



City of Tualatin

www.tualatinoregon.gov

June 24, 2015

ARCHITECTURAL REVIEW FINDINGS AND DECISION

**** APPROVAL WITH CONDITIONS ****

Case #:	AR-15-06
Project:	Meridian Business Park – Hale North – Buildings G & H
Location:	17400 SW 65th Ave (Tax Lots 21E 18BC 00600 & 700)
Applicant:	Sander Kohler, CIDA, Inc. (503-226-1285); Mike Berrey, Berrey Properties LLC (CIDA Project No. 140236.01)

TABLE OF CONTENTS

I. INTRODUCTION.....	2
II. CONDITIONS OF APPROVAL.....	2
III. FINDINGS.....	5
A. Previous Land Use Actions:.....	5
B. Other Permit Actions:	6
C. Planning Districts and Adjacent Land Uses:.....	6
D. Lot Sizes:.....	8
E. Setback Requirements:	8
F. Structure Height:.....	9
G. Site Planning:	10
H. Structure Design:.....	14
I. Mixed Solid Waste and Source Separated Recyclables Storage Areas:.....	14
J. Landscaping:	16
K. Tree Preservation:	21
L. Grading:.....	22
M. Bicycle Parking, Off-Street Parking and Loading:.....	23
N. Lighting:.....	26

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.

O.	Loading Berths:	27
P.	Access:.....	28
Q.	Environmental:.....	28
R.	Signs:	29
S.	Time Limit on Approval:.....	29
IV.	APPEAL	30

I. INTRODUCTION

On behalf of owner Berry Properties, the applicant proposes to construct two one-story buildings of 15,267 square feet (sq ft) each for speculative multi-tenant light industrial uses and related site improvements. The development follows Buildings E and F of Meridian Business Park / Center and would be Buildings G and H. The subject property is 2.40-acres and known as the Hale Site, composed of Tax Lots 21E 18BC 00600 (Building H) and 700 (Building G). The site is at the southeast corner of SW 65th Avenue and SW Rosewood Street, within Clackamas County and in the Light Manufacturing (ML) Planning District.

The applicant requested the application of the Industrial Business Park Overlay (IBPO) District (IBPOD) to the site development area pursuant to Tualatin Development Code (TDC) 69.020(3)(c); however, as explained in Section C this is precluded by Plan Text Amendment PTA-14-01. The IBPO District presently covers Meridian Business Park Buildings A-F and the FedEx building.

The neighborhood/developer meeting was February 11, 2015. Staff visited the site on June 10, 2015.

Staff received one letter of comment from among property owners within 1,000 ft of the subject property, including pursuant to Tualatin Development Code (TDC) 31.064(1) within any residential subdivisions platted through the City, during the comment period that ended April 29, 2015. The letter of April 29, 2015 from Camille Gifford of 5998 Frost Lane, Lake Oswego, objected to the inclusion of housing. Staff called Ms. Gifford on June 3, 2015, and upon clarification that the project involves no housing, she no longer had any comment on or objection to the proposal.

II. CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented, AR-15-06 is approved, subject to the following Architectural Review conditions:

AR-1 Prior to obtaining a building permit, the applicant shall submit two revised plan sets – plan size and ledger (11 x 17) – for review and approval to the Planning Division with the following changes:

- a. To meet the requirement of 73.160(1)(b) (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.

- The applicant shall revise the site plans to provide a walkway between Building H on Lot 600 and the sidewalk in the SW Rosewood Street right-of-way.
- b. To meet the requirement of 73.160(3)(d), provide an identification system which clearly locates buildings and their entries for patrons and emergency services.
- The applicant shall revise the elevations to illustrate or note address numerals that meet the needs of Tualatin Valley Fire & Rescue (TVF&R).
- c. To meet the requirement of 73.160(4)(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.
- The applicant shall revise the site plans as necessary to note or show all existing and new at grade and rooftop electrical and mechanical equipment and its screening. (At grade, it applies to boxes resting at grade, not vault covers flush with grade.)
- d. To meet the requirement of 73.360(1), a minimum of 25 square feet per parking stall shall be improved with landscape island areas which are protected from vehicles by curbs.
- The applicant shall revise the site plans to tabulate for each lot the total square footage of landscaping within landscape island areas.
- e. To meet the requirement of 73.360(3), provide a minimum of one deciduous shade tree for every four (4) parking spaces to lessen the adverse impacts of glare from paved surfaces and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot.
- The applicant shall revise the landscape plan to for each lot tabulate, call out, or otherwise symbolize those deciduous shade trees dedicated to and uniformly distributed throughout the parking area.
- f. To meet the requirement of 73.370(1)(x), required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.
- The applicant shall revise the site plan to note that carpool/vanpool (C/V) stalls will be striped or signed.
- g. To meet the requirement of 73.370(2)(a) Industrial (i) and (ii), required bicycle parking is 2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater, of which the first 5 spaces or 30%, whichever is greater, shall be covered.
- The applicant shall revise the fact sheet, site plan, and details sheet to consistently tabulate and illustrate a number of bicycle parking spaces that meets or exceeds the minimum required and coverage thereof that meets or exceeds the minimum required.
- h. To meet the requirement of 73.380(6), artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any

adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.

- The applicant shall revise the elevations sheet and provide a light fixture cut sheet or sheets and/or a lighting plan to demonstrate that the proposed wall-mounted lights on the east elevation of the building addition are shielded as full cut-off fixtures. The *Guidelines for Good Exterior Lighting Plans* (Attachment 106) is available as an implementation aid.

AR-2 To meet the requirement of 73.100(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, as a condition of approval.

AR-3 To meet the requirement of 73.100(1), all landscaping approved through Architectural Review (AR) shall 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 through AR.

AR-4 To meet the requirement of 73.250,

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

(2) During the construction process:

(a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.

(b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.

(c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in 31.060.

(d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.

(e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.

(f) Tree root ends shall not remain exposed.

(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted

with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials.

AR-5 The applicant shall make the site development comply with the noise limits of 63.051(1).

AR-6 The applicant shall separately from this AR submit [sign permit](#) applications for any proposed [signage](#).

Notes:

- The plan size (24 x 36 inches) and ledger (11 x 17 inches) plan sets must be folded, not rolled.
- 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.

III. FINDINGS

Reviewing this application in terms of the Tualatin Development Code ([TDC](#)) and other ordinances, the following findings are relevant. All references are to sections in the TDC unless otherwise noted.

A. Previous Land Use Actions:

- AR-97-39 approved the FedEx Facility to the north across SW Rosewood Street.
- AR-99-46 approved Buildings A-D and applied the Industrial Business Park Overlay (IBPO) District (IBPOD) to the adjoining Meridian Business Center I & II (Buildings A, B, C & D) properties.
- AR-07-09 approved Buildings E & F and applied the IBPOD to the Meridian Business Center I and II (II then defined as Buildings E and F) consisting of two one-story, 17,595 s.f. multi-tenant, light industrial buildings with related site improvements.
- AR-08-19 approved on January 20, 2009 a site development project nearly identical to the subject project. Though the applicant graded the site, he achieved no substantial construction because of the December 2007 to June 2009 national economic recession, and the approval expired on December 31, 2012, the date established by Plan Text Amendment PTA-09-06 via Ordinance No. 1291-09 on October 26, 2009, which extended to this date AR approvals issued on or after January 1, 2007 through June 30, 2009.

- CUP-07-02 “Children’s Hour Academy” Conditional Use Permit approved for Building E a daycare as a conditional use.
- PLA-07-03, Property Line Adjustment, reconfigured Tax Lots 500, 501 and 900. A Lot Consolidation filed by the applicant consolidated Tax Lot 800 with Tax Lot 501/900.
- PLA-07-09 reconfigured Tax Lots 700 and 800.
- PTA-86-02 established TDC 69, the IBPOD chapter, via Ordinance No. 716-87 on April 27, 1987, establishing through 69.020 permitted uses, acreage minimums, and limited IBPOD application to three general areas within the General Manufacturing (MG) District and to within the Light Manufacturing (ML) District.
- PTA-91-05 amended the IBPOD chapter via Ordinance No. 849-91 on November 25, 1991, to amend in 69.020 day care center to child day care and permit it with restrictions.
- PTA-99-06 amended the IBPOD chapter via Ordinance No. 1040-99 on December 13, 1999, to remove a 400 square foot cap on banking kiosks and to prohibit government offices in 69.020, among other revisions.
- PTA-07-05 amended the IBPOD chapter via Ordinance No. 1251-08 on January 28, 2008, to list in 69.020 child day care as a permitted use through subsection (1), the 10-acre minimum IBPO eligibility subsection, instead of subsection (2), the 20-acre minimum IBPO eligibility subsection.
- PTA-14-01 amended the IBPOD chapter via Ordinance No. 1370-14, §17 on p. 17, on March 24, 2014 to strike from 69.020 reference to ML property as eligible for IBPOD application, among other revisions including granting additional permitted commercial uses in ML and MG.

B. Other Permit Actions:

Clean Water Services (CWS) Service Provider Letter (SPL) No. 15-000372, February 11, 2015.

C. Planning Districts and Adjacent Land Uses:

The subject property is located within the [Light Manufacturing \(ML\) Planning District](#) and the Industrial Business Park Overlay (IBPO) District (IBPOD) in which various industrial manufacturing, wholesaling, and warehousing uses and ancillary commercial office, retail, and service uses are permitted pursuant to TDC [60.020](#) and [60.037](#). Adjacent planning districts and land uses are:

N: MG with IBPOD FedEx (across SW Rosewood Street)
E: ML with IBPOD Meridian Business Center II Buildings C & D
S: ML with IBPOD Meridian Business Park Building F
W: ML with IBPOD Fahey Machinery, Globe Lighting, Haltiner Sheet Metal (across SW 65th Avenue)

Industrial Business Park Overlay (IBPO) District (IBPOD)

The applicant intended and requested the application of the IBPOD to the subject property and on June 10 provided a summary table and map of the allocation of IBPOD allowances across Meridian Business Park (Attachment 103).

Between the expiration without substantial construction of AR-08-19 on December 31, 2012 and submittal of this AR-15-06 on March 23, 2015, as described in Section A, Plan Text Amendment PTA-14-01 via Ordinance No. 1370-14, §17 on p. 17, on March 24, 2014 amended 69.020 such that property in the ML District is no longer eligible for application of the IBPOD pursuant to TDC 69.040. Because of this, it seemed that application of the IBPOD to the subject property would be precluded.

However, following research by staff and on June 23, 2015 a meeting with the applicant and landowner and subsequent counsel of staff by the City Attorney, the City Attorney determined that the IBPOD is already applied to the subject property. The City Attorney highlighted text on p. 4 of the AR-07-09 staff report stating:

The IBPOD encompasses properties created in the Fed Ex development, the four buildings of the Meridian Business Center, the proposed two buildings of MBPark Phases I and II and the future MBPark Phases III and IV on Tax Lots 600 & 700. This AR and request for application of the IBPOD is for two properties (under one ownership) (approximately 3.3 acres) of the eight (8) properties proposed for the Meridian Business Park IBPOD. ... To establish the application of the IBPOD to the identified properties, to establish the eligibility of properties for the IBPOD, and to control the required mix of IBPOD uses for the individual properties within the IBPOD, a property agreement that is recorded and appears on the property title is required for each of the properties.

Such recorded property agreement exists that met a condition of approval; it is “Declaration of Restrictive Covenants (Meridian Business Park)”, recorded with Washington County as document number 2007-116852 on November 7, 2007 as well as Clackamas County as document number 2007-095573 on November 8, 2007 and kept in care of the law firm Tonkon Torp LLP of Portland. The AR-07-09 file had a copy, and the applicant provided an additional copy for this AR-15-06 (Attachment 107).

The document includes several legal descriptions as exhibits. Comparing Exhibit C with the contemporary “Property Line Adjustment Survey for Berrey Properties LLC June 18, 2007” recorded as Clackamas County Survey No. SN2007-215 (Attachment 108), the City Attorney and staff were able to determine that the descriptive text under the headings “Parcel I” and “Parcel II” include the subject property, Lots 600 and 700.

In short, the City Attorney determined that AR-07-09 anticipated and through the requirement of recording a property agreement regarding the IBPOD for the whole of Meridian Business Park effectively led to the application of the IBPOD across the whole of the business park including the subject property. The IBPOD is already applied.

D. Lot Sizes:

60.060

- (1) The minimum lot area shall be 20,000 square feet.**
- (2) The minimum average lot width shall be 100 feet.**
- (3) The minimum lot width at the street shall be 100 feet.**
- (4) 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).**
- (5) The minimum lot width at the street shall be 50 feet on a cul-de-sac street.**

31.060 “Definitions:”

“Lot Line, Rear.” A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or other-shaped lot, a line ten feet in length within the lot, parallel to and at a maximum distance from the front lot line. On a corner lot, the shortest lot line abutting adjacent property that is not a street shall be considered a rear lot line.

“Lot Width.” The horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line, at the center of the lot, or, in the case of a corner lot, the horizontal distance between the front lot line and a side lot line.

“Lot Width, Average.” The sum of the length of the front lot line and the rear lot line divided by 2.

Lot 600 is approximately 1.28 acres and Lot 700 is approximately 1.12 acres, exceeding the minimum requirement of (1).

Lot 600 is uniformly 168 ft wide and Lot 700 is uniformly 147 ft wide, exceeding the minimum requirements of (2) and (3).

Because neither lot is a flag lot and neither one adjoins a cul-de-sac street, the requirement of (4) is not applicable.

E. Setback Requirements:

60.070

- (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.
- (2) Side yard.** The minimum setback is 0 to 50 feet, as determined in 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.
- (3) Rear yard.** The minimum setback is 0 to 50 feet, as determined in 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.

(4) Corner lot yards. The minimum setback 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 in the Architectural Review process.

Neither lot adjoins or is across the street from a residential or Manufacturing Park (MP) district. Because Lot 600 is a corner lot, the requirement of (4) applies, it has two front yards, and it has one rear yard along the shorter of the two lot lines abutting private property pursuant to the definition of “Lot Line, Rear” cited in Section D. As a result, it has only one side yard. Based on the above definitions and as shown on the site plan, the setbacks in feet (ft) for each building (bldg) are:

<i>Attribute</i>	<i>Yard</i>	<i>Front</i>	<i>Rear</i>	<i>Side 1 (Left)</i>	<i>Side 2</i>
<i>Bldg G / Lot 700</i>	<i>Direction</i>	West	East	North	South
	<i>Minimum Required</i>	30	0 to 50	0 to 50	0 to 50
	<i>Proposed</i>	73.5	58.0	53.0	42.5
<i>Bldg H / Lot 600</i>	<i>Direction</i>	Two: SW Rosewood St (North) & SW 65 th Ave (West)	East	South	n/a
	<i>Minimum Required</i>	Sight distance	0 to 50	0 to 50	n/a
	<i>Proposed</i>	Rosewood: 63.5 65 th : 73.5	58.0	53.0	n/a

The proposal exceeds the minimum requirements.

60.070(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 in ingress and egress areas shared by abutting properties in accordance with TDC 73.400(2).

The site plans indicate surface parking set back at least 5 ft from SW 65th Avenue and SW Rosewood Street, meeting the requirement.

60.070(8) No fence shall be constructed within 10 feet of a public right-of-way

Because the site plans propose no fencing along either public right-of-way (ROW), the requirement is not applicable.

F. Structure Height:

60.090(1) Except as provided in TDC 60.090(2), (3) or (4), no structure shall exceed a height of 50 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 one and one-half times the flagpole height.

The elevation shows both buildings at 32 ft, meeting the requirement.

G. Site Planning:

73.050(1)(a) The proposed site development, including the site plan, architecture, landscaping and graphic design, conforms to the standards of this and other applicable City ordinances, insofar as the location, height, appearance, etc. of the proposed development are involved.

This project has been reviewed based on TDC standards and other applicable general ordinances of the City of Tualatin. The proposed location, height, appearance, etc. of the development complies with the TDC and other applicable general ordinances as identified in this report, and with applicable conditions of approval will be in compliance.

73.160 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.

73.160(1) Pedestrian and Bicycle Circulation.

(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.

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

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

(iv) Accessways may be gated for security purposes;

(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.

31.060

Outdoor Recreational Access Route. A pedestrian path that provides access to a recreation trail. These trails are on City-owned property, exclusive rights-of-way or easements, but are not necessarily located in a designated greenway. They are typically 1/4 mile or less in length.

Walkway. A pedestrian facility which provides a paved surface for pedestrian circulation within a development. A walkway may be shared with bicycles and may cross vehicle areas.

Walkway

The site plan illustrates provision of three walkways, between SW 65th Avenue and each building and between the two buildings. However, Building H on corner Lot 600 has no walkway connection between it and SW Rosewood Street, staff is applying a condition. The

applicant needs to revise the site plans to provide a walkway between Building H and SW Rosewood Street. A simple solution would be to extend the north-south walkway from Building H that terminates in a circulation area for and adjacent to a handicap parking stall.

To meet the requirement of 73.160(1)(b) (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.

- The applicant shall revise the site plans to provide a walkway between Building H on Lot 600 and the sidewalk in the SW Rosewood Street right-of-way.

Accessway

Because no bike lane exists along either adjacent segment of SW 65th Avenue or SW Rosewood Street and the City plans for none pursuant to TDC Figure 11-4 Bicycle and Pedestrian Plan (Attachment 105), the accessway requirement of (iii) is not applicable.

73.160(1)(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.

The site plan illustrates curb ramps provided wherever a walkway or accessway crosses a curb, meeting the requirement.

73.160(1)

(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.

(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 review and approval.

(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.

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

31.060

Accessway. 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.

Because the requirement of 73.160(1)(b)(iii) is not applicable, the requirements are not applicable.

73.160(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.

(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.

(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way.

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

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

Regarding (a)-(c), the elevations illustrate wall-mounted lighting and windows on all four sides of each building, include at least one set of windows on each loading area façade, meeting the requirements of (a)-(c).

Regarding (d), because the elevations neither note nor illustrate address numerals, staff is applying a condition to meet the requirement of (d). The applicant needs to revise the elevations to illustrate address numerals that meet the needs of Tualatin Valley Fire & Rescue (TVF&R). Refer to Item 1 within the attached TVF&R agency comment.

With proper maintenance and pruning, the proposed landscape plan will meet the requirement of (e).

Condition

To meet the requirement of 73.160(3)(d), provide an identification system which clearly locates buildings and their entries for patrons and emergency services.

- The applicant shall revise the elevations to illustrate or note address numerals that meet the needs of Tualatin Valley Fire & Rescue (TVF&R).

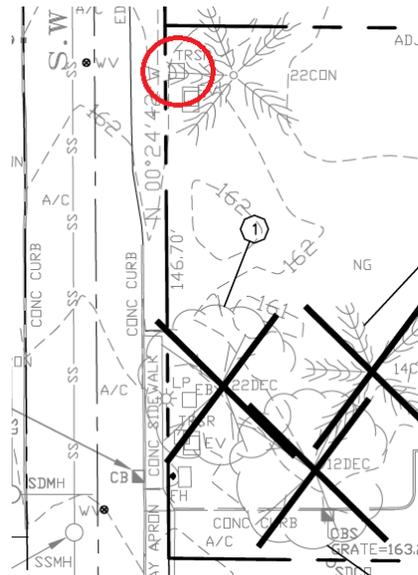
73.160(4)(a) On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.

The site and landscape plans show no new at-grade or rooftop electrical and mechanical equipment. The existing conditions and landscape plans show a transformer along SW 65th Avenue at the northwest corner of Lot 700 along what would be the south side of the northern of two driveways at SW 65th Avenue.

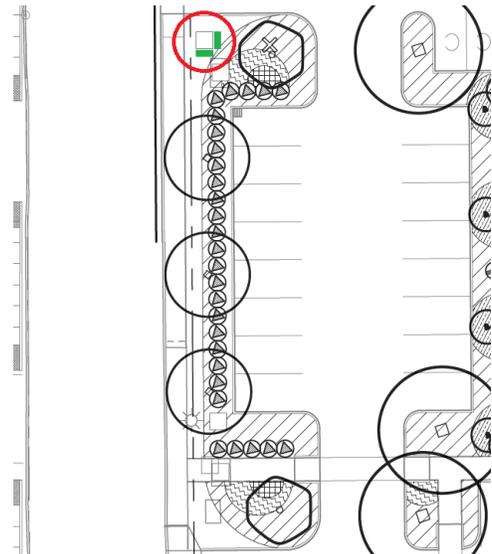
As the excerpted illustrations below show, the transformer lacks any screening and can be screened with shrubbery on the east and south sides, with the west side remaining open to maintain opening to its access doors and the north side remaining open to help maintain vision clearance area at the driveway.



Photo View from SW 65th Ave



Existing Conditions Excerpt



Landscape Plan Excerpt

Because the transformer lacks screening, staff is applying a condition. The applicant needs to revise the site plans as necessary to note or show all existing and new at grade and rooftop electrical and mechanical equipment and its screening. (At grade, it applies to boxes resting at grade, not vault covers flush with grade.)

Condition

To meet the requirement of 73.160(4)(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.

- The applicant shall revise the site plans as necessary to note or show all existing and new at grade and rooftop electrical and mechanical equipment and its screening. (At grade, it applies to boxes resting at grade, not vault covers flush with grade.)

Note: Any rooftop equipment that the applicant, an owner, or a tenant might propose in the indefinite future would require compliance with the screening requirement, review such as Architectural Review (AR), and approval by the Planning Division.

73.160(4)(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.

Because the applicant proposes no outdoor storage, the requirement is not applicable.

61.075(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.

Because the context described above does not exist, the requirement is not applicable.

H. Structure Design:

73.050(1)

(b) The proposed design of the development is compatible with the design of other developments in the same general vicinity.

(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 same vicinity.

The vicinity is an area approximately one tax lot deep around the lots. The proposal is for two concrete tilt-up buildings with brick base, a combination of beige and brown colors, and aluminum pane storefronts. Neighboring industrial buildings, several of which are part of Meridian Business Park, are similar. The requirements are met.

73.100(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.

To meet the requirement of 73.100(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, as a condition of approval.

73.220(1)

(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.

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

(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.

Staff examined these requirements as part of 73.160(3).

I. Mixed Solid Waste and Source Separated Recyclables Storage Areas:

73.227(2)(a)(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.

Both buildings are speculative multi-tenant structures. The rate below for wholesale/warehouse/manufacturing applies.

73.227(2)(a)(ii) Storage areas for multiple uses on a single site may be combined and shared.

The applicant proposes to exercise this option for both speculative multi-tenant buildings through a shared storage area for each building.

73.227(2)(a)(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.

The applicable rate for both buildings is wholesale/warehouse/ manufacturing at 6 square feet (sq ft) per 1,000 sq ft gross leasable area (GLA) applied as follows:

Lot	Bldg	Use	Sq Ft	Applied Rate	Storage Area (Sq Ft)	
					Required	Proposed
600	H	Industrial	15,267	$10 + ([15,267 / 1,000] * 6)$	101.6	203.8
700	G	Industrial	15,267	$10 + ([15,267 / 1,000] * 6)$	101.6	203.8
		Total			203.2	407.6

The proposal meets the requirement.

73.227(6)(a)

(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.

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

(vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process.

(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. 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.

The site plans illustrate a trash and recycling enclosure each for both buildings located at the rear sited to be visible from loading areas and maintain vehicular traffic movement and waste hauler access. The requirements are met.

