

GROUP  
MACKENZIE

June 5, 2012

Re: **Koch Corporate Center Lots 5 and 6 – Architectural Review Application**  
*Neighborhood Meeting*  
Project Number 2100313.00

Dear Interested Party:

You are cordially invited to attend a meeting on Wednesday, June 20, 2012 from 5:00 to 6:00 p.m. at the Heritage Center located at 8700 SW Sweek Drive (see attached detailed location map).

The purpose of this meeting is to discuss two new industrial buildings located at SW 115<sup>th</sup> Avenue and ITEL Street, more specifically Lots 5 and 6 of a subdivision on Tax Lot Number 200 of Map 2S127A. The property owner, PacTrust, is proposing two new industrial buildings on-site totaling approximately 100,000 SF. Please see the attached map for reference.

This meeting will include a review of preliminary plans and provide a means for the applicant/owner and surrounding property owners to discuss this proposal.

If you have any questions, please feel free to contact me at (503) 224-9560.

Sincerely,



Rhys Konrad, LEED AP, Planner  
Associate

Enclosures: Heritage Center Location Map  
Proposed Site Plan

c: Matt Oyen – PacTrust

RiverEast Center | 1515 SE Water Avenue, Suite 100 | Portland, OR 97214  
P.O. Box 14310 | Portland, OR 97293  
Tel: 503.224.9560 Web: www.grpmack.com Fax: 503.228.1285

Group  
Mackenzie,  
Incorporated

Architecture

Interiors

Structural  
Engineering

Civil Engineering

Land Use Planning

Transportation  
Planning

Landscape  
Architecture

Locations:

