISTING] Using [TYPE1A] As [2 year]  
[DEVELOPED] Using [TYPE1A] As [2 year]  
[EXISTING] Using [TYPE1A] As [10 year]  
[DEVELOPED] Using [TYPE1A] As [10 year]

[EXISTING] Using [TYPE1A] As [25 year]  
 [DEVELOPED] Using [TYPE1A] As [25 year]

LSTEND

BasinID	Event	Peak Q (cfs)	Peak T (hrs)	Peak Vol (ac-cf)	Area (ac)	Method/Loss	Raintype
EXISTING	2 year	2.1599	8.23	1.0167	11.54	SCS/SCS	TYPE1A
DEVELOPED	2 year	5.8722	8.00	2.0029	11.54	SCS/SCS	TYPE1A
EXISTING	10 year	4.1530	8.20	1.7497	11.54	SCS/SCS	TYPE1A
DEVELOPED	10 year	8.4139	8.00	2.8868	11.54	SCS/SCS	TYPE1A
EXISTING	25 year	5.1706	8.20	2.1187	11.54	SCS/SCS	TYPE1A
DEVELOPED	25 year	9.6252	8.00	3.3089	11.54	SCS/SCS	TYPE1A

BASLIST [TYPE1A] AS [2 year] DETAILED

[EXISTING] [DEVELOPED]

LSTEND

Record Id: EXISTING

Design Method	SCS	Rainfall type	TYPE1A
Hyd Intv	10.00 min	Peaking Factor	484.00
		Abstraction Coeff	0.20
Pervious Area (AMC 2)	11.54 ac	DCIA	0.00 ac
Pervious CN	83.00	DC CN	0.00
Pervious TC	31.53 min	DC TC	0.00 min

**Pervious CN Calc**

Description	SubArea	Sub cn
EXISTING	11.54 ac	83.00
Pervious Compositied CN (AMC 2)		83.00

**Pervious TC Calc**

Type	Description	Length	Slope	Coeff	Misc	TT
Sheet	Short prairie grass and lawns.: 0.15	200.00 ft	1.00%	0.1500	2.50 in	25.47 min
Shallow	Short grass, pasture and lawns (n=0.030)	200.00 ft	1.00%	0.0300		3.12 min

Channel (interm)	Grassed (n=0.030)	300.00 ft	1.00%	0.0300		2.94 min
Pervious TC						31.53 min

**Record Id: DEVELOPED**

<b>Design Method</b>	SCS	<b>Rainfall type</b>	TYPE1A
<b>Hyd Intv</b>	10.00 min	<b>Peaking Factor</b>	484.00
		<b>Abstraction Coeff</b>	0.20
<b>Pervious Area (AMC 2)</b>	1.80 ac	<b>DCIA</b>	9.74 ac
<b>Pervious CN</b>	83.00	<b>DC CN</b>	98.00
<b>Pervious TC</b>	13.59 min	<b>DC TC</b>	8.00 min

Pervious CN Calc		
Description	SubArea	Sub cn
LANDSCAPE	1.80 ac	83.00
Pervious Compositd CN (AMC 2)		83.00

Pervious TC Calc						
Type	Description	Length	Slope	Coeff	Misc	TT
Sheet	Short prairie grass and lawns.: 0.15	15.00 ft	1.00%	0.1500	2.50 in	3.21 min
Shallow	Paved	200.00 ft	1.00%	0.0100		1.64 min
Channel (cont)	PIPE	1000.00 ft	0.50%	0.0300		8.74 min
Pervious TC						13.59 min

Directly Connected CN Calc		
Description	SubArea	Sub cn
IMPERVIOUS	9.74 ac	98.00
DC Compositd CN (AMC 2)		98.00

Directly Connected TC Calc						
Type	Description	Length	Slope	Coeff	Misc	TT
Fixed						8.00 min
Directly Connected TC						8.00min



**HYDLIST SUMMARY**

[2 year out] [10 year out] [25 year out]

**LSTEND**

HydID	Peak Q (cfs)	Peak T (hrs)	Peak Vol (ac-ft)	Cont Area (ac)
2 year out	2.1593	8.83	2.0071	11.5400
10 year out	3.9608	8.50	2.8886	11.5400
25 year out	4.5725	8.50	3.3103	11.5400

**STORLIST**

[POND]

**LSTEND****Record Id: POND**

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	207.1000 ft	Max El.	210.0000 ft
<b>Stage Volume</b>			
<b>Stage (ft)</b>		<b>Volume (cf)</b>	
207.10		0.0000	
208.00		8275.0000	
209.00		18135.0000	
210.00		29361.0000	

**DISCHLIST**

[ORIFICE]

**LSTEND****Record Id: ORIFICE**

Descrip:	Prototype Structure	Increment	0.10 ft
Start El.	202.3900 ft	Max El.	210.0000 ft
Orif Coeff	0.62	Lowest Orif El.	202.39
Lowest Diam	5.8008 in	Dist to next	5.7000 ft
D2	10.0000 in	Dist to next	0.0000 ft