73.227(6)(b)

(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.

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

The site details sheet illustrates walled enclosures with sight obscuring fenced gates at 6 ft, each with two gate openings each 10 ft wide and concrete pavement. The requirements are met.

73.227(6)(c)

(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.

(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.

(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.

The site plans illustrate a trash and recycling enclosure each for both buildings located at the rear sited to maintain waste hauler access, and the undated waste hauler letter within the application materials approves of the proposal. The requirements are met.

J. Landscaping:

73.100(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.

The development will have landscaping to maintain. To meet the requirement of 73.100(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 through the AR process.

73.240(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 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 on the subject property for a greenway or natural 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.

Neither the Core Area Parking District nor a greenway or natural area dedication applies. The site plan cover sheet tabulates Lot 600 with 11,369 sq of landscaping, about 20.4% of the lot, and Lot 700 with 9,500 sq ft, about 19.4% of the lot, each exceeding 15% and the minimum requirement.

73.240(8) Developments not in a Low Density Residential (RL) or Manufacturing Park (MP) Planning district but which abut an RL or MP Planning District shall provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses in the district and the adjacent Low Density Residential (RL) or Manufacturing Park (MP) Planning District as approved through the Architectural Review process.

Because the site does not abut an RL or MP Planning District, the requirement is not applicable.

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

The proposed landscape areas on the SW 65th Avenue and SW Rosewood Street frontages include trees, shrubs and groundcover, meeting the requirement.

73.240(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.

All yards not adjacent to public streets contain trees, shrubs and groundcover, meeting the requirement.

73.240(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 unvegetated areas of bark chips, rock or stone.

The landscape plan proposes the groundcovers at 1-5 gallon sizes spaced 1½ to 2 ft on center (o.c.), a spacing that will achieve the 90% coverage in three (3) years, meeting the requirement.

73.260(1)(a) Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1½”) caliper measured six inches (6”) above ground, balled and burlapped. Bare root trees will be accepted to plant during their dormant season. Trees shall be characteristically shaped specimens.

The landscape plan identifies all proposed deciduous trees as at least 2-inch caliper and balled and burlapped, exceeding the minimum requirement.

73.260(1)(b) 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.

The proposed coniferous trees are 8 ft and balled and burlapped, meeting the requirement.

73.260(1)(c) 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.

The proposed shrubs are 1 to 5 gallons or comparable measure, meeting the requirement.

73.260(1)(d) 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. The proposed groundcovers exclude English ivy, meeting the requirement.

73.280 Landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

Note 3 on the landscape plan indicates provision of an automatic underground irrigation system, meeting the requirement.

73.290(1) Where natural vegetation has been removed or damaged through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, such areas shall be replanted.

Because the site is disturbed and the site plans illustrate no natural vegetation to remain following improvements, the requirement is not applicable.

73.310(1) A minimum 5-foot-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.

The landscape plan illustrates landscaping 5 ft wide along the sides of both buildings adjacent to the streets and parking, as well as within the shared loading area that contains four parking spaces, excepting egress/ingress locations, meeting the requirements.

73.310(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.

The applicant has chosen not to exercise this option.

73.310(3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped.

The site plan indicates landscaping in all areas not occupied by paved improvements, meeting the requirement.

73.340(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.

The site and landscape plans indicate no encroachment within vision clearance areas, meeting the requirement.

73.340(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).

(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 73.360(7).**
- (ii) Plantings which reach a mature height of 30 inches in 3 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.**

The landscape plan illustrates landscaping 5 ft wide between parking and both streets with deciduous trees no more than 30 ft o.c. average and shrubs, meeting the requirements.

73.360

- (1) A minimum of 25 square feet per parking stall shall be improved with landscape island areas which are protected from vehicles by curbs. These landscape areas shall be dispersed throughout the parking area [see 73.380(3)].**
- (2) All landscaped island areas with trees shall be a minimum of 5 feet in width (60 inches from inside of curb to curb) and protected with curbing from surface runoff and damage by vehicles. Landscaped areas shall contain groundcover or shrubs and deciduous shade trees.**
- (3) Provide a minimum of one deciduous shade tree for every four (4) parking spaces to lessen the adverse impacts of glare from paved surfaces and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot. The trees shall meet the requirements of 73.360(7).**
- (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. Based on the table on the site plans cover sheet:**

<i>Attribute</i>		<i>Lot 600 / Bldg H</i>	<i>Lot 700 / Bldg G</i>	<i>Site Development Area</i>
<i>Parking Spaces Proposed</i>		50	43	93
<i>Landscape Island Area (sq ft)</i>	<i>Required</i>	50 x 25 = 1,250	43 x 25 = 1,075	93 x 25 = 2,325
	<i>Proposed</i>	unknown	unknown	unknown
<i>Trees</i>	<i>Required</i>	50 / 4 = 12.5 → 13	43 / 4 = 10.8 → 11	24
	<i>Proposed</i>	unknown	unknown	unknown

Landscape islands exceed the minimum required total area, are dispersed throughout the parking areas for the two lots, and are at least 5 ft wide between insides of curbs. The landscape plans illustrate deciduous trees evenly distributed throughout the parking areas, and landscape islands cap the ends of all parking aisles.

Thought the site plans cover sheet under the header Zoning Code Information tabulates total landscape square footage for each lot, because it does not specify information for the requirement of (1), landscape island area, staff cannot determine compliance and so is applying a condition. Because neither it nor the landscape plan specifies information for the requirement of (3), parking area tree count, staff cannot determine compliance and so is applying a condition.

Conditions

To meet the requirement of 73.360(1), a minimum of 25 square feet per parking stall shall be improved with landscape island areas which are protected from vehicles by curbs.

- The applicant shall revise the site plans to tabulate for each lot the total square footage of landscaping within landscape island areas.

To meet the requirement of 73.360(3), provide a minimum of one deciduous shade tree for every four (4) parking spaces to lessen the adverse impacts of glare from paved surfaces and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot.

- The applicant shall revise the landscape plan to for each lot tabulate, call out, or otherwise symbolize those deciduous shade trees dedicated to and uniformly distributed throughout the parking area.

73.360(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.

The landscape plan illustrates the two accesses from SW 65th Avenue and the access from SW Rosewood Street defined with a landscape area not less than 5 feet in width on each side and extending 30 feet back from the property line, meeting the requirement.

73.360(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.**

The landscape plan illustrates in the parking areas and yards for each lot deciduous shade trees that meet the requirements.

74.765 All trees, plants or shrubs planted in the right-of-way of the City shall conform in species and location and in accordance with the street tree plan in Schedule A.

The landscape plan illustrates *Acer rubrum* 'Bowhall' (Bowhall Maple) as street trees within a planter strip within the ROW of SW Rosewood Street, meeting the requirement.

K. Tree Preservation:

73.050(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.

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

The Community Development Director may approve a request to cut a tree when the applicant can satisfactorily demonstrate that any of the following criteria are met:

- (a) The tree is diseased, and**
 - (i) The disease threatens the structural integrity of the tree; or**
 - (ii) The disease permanently and severely diminishes the aesthetic value of the tree; or**
 - (iii) The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or aesthetic value.**
- (b) The tree represents a hazard, which may include but not be limited to:**
 - (i) The tree is in danger of falling;**
 - (ii) Substantial portions of the tree are in danger of falling.**
- (c) It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review.**

Because the proposal involves removal of five of eight existing trees, the requirement applies. The existing conditions, site, and landscape plans indicate removal of five trees and replacement with improvements for vehicular circulation and parking, meeting the criterion of (c) and therefore meeting the requirement.

73.250

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

(2) During the construction process:

- (a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.**
- (b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.**
- (c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in 31.060.**
- (d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.**

(e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.

(f) Tree root ends shall not remain exposed.

(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials.

Because the proposal involves retention of three trees at the rear of both lots, and staff cannot determine compliance until after approval of this AR, staff is applying a condition.

Condition

To meet the requirement of 73.250,

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

(2) During the construction process:

(a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.

(b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.

(c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in 31.060.

(d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.

(e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.

(f) Tree root ends shall not remain exposed.

(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials.

L. Grading:

73.270(1) After completion of site grading, topsoil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.

Because the disturbed site is already graded and the landscape plan indicates suitable base for planting, the requirement is not applicable.

73270(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.

The grading plan illustrates such, meeting the requirement.

M. Bicycle Parking, Off-Street Parking and Loading:

Bicycle Parking:

73.370(2)(a):

Use	Bicycle Parking Requirement	Percentage of Bicycle Parking to Be Covered
Industrial (i) Manufacturing	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater

Keynote 18 on the site plan (Sheet A0.1) refers to “Bicycle Parking and Signage – See Detail 5/A0.2”. This detail illustrates a wave rack that appears to easily accommodate a minimum of four bikes. The keynote and site plan illustrate two racks at each of the two buildings. It appears the bike parking supply is as follows:

Bike Parking Supply

Bldg	Use	Sq Ft	Applied Rate	Bicycle Parking	
				Required	Proposed
G	Industrial Manufacturing	15,267	2 or $([15,267 / 1,000] * 0.1) = 1.5$	1.5 → 2	8
H	Industrial Manufacturing	15,267	$(2 \text{ or } ([15,267 / 1,000] * 0.1) = 1.5$	1.5 → 2	8
	Total			4	16

The proposed supplies appear to exceed the minimums required.

Bike Parking Coverage

As the site plan appears to illustrate, each rack is half under a recessed building entry, so the coverage is:

Bldg	Supply		
	Total	Covered	Percentage
G	8	4	50.0%
H	8	4	50.0%

The proposal appears to meet the bike parking coverage requirement.

The fact sheet portion of the application materials, i.e. p. 12 of the AR application packet, notes in the bicycles fields indicates 7 required covered spaces and provision of 12 covered spaces, and this information conflicts with the keynote the site plan. The application materials do not tabulate the amount of bike parking for each building. Because of conflicting and unclear information, staff is unable to determine compliance and so is applying a condition. The applicant needs to revise the fact sheet, site plan, and details sheet to consistently tabulate and illustrate a number of parking spaces that meets or exceeds the minimum required and coverage thereof that meets or exceeds the minimum required.

Condition

To meet the requirement of 73.370(2)(a) Industrial (i) and (ii), required bicycle parking is 2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater, of which the first 5 spaces or 30%, whichever is greater, shall be covered.

- The applicant shall revise the fact sheet, site plan, and details sheet to consistently tabulate and illustrate a number of bicycle parking spaces that meets or exceeds the minimum required and coverage thereof that meets or exceeds the minimum required.

73.370(1)

(n) Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks, which accommodate a bicyclist’s lock securing the frame and both wheels.

(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.

(r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.

(s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.

(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.

The site plan illustrates and notes bike parking at both buildings in the form of outdoor racks with the minimum dimensions of clearance, nearby lighting, and signage at each rack location. The proposal meets the requirements.

Off-Street Vehicle Parking:

73.370(2)(a):

Use	Minimum Motor Vehicle Parking Requirement	Maximum
<u>Industrial</u> (i) Manufacturing	1.60 spaces per 1,000 sq. ft. of gross floor area	None

The site development area is within Zone B per Figure 73-3 Parking Maximum Map.

Bldg	Use	Sq Ft	Applied Rate	Vehicle Parking	
				Required	Proposed
G	Industrial Manufacturing	15,267	$([15,267 / 1,000] * 1.6) = 24.4$	24.4 → 24	43
H	Industrial Manufacturing	15,267	$([15,267 / 1,000] * 1.6) = 24.4$	24.4 → 24	50
	Total			48.8 → 49	93

The minimum requirements are exceeded.

73.370(3) The minimum number of off-street Vanpool and Carpool parking for commercial, institutional, and industrial uses is as follows:

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

As examined for the requirement of 73.370(2)(a):

Bldg	Total Required Parking	Carpool/Vanpool Parking	
		Required	Proposed
G	24	$24 / 25 = 1.0 \rightarrow 1$	2
H	24	$24 / 25 = 1.0 \rightarrow 1$	2

The site plan illustrates a carpool/vanpool (C/V) supply for both buildings that exceeds the minimum requirements.

73.370(1)(x) Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.

Because the site plan designates C/V stalls from among standard size stalls, but does not note provision of either striping or signage marking them as such, it is unclear if the requirement is met and so staff is applying a condition.

Condition

To meet the requirement of 73.370(1)(x), required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.

- The applicant shall revise the site plan to note that carpool/vanpool (C/V) stalls will be striped or signed.

73.380

(1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section.

(2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by Section 73.370(2).

(3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation.

(4) Areas used for standing or maneuvering of vehicles shall have paved asphalt or concrete surfaces maintained adequately for all-weather use and so drained as to avoid the flow of water across sidewalks.

(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 of pedestrians and vehicular traffic on the site.

(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.

(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.

Regarding (1), the site plan illustrates standard and compact parking stalls noted pursuant to [Figure 73-1](#), meeting the requirement.

Regarding (2), the applicant has chosen to provide compact parking: four stalls as 16.6% percent of the required parking supply for Building G, and seven stalls as 29.2% percent of the required parking supply for Building H.

Regarding (3), the site plan illustrates no aisle of parking having more than eight continuous spaces without a landscape separation, meeting the requirement.

Regarding (4), the proposed site plan illustrates that all parking and vehicle circulation area is paved, and the grading plan shows drainage that would prevent water flow across sidewalks, meeting the requirement.

Regarding (8), the proposed parking lots meet the requirement.

Regarding (9), all of the parking area has curbing adjacent to street ROW, landscaped areas, or pedestrian walkways, meeting the requirement.

Regarding (11), the drive aisles are each at least 22 ft, meeting or exceeding the minimum requirement.

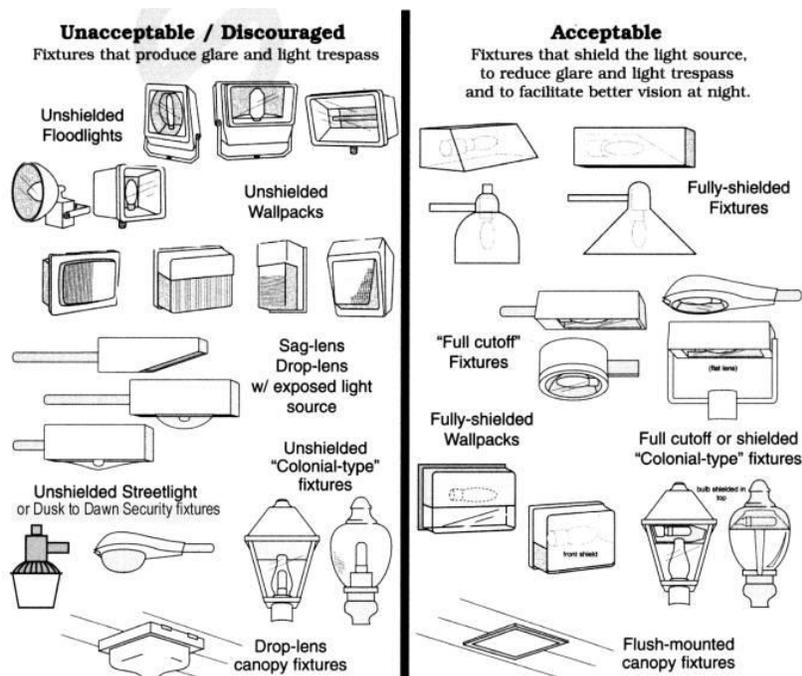
N. Lighting:

73.160(3)(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.

73.380(6) Artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.

The site plan indicates pole-mounted lighting, and the elevations illustrate wall-mounted lighting. The sheet and application materials lack information about whether the fixtures are full cut-off, meaning they likely are not shielded to be full cut-off and so shine or create glare in SW 65th Avenue or SW Rosewood Street ROW.

For these reasons, the requirement is not met, and staff is applying a condition. Staff looks to the *Guidelines for Good Exterior Lighting Plans* (Attachment 106) to administer the exterior lighting standards, from which comes the diagram reproduced below. The applicant needs to replace any exterior light fixtures displaced by the scope of work with fixtures that are full cut-off.



Condition

To meet the requirement of 73.380(6), artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.

- The applicant shall revise the elevations sheet and provide a light fixture cut sheet or sheets and/or a lighting plan to demonstrate that the proposed wall-mounted lights on the east elevation of the building addition are shielded as full cut-off fixtures. The *Guidelines for Good Exterior Lighting Plans* (Attachment 106) is available as an implementation aid.

O. Loading Berths:

73.390

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

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

(2) Loading berths shall conform to the following minimum size specifications:

- (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.

(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.

The site plan indicates loading berths of at least 12 ft width by 14 ft height by 60 ft length as follows:

<i>Bldg</i>	<i>Sq Ft</i>	<i>Loading Berths</i>	
		<i>Required</i>	<i>Proposed</i>
G	15,267	1	3
H	15,267	1	3

The proposal exceeds the minimum requirements.

P. Access:

73.400(9) Ingress and egress for industrial uses shall not be less than 36 feet for the first 50 feet from the right-of-way, and 24 feet thereafter (Applies to industrial uses with less than 250 required parking spaces).

The proposal includes three driveways, two from SW 65th Avenue and one from SW Rosewood Street, all of which are 36 ft wide extending 50 ft onto the subject property, meeting the requirement.

Vision clearance requirements at the driveways and street intersection shall comply with the requirements of 73.400(13).

The site plans illustration no intrusion into the vision clearance areas specified by TDC [Figure 73-2](#), meeting the requirement.

Q. Environmental:

63.051(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.

Because staff cannot determine compliance until after approval of this AR, staff is applying a condition.

Condition

The applicant shall make the site development comply with the noise limits of 63.051(1).

R. Signs:

The applicant shall separately from this AR submit [sign permit](#) applications for any proposed [signage](#).

S. Time Limit on Approval:

73.056 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.**

IV. APPEAL

The Architectural Review portion of this decision will be final after 14 calendar days on **July 8, 2015**, unless a written appeal is received by the Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before **5:00 p.m., July 8, 2015**. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant. The plans and appeal forms are available at the Community Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:



Colin Cortes, AICP, CNU-A
Assistant Planner

Attachments:

101. Tax Map
102. Application Materials
103. IBPOD Summary and Map
104. Agency Comments
105. TDC Figure 11-4 Bicycle and Pedestrian Plan
106. *Guidelines for Good Exterior Lighting Plans*
107. Declaration of Restrictive Covenants (Meridian Business Park) (2007)
108. Property Line Adjustment Survey for Berrey Properties LLC June 18, 2007 (Clackamas County Survey No. SN2007-215)

file: AR-15-06

The Public Facilities Recommendation (PFR) complement to the AR starts on the next page.



City of Tualatin

CITY ENGINEER'S PUBLIC FACILITIES FINDINGS & RECOMMENDED DECISION

**** APPROVAL WITH CONDITIONS ****

June 24, 2015

The following are the Public Facilities findings for AR 15-06, Meridian Business Park Hale North Buildings G & H. All references are to sections in the Tualatin Development Code (TDC) or Tualatin Municipal Code (TMC) unless otherwise noted.

TDC 74.120 ...No work shall be undertaken on any public improvement until after the construction plans have been approved by the City Engineer and a Public Works Permit issued and the required fees paid.

TDC 74.140 (1) All the public improvements required under this chapter shall be completed and accepted by the City prior to issuance of a Certificate of Occupancy.

TDC 74.330 Utility Easements

- (1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.**
- (4) ...For both on-site and off-site easement areas, a utility easement shall be granted to the City; Building Permits shall not be issued for the development prior to acceptance of the easement by the City.**
- (5) The width of the public utility easement shall meet the requirements of the Public Works Construction Code.**

TMC 4-1.010 This development is subject to all applicable building code requirements and all applicable building and development fees.

FINDINGS

These comments are a result of site investigation, developer comments, and review of the submitted plan sheets dated March 23, 2015.

1. Fire and Life Safety:

TMC 4-2.010 (1) Every application for a building permit and accompanying plans shall be submitted to the Building Division for review of water used for fire protection, the approximate location and size of hydrants to be connected, and the provisions for access and egress for firefighting equipment. If upon such review it is determined that the fire protection facilities are not required or that they are adequately provided for in the plans, the Fire and Life Safety Reviewer shall recommend approval to the City Building Official.

Three public fire hydrants exist near this development: near the southwest corner, at the intersection of SW 65th Avenue & SW Rosewood Street, and to the west on SW Rosewood Street. The submitted plans show two proposed private fire hydrants onsite near the northwest corner of the north lot and the southwest corner of the south lot. During the review of Building Permits the Building Official may determine that additional fire protection devices may be necessary upon recommendation of Tualatin Valley Fire & Rescue (TVF&R). The applicant will need to submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).

Note: any new fire hydrants will be private onsite.

Prior to issuance of a Building Permit:

- *The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).*

2. Transportation:

TDC 11.610 Transportation Goals and Objectives (2) (e) For development applications, including, but not limited to subdivisions and architectural reviews, a LOS of at least D and E are encouraged for signalized and unsignalized intersections, respectively.

TDC 73.400 (5)...a sidewalk shall be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section shall be constructed to City standards,...

TDC 74.420 (6) All required street improvements shall include curbs, sidewalks, storm drainage, streetlights, street signs, street trees, and, where designated, bikeways and transit facilities.

TDC 74.660 Underground.

(1) All utility lines including, but not limited to, those required for gas, electric, communication, lighting and cable television services and related facilities shall be placed underground. Surface-mounted transformers, surface-mounted connection boxes and meter cabinets may be placed above ground. Temporary utility service facilities, high capacity electric and communication feeder lines, and utility transmission lines operating at 50,000 volts or above may be placed above ground. The applicant shall make all necessary arrangements with all utility companies to provide the underground services. The City reserves the right to approve the location of all surface-mounted transformers.

TDC 75.060 Existing Driveways and Street Intersections (2) The City Engineer may restrict existing driveways and street intersections to right-in and right-out by construction of raised median barriers or other means.

TDC 74.120 ...No work shall be undertaken on any public improvement until after the construction plans have been approved by the City Engineer and a Public Works Permit issued and the required fees paid.

TDC 74.140 (1) All the public improvements required under this chapter shall be completed and accepted by the City prior to issuance of a Certificate of Occupancy.

Under a previous expired architectural review, AR 08-19, similar proposed development provided a traffic study resulting in no additional construction requirements due to the limited amount of traffic generated by this development:

“The applicant has submitted a Traffic Impact Analysis, by Lancaster Engineering, dated October 14, 2008. The study was based on a 31,980 square foot business park, with two 15,990 square foot buildings.

The City of Tualatin issued a staff report, dated November 21, 1984, reviewing right-of-way widths of SW 63rd Avenue, SW 65th Avenue and SW Rosewood Avenue. The report allows for SW 65th Avenue to be a 48-foot right-of-way width between SW Bradbury Court & SW Rosewood Avenue. This will allow for a 32-foot pavement width. The report allows for SW Rosewood Street to be a 50-foot right-of-way width between SW 63rd Avenue and SW 65th Avenue. This will allow for a 32-foot pavement width.

SW 65th Avenue

SW 65th Avenue is a City of Tualatin facility and is designated as a Local Commercial Industrial (B-CI), which has a 60-foot total right-of-way width. As stated above, the total right-of-way width will be reduced to 48 feet, with 32 feet of pavement. Based on the submitted plans, the applicant appears to be providing an additional 9 feet of right-of-way.