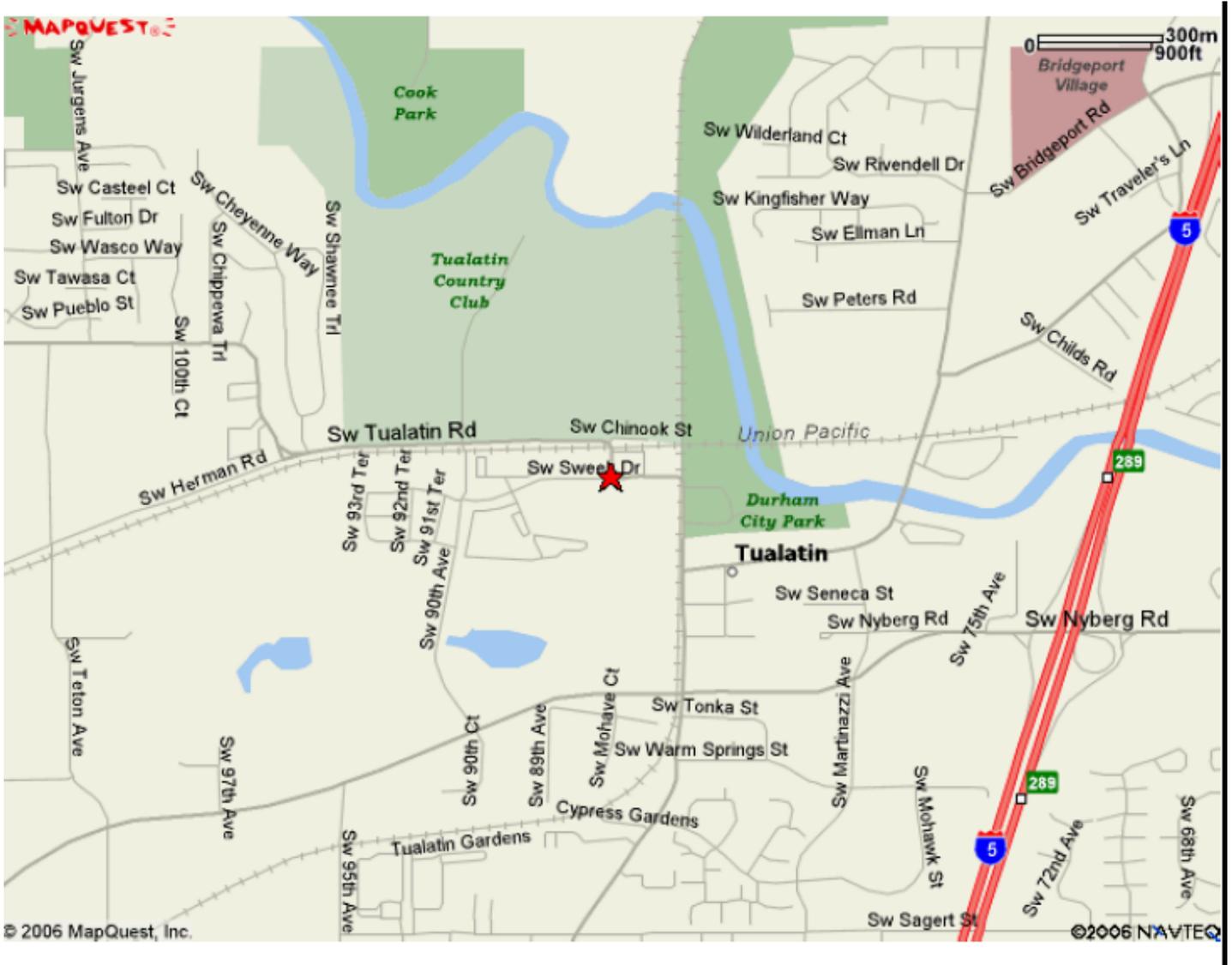
Portland, Oregon

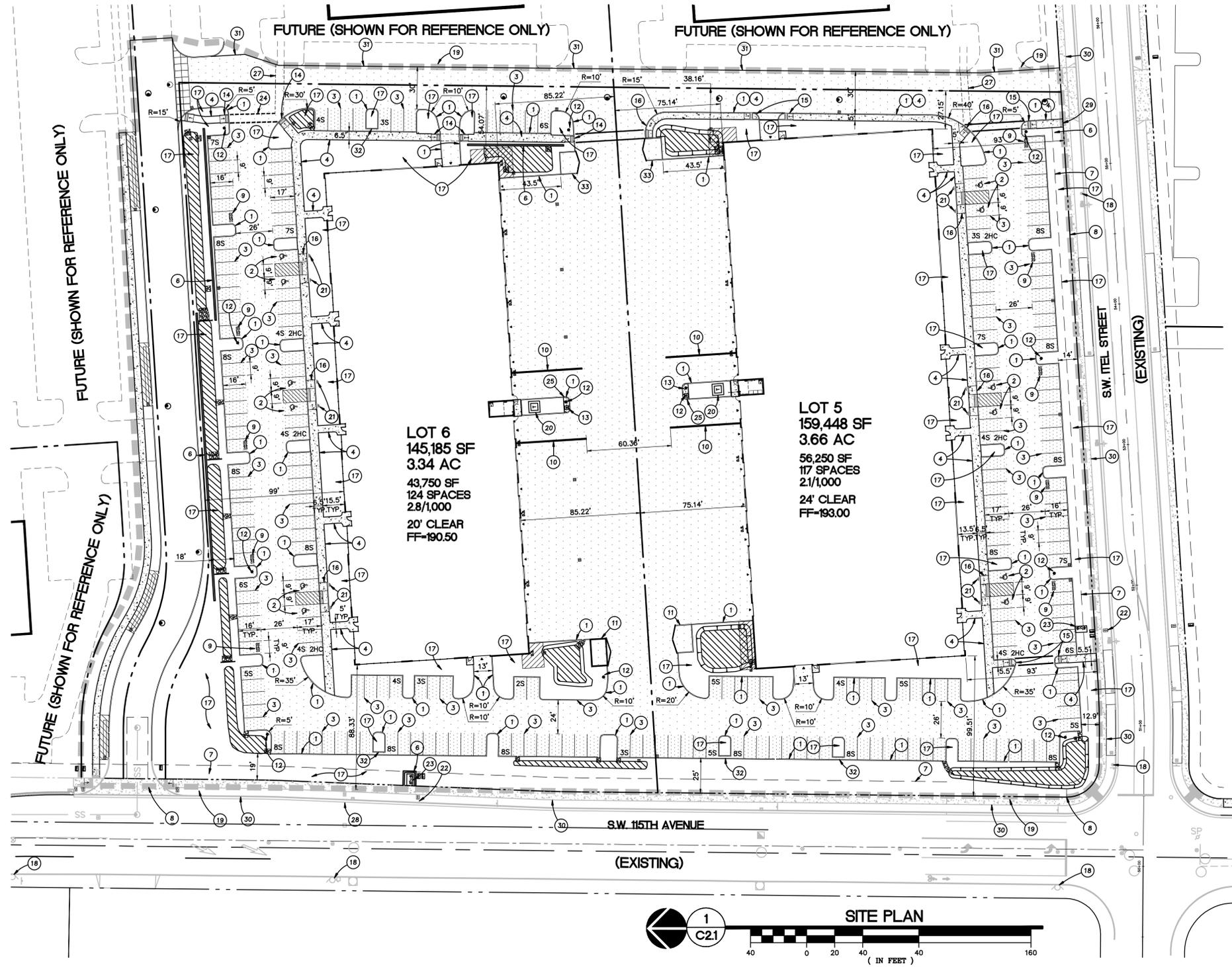
Seattle, Washington

Vancouver, Washington

# TUALATIN HERITAGE CENTER

8700 SW Sweek Drive





**KEYNOTES**

1. VERTICAL CURB
2. ADA COMPLIANT PARKING STALL
3. 4" WHITE PARKING STRIPE
4. CONCRETE SIDEWALK
5. EXTRUDED CURB
6. MAX 42" HIGH MODULAR BLOCK RETAINING WALL
7. EXISTING PUBLIC UTILITY EASEMENT
8. EXISTING RIGHT-OF-WAY
9. 1' HIGH WHITE PAINTED LETTERS: "CARPOOL" VANPOOL
10. DOCK RETAINING WALL, SEE ARCH PLANS
11. 200 SF TRASH ENCLOSURE
12. INSTALL FIRE HYDRANT ASSEMBLY
13. FDC
14. ADA COMPLIANT CURB RAMP
15. ADA COMPLIANT CORNER RAMP
16. ADA COMPLIANT WING RAMP
17. LANDSCAPE AREA
18. EXISTING HYDRANT
19. SITE DISTURBANCE AREA
20. TRANSFORMER PAD
21. ADA PARKING SIGN
22. EXISTING METER BOX. INSTALL 1 1/2" METER IN METER BOX. INSTALL 2" DOUBLE CHECK VALVE ASSEMBLY AND VALVE BOX.
23. DOUBLE DETECTOR CHECK VALVE IN VAULT
24. 6" STRIPED CROSSWALK
25. CONC. PAVEMENT INFILL, SEE PAVEMENT SECTION
26. BOLLARD, SEE ARCH. SPECS
27. FUTURE STRIPED CROSSWALK
28. EXISTING WATER METER TO REMAIN
29. MATCH EXISTING SIDEWALK
30. EXISTING PUBLIC SIDEWALK TO REMAIN
31. EDGE OF PAVEMENT
32. 18" CURB BREAK
33. 160 SF TRASH ENCLOSURE

**SITE LEGEND**

- PROJECT DISTURBANCE AREA, LIMITS OF WORK
- PROPERTY LINE
- EASEMENT
- VERTICAL CURB PER DETAIL 1/C8.1
- 6" EXTRUDED CURB
- FIRE LANE STRIPED CURB, COORD. W/ FIRE MARSHAL
- SITE FENCE PER SPEC.
- CATCH BASIN
- FIRE HYDRANT
- WATER METER
- DDCV
- FDC
- PROPOSED RETAINING WALL (LOCATION SHOWN REPRESENTS FACE OF BOTTOM ROW OF WALL)
- 10S NUMBER OF STANDARD STALLS IN PARKING BAY
- 2HC NUMBER OF H.C. STALLS IN PARKING BAY
- LID BASIN

**CURB NOTE**

ALL ON-SITE CURB RADII ARE 2.5' UNLESS OTHERWISE NOTED ON THE PLANS

**SITE DATA**

BUILDING 5	