# Pipe Sizing Calculation

Based on SCS flow inputs

(Flows calculated in "AutoCAD Hydrograph Software")

Project: Majestic SW 115th  
 By: ASP  
 Date: 4/6/2017  
 Job: 2160026

Mannings n= 0.013

Link #	Storm Input Descriptions	Incremental Flow (cfs)	Total Flow (cfs)	Pipe Slope (%)	Pipe Diameter (inches)	Pipe Capacity (cfs)	Pipe Velocity (fps)
1	B20	0.044	0.044	0.3	6	0.31	1.56
2	B21	0.070	0.113	0.3	8	0.66	1.89
3	B22	0.079	0.192	0.3	12	1.95	2.48
4	B23	0.052	0.244	0.3	18	5.75	3.25
5	B24	0.061	0.306	0.3	18	5.75	3.25
6	B25	0.131	0.437	0.3	18	5.75	3.25
7	B1	0.559	0.995	0.3	18	5.75	3.25
8	B2	0.454	1.449	0.3	18	5.75	3.25
9	B3	0.454	1.903	0.3	18	5.75	3.25
10	B4	0.445	2.348	0.3	18	5.75	3.25
11	B5	0.559	2.907	0.3	18	5.75	3.25
12	B19	0.079	0.079	0.5	10	1.55	2.84
13	R14	0.314	0.393	0.5	10	1.55	2.84
14	R15	0.122	0.515	0.5	12	2.52	3.20
15	B18	0.061	0.576	0.5	12	2.52	3.20
16	R16	0.166	0.742	0.5	12	2.52	3.20
17	R17	0.166	0.908	0.5	12	2.52	3.20
18	B17	0.079	0.986	0.5	12	2.52	3.20
19	R18	0.166	1.152	0.5	12	2.52	3.20
20	R19	0.166	1.318	0.5	12	2.52	3.20
21	B16	0.070	1.388	0.5	12	2.52	3.20
22	R20	0.166	1.554	0.5	12	2.52	3.20
23	R21	0.166	1.720	0.5	12	2.52	3.20
24	R22	0.166	1.886	0.5	12	2.52	3.20
25	B14	0.070	1.956	0.5	18	7.42	4.20
26	R23	0.166	2.121	0.5	18	7.42	4.20
27	B13+R24	0.236	2.357	0.5	18	7.42	4.20
28	R25	0.166	2.523	0.5	18	7.42	4.20
29	B12+R26	0.183	2.706	0.5	18	7.42	4.20
30	B11+R27	0.375	3.082	0.5	18	7.42	4.20
31	B10	0.044	3.125	0.5	18	7.42	4.20
32	B9	0.070	3.195	0.5	18	7.42	4.20
33	B8	0.087	3.282	0.5	18	7.42	4.20
34	B7	0.052	3.335	0.5	18	7.42	4.20
35	B6B	0.061	3.396	0.5	18	7.42	4.20
36	B6A	0.044	3.440	0.5	18	7.42	4.20
37	R1+R2	0.445	0.445	0.3	10	1.20	2.20

38	R3	0.122	0.567	0.3	12	1.95	2.48
39	R4	0.140	0.707	0.3	12	1.95	2.48
40	R5	0.140	0.847	0.3	15	3.53	2.88
41	R6	0.140	0.987	0.3	15	3.53	2.88
42	R7	0.140	1.127	0.3	15	3.53	2.88
43	R8	0.140	1.267	0.3	18	5.75	3.25
44	R9	0.140	1.407	0.3	18	5.75	3.25
45	R10	0.140	1.547	0.3	18	5.75	3.25
46	R11	0.160	1.707	0.3	18	5.75	3.25
47	R12+R13	0.428	2.135	0.5	18	7.42	4.20
48	11+36+47	8.482	8.482	1.5	18	12.85	7.27





May 22, 2017

Erin Engman  
Community Development Dept.  
City of Tualatin  
18880 SW Martinazzi  
Tualatin, Oregon 97062

**Re: AR17-0002, Majestic Building 1, SW 115<sup>th</sup> Tualatin  
Tax Lot I.D: 2S127C000100**

Erin,

Thank you for the opportunity to review the proposed application surrounding the above named development project. These conditions are provided in regards to the architectural review documents received April 11, 2017. There may be more or less requirements needed based upon the final project design, however, Tualatin Valley Fire & Rescue will endorse this proposal predicated on the following criteria and conditions of approval.