As shown on the Architectural Site Plan, sheet A0.1, the applicant has proposed 16 feet of pavement, curb & gutter, 5’6” curb tight sidewalk and a 2’6” planter strip behind the sidewalk. Based on the surrounding area, the curb tight sidewalk is acceptable. The applicant shall provide street trees within the right-of-way behind the sidewalk. Additionally, the applicant shall provide street lights and storm drainage.

SW Rosewood Street

SW Rosewood Street is a City of Tualatin facility and is designated as a Local Commercial Industrial (B-CI), which has a 60-foot total right-of-way width. As stated above, the total right-of-way width will be reduced to 50 feet, with 32 feet of pavement. Based on the submitted plans, all necessary right-of-way currently exists on SW Rosewood Street.

As shown on the Architectural Site Plan, sheet A0.1, the applicant has proposed pavement, curb & gutter, planter strip with street trees and sidewalk to match the existing street section. Additionally, the applicant shall provide street lights and storm drainage.”

Prior to the Issuance of a Public Works Permit:

- *The applicant shall submit complete construction plans for SW 65th Avenue that include 16 feet of pavement, curb & gutter, sidewalk, street trees behind the sidewalk, storm drainage and street lights, for review and approval.*
- *The applicant shall submit complete construction plans for SW Rosewood Street that include pavement, curb & gutter, sidewalk, street trees within the planter strip, storm drainage and street lights to match the existing street section, for review and approval.*

Prior to the Issuance of a Building Permit:

- *The applicant shall obtain a Public Works Permit for work within the right-of-way and a Water Quality Permit for onsite facilities.*
- *The applicant shall dedicate 9 feet of right-of-way along SW 65th Avenue, for review and approval.*

3. Access:

73.400 Access

- (2) **Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same ingress and egress when the combined ingress and egress of both uses, structures, or parcels of land satisfies their combined requirements as designated in this code; provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts to establish joint use.**
- (10) **Minimum access requirements for residential uses: (b) Ingress and egress for multi-family residential uses shall not be less than the following:...for 50-499 parking spaces a minimum of one 32-foot wide access or two 24-foot wide accesses are required.**
- (11) **Minimum Access Requirements for Commercial, Public and Semi-Public Uses. If 1-99 parking spaces are required, only one access is required. If 100-249 parking spaces are required, two accesses are required. Ingress and egress shall not be less than 32 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.**
- (12) **Minimum Access Requirements for Industrial Uses. If 1-250 parking spaces are required, only one access is required. Ingress and egress shall not be less than 36 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.**
- (14) (a) **Unless otherwise herein provided, maximum driveway widths shall not exceed 40 feet.**
- (15) **Distance between Driveways and Intersections. Distances listed shall be measured from the stop bar at the intersection. (a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.**

The plans show one proposed 24-foot wide access to SW Rosewood Avenue, one proposed 24-foot wide access to SW 65th Avenue, and one existing 36-foot wide access to SW 65th Avenue. All accesses are shared between this development and the two developed lots to the south. This is acceptable. The applicant will need to submit final plans that show one proposed 24-foot wide access to SW Rosewood Street, one proposed 24-foot wide access to SW 65th Avenue, and one existing 36-foot wide access to SW 65th Avenue, for review and approval. The applicant will need to submit a copy of the recorded private access agreement, for review and approval.

Prior to the Issuance of a Public Works Permit:

- *The applicant shall submit final plans that show one proposed 24-foot wide access to SW Rosewood Street, one proposed 24-foot wide access to SW 65th Avenue, and one existing 36-foot wide access to SW 65th Avenue, for review and approval.*

Prior to Issuance of a Certificate of Occupancy:

- *The applicant shall submit a copy of the recorded private access agreement, for review and approval.*

4. Water:

TDC 74.610 (1) Water lines shall be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans shall be submitted to the City Engineer for review and approval prior to construction.

TMC 3-3.040 (2) For nonresidential uses, separate meters shall be provided for each structure.

TMC 3-3.120 (2) The owner of property to which City water is furnished for human consumption shall install in accordance with City standards an appropriate backflow prevention device on the premises where any of the following circumstances exist: (b) Where there is a fire protection service, and irrigation service or a nonresidential service connection which is two inches or larger in size;

TMC 3-3.120 (4) requires all irrigation systems to be installed with a double check valve assembly.

TDC74.610 (3) As set forth in TDC Chapter 12, Water Service, the City has three water service levels. All development applicants shall be required to connect the proposed development site to the service level in which the development site is located.

The plans show new private water laterals for both lots connecting to an existing public water line in SW Rosewood Street. The lateral for the south lot crosses the north lot. This is acceptable, however this will require DCVAs to be installed in underground vaults. The applicant would like to located these within each building. In order to locate DCVAs within buildings, water laterals are required to directly connect to public water lines without crossing adjacent lots. The applicant will need to submit final water plans that either directly connect to public lines without crossing adjacent lots in order to allow DCVAs within the building or as shown with DCVAs in underground vaults, for review and approval.

A private water easement is needed to cross an adjacent lot. The applicant will need to submit a copy of the private water easement for the south lot's lateral crossing the north lot, if needed.

No reduced pressure backflow devices are shown. These connections will need a reduced pressure backflow device. The applicant will need to submit revised water plans that show reduced pressure backflow devices for domestic water services, for review and approval.

Prior to Issuance of a Public Works Permit:

- *The applicant shall submit revised water plans that show reduced pressure backflow devices for domestic water services and that either directly connect to public lines without crossing adjacent lots in order to allow DCVAs within the building or as shown with DCVAs in underground vaults, for review and approval.*

Prior to Issuance of a Certificate of Occupancy:

- *The applicant shall submit a copy of the private water easement for the south lot's lateral crossing the north lot, if needed.*

5. Sanitary Sewer:

TDC 74.620 (1) Sanitary sewer lines shall be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.

TDC 74.330 Utility Easements (1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.

The plans show two new private sanitary sewer laterals to an existing public sanitary sewer line within SW Rosewood Street. The sanitary sewer lateral for the south lot crosses the north lot. Direct connections to public sanitary sewer lines are needed without crossing adjacent lots. The applicant will need to submit revised plans that show a sanitary sewer lateral for the south lot connecting directly to a public sanitary sewer line without crossing adjacent lots, for review and approval.

No clean outs are shown at the property lines. Clean-outs area needed at property lines. The applicant will need to submit revised plans that show clean-outs for sanitary sewer lateral at the property line, for review and approval.

Prior to Issuance of a Public Works Permit:

- *The applicant shall submit revised plans that show a sanitary sewer lateral for the south lot connecting directly to a public sanitary sewer line without crossing adjacent lots, for review and approval.*
- *The applicant shall submit revised plans that show clean-outs for sanitary sewer lateral at the property line, for review and approval.*

6. Storm Drainage & Water Quality:

TDC 74.630 Storm Drainage System

- (1) Storm drainage lines shall be installed to serve each property in accordance with City standards. Storm drainage construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.
- (2) The storm drainage calculations shall confirm that adequate capacity exists to serve the site. The discharge from the development shall be analyzed in accordance with the City's Storm and Surface Water Regulations (TMC 3-5).

TDC 74.650 Water Quality, Storm Water Detention and Erosion Control

- (2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services.
- (3) For on-site private and regional non-residential public facilities, the applicant shall submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City.

TMC 3-5-220 Criteria for Requiring On-Site Detention to be Constructed.

- (1) There is an identified downstream deficiency, as defined in TMC 3-5.210, and detention rather than conveyance system enlargement is determined to be the more effective solution.
- (2) There is an identified regional detention site within the boundary of the development.

TMC 3-5-330 Permit Required. Except as provided in TMC 3-5.310, no person shall cause any change to improved or unimproved real property that will, or is likely to, increase the rate or quantity of run-off or pollution from the site without first obtaining a permit from the City and following the conditions of the permit.

TMC 3-5-380 Criteria for Granting Exemptions to Construction of On-Site Water Quality Facilities. A regional public facility may be constructed to serve private non-residential development provided:

- (1) The facility serves more than one lot; and
- (2) All owners sign a stormwater facility agreement; and
- (3) Treatment accommodates reasonable worst case impervious area for full build-out, stormwater equivalent to existing or proposed roof area is privately treated in LIDA facilities, and any detention occurs on each lot.

The plans show proposed stormwater lines collecting runoff from the both lots conveyed to underground detention piping prior to treatment in a storm water quality manhole prior to outfalling into the public stormwater line in SW Rosewood Street. Each lot's impervious area needs to be individually treated prior to direct connection to the public stormwater system. The applicant will need to submit revised stormwater system plans that show each lot's impervious area to be individually treated prior to direct connection to the public stormwater system, for review and approval.

The applicant has submitted a statement indicating that there will be stormwater detention, treatment, and conveyance. This concept is acceptable. The applicant will need to submit stormwater detention, treatment, and conveyance calculations, for review and approval.

Prior to the issuance of a Water Quality Permit:

- *The applicant shall submit revised stormwater system plans that show each lot's impervious area to be individually treated prior to direct connection to the public stormwater system, for review and approval.*
- *The applicant shall submit stormwater detention, treatment, and conveyance calculations, for review and approval.*

7. Grading:

TDC 74.640 (1) Development sites shall be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development. (2) A development applicant shall submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Engineer may require the applicant to remove all excess materials from the development site.

The submitted plans appear to minimize the impact of stormwater runoff to adjacent properties and allow adjacent properties to drain as they did before the development. This requirement is met.

8. Erosion Control:

TDC 74.650 (3) ..the applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City. In order to reduce the amount of sediment discharged into the public storm system, erosion control measures are required during construction. If the site is over 1 acre in size a NPDES Erosion Control Permit is required.

If the development's disturbed area during construction is between 1 and 5 acres in size, a 1200-CN NPDES Erosion Control Permit is required. If it is over 5 acres, a 1200-C NPDES Erosion Control Permit is required. The proposed disturbed area of the development site is a total of approximately 2.31 acres. A NPDES Erosion Control Permit is required. The applicant has not obtained a NPDES Erosion Control Permit. The applicant will need to obtain a NPDES Erosion Control Permit.

A City of Tualatin erosion control permit is required if there is construction or disturbing of the site. The applicant has not obtained a City of Tualatin erosion control permit. The applicant will need to obtain a City of Tualatin erosion control permit.

Prior to the issuance of a Building Permit:

- *The applicant shall obtain a NPDES Erosion Control Permit.*
- *The applicant shall obtain a City of Tualatin erosion control permit.*

9. Stormwater Connection Permit:

TDC 74.650 Water Quality, Storm Water Detention and Erosion Control (2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from the Unified Sewerage Agency.

The applicant has submitted a CWS Service Provider Letter (SPL) indicating that Sensitive Areas do not exist on-site. In the SPL the applicant has received an initial response indicating that their proposed development meets CWS requirements. CWS has submitted a Memorandum dated April 30, 2015, with review comments. CWS will indicate final approval of activities relating to wetlands & buffers after final permit plans are submitted prior to issuance of associated permits. Any vegetated corridor mitigation required in the SPL will need to be included in the Water Quality Permit. The applicant will need to submit final plans that comply with the Service Provider Letter and CWS Memorandum comments, for review and approval.

Prior to the issuance of a Water Quality Permit:

- *The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.*

PUBLIC FACILITIES REQUIREMENTS

The following are the Public Facilities requirements for AR 15-06, Meridian Business Park Hale North Buildings G & H:

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT:

- PFR-1 The applicant shall submit revised stormwater system plans that show each lot's impervious area to be individually treated prior to direct connection to the public stormwater system, for review and approval.
- PFR-2 The applicant shall submit stormwater detention, treatment, and conveyance calculations, for review and approval.
- PFR-3 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT:

- PFR-4 The applicant shall submit complete construction plans for SW 65th Avenue that include 16 feet of pavement, curb & gutter, sidewalk, street trees behind the sidewalk, storm drainage and street lights, for review and approval.
 - PFR-5 The applicant shall submit complete construction plans for SW Rosewood Street that include pavement, curb & gutter, sidewalk, street trees within the planter strip, storm drainage and street lights to match the existing street section, for review and approval.
 - PFR-6 The applicant shall submit final plans that show one proposed 24-foot wide access to SW Rosewood Street, one proposed 24-foot wide access to SW 65th Avenue, and one existing 36-foot wide access to SW 65th Avenue, for review and approval.
 - PFR-7 The applicant shall submit revised water plans that show reduced pressure backflow devices for domestic water services and that either directly connect to public lines without crossing adjacent lots in order to allow DCVAs within the building or as shown with DCVAs in underground vaults, for review and approval.
 - PFR-8 The applicant shall submit revised plans that show a sanitary sewer lateral for the south lot connecting directly to a public sanitary sewer line without crossing adjacent lots, for review and approval.
 - PFR-9 The applicant shall submit revised plans that show clean-outs for sanitary sewer lateral at the property line, for review and approval.
-

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-10 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).
- PFR-11 The applicant shall obtain a Public Works Permit for work within the right-of-way and a Water Quality Permit for onsite facilities.
- PFR-12 The applicant shall dedicate 9 feet of right-of-way along SW 65th Avenue, for review and approval.
- PFR-13 The applicant shall obtain a NPDES Erosion Control Permit.
- PFR-14 The applicant shall obtain a City of Tualatin erosion control permit.

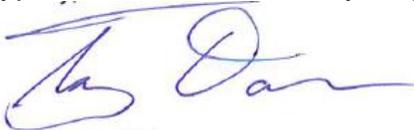
PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- PFR-15 The applicant shall submit a copy of the recorded private access agreement, for review and approval.
- PFR-16 The applicant shall submit a copy of the private water easement for the south lot's lateral crossing the north lot, if needed.
- PFR-17 The applicant shall complete all the public improvements and have them accepted by the City.

APPEAL

The Public Facilities Review portion of this decision is final after the expiration of 14 calendar days from the date of this decision, unless a written appeal is received on or before 5:00 p.m., on July 8, 2015 by the Engineering Division at 18880 SW Martinazzi Avenue, Tualatin, Oregon 97062. The appeal must be signed by the appellant, contain the information required by TDC 31.078 on the City appeal form, and contain the \$135 appeal filing fee. The plans and appeal forms are available at the Tualatin Library and at the City offices. Public Facilities appeals are reviewed by City Council.

Typed on behalf of the City Engineer,



Tony Doran, EIT
Engineering Associate

1" = 100'

02/09/15

SEE MAP 2 1E

6500

1/16 COR.

ROSEWOOD ST

ST

25 24

24

S 89°22'50"E 338.43'

S 89°22'50"E 304.94'

600
17400

INITIAL POINT
300
1.57Ac.
17305-17385

PARCEL 1
BLDG. C

P. P. 2002-030

700
17500

AFTER

301
1.20Ac.
17387-17425

PARCEL 2
BLDG. D

800

17600 - 17648

400
17435-17555

7-74

500
17636
17650

GIS done

02/09/15

MN

LT LN CHG

-Pt. tl 700 to tl 600
by 2015-002878

2 1E 18BC

MERIDIAN

AVE.

SW 63RD AVE

AMETTE

5.0° 22' E

1001
17777
17799

330.13'

81.65'

S 89°22'50"E
246.04'

(ROAD)

S 89°22'50"E 329.50'

146.70'

N 89°22'02"W 329.38'

256.6'

173

338.25'

152.13'

25

340.40'

152.24'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'

146.70'



City of Tualatin

www.tualatinoregon.gov

APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to:			
Name: <u>Sander Kohler</u>		Title:	
Company Name:			
Current address:			
City:		State:	ZIP Code:
Phone:	Fax:	Email:	
Applicant			
Name: <u>Sander Kohler</u>		Company Name: <u>CIOA, Inc.</u>	
Address: <u>15895 SW 72nd Ave. Suite 200</u>			
City: <u>Portland</u>		State: <u>OR</u>	ZIP Code: <u>97224</u>
Phone: <u>(503) 226-1205</u>	Fax: <u>(503) 226-1670</u>	Email: <u>Sander.K@cioma.com</u>	
Applicant's Signature: <u>[Signature]</u>		Date:	
Property Owner			
Name: <u>Mike Berrey</u>			
Address: <u>6305 SW Rosewood St. Suite D</u>			
City: <u>Lake Oswego</u>		State: <u>OR</u>	ZIP Code: <u>97035</u>
Phone: <u>(503) 677-3310</u>	Fax: <u>(503) 677-3326</u>	Email: <u>mike.berrey@berreyproperties.com</u>	
Property Owner's Signature: <u>[Signature]</u>		Date: <u>2-25-15</u>	
<small>(Note: Letter of authorization is required if not signed by owner)</small>			
Architect			
Name: <u>Tara Lund</u>			
Address: <u>15895 SW 72nd Ave. Suite 200</u>			
City: <u>Portland, OR</u>		State: <u>97224 OR</u>	ZIP Code: <u>97224</u>
Phone: <u>(503) 226-1205</u>	Fax: <u>(503) 677-3326</u>	Email: <u>tara.l@cioma.com</u>	
Landscape Architect			
Name: <u>Michael O'Brien</u>			
Address: <u>4875 SW Griffith Dr. Suite 300</u>			
City: <u>Beaverton, OR</u>		State: <u>OR</u>	ZIP Code: <u>97005</u>
Phone: <u>(503) 620-3030</u>	Fax:	Email: <u>michael@aaieng.com</u>	
Engineer			
Name: <u>Craig Harris</u>			
Address: <u>4875 SW Griffith Dr. Suite 300</u>			
City: <u>Beaverton,</u>		State: <u>OR</u>	ZIP Code: <u>97005</u>
Phone: <u>(503) 620-3030</u>	Fax:	Email: <u>CraigH@aaieng.com</u>	
Project			
Project Title: <u>Meridian Buildings G+H</u>			
Address: <u>17500 SW 65th St. Ave.</u>			
City: <u>Tualatin</u>		State: <u>OR</u>	ZIP Code: <u>97035</u>
Brief Project Description: <u>Construction of two new multi-tenant mixed-use industrial buildings, each 15,267 SF.</u>			
Proposed Use: <u>B, S-1, F-1.</u>			

CITY OF TUALATIN FACT SHEET

General

Proposed use: <u>B, F-1, S-1</u>			
Site area:	<u>103,957</u>	<u>2.31</u> acres	Building footprint:
Development area:	<u>103,957</u>	<u>2.31</u> acres	Paved area:
		<u>103,957</u> Sq. ft.	Development area coverage:
			<u>30,534</u> sq. ft.
			<u>53,378</u> sq. ft.
			<u>80</u> %

Parking

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) <u>Office @ 2.7/1000 GFA = 27.5</u> <u>Manuf. @ 1.6/1000 GFA = 16.3</u> <u>Warehouse @ 0.3/1000 GFA = 3.1</u> Total parking required: <u>47</u> spaces Handicapped accessible = <u>4</u> Van pool = <u>4</u> Compact = (max. 35% allowed) = <u>16</u> Loading berths = <u>2</u>	Spaces provided: Total parking provided: <u>101</u> spaces Standard = <u>67</u> Handicapped accessible = <u>5</u> Van pool = <u>4</u> Compact = <u>27</u> Loading berths = <u>2</u>
---	---

Bicycles

Covered spaces required: <u>7</u>	Covered spaces provided: <u>12</u>
-----------------------------------	------------------------------------

Landscaping

Landscaping required: <u>20</u> % of dvpt. area <u>20,711</u> Square feet	Landscaping provided: <u>20</u> % of dvpt. area <u>20869</u> Square feet
Landscaped parking island area required: <u>2,525</u> sf	Landscaped parking island area provided: <u>4,633</u> sf

Trash and recycling facility

Minimum standard method: <u>91.4</u> square feet
Other method: _____ square feet

For commercial/industrial projects only

Total building area:	<u>30,534</u>	sq. ft.	2 nd floor:	<u>-</u>	sq. ft.
Main floor:	<u>30,534</u>	sq. ft.	3 rd floor:	<u>-</u>	sq. ft.
Mezzanine:	<u>-</u>	sq. ft.	4 th floor:	<u>-</u>	sq. ft.

For residential projects only

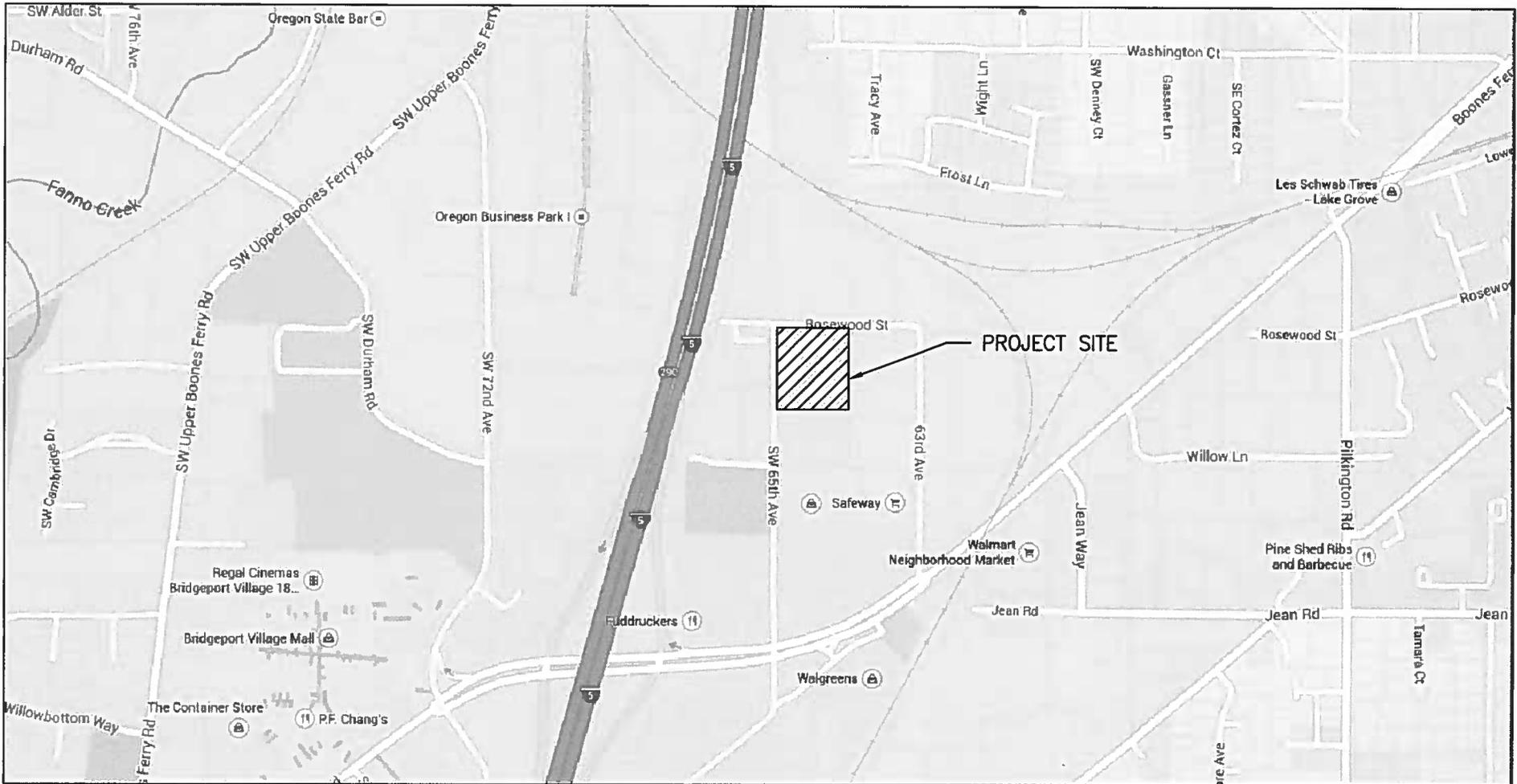
Number of buildings:	Total sq. ft. of buildings:	sq. ft.
Building stories:		