LOT 5	159,448 SF (3.66 AC)
TOTAL IMPERVIOUS AREA	131,386 SF (3.02 AC, 82.4%)
BUILDING FOOTPRINT	56,250 SF (1.29 AC, 35.3%)
DRIVE AISLE/PARKING/SIDEWALK AREA	75,136 SF (1.73 AC, 47.1%)
PARKING LOT AREA	36,011 SF (0.83 AC, 22.6%)
PARKING LANDSCAPE AREA	6,560 SF (0.15 AC)
LANDSCAPE AREA	28,062 SF (0.64 AC, 17.6%)

BUILDING 6	
LOT 6	145,185 SF (3.33 AC)
TOTAL IMPERVIOUS AREA	110,111 SF (2.53 AC, 75.8%)
BUILDING FOOTPRINT	43,750 SF (1.00 AC, 30.1%)
DRIVE AISLE/PARKING/SIDEWALK AREA	66,361 SF (1.52 AC, 45.7%)
PARKING LOT AREA	39,713 SF (0.91 AC, 27.4%)
PARKING LANDSCAPE AREA	7,094 SF (0.16 AC)
LANDSCAPE AREA	35,074 SF (0.81 AC, 24.2%)

**PARKING PROVIDED**

BUILDING 5	
PROPOSED HANDICAP	6 SPACES
PROPOSED STANDARD	111 SPACES (5 VAN/CAR POOL SPACES)
PROPOSED COMPACT	0 SPACES (0%)
TOTAL PARKING PROVIDED	117 (2.1/1,000 SF)
BICYCLE PARKING	6 SPACES (6 COVERED IN BUILDING)

BUILDING 6	
PROPOSED HANDICAP	6 SPACES
PROPOSED STANDARD	118 SPACES (5 VAN/CAR POOL SPACES)
PROPOSED COMPACT	0 SPACES (0%)
TOTAL PARKING PROVIDED	124 (2.8/1,000 SF)
BICYCLE PARKING	6 SPACES (6 COVERED IN BUILDING)

**PAVEMENT SECTIONS**

- CAR PARKING AREA X" AC (2 LIFTS) OVER X" CRUSHED ROCK
  - HEAVY DUTY AREA X" AC (2 LIFTS) OVER X" CRUSHED ROCK
  - 6" OF PCC OVER 6" CRUSHED ROCK W/ #4 @ 2" O.C. (TRUCK DOCK) (FOR SIDEWALK: SEE 1/C8.1)
- FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT PREPARED BY GEODESIGN FOR MINIMUM REQUIREMENTS.

GROUP MACKENZIE 2011 ALL RIGHTS RESERVED  
 THESE DRAWINGS ARE THE PROPERTY OF GROUP MACKENZIE AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER, WITHOUT PRIOR WRITTEN PERMISSION

**REVISIONS:**

NO.	REVISIONS THIS SHEET	REVISION DELTA	CLOSING DATE

SHEET TITLE:  
**SITE PLAN**

DRAWN BY:  
 CHECKED BY:  
 SHEET:

**C2.1**

JOB NO. **2100313.00**