### **FIRE APPARATUS ACCESS:**

1. **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDINGS AND FACILITIES:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1))
2. **DEAD END ROADS AND TURNAROUNDS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams can be found in the corresponding guide that is located at <http://www.tvfr.com/DocumentCenter/View/1296>. (OFC 503.2.5 & D103.1)
3. **ADDITIONAL ACCESS ROADS – COMMERCIAL/INDUSTRIAL HEIGHT:** Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access. (D104.1) **Two points of fire department access required.**
4. **ADDITIONAL ACCESS ROADS – COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE:** Buildings or facilities having a gross building area of more than 62,000 square feet shall have at least two approved separate means of fire apparatus access. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems. (OFC D104.2) **Two points of fire department access required.**
5. **AERIAL FIRE APPARATUS ROADS:** Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2)

6. **AERIAL APPARATUS OPERATIONS:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the Fire Marshal. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4)
7. **MULTIPLE ACCESS ROADS SEPARATION:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses. (OFC D104.3) **Please ensure second point of access meets this separation requirement.**
8. **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)
9. **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)
10. **NO PARKING:** Parking on emergency access roads shall be as follows (OFC D103.6.1-2):
  1. 20-26 feet road width – no parking on either side of roadway
  2. 26-32 feet road width – parking is allowed on one side
  3. Greater than 32 feet road width – parking is not restricted**Note:** For specific widths and parking allowances, contact the local municipality.
11. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)
12. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)
13. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3)
14. **TURNING RADIUS:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)
15. **AERIAL APPARATUS OPERATING GRADES:** Portions of aerial apparatus roads that will be used for aerial operations shall be as flat as possible. Front to rear and side to side maximum slope shall not exceed 10%.
16. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)
17. **TRAFFIC CALMING DEVICES:** Shall be prohibited on fire access routes unless approved by the Fire Marshal. (OFC 503.4.1).

## **FIREFIGHTING WATER SUPPLIES:**

18. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration shall be determined in accordance with OFC Table B105.2. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi residual. (OFC B105.3)

**Note:** OFC B106, Limiting Fire-Flow is also enforced, except for the following:

- The maximum needed fire flow shall be 3,000 GPM, measured at 20 psi residual pressure.
- Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1

19. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)

## **FIRE HYDRANTS:**

20. **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1)

- This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
- The number and distribution of fire hydrants required for commercial structure(s) is based on Table C105.1, following any fire-flow reductions allowed by section B105.3.1. Additional fire hydrants may be required due to spacing and/or section 507.5 of the Oregon Fire Code.

21. **FIRE HYDRANT(S) PLACEMENT:** (OFC C104)

- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 507.5.1)
- Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the Fire Marshal.
- Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets may be considered when approved by the Fire Marshal.
- Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the Fire Marshal.

22. **PRIVATE FIRE HYDRANT IDENTIFICATION:** Private fire hydrants shall be painted red in color. Exception: Private fire hydrants within the City of Tualatin shall be yellow in color. (OFC 507)

23. **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the Fire Marshal. (OFC C102.1)

24. **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)

25. **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6 & OFC 312)

26. **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)



27. **FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS:** FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13)
- Fire department connections (FDCs) shall normally be located remotely and outside of the fall-line of the building when required. FDCs may be mounted on the building they serve, when approved.
  - FDCs shall be plumbed on the system side of the check valve when sprinklers are served by underground lines also serving private fire hydrants.

## **BUILDING ACCESS AND FIRE SERVICE FEATURES**

28. **EMERGENCY RESPONDER RADIO COVERAGE:** In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. (OSSC 915.1, OFC 510.1, and Appendix F)  
<http://www.tvfr.com/DocumentCenter/View/1296>
- a. Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit.
29. **KNOX BOX:** A Knox Box for building access may be required for structures and gates. See Appendix B for further information and detail on required installations. Order via [www.tvfr.com](http://www.tvfr.com) or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1)
30. **FIRE PROTECTION EQUIPMENT IDENTIFICATION:** Rooms containing controls to fire suppression and detection equipment shall be identified as "Fire Control Room." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1)
31. **PREMISES IDENTIFICATION:** New and existing buildings shall have approved address numbers; building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property, including monument signs. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. (OFC 505.1)

If you have questions or need further clarification, please feel free to contact Ty Darby New Construction liaison for the City of Tualatin (503) 259-1409.

Sincerely,

*Jason Arn*

Jason Arn  
Deputy Fire Marshal II

Email [ty.dary@tvfr.com](mailto:ty.dary@tvfr.com)

Cc: Ty Darby, TVFR

<http://www.tvfr.com/DocumentCenter/View/1296>

## MEMORANDUM

**Date:** May 25, 2017

**To:** Erin Engman, Assistant Planner, City of Tualatin

**From:** Jackie Sue Humphreys, Clean Water Services (CWS)

**Subject:** Majestic Building 1, AR17-0002, 2S127C000100

Please include the following comments when writing your conditions of approval:

### **PRIOR TO ANY WORK ON THE SITE**

A Clean Water Services (CWS) Storm Water Connection Permit Authorization must be obtained prior to plat approval and recordation. Application for CWS Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 17-5, (or current R&O in effect at time of Engineering plan submittal), and is to include:

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit. If site area and any offsite improvements required for this development exceed five-acres of disturbance, project will require a 1200-C Erosion Control Permit.
- c. Detailed plans showing the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 17-5, Section 4.05. Access shall be provided for maintenance of facility per R&O 17-5, Section 4.02.4.