Architectural Review Checklist for Commercial, Industrial & Public - Page 11

GENERAL INFORMATION	
Site Address:	17400 & 7500 SW 65th Ave., Tualatin
Assessor's Map and Tax Lot #:	21E18BC00600 & 21E18BC00700
Planning District:	ML - Industrial Business Park Overlay
Parcel Size:	1.3 Ac
Property Owner:	Mike Berney - Berney Properties
Applicant:	Sander Kohler
Proposed Use:	B, F-1, S-1,

ARCHITECTURAL REVIEW DETAILS	
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial	
Number of parking spaces:	101
Square footage of building(s):	30,534
Square footage of landscaping:	20,771
Square footage of paving:	53,378
Proposed density (for residential):	

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



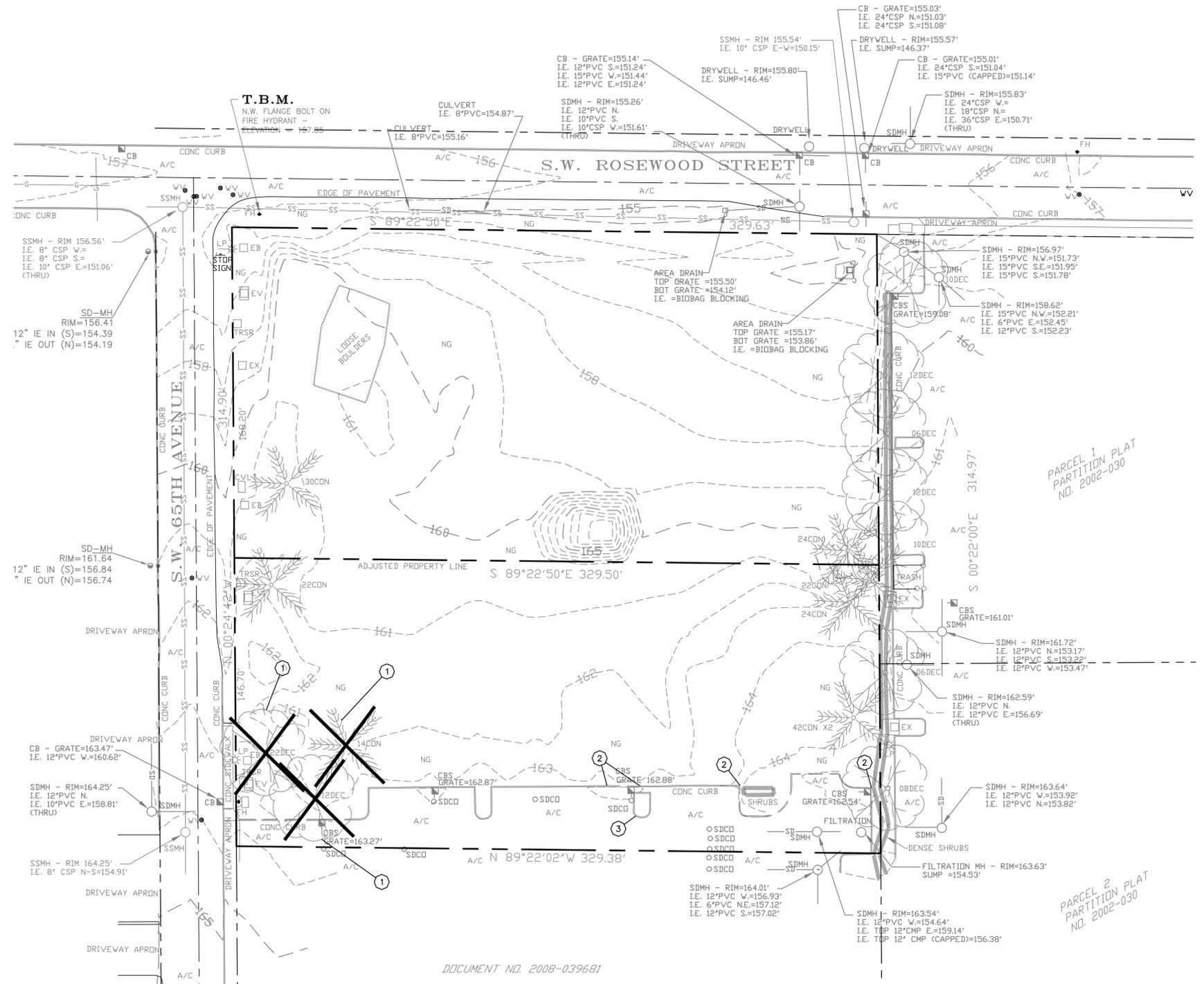
**MERIDIAN BUILDINGS G & H
TUALATIN OREGON**

15895 SW 72ND AVE SUITE 200
 PORTLAND, OREGON 97224
 TEL: 503.226.1285
 FAX: 503.226.1670



TOPOGRAPHIC SURVEY

IN A PORTION OF LOT 25, "ROSEWOOD",
IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF TUALATIN,
CLACKAMAS COUNTY, OREGON.



BENCHMARK
BRASS DISK IN MONUMENT WELL IN THE SOUTHBOUND LANE OF 65TH AVENUE APPROXIMATELY 250 FEET NORTH OF THE CENTERLINE OF BOONES FERRY ROAD, ALSO BEING THE EAST QUARTER CORNER OF SECTION 13, T.2S, R.1W, W.M.
ELEVATION = 178.412'. (CITY OF LAKE OSWEGO VERTICAL DATUM.)

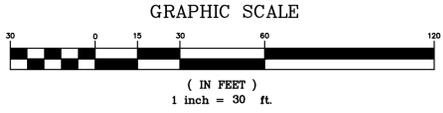
TBM - TOP OF N.W. FLANGE BOLT ON FIRE HYDRANT AT THE S.E. CORNER OF S.W. 65TH AVENUE AND S.W. ROSEWOOD STREET. ELEVATION = 157.85'.

- SURVEYOR'S NOTES**
1. BASIS OF BEARINGS: SURVEY NUMBER SN2012-143, CLACKAMAS COUNTY SURVEY RECORDS.)
 2. UNDERGROUND UTILITY LINES SHOWN ON THE MAP ARE PER SURFACE FEATURES.
 3. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE/NON-EXISTENCE OR FULL EXTENT OF ANY UNDERGROUND UTILITY LINES FOR THE PROPERTY SHOWN HEREON. CALL 811 BEFORE DIGGING.

LEGEND

A/C	= ASPHALTIC CONCRETE (PAVEMENT)
■ BOT	= BOTTOM
■ CB	= CATCH BASIN
■ CBS	= CATCH BASIN (SIPHON TYPE)
■ CMP	= CORRUGATED METAL PIPE
■ CONC	= CONCRETE
□ CSP	= CONCRETE SEWER PIPE
□ CVLT	= COMMUNICATIONS VAULT
□ EB	= ELECTRICAL BOX
□ EV	= ELECTRICAL VAULT
□ EX	= ELECTRICAL TRANSFORMER
□ FH	= FIRE HYDRANT
□ GL	= GUTTERLINE
□ I.E.	= INVERT ELEVATION
□ OLP	= LAMP POLE
□ MH	= MANHOLE
□ NG	= NATURAL GROUND
○ PVC	= POLYVINYL CHLORIDE (PIPE)
○ SDCC	= STORM DRAINAGE CLEANOUT
○ SDMH	= STORM DRAINAGE MANHOLE
○ SSMH	= SANITARY SEWER MANHOLE
□ T.B.M.	= TEMPORARY BENCHMARK
□ TC	= TOP OF CURB
□ TRSR	= TELEPHONE RISER
□ WV	= WATER VALVE
24CON	= 24" CONIFER TREE (TYPICAL)
16DEC	= 16" DECIDUOUS TREE (TYPICAL)
-g-	= SHRUBS/HEDGE
-SS-	= NATURAL GAS LINE
-SD-	= STORM DRAINAGE LINE
-S-	= SANITARY SEWER LINE
-W-	= WATER LINE

EXISTING CONDITIONS/DEMOLITION PLAN
SCALE 1" = 30'



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
ANTHONY B. RYAN
58833
RENEWAL: DECEMBER 31, 2016

WEDDLE SURVEYING INC.
Excellence is our benchmark.
6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
PH: (503) 941-9585 FAX: (503) 941-9640
www.weddlesurveying.net

- DEMOLITION NOTES**
- ① REMOVE TREE
 - ② REMOVE CURBING
 - ③ REMOVE PARKING ISLAND

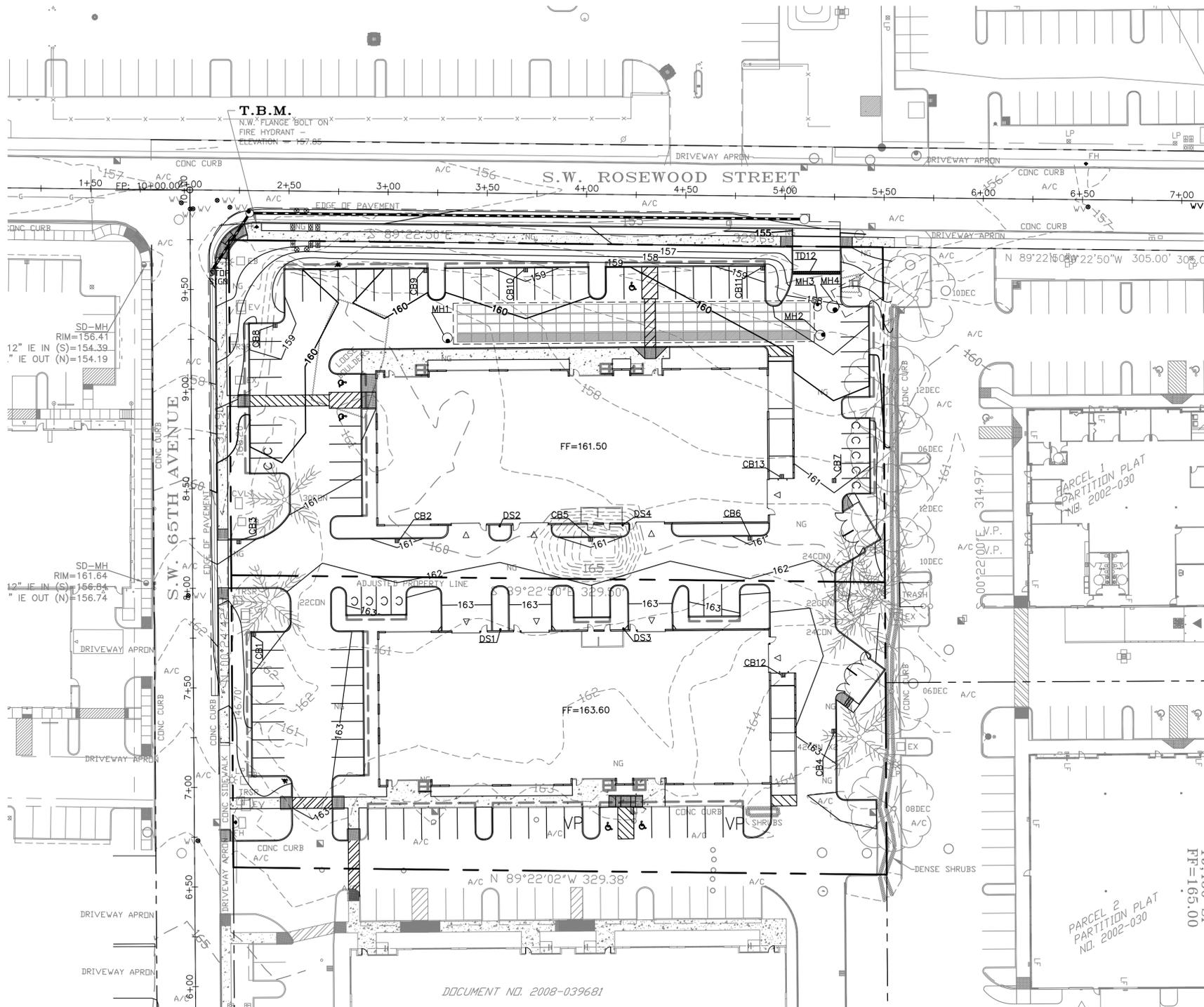
ISSUED DATE
1 ARCHITECTURAL REVIEW 2/26/15



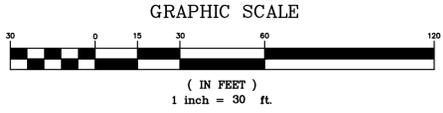
CIDA
15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1288
FAX: 503.226.1670
WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK- HALE NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070

EXISTING CONDITIONS/
DEMOLITION PLAN
C.O.O
140236.01
© 2015 CIDA, P.A./CIDA ALL RIGHTS RESERVED



GRADING PLAN
SCALE 1" = 30'



LEGEND

EXISTING CONTOUR--1 TO 4 FOOT INTERVALS	---	102
EXISTING CONTOUR--5 FOOT INTERVALS	---	100
NEW CONTOUR--1 TO 4 FOOT INTERVALS	---	102
NEW CONTOUR--5 FOOT INTERVALS	---	100
CATCH BASIN RIM ELEVATION	---	CATCH BASIN RIM=100.00
SPOT ELEVATION	---	100.00
TOP FACE OF CURB ELEVATION	---	TC
ASPHALT ELEVATION	---	AC
GRADE	---	G
DOOR JAMB	---	DJ
EXISTING	---	(E)
CATCH BASIN	---	■

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE JURISDICTION, THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT, AND THE PROJECT SPECIFICATIONS.
2. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL COMPLY WITH ORS 757.541 TO 757.571 REQUIRING NOTIFICATION OF INTENDED EXCAVATION TO UTILITY PROVIDERS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF PRIVATE UTILITIES SUCH AS GAS, TELEPHONE, POWER, CABLE TELEVISION, ETC. CONFIRM VAULT LOCATIONS WITH ENGINEER.
5. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
6. EXISTING CONDITIONS BASED ON TOPOGRAPHIC BOUNDARY AND UTILITY SURVEY PREPARED BY WEDDLE SURVEYING DATED DECEMBER 29, 2014.
7. FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
8. GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION. CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

CATCH BASIN INFO

CB1	RIM=161.76
CB2	RIM=160.70
CB3	RIM=160.88
CB4	RIM=162.56
CB5	RIM=160.70
CB6	RIM=160.70
CB7	RIM=160.90
CB8	RIM=158.70
CB9	RIM=159.14
CB10	RIM=159.75
CB11	RIM=159.75
CB12	RIM=159.60
CB13	RIM=157.50
TD12	RIM=157.00

MANHOLE INFO

MH1	48" STANDARD	RIM=160.60
MH2	48" STANDARD	RIM=158.75
MH3	60" FLOW CONTROL	RIM=158.10
MH4	72" 5-CART FILTERED	RIM=158.15



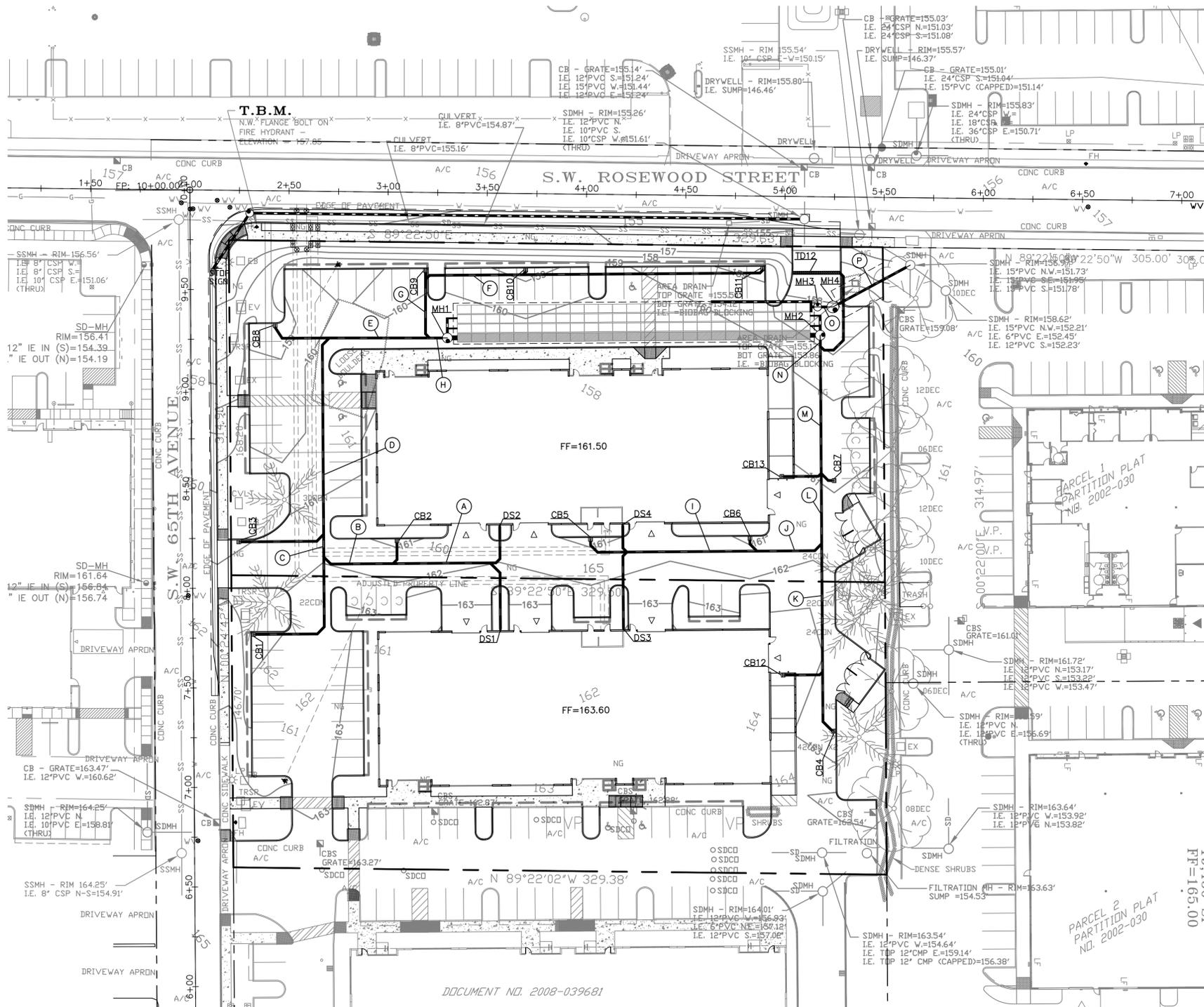
ISSUED DATE
1 ARCHITECTURAL REVIEW 2/26/15



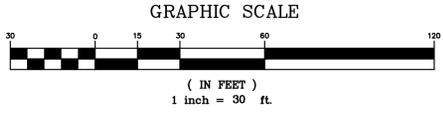
15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1288
FAX: 503.226.1670
WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK- HALE NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070

GRADING PLAN
C1.0
140236.01
© 2015 CIDA, P.A./CIDA ALL RIGHTS RESERVED



UTILITY PLAN (STORM)
SCALE 1" = 30'



STORM KEYNOTES

- ① CORE EXISTING MANHOLE FOR NEW 12" STORM
IE=151.93 (VERIFY)
- ② STORMWATER DETENTION FACILITY
100 STORMTECH SC-740 CHAMBERS
(4) ROWS OF 25 CHAMBERS CONTAINED IN
A GRAVEL BED THAT IS 182' LONG X 20.5' WIDE X 3' DEEP
WRAP ENTIRE ROCK SECTION WITH AN IMPERVIOUS LINER

CATCH BASIN INFO

- CB1
RIM=161.76
IE=158.76
72.2LF6" PVC @ 2.1%
- CB2
RIM=160.70
IE=157.70
12.2LF6" PVC @ 1.0%
- CB3
RIM=160.88
IE=157.88
44.3LF6" PVC @ 1.8%
- CB4
RIM=162.56
IE=159.56
32.4LF6" PVC @ 7.5%
- CB5
RIM=160.70
IE=157.70
22.8LF6" PVC @ 1.0%
- CB6
RIM=160.70
IE=157.70
8.0LF6" PVC @ 11.1%
- CB7
RIM=160.90
IE=157.90
8.0LF6" PVC @ 22.3%
- CB8
RIM=158.70
IE=155.70
31.3LF6" PVC @ 1.0%
- CB9
RIM=159.14
IE=156.14
4.4LF6" PVC @ 25.5%
- CB10
RIM=159.75
IE=156.75
3.0LF6" PVC @ 41.0%
- CB11
RIM=159.75
IE=156.75
122.5LF6" PVC @ 1.0%
- CB12
RIM=159.60
IE=156.60
20.5LF6" DI @ 1.0%
- CB13
RIM=157.50
IE=154.50
20.5LF6" DI @ 1.0%
- TD12
RIM=157.00
IE=155.00
49.2LF6" DI @ 0.5%

DOWNSPOUT INFO

- DS1
IE=160.30
3.0LF6" PVC @ 5.7%
- DS2
IE=158.50
22.3LF6" PVC @ 1.0%
- DS3
IE=160.30
59.2LF6" PVC @ 7.2%
- DS4
IE=158.50
14.3LF6" PVC @ 7.2%

MANHOLE INFO

- MH1
48" STANDARD
RIM=160.80
IE IN=154.50 (10" W)
IE OUT=155.50 (12" N)
IE OUT=154.50 (24" E)
SUMP=151.50
- MH2
48" STANDARD
RIM=158.70
IE IN=154.50 (10" W)
IE OUT=155.50 (12" N)
IE OUT=154.50 (24" E)
- MH3
60" FLOW CONTROL
RIM=158.10
IE IN=154.50 (12" W)
IE OUT=154.50 (12" E)
SUMP=152.50
- MH4
72" 5-CART FILTERED
RIM=156.15
IE IN=154.45 (12" W)
IE OUT=152.15 (12" E)

STORM PIPE INFO

- | | | |
|--------------------------|-------------------------|-------------------------|
| A 48.9LF 8" PVC @ 1.4% | C 30.2LF 8" PVC @ 0.5% | L 35.3LF 10" PVC @ 1.0% |
| B 36.3LF 8" PVC @ 1.0% | H 9.0LF 10" PVC @ 4.2% | M 69.3LF 10" PVC @ 2.0% |
| C 11.5LF 10" PVC @ 1.0% | I 65.6LF 8" PVC @ 1.0% | N 5.6LF 10" PVC @ 4.5% |
| D 100.0LF 10" PVC @ 1.7% | J 34.1LF 10" PVC @ 1.0% | O 7.8LF 12" PVC @ 0.6% |
| E 50.5LF 10" PVC @ 1.0% | K 64.4LF 6" PVC @ 1.0% | P 44.3LF 12" PVC @ 0.5% |
| F 49.9LF 6" PVC @ 1.0% | | |

