



City of Tualatin

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July 8, 2016

Jack Martin
Leveton LLC
PO Box 15525
Seattle, WA 98115

RE: FINAL DECISION FOR AR-15-0028 FOR LEVETON SW 108TH AVE AT SW LEVETON DRIVE (TAX LOTS 2S122AD01300, 01400 & 01500)

Dear Mr. Martin,

The 14-day period for requesting a review of the Architectural Review Decision for Leveton SW 108th Ave at SW Leveton Dr expired at 5:00 pm, July 7, 2016. As no requests for review were filed, the Architectural Review Decision dated June 23, 2016 becomes a final decision.

AR-15-0028 is approved with the following Architectural Review conditions:

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- AR-1 Prior to obtaining building permits on the subject site, the Applicant shall submit 3 revised paper plan sets—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 2 weeks.
- AR-2 The Applicant shall obtain a Property Line Adjustment (PLA) through the Engineering Division to meet code requirements. TDC 60.060
- AR-3 The Applicant shall submit revised site plans (sheet A1.0) to illustrate ADA-compliant elements and their appropriate dimensions, including ramps (square and curb), signage and walkway/crosswalk widths, to ensure that the proposed development would not create barriers to disabled individuals. TDC 73.160(1)(b)(i); TDC 73.160(5)
- AR-4 The Applicant shall include vision clearance diagrams on the appropriate sheets (sheet A1.0 and/or L1.0) for both access driveways along SW 108th Avenue to illustrate that the proposed landscaping would not obstruct vision clearance areas. TDC 73.220(1)(c); TDC 73.400(16)(b); TDC 73.400(16)(c)

- AR-5 The Applicant shall revise the site plan (sheet A1.0) to illustrate locations for the required six (6) carpool/vanpool spaces, including pavement markings and/or signs/placards. TDC 73.370(3)
- AR-6 The Applicant shall revise the appropriate landscape plans to illustrate the proposed on-grade equipment and the modified landscaping to achieve the required screening. TDC 73.160(4)(a)
- AR-7 The Applicant shall revise sheet A1.0 and/or sheet A1.2 so that the North Wing trash enclosure depicted on each are consistent and that the overall square footage of the North Wing trash enclosure matches the calculations found on sheet A0.0. In addition, the applicant shall increase the size of the South Wing trash enclosure as illustrated on sheets A1.0 and A1.2 to 315 square feet to meet the required space per the calculations listed on sheet A0.0. TDC 73.226(5)
- AR-8 The Applicant shall submit a revised landscape plan that indicates an automatic underground or drip irrigation system in the landscaped areas and install this system according to the revised plan. TDC 73.280
- AR-9 The Applicant shall revise the site plan (sheet A1.0) to clearly label bicycle parking facilities; for indoor bicycle parking, signage location(s) for these facilities should also be identified on the revised site plan. TDC 73.370(2)(a)
- AR-10 The Applicant shall comply with the incorporated Public Facilities Recommendation (PFR) from the Engineering Division.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- AR-11 The Applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval.

Please note the following code requirements apply to the site in an on-going manner:

- The applicant must submit sign permit applications separately from this AR for any proposed signage.
- Accessways shall be constructed, owned and maintained by the property owner. TDC 73.160(1)(g)
- All building exterior improvements approved through the Architectural Review Process must 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's approval. TDC 73.100(2)
- All landscaping approved through architectural review (AR) 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)
- Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).

- The site development and uses must comply with the noise limits of TDC 63.051(1).
- Greenways and Natural Areas in which an access easement is owned by the City, but retained in private ownership, shall be maintained by the property owner in their natural state and may only be modified if a landscape and maintenance plan complies with the approved Plant List in the Parks and Recreation Master Plan, and has been approved through the Architectural Review process or by the Parks and Recreation Director when Architectural Review is not required. TDC 72.060(4)

Please be advised:

- 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 (CO). 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.

PRIOR TO ISSUANCE OF PUBLIC WORKS AND WATER QUALITY PERMITS:

- PFR-1 Submit final sanitary sewer plans that show location of the lines, grade, materials, and other details.
- PFR -2 Submit final water system plans that show location of the water lines, grade, materials, and other details without any proposed public fire hydrant on SW 108th Avenue.
- PFR-3 Submit an application for hydraulic modeling and associated fee.
- PFR-4 Obtain a NPDES Erosion Control Permit in accordance with code section TMC 3-5-060.
- PFR-5 Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR-6 Submit a final stormwater report that refers to the TM Rippey Storm Drainage Basin Analysis report.
- PFR-7 Submit final stormwater system plans that include Clean Water Services treatment approvable plants within LIDA facilities.

- PFR-8 Submit plans that show pedestrian connections to the existing curb-tight sidewalk to be constructed to conform to Public Works Construction Code.
- PFR-9 Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions and obtain an Amended Service Provider Letter as determined by Clean Water Services for any revisions to the proposed plans.
- PFR-10 Submit a signed agreement to pay for undergrounding existing overhead utilities adjacent to this development if there is a future project to underground along SW 108th Avenue.
- PFR-11 Submit plans that show approved street trees from the Street Tree Ordinance spaced, compatible with, and located within the area of a future planter strip to match full build of the street's cross-section of a Minor Arterial's 6-foot wide planter strip.
- PFR-12 Submit plans that do not have additional shrubs restricting vision clearance.
- PFR-13 Submit plans that show root barriers are required to be installed for trees that are within 10 feet of a public line or adjacent to a public sidewalk. Root barriers shall be 24-inch deep, 10-foot long root barrier centered on the tree trunk at the edge of the public easement or sidewalk.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- PFR-14 Obtain Public Works, Water Quality, Erosion Control, and 1200C permits.
- PFR-15 Submit plans that meet the requirements of TVF&R.

PRIOR TO A CERTIFICATE OF OCCUPANCY:

- PFR-16 The applicant shall complete all public and private improvements.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CHB III', with a stylized flourish at the end.

Charles H. Benson III
Associate Planner