- e. If use of an existing offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.
- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Application may require additional permitting and plan review from CWS Source Control Program. For any questions or additional information, please contact Source Control at (503) 681-5175.
- i. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

## CONCLUSION

This Land Use Review does not constitute CWS approval of storm or sanitary sewer compliance to the NPDES permit held by CWS. CWS, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.



## WASHINGTON COUNTY, OREGON

Department of Land Use and Transportation, Operations & Maintenance Division  
1400 SW Walnut Street, MS 51, Hillsboro, Oregon 97123-5625  
(503) 846-7623 · FAX: (503) 846-7620

June 7, 2017

**Erin Engman**  
**City of Tualatin**  
**18880 SW Martinazzi Avenue**  
**Tualatin, OR 97062-7092**

**RE: Majestic Building 1**  
City File Number: **AR17-0002**  
**County File Number: CP-102**  
Tax Map and Lot Number: **2S1-27C000100**  
Location: **SW 115<sup>th</sup> Avenue/SW Tualatin-Sherwood Road**

Washington County Department of Land Use and Transportation has reviewed the above noted development application for traffic impacts to the intersection of SW 115<sup>th</sup> Avenue and SW Tualatin-Sherwood Avenue, a County-maintained Arterial.

***The Washington County Engineer reviewed the Traffic Impact Analysis (Mackenzie – August 30, 2016/Revised April 11, 2017) submitted for this development proposal as required by County R&O 86-95. Based on the analysis included in the report, the existing queue lengths for the dual westbound left-turn lanes on SW Tualatin-Sherwood Road require restriping to provide a minimum of 325 feet for the inside lane and 475 feet for the outside lane.***

### **I. PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT BY THE CITY OF TUALATIN:**

A. Submit to **Washington County** Public Assurance Staff, 503-846-3843:

1. Completed "Design Option" form and Engineer's Checklist (Appendix 'E').
2. **\$3,735.00** Administration Deposit.

*NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and project administration. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the course of the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.*

3. A copy of the City's Land Use Notice of Decision with conditions, signed and dated.
4. Three (3) sets of engineering plans for construction of the following public improvements to County Standards:
  - a. Restripe the westbound left-turn lanes on SW Tualatin-Sherwood Road to provide a minimum of 325 feet for the inside lane and 475 feet for the outside lane.

B. Obtain a Washington County **Facility Permit** upon completion of the following:

1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions **I.A.4.**

**NOTE:** The Public Assurance staff (503-846-3843) will send the required forms to the applicant's representative **after** submittal and approval of items listed under **I.A.**

*The Facility Permit allows construction work within County rights-of-way and permits site access only after the developer first submits plans and obtains Washington County Engineering approval, obtains required grading and erosion control permits, and satisfies various other requirements of Washington County's Assurances Section including but not limited to execution of financial and contractual agreements. This process ensures that the developer accepts responsibility for construction of public improvements, and that improvements are closely monitored, inspected, and built to standard in a timely manner. **Access will only be permitted under the required Washington County Facility Permit, and only following submittal and County acceptance of all materials required under the facility permit process.***

## II. PRIOR TO OCCUPANCY OF ANY BUILDINGS FOR THE SITE:

Obtain a Finaled Washington County **Facility Permit**, contingent upon the following:

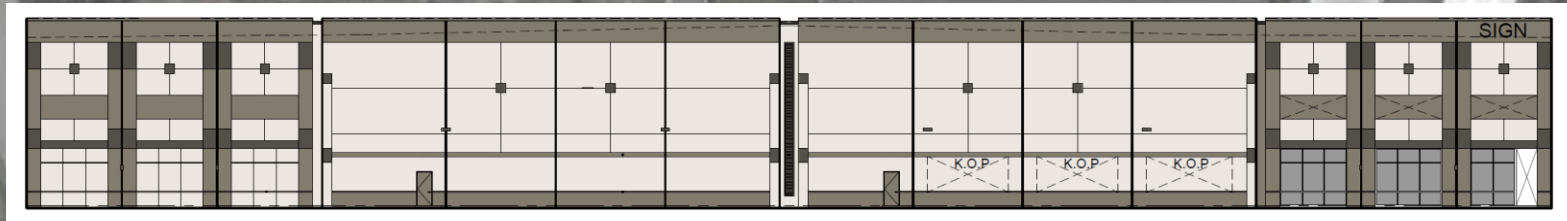
- A. The road improvements required in condition **I.A.4.** above shall be completed and accepted by Washington County.