LEGEND

PROPOSED	EXISTING
SANITARY SEWER LINE	SS
STORM SEWER LINE	SD
FIRE WATER LINE	
DOMESTIC WATER LINE	W

CATCH BASIN RIM ELEVATION

INVERT ELEVATION IE=100.00

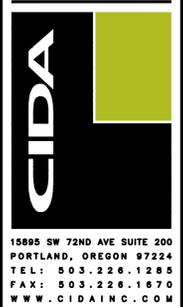
- EXISTING (E)
- DOWN SPOUT ● DS
- CLEAN OUT ● CO
- FIRE HYDRANT ●
- CATCH BASIN ■
- WATER METER ■
- BACK FLOW PREVENTER ■
- WATER VALVE ●

GENERAL NOTES

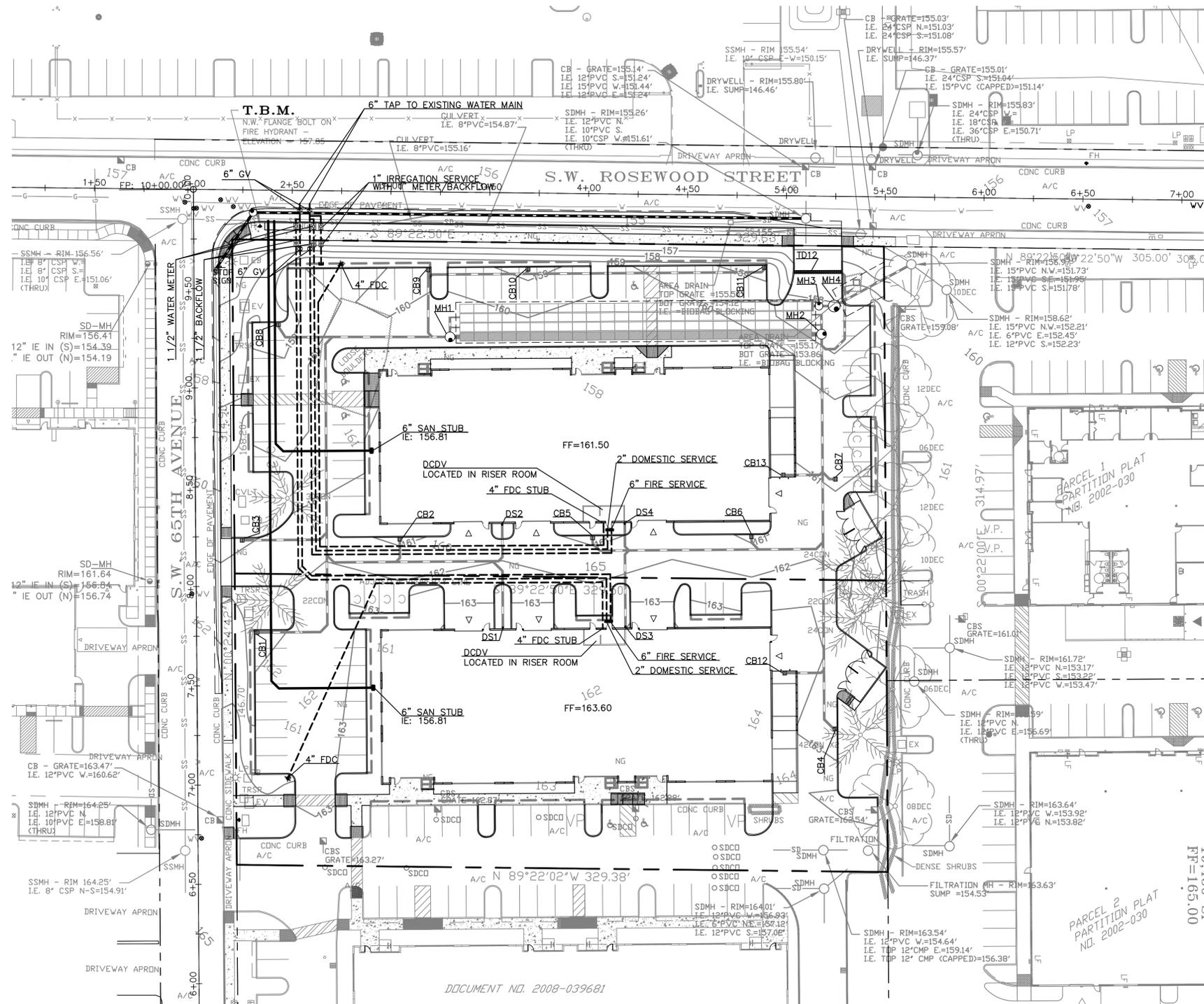
1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE, INTERNATIONAL BUILDING CODE, AND THE INTERNATIONAL FIRE CODE. WORK SHALL ALSO CONFORM TO THE STANDARDS OF THE JURISDICTION AND TO THE PROJECT SPECIFICATIONS.
2. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL COMPLY WITH ORS 757.541 TO 757.571 REQUIRING NOTIFICATION OF INTENDED EXCAVATION TO UTILITY PROVIDERS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF PRIVATE UTILITIES SUCH AS GAS, TELEPHONE, POWER, CABLE TELEVISION, ETC. CONFIRM VAULT LOCATIONS WITH ENGINEER.
5. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
6. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
7. CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. NOT ALL REQUIRED CLEAN OUTS ARE SHOWN.
8. EXISTING CONDITIONS BASED ON TOPOGRAPHIC BOUNDARY AND UTILITY SURVEY PREPARED BY WEDDLE SURVEYING DATED DECEMBER 29, 2014.
9. THE CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS. NOTIFY ENGINEER OF VARIATIONS IN CONDITIONS SHOWN ON THE PLANS. POINTS OF CONNECTION TO EXISTING UTILITIES AND LOCATIONS WHERE NEW UTILITIES WILL CROSS EXISTING UTILITIES SHALL BE VERIFIED BY POT-HOLLING PRIOR TO CONSTRUCTION OR ORDERING MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE POT-HOLLING SUCH THAT IF CONFLICTS ARE ENCOUNTERED, SUFFICIENT TIME EXISTS TO PREPARE MODIFIED DESIGNS AND HAVE THE MODIFICATIONS APPROVED BY THE JURISDICTION WITHOUT IMPACTING THE PROJECT SCHEDULE.
10. STORM DRAIN FITTINGS ARE TO BE ECCENTRIC.
11. SITE RUNOFF HAS BEEN QUANTIFIED USING RATIONAL METHOD ANALYSIS. PIPE SIZING IS BASED ON MANNING'S FORMULA WITH N=0.013. IF THE CONTRACTOR DESIRES TO SUBSTITUTE MATERIAL WITH A DIFFERENT N-VALUE, REVISION OF CALCULATIONS WILL BE NECESSARY. THE CONTRACTOR MAY CONTACT THE ENGINEER FOR THE REVISIONS.
12. PROVIDE DRAINAGE FROM WATER METER AND CHECK VALVE VAULTS AS REQUIRED BY THE JURISDICTION.
13. DOMESTIC WATER LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
14. UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC
15. CHANGES IN DIRECTION OF DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF APPROVED FITTINGS AND SHALL BE OF THE ANGLES PRESENTED BY ONE-SIXTEENTH BEND, ONE-EIGHTH BEND, ONE-SIXTH BEND OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.
16. INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.
17. PROVIDE 4" PERFORATED FOUNDATION DRAIN WITH SILT PROTECTION SOCK. PROVIDE BACKFLOW DEVICES AT CONNECTION TO STORM SYSTEM



ISSUED DATE
1 ARCHITECTURAL REVIEW 2/26/15

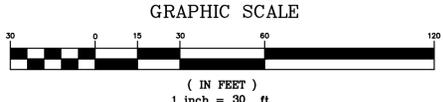


NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK - HALE
NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070



UTILITY PLAN (SANITARY/WATER)

SCALE 1" = 30'



DOCUMENT NO. 2008-039681

LEGEND	PROPOSED	EXISTING
SANITARY SEWER LINE		SS
STORM SEWER LINE		SD
FIRE WATER LINE		W
DOMESTIC WATER LINE		
CATCH BASIN RIM ELEVATION		CATCH BASIN RIM=100.00
INVERT ELEVATION		IE=100.00
EXISTING		(E)
DOWN SPOUT		DS
CLEAN OUT		CO
FIRE HYDRANT		
CATCH BASIN		
WATER METER		
BACK FLOW PREVENTER		
WATER VALVE		

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE, INTERNATIONAL BUILDING CODE, AND THE INTERNATIONAL FIRE CODE. WORK SHALL ALSO CONFORM TO THE STANDARDS OF THE JURISDICTION AND TO THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
- THE CONTRACTOR SHALL COMPLY WITH ORS 757.541 TO 757.571 REQUIRING NOTIFICATION OF INTENDED EXCAVATION TO UTILITY PROVIDERS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF PRIVATE UTILITIES SUCH AS GAS, TELEPHONE, POWER, CABLE TELEVISION, ETC. CONFIRM VAULT LOCATIONS WITH ENGINEER.
- THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
- THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
- CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. NOT ALL REQUIRED CLEAN OUTS ARE SHOWN.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC BOUNDARY AND UTILITY SURVEY PREPARED BY WEDDLE SURVEYING DATED DECEMBER 29, 2014.
- THE CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS. NOTIFY ENGINEER OF VARIATIONS IN CONDITIONS SHOWN ON THE PLANS. POINTS OF CONNECTION TO EXISTING UTILITIES AND LOCATIONS WHERE NEW UTILITIES WILL CROSS EXISTING UTILITIES SHALL BE VERIFIED BY POT-HOLLING PRIOR TO CONSTRUCTION OR ORDERING MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE POT-HOLLING SUCH THAT IF CONFLICTS ARE ENCOUNTERED, SUFFICIENT TIME EXISTS TO PREPARE MODIFIED DESIGNS AND HAVE THE MODIFICATIONS APPROVED BY THE JURISDICTION WITHOUT IMPACTING THE PROJECT SCHEDULE.
- STORM DRAIN FITTINGS ARE TO BE ECCENTRIC.
- SITE RUNOFF HAS BEEN QUANTIFIED USING RATIONAL METHOD ANALYSIS. PIPE SIZING IS BASED ON MANNING'S FORMULA WITH N=0.013. IF THE CONTRACTOR DESIRES TO SUBSTITUTE MATERIAL WITH A DIFFERENT N-VALUE, REVISION OF CALCULATIONS WILL BE NECESSARY. THE CONTRACTOR MAY CONTACT THE ENGINEER FOR THE REVISIONS.
- PROVIDE DRAINAGE FROM WATER METER AND CHECK VALVE VAULTS AS REQUIRED BY THE JURISDICTION.
- DOMESTIC WATER LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
- CHANGES IN DIRECTION OF DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF APPROVED FITTINGS AND SHALL BE OF THE ANGLES PRESENTED BY ONE-SIXTEENTH BEND, ONE-EIGHTH BEND, ONE-SIXTH BEND OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.
- INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.
- PROVIDE 4" PERFORATED FOUNDATION DRAIN WITH SILT PROTECTION SOCK. PROVIDE BACKFLOW DEVICES AT CONNECTION TO STORM SYSTEM



ISSUED DATE
1 ARCHITECTURAL REVIEW 2/26/15



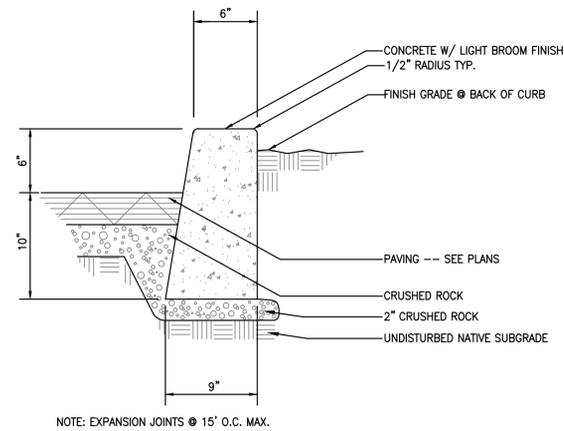
CIDA
15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1288
FAX: 503.226.1670
WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK- HALE NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070

UTILITY PLAN (SANITARY/WATER)

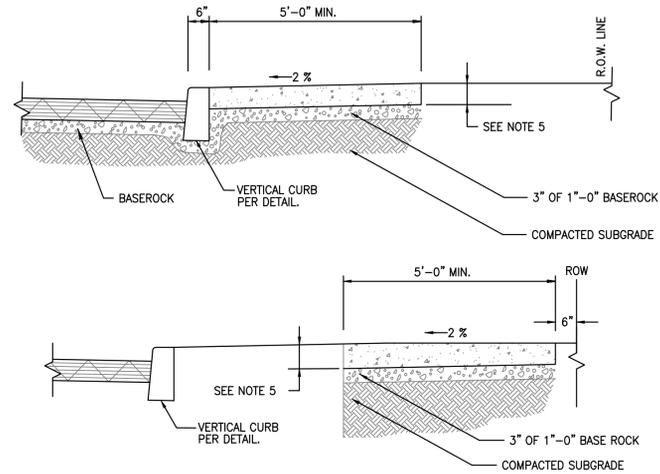
C2.1
140236.01

© 2015 CIDA, P.A./CIDA ALL RIGHTS RESERVED



NOTE: EXPANSION JOINTS @ 15' O.C. MAX.

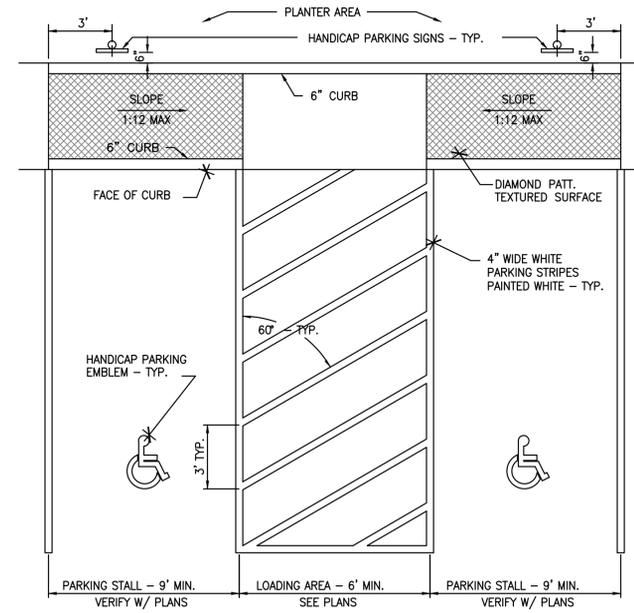
1 **VERTICAL CONCRETE CURB**
C3.0 NOT TO SCALE



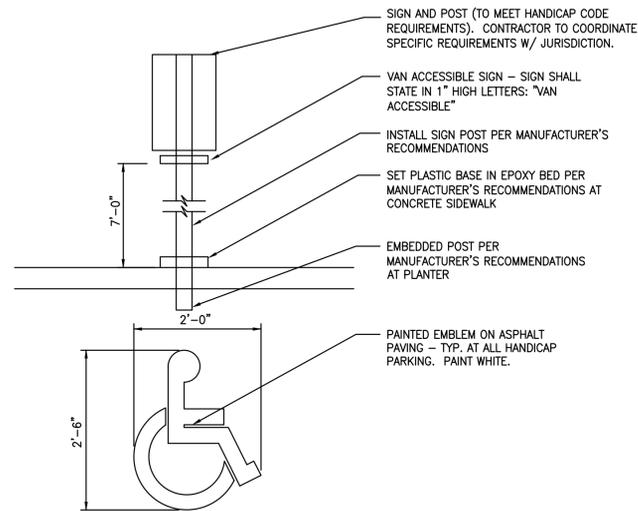
NOTES

1. CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1-1/2" TO 3".
2. PANELS SHALL BE 5 FEET LONG.
3. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, WHEELCHAIR RAMPS, AND AT SPACING NOT TO EXCEED 45 FEET.
4. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.
5. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES IF MOUNTABLE CURB IS USED OR IF SIDEWALK IS INTENDED AS PORTION OF DRIVEWAY. OTHERWISE SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES.
6. DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PVC PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.

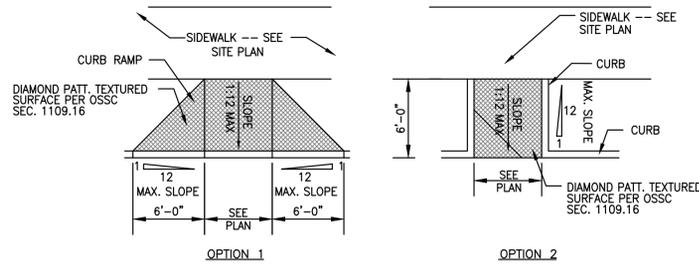
2 **PRIVATE CONCRETE SIDEWALK**
C3.0 NOT TO SCALE



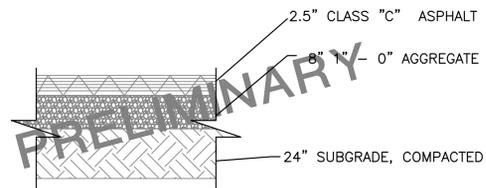
3 **DOUBLE LOADED HANDICAP PARKING STALL**
C3.0 NOT TO SCALE 02580-03



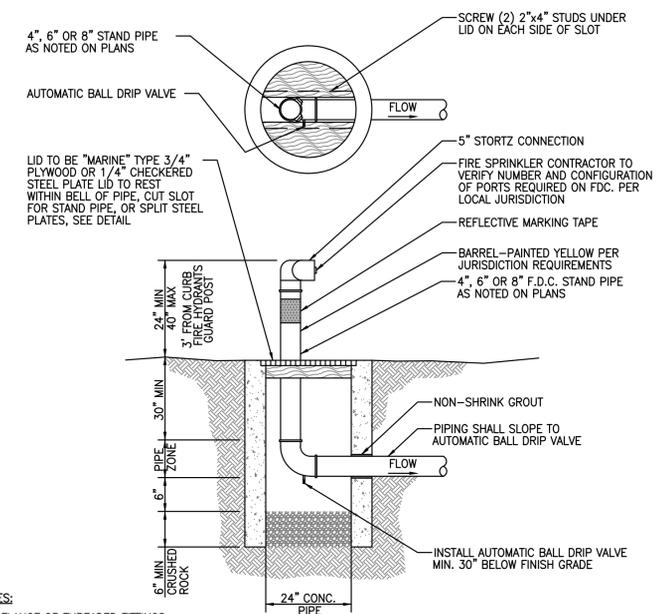
4 **HANDICAP PARKING EMBLEM AND SIGN**
C3.0 NOT TO SCALE 02580-04



5 **ADA DETECTABLE CURB RAMP**
C3.0 NOT TO SCALE 02550-02



6 **PROPOSED ON-SITE ASPHALT SECTION**
C3.0 NOT TO SCALE



NOTES:

- USE FLANGE OR THREADED FITTINGS
- WHEN FDC IS CONNECTED TO DCDA IN A VAULT, AUTOMATIC BALL DRIP VALVE MAY BE INSTALLED IN VAULT.