**Thank you for the opportunity to comment. If you have any questions, please contact me at 503-846-7639.**

Naomi Vogel - Associate Planner

Cc: Rob Saxton – P.E., Engineering Section  
Paul Seitz, Assurances Section  
Transportation File





# Majestic Industrial Building

ARCHITECTURAL REVIEW BOARD HEARING  
JUNE 28, 2017



# HEARING AGENDA

- Staff Presentation
- Applicant Presentation
- Public Comment
- ARB Deliberation and Decision



# HEARING PURPOSE

- **Architectural Review:** application for a 229,146 sq ft industrial building that is 39 ft in height
- Elements of review limited to Architectural Features:
  - Architecture
  - Pedestrian and Bicycle Circulation
  - Parking Lot
  - Landscaping
  - Trash Plan and Enclosures
  - Lighting





# ARCHITECTURAL REVIEW BOARD

- **Why is this proposal subject to ARB review?**
  - ARB reviews and comments on all industrial development over 150,000 sq ft per TDC 73.030
- **Scope of ARB:**
  - The ARB shall make the final decision on this AR proposal.
  - Decision may be appealed to the City Council.

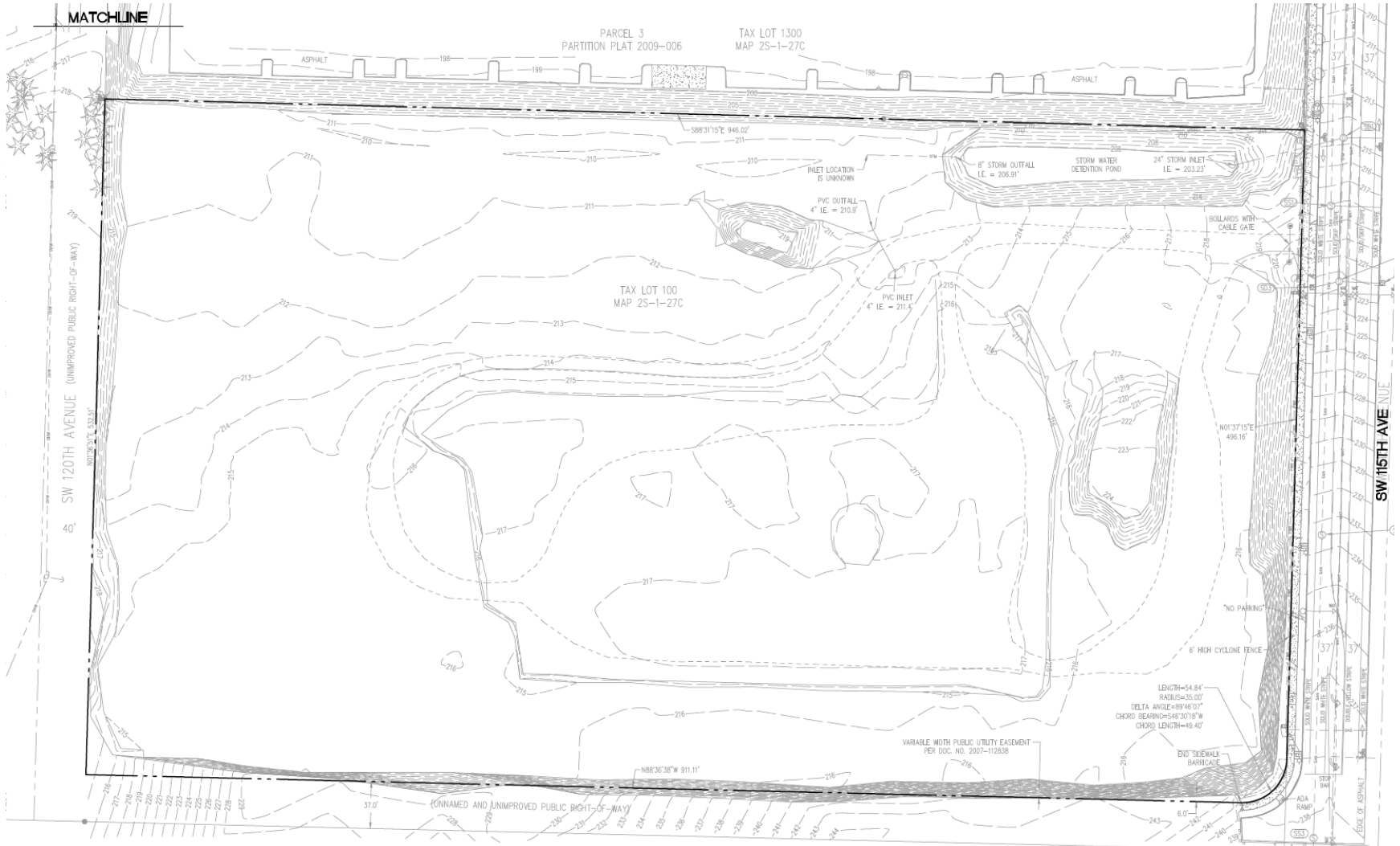


# REVIEW OF APPLICATION

- **Important Dates**
  - Submitted application on April 11, 2017
  - Deemed complete on May 11, 2017
  - 120-day period ends on September 8, 2017
- **Analysis and Findings**
  - Staff finds that the proposed architectural features shown on the site plan are consistent with the Tualatin Development Code, when subject to the recommended conditions of approval



# EXISTING SITE PLAN















# ADJACENT DEVELOPMENT

North: Trammell Crow Development



East: PacTrust Development



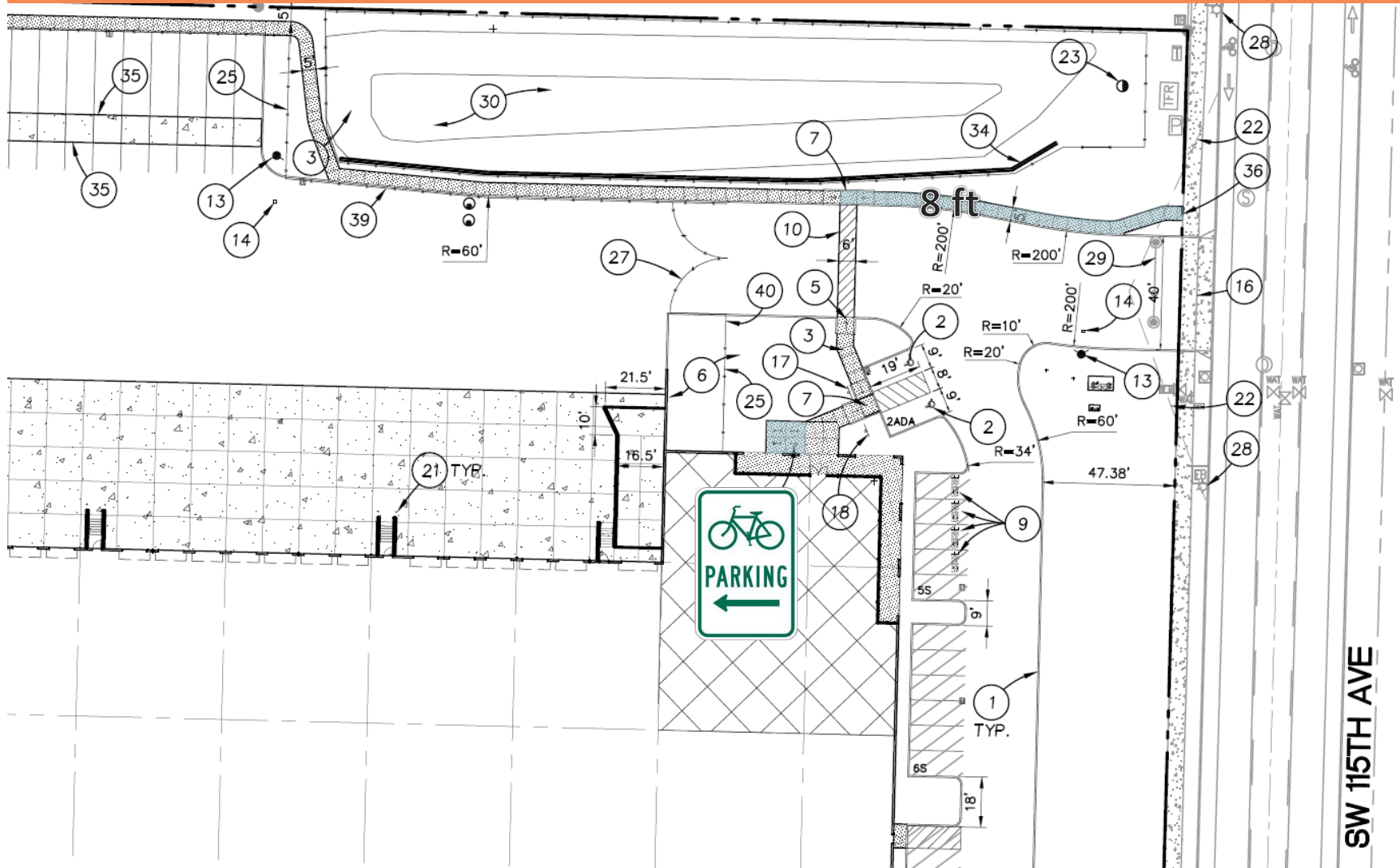


# RECOMMENDED CONDITIONS

- **Pedestrian and Bicycle Circulation**
  - Conditions: AF-3, 13
- **Architectural Feature Review Elements:**
  - 8 ft wide accessway to connect walkways to abutting Collector street: SW 115<sup>th</sup> Avenue
  - Bicycle parking signage