7 **FDC AUTOMATIC BALL DRIP**
C3.0 NOT TO SCALE



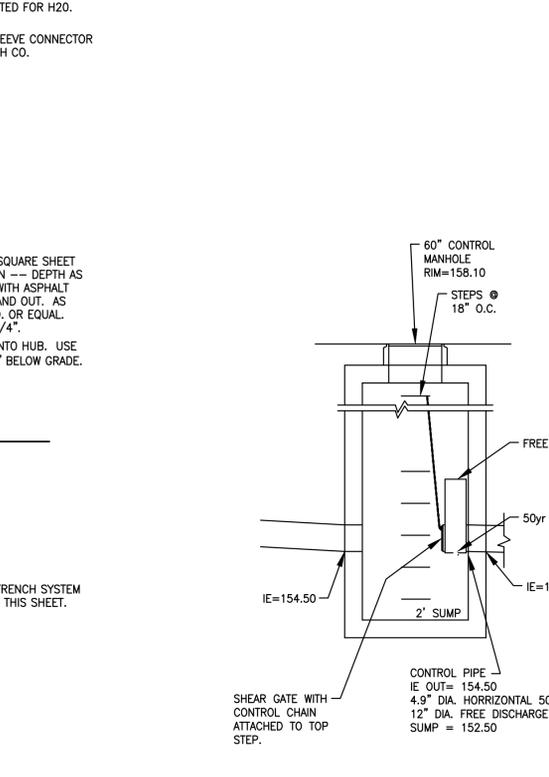
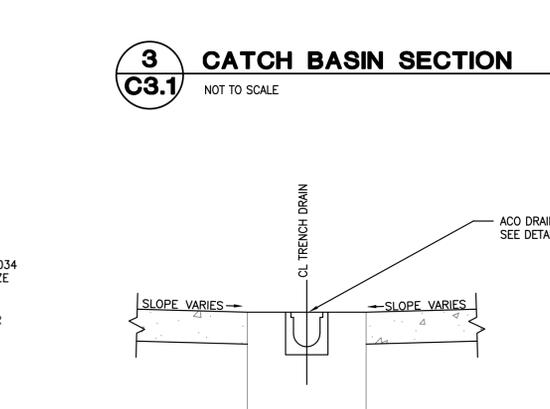
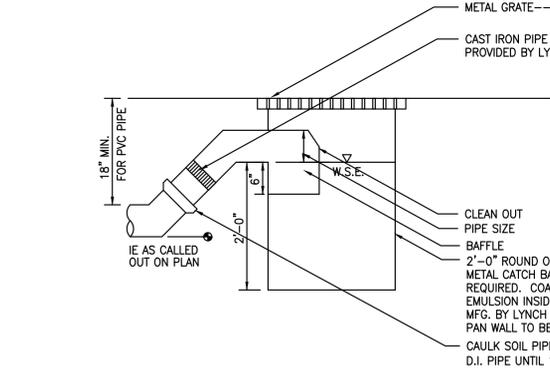
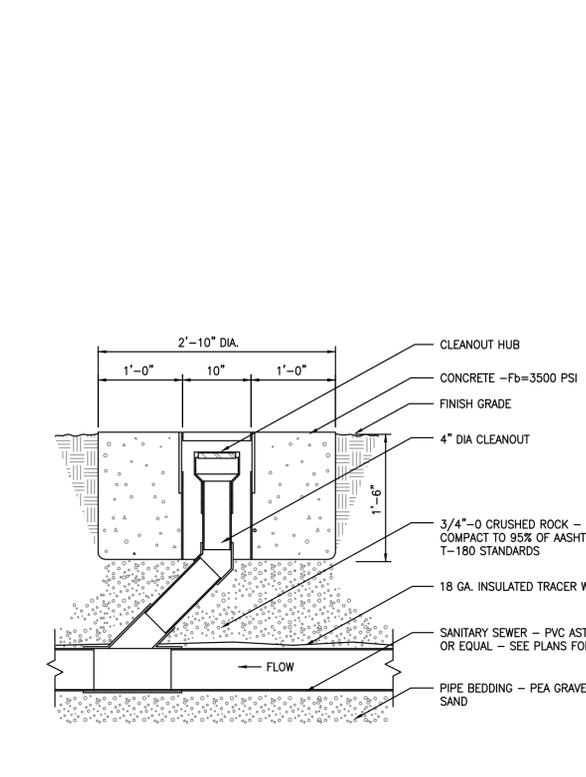
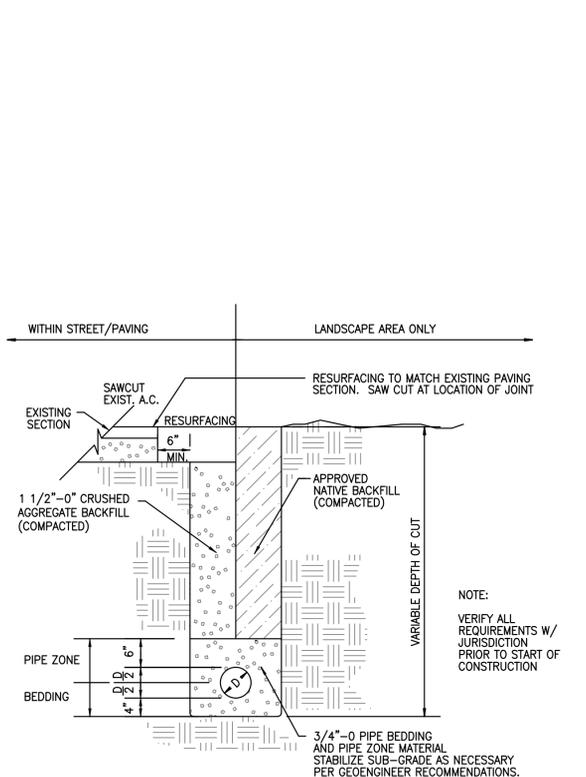
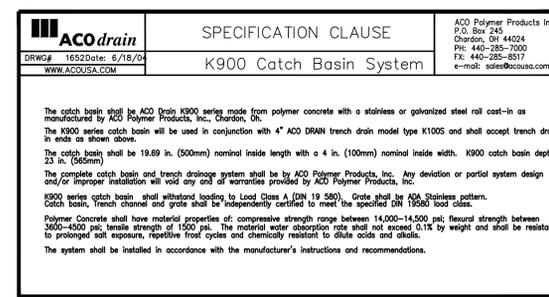
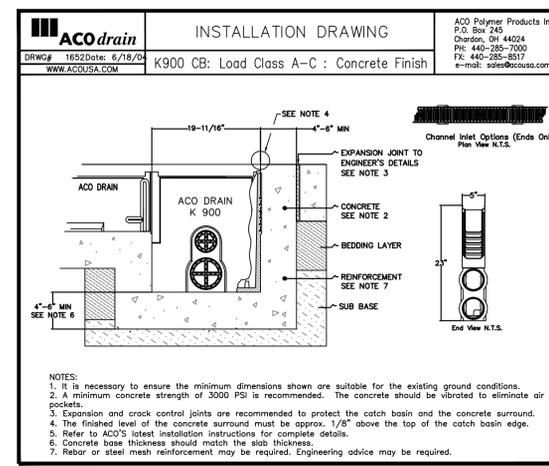
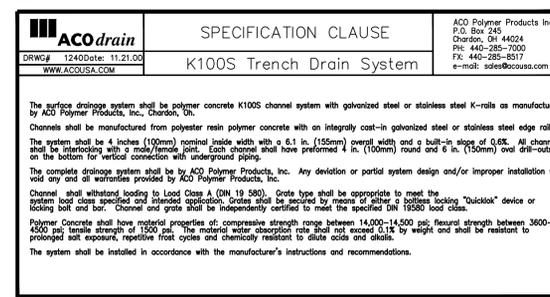
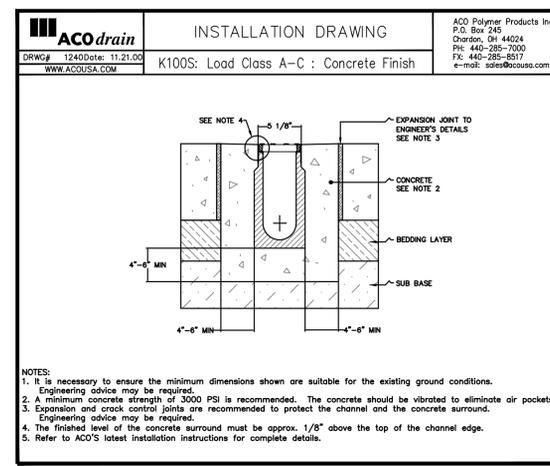
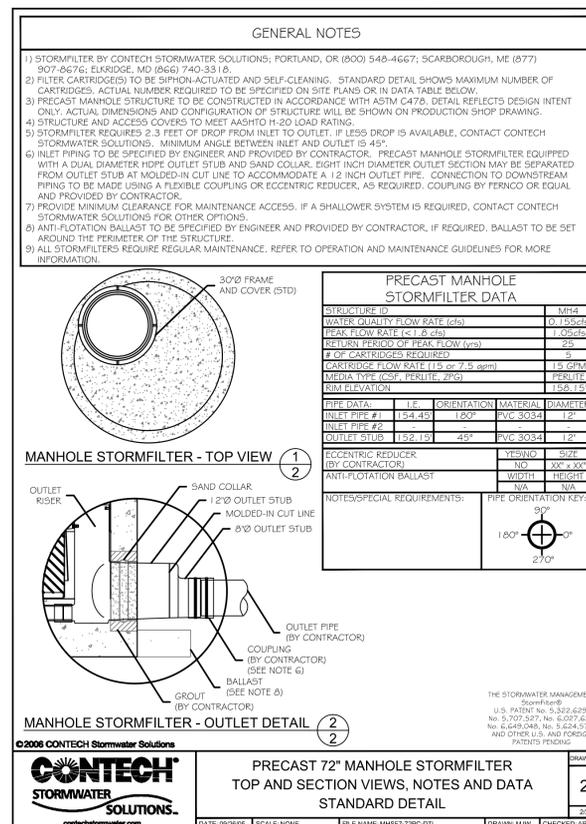
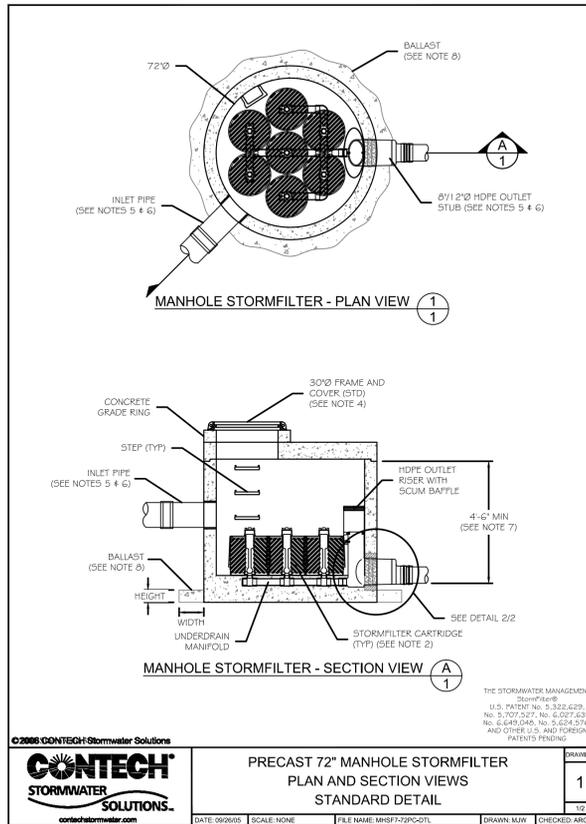
ISSUED DATE
1 ARCHITECTURAL REVIEW 2/26/15



15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1288
FAX: 503.226.1670
WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK- HALE NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070

SITE/CIVIL
DETAILS
C3.0
140236.01
© 2015 CIDA, P.A./CDA ALL RIGHTS RESERVED



REGISTERED PROFESSIONAL ENGINEER 58412PE
 JULY 15, 2003
 CRAIG N. HARRIS
 RENEWAL 6/30/15

ISSUED DATE: 1 ARCHITECTURAL REVIEW 2/26/15

AAI ENGINEERING
 4975 SOUTH OREGON STREET, SUITE 200, PORTLAND, OR 97206
 503.650.3030 FAX: 503.226.1170 WWW.AAIENG.COM

CIDA

15895 SW 72ND AVE SUITE 200
 PORTLAND, OREGON 97224
 TEL: 503.226.1288
 FAX: 503.226.1170
 WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK- HALE NORTH
 17500 SW 65TH AVE.
 TUALATIN, OR 97070

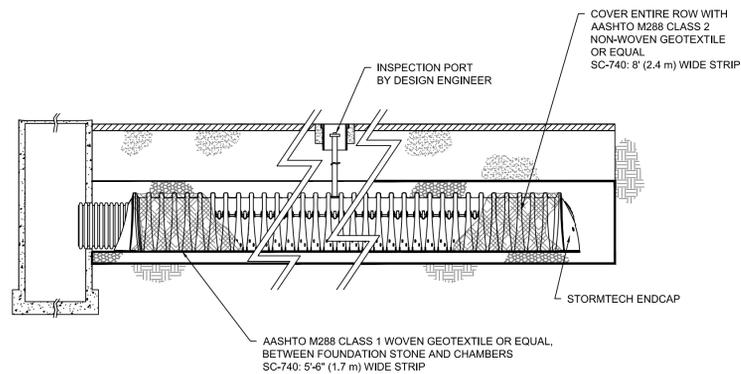
SITE/CIVIL DETAILS
C3.1
 140236.01
 © 2015 CIDA, P.A./CIDA ALL RIGHTS RESERVED

STORMTECH GENERAL NOTES

- STORMTECH REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
- OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL SERVICES REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
- STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.) MINIMUM COVER IS 18" (457 mm) NOT INCLUDING PAVEMENT. MAXIMUM COVER IS 96" (2438 mm) INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24" (610 mm), MAXIMUM COVER IS 96" (2438 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
- AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
- STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
- THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
- STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1-888-892-2694 OR VISIT WWW.STORMTECH.COM

STORMWATER CHAMBER SPECIFICATIONS

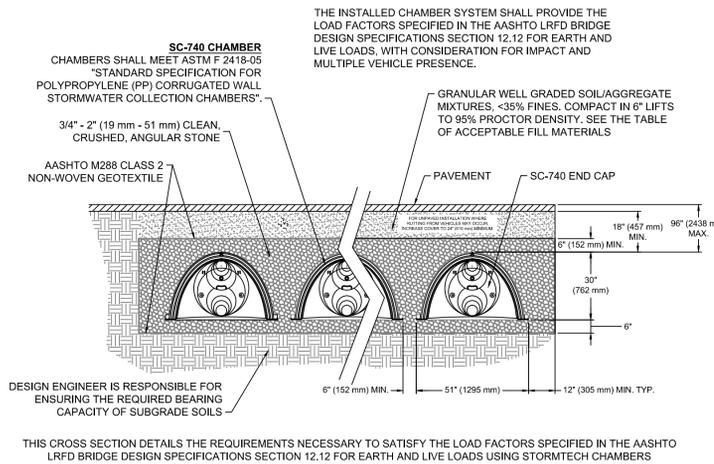
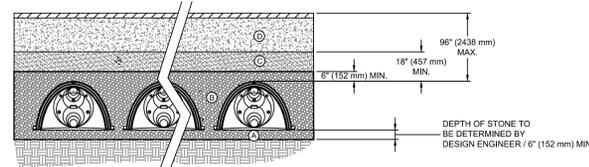
- CHAMBERS SHALL BE STORMTECH SC-740 OR APPROVED EQUAL.
- CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418-05, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
- ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE FOLLOWING TO THE ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET. THE 50-YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418-05 MUST BE USED AS A PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - A CERTIFICATION BY THE MANUFACTURER THAT THE CHAMBERS ARE IN ACCORDANCE WITH ASTM F2418-05.
- CHAMBERS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- ALL DESIGN SPECIFICATIONS FOR CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST DESIGN MANUAL.
- THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.



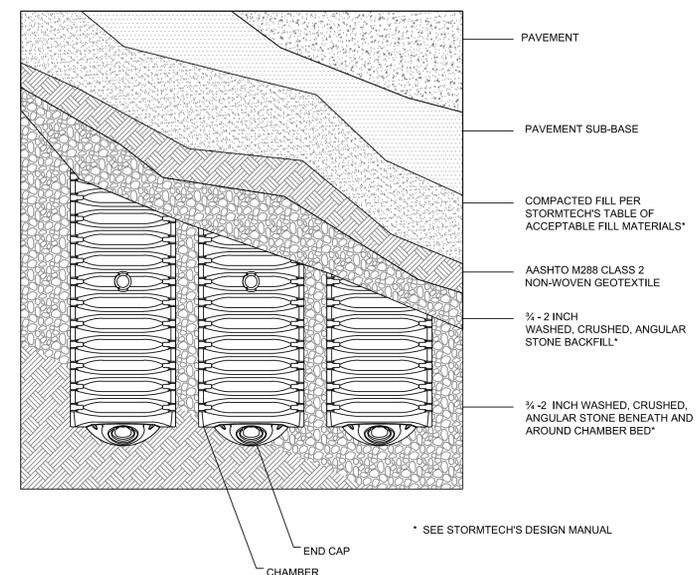
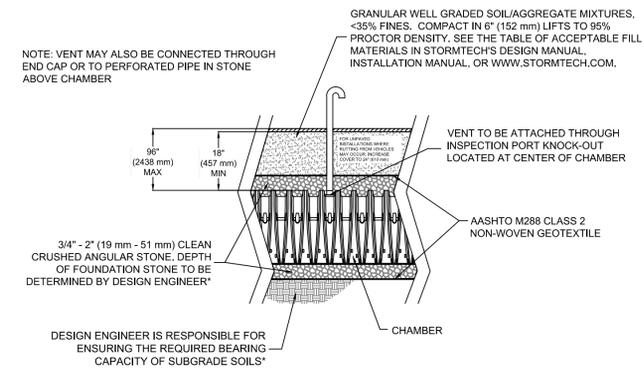
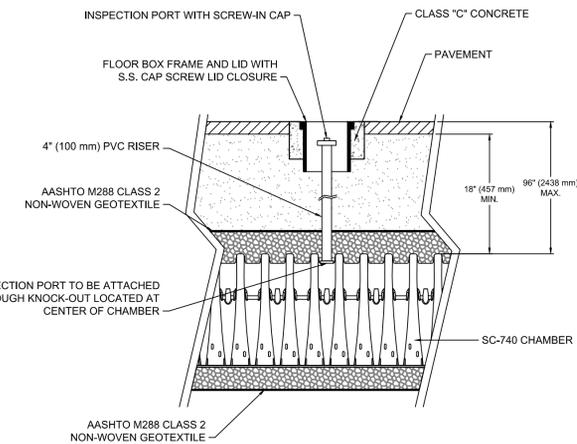
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 AND SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION(1)	COMPACTION/DENSITY REQUIREMENT
① FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUB-BASE MAY BE PART OF THIS LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
② FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 18" (457 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUB-BASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 75, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" (305 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (152 mm) LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY (2). ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (90 kN).
③ EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE C LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH (19 - 51 mm)	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
④ FOUNDATION STONE BELOW CHAMBERS FROM THE SURFACE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH (19 - 51 mm)	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY (2).

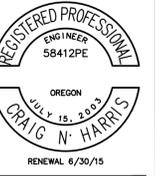
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS IN OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (229 mm) (A1X) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.



WRAP ENTIRE ROCK SECTION WITH AN IMPERVIOUS LINER.



STORMTECH CHAMBER SYSTEM PLAN VIEW DETAIL



ISSUED DATE: 2/26/15
1 ARCHITECTURAL REVIEW



15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1288
FAX: 503.226.1670
WWW.CIDAINC.COM

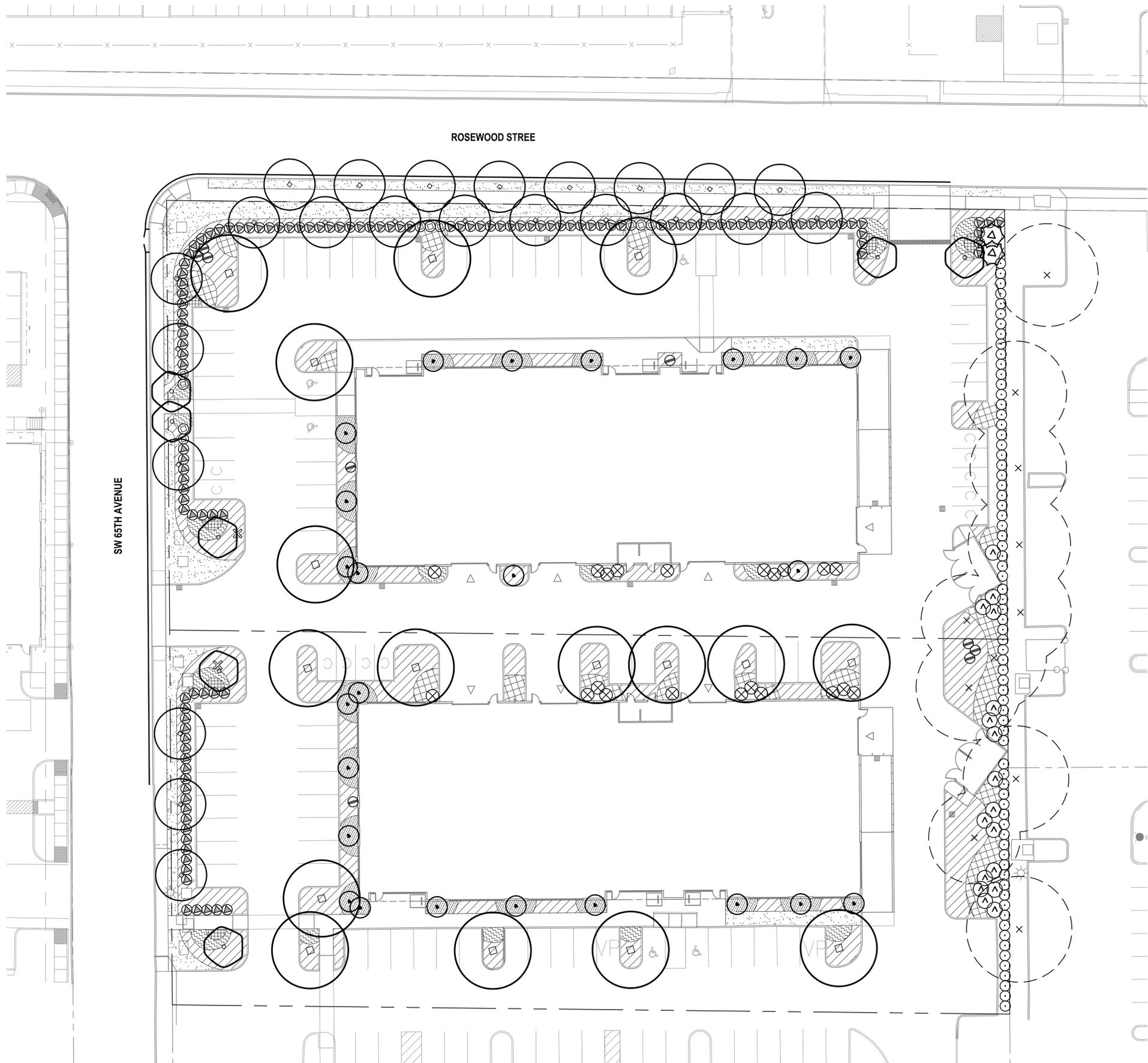
NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK - HALE NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070

SITE/CIVIL
DETAILS

C3.2

140236.01

© 2015 CIDA, P.A./CIDA ALL RIGHTS RESERVED



PLANTING LEGEND

TREES

- ACER CIRCINATUM 'PACIFIC FIRE' - VINE MAPLE
10' B&B, WELL BRANCHED, 3 STEM MIN. AT BASE
- ACER RUBRUM 'BOWHALL' - BOWHALL MAPLE
2" CAL. B&B, WELL BRANCHED, LIMBED TO 6'
- CERCIDIPHYLLUM JAPONICUM - KATSURA TREE
2" CAL. B&B, WELL BRANCHED, LIMBED TO 6'
- CERCIS CANADENSIS 'FOREST PANSY' - REDBUD
3" CAL. B&B, WELL BRANCHED, LIMBED TO 5'
- TSUGA MERTENSIANA - MOUNTAIN HEMLOCK
8' B&B, FULL TREES, BRANCHED TO GROUND
- EXISTING TREES TO REMAIN
PROTECT DURING CONSTRUCTION
- EXISTING TREES TO BE REMOVED

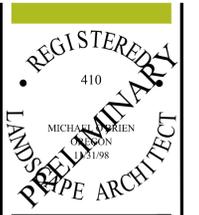
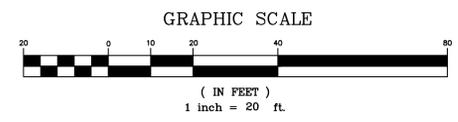
SHRUBS AND GROUNDCOVER

- ABELIA X GRANDIFLORA 'SUNRISE' - GLOSSY ABELIA
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' - KINNICKINICK
5 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- ERICA VAGANS 'MRS. D.F. MAXWELL' - CORNISH HEATH
1 GAL. CONT., FULL PLANTS, 18" O.C.
- ILEX CRENATA 'HELLERI' - JAPANESE HOLLY
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- MAHONIA REPENS - CREEPING OREGON GRAPE
1 GAL. CONT., FULL PLANTS, 24" O.C.
- MISCANTHUS SINENSIS 'PURPURASCENS' - FLAME GRASS
1 GAL. CONT., FULL PLANTS, 24" O.C.
- PIERIS JAPONICA 'LITTLE HEATH' - JAPANESE PIERIS
1 GAL. CONT., FULL PLANTS, 24" O.C.
- PINUS MUGO PUMILIO - DWARF MUGO PINE
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- RIBES SANGUINEUM 'KING EDWARD VII' - RED CURRANT
5 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- SALIX PURPUREA NANA - PURPLEOSIER WILLOW
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- THUJA OCCIDENTALIS 'SMARAGD' - EMERALD ARBORVITAE
3' B&B, FULL PLANTS, SPACE AS SHOWN
- SEEDDED LAWN (IRRIGATED)
SEE SPECIFICATIONS

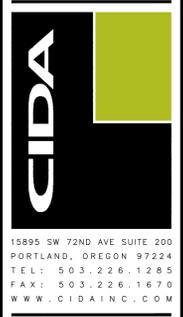
NOTES

1. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL AS SPECIFIED.
2. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS AS PROVIDED AS PART OF THE CONSTRUCTION DOCUMENT PACKAGE. SEE SHEETS L2.1 & L2.2 FOR TYPICAL DETAILS.
3. ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATIC, PERMANENT, UNDERGROUND IRRIGATION SYSTEM UNLESS OTHERWISE NOTED.

NORTH
PLANTING PLAN
 SCALE 1" = 20'

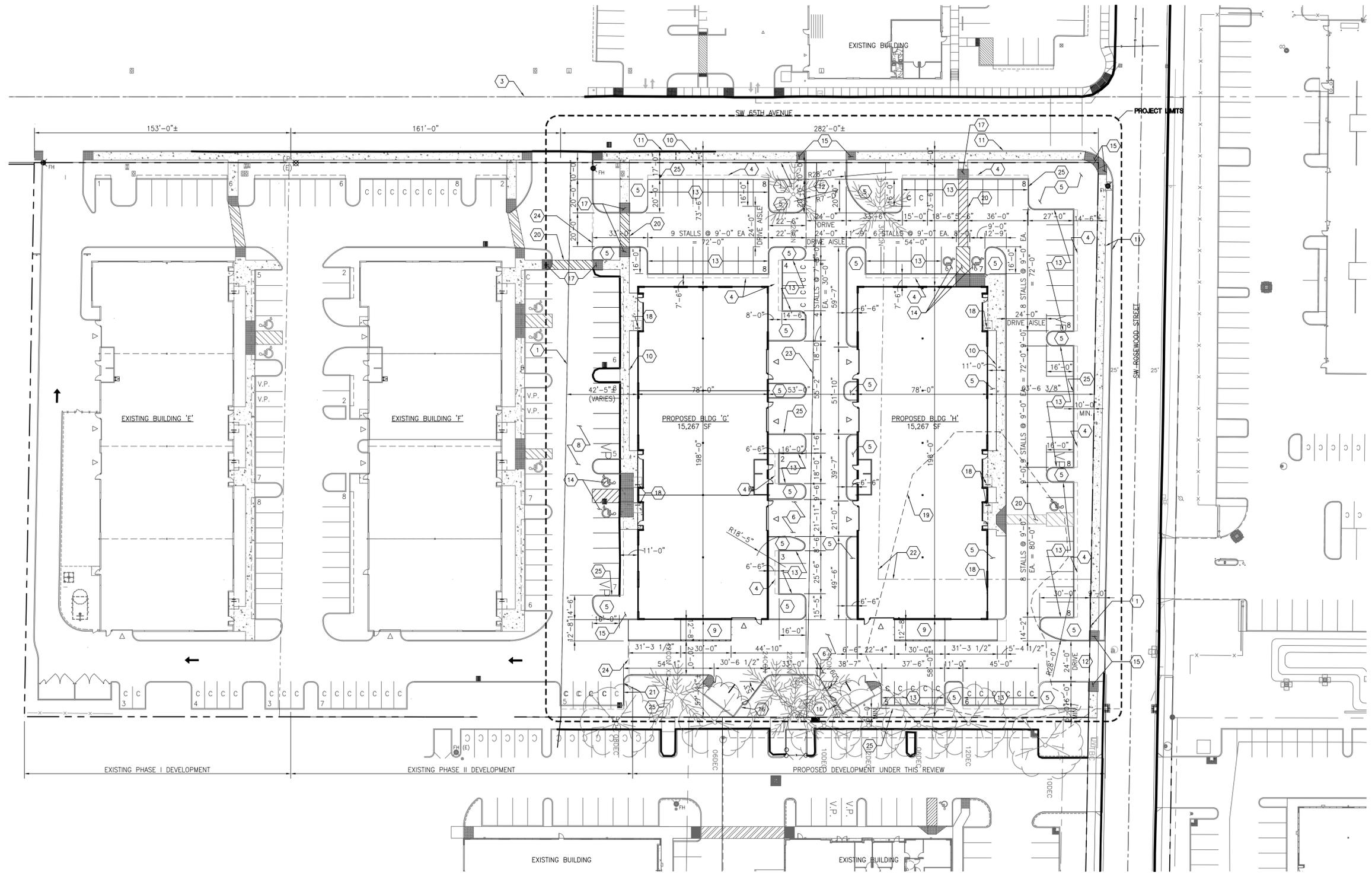


ISSUED DATE:
 1 ARCHITECTURAL REVIEW 2/26/15



NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK - HALE NORTH
 17500 SW 65TH AVE.
 TUALATIN, OR 97070

PLANTING PLAN
L1.0
 140236.01
 © 2015 CIDA, P.C./CIDA ALL RIGHTS RESERVED



KEYNOTES

- 1 EXISTING PROPERTY LINE TO REMAIN.
- 2 @ SW ROSEWOOD STREET.
- 3 CLACKAMAS COUNTY/ WASHINGTON COUNTY BOUNDARY.
- 4 DESIGNATED 2'-6" PARKING OVERHANG.
- 5 LANDSCAPED AREA PER LANDSCAPE PLAN.
- 6 PAVED AREA -- ASPHALT OVER GRAVEL BASE PER CIVIL.
- 7 CONCRETE PAD.
- 8 EXISTING PAVEMENT.
- 9 SUNKEN LOADING DOCK DRIVE
- 10 5'-6" CONCRETE SIDEWALK --- SEE DETAIL 1, 2 & 12/A0.2.
- 11 6" CURB AND SIDEWALK PER CITY OF TUALATIN STANDARDS.
- 12 NEW CURB CUT AND DRIVEWAY PER CITY OF TUALATIN STANDARDS.
- 13 NEW VEHICULAR PARKING STALLS PER SIZE INDICATED ON PLAN.

- 14 ADA ACCESSIBLE PARKING STALL AND ACCESS AISLE PER 2007 OSSC STANDARDS --- SEE DETAIL 7/A0.2.
- 15 ADA ACCESSIBLE CURB RAMP W/ APPROVED ADA DETECTABLE WARNING PER CITY OF TUALATIN STANDARDS.
- 16 NEW SOLID WASTE/RECYCLING ENCLOSURE AT 264 SF --- SEE DETAILS 10&11/A0.2
- 17 ADA CURB RAMP --- SEE DETAIL 4/A0.2.
- 18 BICYCLE PARKING AND SIGNAGE --- SEE DETAIL 5/A0.2.
- 19 WETLAND TO BE FILLED IN PER CWS/ACE APPROVAL.
- 20 ADA DETECTABLE CROSSWALK --- SEE DETAIL 8/A0.2.
- 21 ALIGN NEW CURB WITH EXISTING CURB.
- 22 EXISTING PROPERTY LINE TO BE REMOVED.
- 23 FUTURE PROPERTY LINE.
- 24 EXISTING CURB TO BE REMOVED.
- 25 6" CAST-IN-PLACE CONCRETE CURB --- SEE DETAIL 3/A0.2.

LEGEND

- DS DOWNSPOUT
- Handicap Parking Stall
- C COMPACT PARKING STALL
- Manhole/Drywell
- FH FIRE HYDRANT
- Fire Department Connection
- (E) CATCH BASIN
- EXISTING DRIVE-IN DOOR
- DOCK-HIGH DOOR
- DOWNSPOUT LIGHT POLE
- DOUBLE DETECTOR CHECK VALVE
- WATER METER
- BACK FLOW PREVENTER
- TEMPORARY BENCHMARK
- TEMP V.P.
- Vanpool Parking Stall
- EXISTING TREE TO REMAIN

NORTH

SITE PLAN
 SCALE 1" = 30'

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- TYPICAL CURB RADIUS = 3' UNLESS NOTED OTHERWISE.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY WEDDLE SURVEYING DATED 12/29/2014

ISSUED DATE
 1 ARCHITECTURAL REVIEW 2/26/15

CIDA
 ARCHITECTURE
 ENGINEERING
 PLANNING
 INTERIORS
 LANDSCAPE

15895 SW 72ND AVE SUITE 200
 PORTLAND, OREGON 97224
 TEL: 503.226.1285
 FAX: 503.226.1670
 WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK- HALE NORTH
 17500 SW 65TH AVE.
 TUALATIN, OR 97070

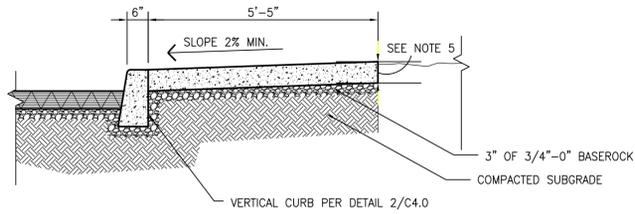
ARCHITECTURAL SITE PLAN

A0.1

140236.01

© 2015 CIDA, P.C./CDA ALL RIGHTS RESERVED

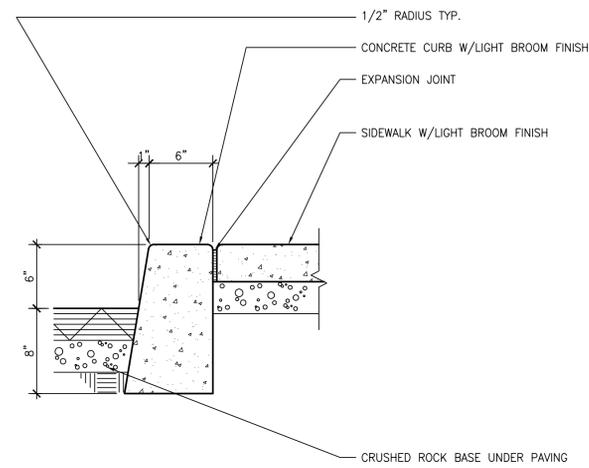
© 2008 CIDA, INC. ALL RIGHTS RESERVED



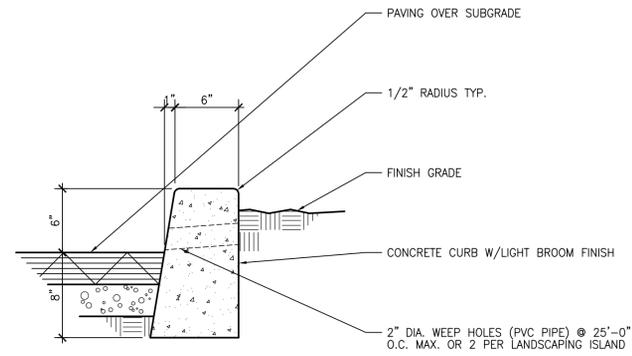
NOTES

1. CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1-1/2" TO 3".
2. PANELS SHALL BE 5 FEET LONG.
3. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, WHEELCHAIR RAMPS, AND AT SPACING NOT TO EXCEED 45 FEET.
4. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.
5. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES IF MOUNTABLE CURB IS USED OR IF SIDEWALK IS INTENDED AS PORTION OF DRIVEWAY. OTHERWISE CURB SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES.
6. DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PVC PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.

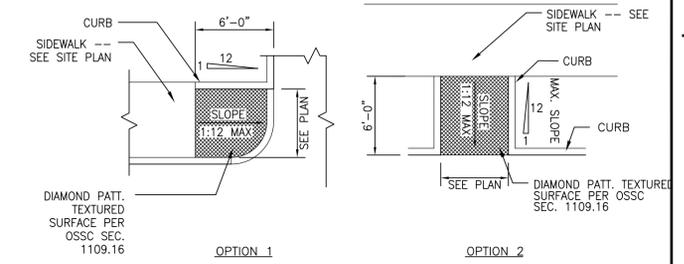
1 CONCRETE SIDEWALK
A0.2 NOT TO SCALE 02525-08



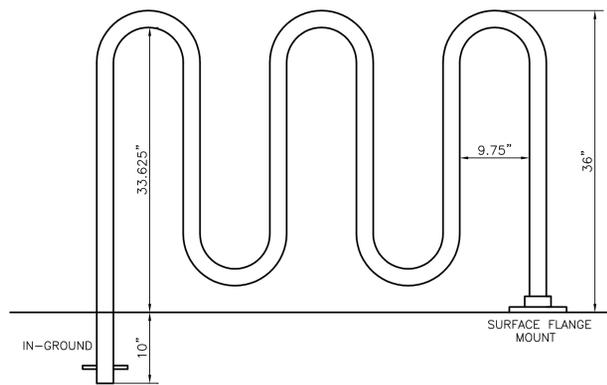
2 CAST-IN-PLACE CONCRETE CURB & SIDEWALK
A0.2 1 1/2" = 1'-0" 02525-08



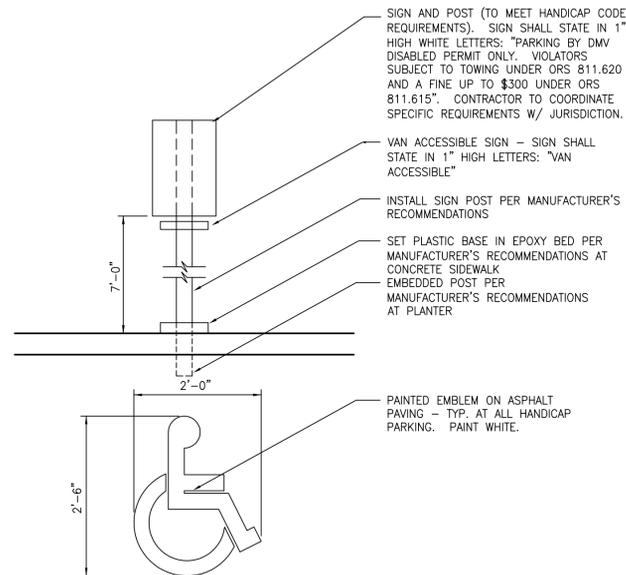
3 CAST-IN-PLACE CONCRETE CURB
A0.2 1 1/2" = 1'-0" 02525-08



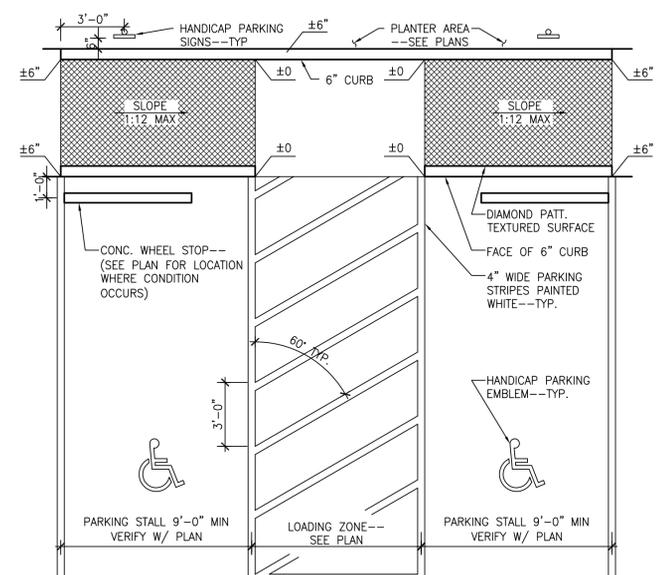
4 ADA DETECTABLE CURB RAMP
A0.2 SCALE: N.T.S. 02550-02



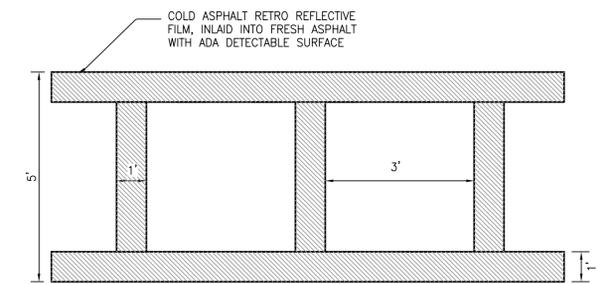
5 BICYCLE RACK
A0.2 SCALE: N.T.S. 02580-08



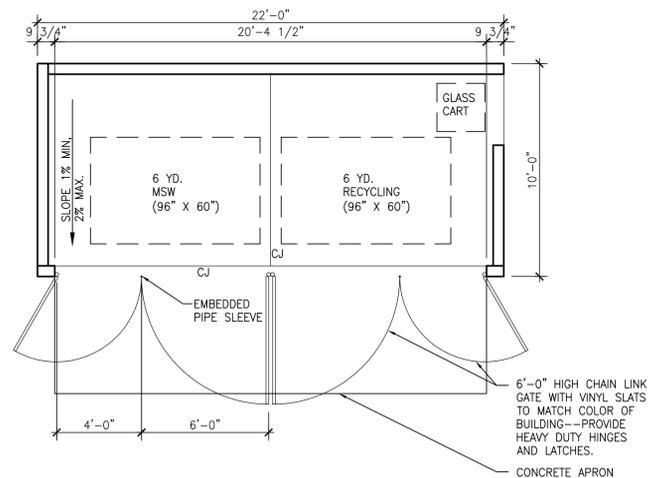
6 HANDICAP PARKING EMBLEM AND SIGN
A0.2 NOT TO SCALE 02580-04



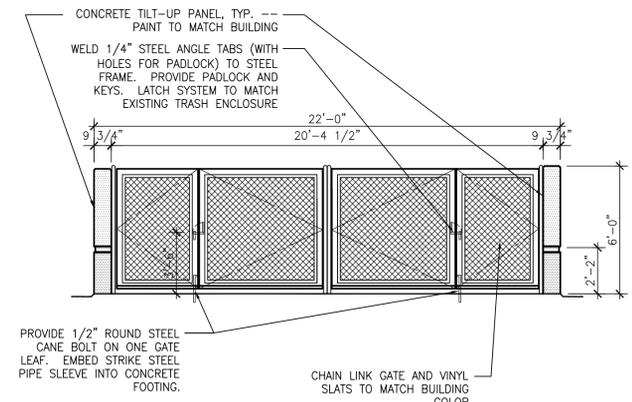
7 DOUBLE LOADING HANDICAP PARKING STALL
A0.2 1/4" = 1'-0" 02580-03



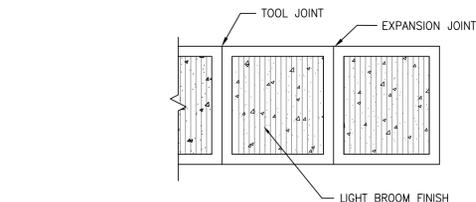
8 ADA DETECTABLE CROSSWALK
A0.2 SCALE: N.T.S. 02550-01



10 TRASH ENCLOSURE PLAN
A0.2 NOT TO SCALE 140236.01



11 TRASH ENCLOSURE ELEVATION
A0.2 NOT TO SCALE 140236.01



12 CONCRETE SIDEWALK FINISH DETAIL
A0.2 NOT TO SCALE 140236.01

NOTE: ALL TOOLED JOINTS SHALL BE FINISHED WITH A 2" SMOOTH FINISH (SHINER'S EDGE). ALL SIDEWALKS SHALL HAVE A TYPICAL LIGHT BROOM FINISH UNLESS OTHERWISE NOTED.

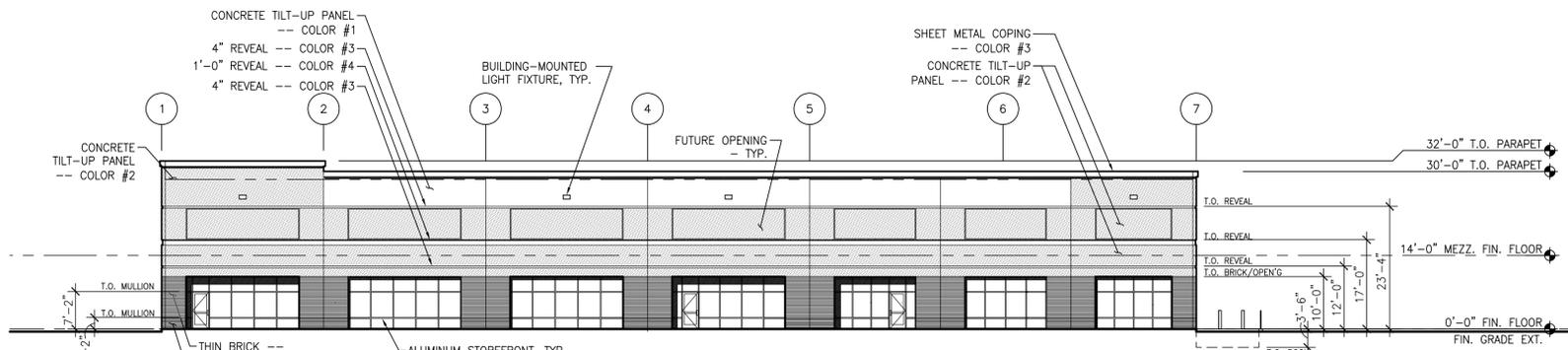
ISSUED DATE
1 ARCHITECTURAL REVIEW 2/26/15

CIDA
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
LANDSCAPE

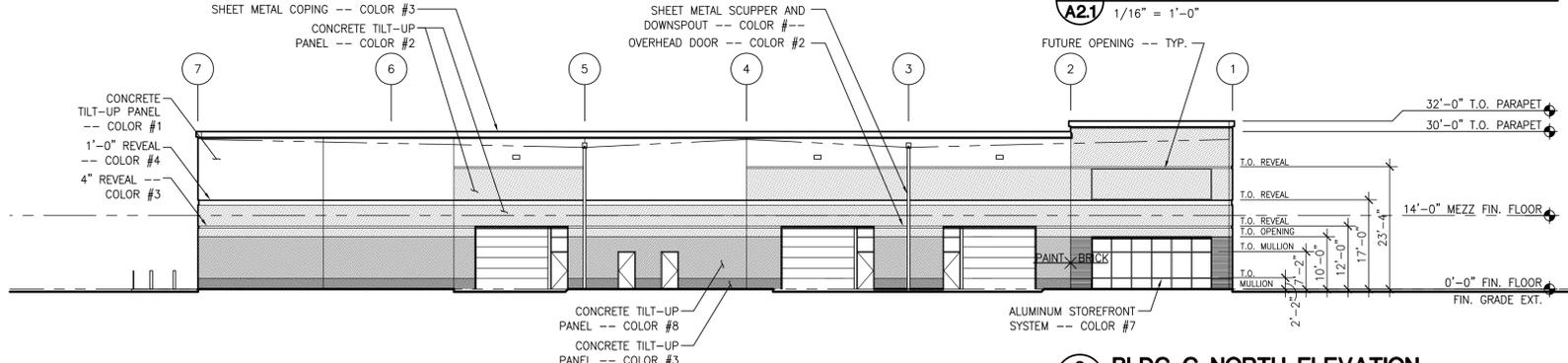
15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1870
WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK- HALE
NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070

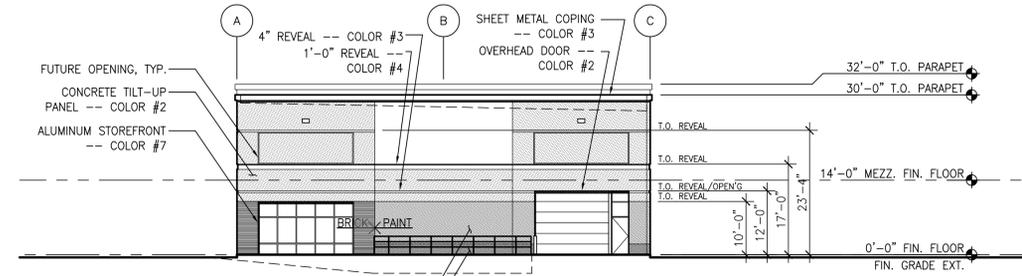
SITE DETAILS
A0.2
140236.01
© 2015 CIDA, P.C./ODA ALL RIGHTS RESERVED



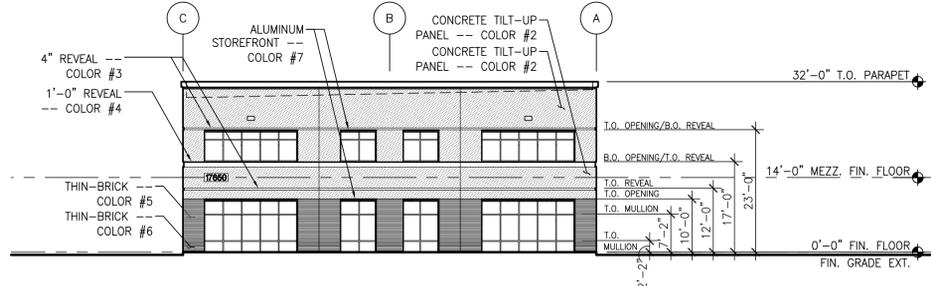
1 BLDG G SOUTH ELEVATION
A2.1 1/16" = 1'-0"