# REVIEW ELEMENTS: CIRCULATION







# RECOMMENDED CONDITIONS

- **Parking**
  - Conditions: AF-2, 7, 9, 16
- **Architectural Feature Review Elements:**
  - 10 ft wide circulation setback from SW 119<sup>th</sup> Ave
  - 9 x 18.5 ft stall- provision  $\leq$  2.5 ft bumper overhang
  - Parking along south and west elevation shall meet Figure 73-1 standards
  - Reevaluate minimum parking standards after tenants determined





# REVIEW ELEMENTS: PARKING

- **Minimum parking determined by sum of use**
  - Applicant determined parking based on mixed use proposal of 90% warehousing and 10% office
  - Tenants unknown at this time; however the applicant narrative states that they may include manufacturing use

Use	Minimum Motor Vehicle Parking Requirements	Maximum Motor Vehicle Parking Requirements	Bicycle Parking Requirements	Percentage of Bicycle Parking to be Covered
<b>Commercial</b>				
(vi) General office	2.70 spaces per 1,000 sq. ft. of gross floor area	4.1 spaces per 1,000 sq. ft. gross floor area	2, or 0.50 spaces per 1,000 gross sq. ft. whichever is greater	First 10 spaces or 40%, whichever is greater
Parking Required	(2.70 * 22.91) 62	(4.1 * 22.91) 94	(0.50 * 22.91) 11	10
<b>Industrial</b>				
(i) Manufacturing	1.60 spaces per 1,000 sq. ft. of gross floor area	None	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater
(ii) Warehousing	0.30 spaces per 1,000 sq. ft. of gross floor area	0.5 spaces per 1,000 sq. ft. gross floor area	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater
Parking Required	(0.30 * 206.23) 62	(0.50 * 206.23) 104	(0.10 * 206.23) 21	6





# REVIEW ELEMENTS: PARKING

- **Vicinity is parking constrained (SW Itel Street)**



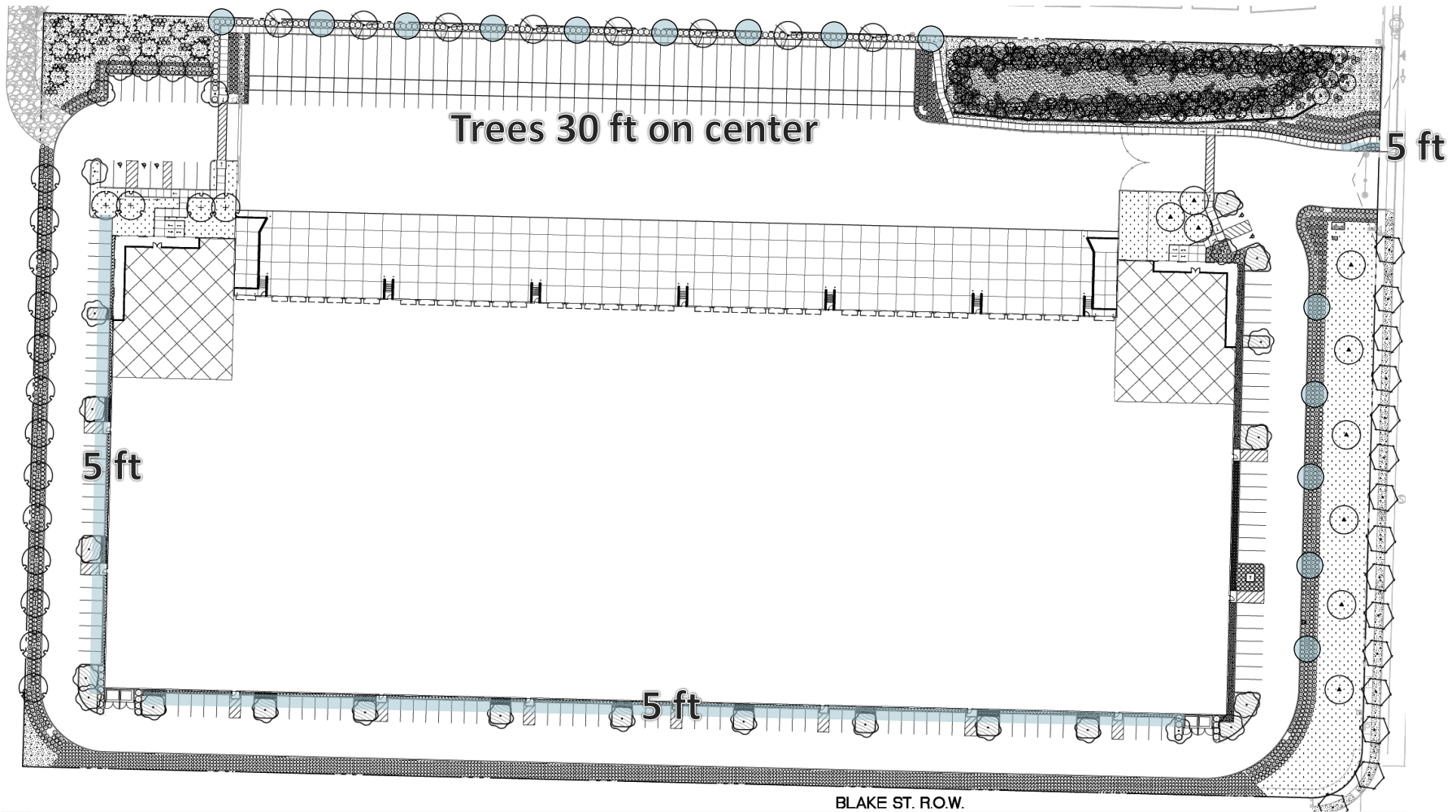


# RECOMMENDED CONDITIONS

- **Landscaping**
  - Condition: AF-6, 8, 10, 11, 12
- **Architectural Feature Review Elements:**
  - 5 ft wide building perimeter landscaping (S/W)
  - 30 ft tree spacing in circulation landscaping (N/E)
  - Table to quantify parking lot landscaping SF & number of shade trees
  - 5 ft wide site access landscaping for 25 ft



# REVIEW ELEMENTS: LANDSCAPING





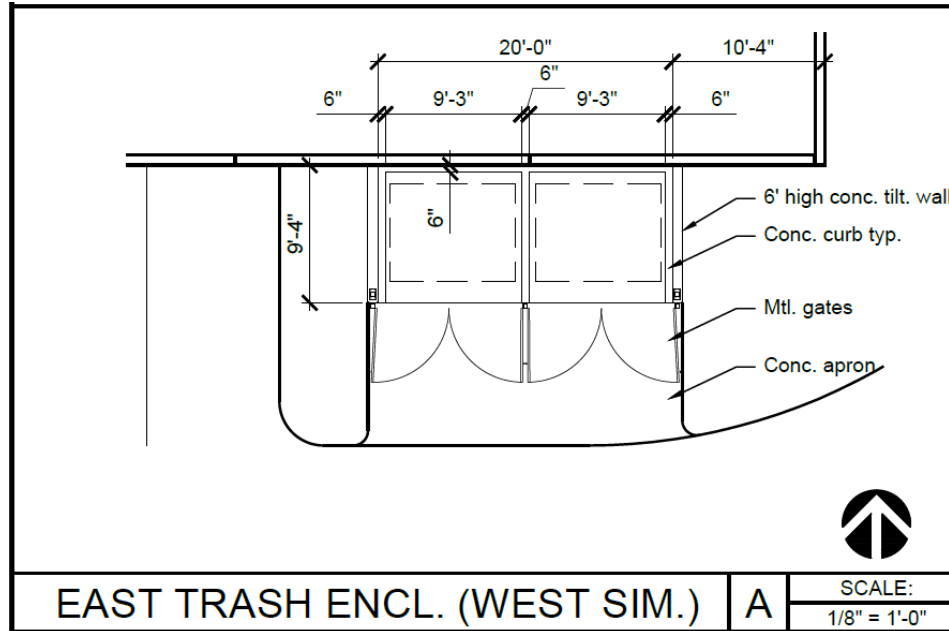


# RECOMMENDED CONDITIONS

- **Trash Enclosure**
  - Condition: AF-4, 5
- **Architectural Feature Review Elements:**
  - 1,339 SF to meet minimum storage requirements
  - Or provide evidence the site has unique conditions that meet the franchise hauler review method
  - Meet Republic Services conditions



# REVIEW ELEMENTS: TRASH ENCLOSURE



Use	Use Percentage	Area (sf)	Applied Rate (sf)	Minimum Required (ft)
Office	10%	22,914.6	$([22,914.6 / 1,000] * 4)$	91.7
Warehouse	90%	206,231.4	$([19,846 / 1,000] * 6)$	1,237.4
General	N/A	N/A	N/A	10
<b>Total Minimum Requirement</b>				<b>1,339.1</b>
<b>Proposed Trash and Recyclables Storage Area</b>				<b>373</b>



# REVIEW ELEMENTS: TRASH ENCLOSURE

- **Conditions from Republic Services:**
  1. Rotate the enclosures so the truck can drive into them and connect to the containers. Current location means limiting size of containers for manual roll-out.
  2. No center-post with two gates to open and be able to lock at 120 degrees.
  3. Width is good but 12 feet deep for carts to recycle glass.
  4. Opening on side to roll carts out and ease of access for tenants.





# RECOMMENDATION OPTIONS

- Approve with staff recommended findings and conditions of approval
- Approve with amended findings and conditions of approval
- Continue the Hearing
- Deny the application