3 BLDG G NORTH ELEVATION
A2.1 1/16" = 1'-0"

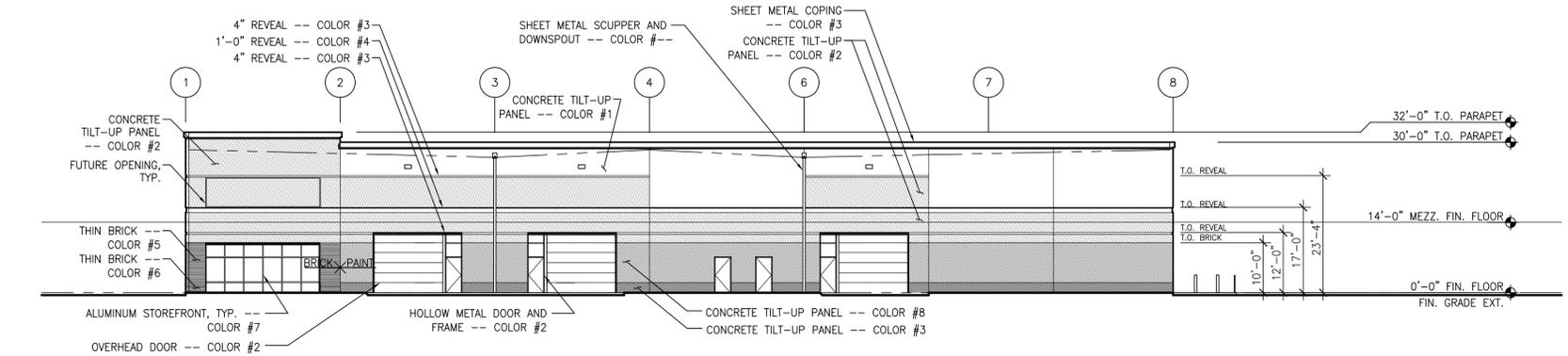


2 BLDG G EAST ELEVATION
A2.1 1/16" = 1'-0"

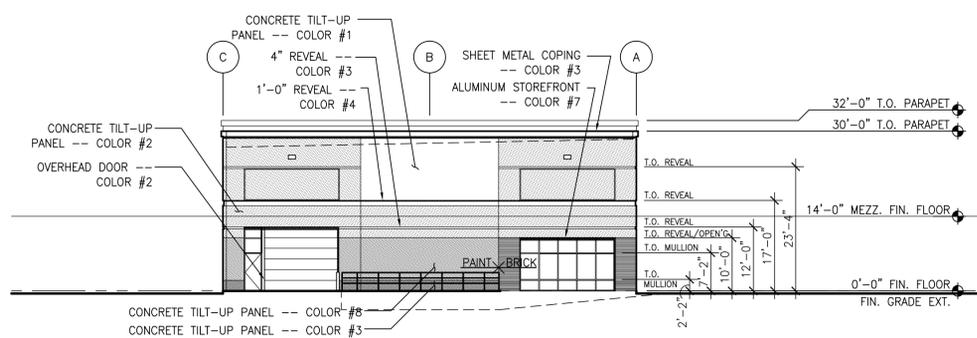


4 BLDG G WEST ELEVATION
A2.1 1/16" = 1'-0"

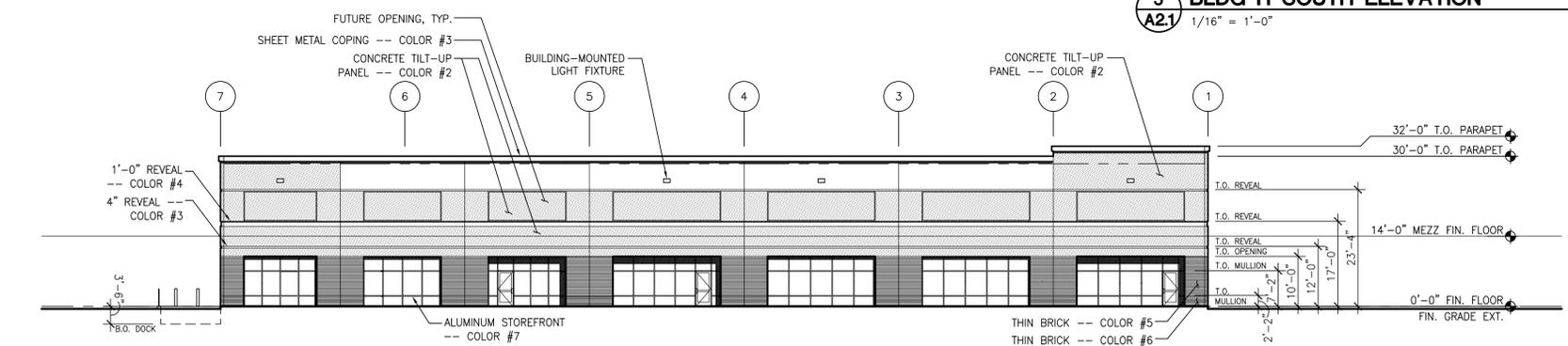
COLOR SCHEDULE		
NUMBER	COLOR NAME	PRODUCT NUMBER
1	ALECON LACE	8751W
2	CORNICO BEIGE	8753M
3	CORDWOOD	8756N
4	HEARTWOOD	8366N
5	INCA - MISSION	---
6	MAUNA LOA - MISSION	---
7	DARK BRONZE - ANODIZED	---
8	SPICENUT	8755A



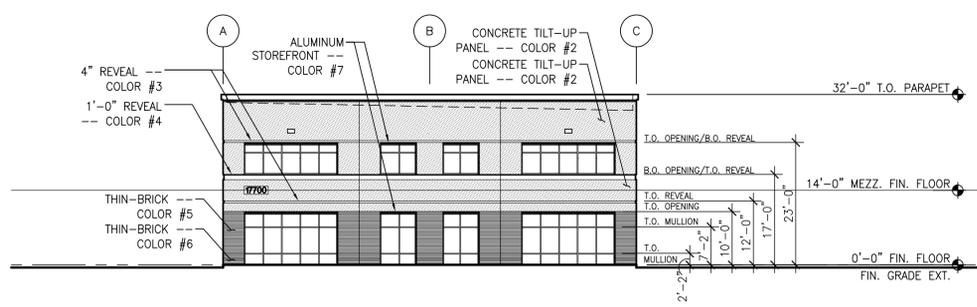
5 BLDG H SOUTH ELEVATION
A2.1 1/16" = 1'-0"



6 BLDG H EAST ELEVATION
A2.1 1/16" = 1'-0"



7 BLDG H NORTH ELEVATION
A2.1 1/16" = 1'-0"



8 BLDG H WEST ELEVATION
A2.1 1/16" = 1'-0"

ISSUED DATE
1 ARCHITECTURAL REVIEW 2/26/15

CIDA
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
LANDSCAPE

15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.228.1285
FAX: 503.228.1870
WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK- HALE
NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070

BLDG G & H
EXTERIOR ELEVATIONS

A2.1
140236.01
© 2015 CIDA, P.C./CIDA ALL RIGHTS RESERVED

Sensitive Area Pre-Screening Site Assessment

1. **Jurisdiction:** Tualatin

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

Tax lot ID(s): _____
600, 700

Site Address: 17500 sw 65th ave

City, State, Zip: tualatin, or 97035

Nearest Cross Street: rosewood st.

3. **Owner Information**

Name: Mike Berrey

Company: Berrey Properties

Address: 6305 SW Rosewood st., Suite D

City, State, Zip: Lake Oswego, OR 97035

Phone/Fax: (503) 697-3310

E-Mail: mikeberrey@berreyproperties.com

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: Sander Kohler

Company: CIDA, Inc.

Address: 15895 SW 72nd Ave, Suite 200

City, State, Zip: Portland, Oregon, 97224

Phone/Fax: (503) 226-1670

E-Mail: sanderk@cidainc.com

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

Location and description of off-site work Street and sidewalk improvements.

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 Sander Kohler Print/Type Title _____

ONLINE SUBMITTAL

Date 2/10/2015

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 Marshall Date 2/11/15

MEMORANDUM

DATE: February 26, 2015
TO: Clean Water Services
BY: Craig Harris, PE
SUBJECT: Stormwater Management Memo
PROJECT: Meridian Business Park - Hale North, Tualatin OR
PROJECT NO.: A15036.11

This memorandum is to outline the stormwater management process utilized for the Meridian Business Park - Hale North project located in Tualatin, Oregon.

The site is located at the corner of 65th Avenue and Rosewood Street in Tualatin, Oregon. The project will include the construction of two separate new buildings as well as a water quality / water quantity facilities. The existing site consists of mostly cleared area with scattered trees. The proposed buildings will each cover 15,900sf for a total of approximately 31,800sf. The new impervious paving will cover 42,421sf. The total proposed impervious area for the site is 74,221sf. The total site area is 93,802sf. Water quality has been designed to CWS requirements and quantity to City of Lake Oswego requirements due to the project being with in the CWS jurisdiction but the runoff flowing to the City's jurisdiction.

The stormwater quality will be accomplished by the installation of a new 72" storm water quality manhole. Contech builds the device specified for this project. The water quality treatment capacity for this device was accomplished using 0.36in over a 4-hour period over the post-development impervious area.

Storm water runoff will be detained in an underground chamber system underneath the northern portion of the parking lot. From the detention system the water will be routed through a flow control manhole, then the water quality manhole and then piped into an existing stormwater system in SW Rosewood St. The stormwater will be released from the control manhole at a rate so the post construction 50-year, 24-hour design storm equals the release rate of the pre-development 10-year 24-hour storm.

Conveyance piping is sized to handle expected flows from the 25yr design storm as specified in CWS Design and Construction Standards Manual, June 2007 R&O 7-20.

cc: File



10295 SW Ridder Road, Wilsonville, OR 97070
O: 503.570.0626 F: 503.982.9307 republicservices.com

Sander Kohler
Architectural Intern
CIDA Inc.
15895 SW 72nd Ave.
Suite 200
Portland, Oregon 97224

Re: Meridian Business Park Property

Dear Sander;

Thank you, for sending me your site plans for this new development in Tualatin, off of 65th Avenue.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Tualatin. We provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

The changes you made for the location & sizes of the enclosure, the opening of the gates, and the permanent opening on the side are very much appreciated. With the changes I do not foresee any problems for my company to be able to provide solid waste and recycling services to this site.

Thank you Sander; for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink that reads "Frank J. Lonergan".

Frank J. Lonergan
Operations Manager
Republic Services Inc.



IBPOD SUMMARY

DATE: 6.10.15

PROJECT TITLE: Meridian Business Park – G and H

PROJECT NUMBER: 140236.01

BY: Tara W. Lund

15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

Building	Tax Map	Bldg Areas	Total/Anticipated Office/Childcare Areas
Federal Express	2S113A 1200 (2.25 ac)	105,342 sf	--
Federal Express	21E18BB 2300 (4.43 ac)	--	--
Meridian Building 'A'	21E18BB 2400 (1.93 ac)	24,360 sf	11,920 sf
Meridian Building 'B'	21E18BB 2400 (2.31 ac)	40,713 sf	--
Meridian Building 'C'	21E18BC 300 (1.57 ac)	24,400 sf	--
Meridian Building 'D'	21E18BC 301 (1.2 ac)	19,246 sf	--
Meridian Building 'E'	21E18BC 500 (1.27 ac)	17,595 sf	17,595 sf (Childcare 6.3%)
Meridian Building 'F'	21E18BC 501 (2.25 ac)	17,595 sf	5,144 sf
Meridian Building 'G'	21E18BC 700 (1.11 ac)	15,267 sf	4,000 sf
Meridian Building 'H'	21E18BC 600 (1.30 ac)	15,267 sf	4,000 sf
Total:	19.62 acres	279,785 sf	42,659 sf (15.2%)

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
LANDSCAPE

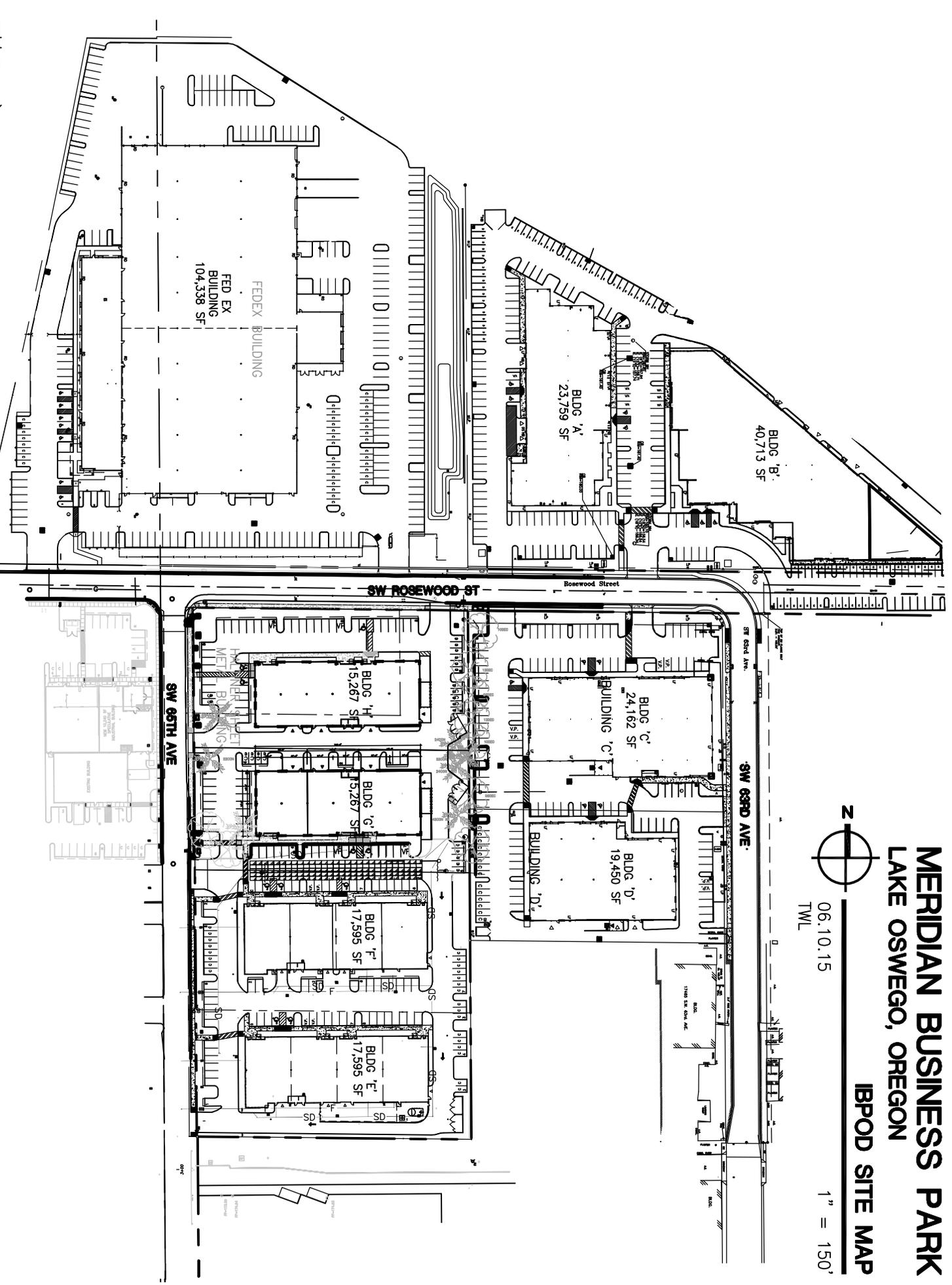
MERIDIAN BUSINESS PARK LAKE OSWEGO, OREGON

IBPOD SITE MAP



06.10.15
TWL

1" = 150'



15895 SW 72nd Avenue SUITE 200 PORTLAND, OREGON 97224 TEL: (503) 226-1285 FAX: (503) 226-1670

ARCHITECTURE ♦ ENGINEERING ♦ PLANNING ♦ INTERIORS

MEMORANDUM

Date: April 30, 2015
To: Colin Cortes, Assistant Planner, City of Tualatin
From: Jackie Sue Humphreys, Clean Water Services (the District)
Subject: Meridian Park – Hale North Buildings G & H, AR-15-06, 21E18BC00600, 00700

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE

A Clean Water Services (the District) Storm Water Connection Permit Authorization must be obtained. Application for the District's Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 07-20, (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 2.04.2.b-1.
- 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.
- c. Detailed plans showing each lot within 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 07-20, Section 4.05.5, Table 4-1. Access shall be provided for maintenance of facility per R&O 07-20, 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 the District's 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 the District's approval of storm or sanitary sewer compliance to the NPDES permit held by the District. The District, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.

Colin Cortes

From: Lynette Sanford
Sent: Monday, April 20, 2015 8:52 AM
To: Colin Cortes
Subject: FW: Architectural Review - AR-15-06 - Meridian Business Park, 17400 SW 65th Ave - Comments due 4/29/15

From: Cousineau, John [<mailto:John.Cousineau@ftr.com>]
Sent: Monday, April 20, 2015 8:46 AM
To: Lynette Sanford
Subject: RE: Architectural Review - AR-15-06 - Meridian Business Park, 17400 SW 65th Ave - Comments due 4/29/15

There appears to be some involvement with Frontier Communications equipment. Please have the developer contact me to arrange for a meeting to discuss. Thank you.

John Cousineau
Network Engineer, Network Engineering & Planning
Frontier Communications
4155 SW Cedar Hills Blvd.
Beaverton, OR. 97055
503-643-0371(o)
971-708-2412(c)
503-643-0977(f)
john.cousineau@ftr.com



"I Can Help You"

From: Lynette Sanford [<mailto:LSanford@ci.tualatin.or.us>]
Sent: Wednesday, April 15, 2015 10:42 AM
To: Clackamas County; Clackamas County (2); Clean Water Services; Cousineau, John; Metro; Metro - Matt Bihn; NW Natural Gas; ODOT; PGE; PGE; PGE; PGE-Ken Spencer; duinn@loswego.k12.or.us; Republic Services; Tri Met; TVFR; US Postal Service; Washington County - Naomi Vogel; WCCCA; Alice Cannon; Aquilla Hurd-Ravich; Ben Bryant; Don Hudson; Jerald Postema; Jim Sayers; Kelsey Lewis; Kent Barker; Linda Moholt; Linda Odermott; Martin Loring; Matt Peckinpah; Mick Wilson; Paul Hennon; Rich Mueller; Sean Brady; Sherilyn Lombos; Tom Scott; Tom Steiger; Tony Doran; afamhouse@gmail.com; alan.jo@frontier.com; alex.simshaw@gmail.com; atasaedi@hotmail.com; cjben5915@hotmail.com; cmdarby@comcast.net; cphill9@comcast.net; dormanc@wcb.com; doug_ulmer@comcast.net; erik@johannesfamily.com; famtuninstall1@frontier.com; gannett@oregonrn.org; jan.giunta@gmail.com; jbcgmag@comcast.net; jmakarowsky@comcast.net; john.howorth@3j.consulting.com; jon@tualatinlife.com; jraikoglo@aol.com; jrpride@frontier.com; kaydix@comcast.net; loop@klcorp.com; rachelcarpenterrealty@gmail.com; rcco@earthlink.com; robertekellogg@yahoo.com; roy@rueckco.com; s.caporale@comcast.net; s.caporale@yahoo.com; sander5389@comcast.net; Scott Miller; stefan@feuerherdtlaw.com; tualatincommercialcio@gmail.com; tualatinindustrialcio@gmail.com; willie.fisher@gmail.com
Cc: Colin Cortes; Ginny Kirby
Subject: Architectural Review - AR-15-06 - Meridian Business Park, 17400 SW 65th Ave - Comments due 4/29/15

We've received an Architectural Review application (AR-15-06) to construct within Meridian Business park two speculative multi-tenant Buildings G & H, each 15,267 sq ft and totaling 30,534 sq ft. This project is located at 17400 SW 65th Ave, TLID 21E18BC00600 & 700.

You may view the application materials on our web page: <http://www.tualatinoregon.gov/planning/ar-15-06-meridian-business-park-hale-north-buildings-g-h>

Lynette Sanford

Office Coordinator

City of Tualatin | Planning Division

503.691.3026 | www.tualatinoregon.gov



April 28, 2015

Colin Cortes - Associate Planner
City of Tualatin
18880 SW Martinazzi Road
Tualatin, Oregon 97062

Re: AR-15-06, Meridian business park

Dear Colin,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

FIRE APPARATUS ACCESS:

1. **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)
2. **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)
3. **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)
4. **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)
5. **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)
6. **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)
7. **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 code official. 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)

8. **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)
25. **TRAFFIC CALMING DEVICES:** Shall be prohibited on fire access routes unless approved by the Fire Code Official. See Application Guide Appendix A for further information. (OFC 503.4.1). Traffic calming devices on public and private roadways built under municipal road standards are recommended to comply with Appendix A.
26. **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
27. **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)
28. **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)

BUILDING ACCESS AND FIRE SERVICE FEATURES

29. **KNOX BOX:** A Knox Box for building access is required for this building. Please contact the Fire Marshal’s Office for an order form and instructions regarding installation and placement. (OFC 506.1)
30. **UTILITY 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. **FIRE ALARM VERIFICATION:** Supervisory Stations shall not retransmit alarm signals to Public Fire Service Dispatch and Communication Centers until an attempt is made to verify the accuracy of the alarm signal at the protected premise. The verification attempt shall be made within 90 seconds of the receipt of the alarm signal. If the protected premise is contacted and can confirm that no fire or emergency condition exists, then the alarm signal shall not be retransmitted. In all other situations, the alarm signal shall be retransmitted immediately. (OFC 907.7.6)
Exception: Water flow and manual pull station alarms shall be immediately retransmitted without verification.
32. **EMERGENCY RESPONDER RADIO COVERAGE:** The Oregon Fire Code (OFC) requires that certain newly constructed buildings have approved levels of emergency radio signal strength per OFC 510.2 (relative to existing levels of public radio coverage available at the exterior). Where the design of the building reduces the level of coverage inside of the building 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. See Appendix for Policy. (OFC 510)

FIREFIGHTING WATER SUPPLIES

33. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with residual pressure (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.
Note: OFC B106, Limiting Fire-Flow is also enforced, except for the following:
 - 1) In areas where the water system is already developed, the maximum needed fire flow shall be either 3,000 GPM or the available flow in the system at 20 psi, whichever is greater.
 - 2) In new developed areas, the maximum needed fire flow shall be 3,000 GPM at 20 psi.
 - 3) Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1
34. **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)

35. **WATER SUPPLY DURING CONSTRUCTION:** Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)

FIRE HYDRANTS

36. **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)

- 1) This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
- 2) 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.

37. **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C 105.1.

**TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a,b,c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^d
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more ^e	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers which can be crossed by firefighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.

38. **FIRE HYDRANT(S) PLACEMENT:** (OFC C104)

- 1) 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)
- 2) 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 code official.
- 3) 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 code official.

- 4) 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 code official.
39. **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 code official. (OFC C102.1)
40. **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)
41. **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)
42. **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)
43. **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)
44. **FIRE DEPARTMENT CONNECTIONS (FDCs):** A fire hydrant shall be located within 100 feet of a fire department connection (FDC) or as approved. Fire hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle. (OFC 912 & NFPA 13)
45. **FIRE DEPARTMENT CONNECTION LOCATIONS:** FDCs shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1)
- 1) 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.
 - 2) FDCs shall be plumbed on the system side of the check valve when sprinklers are served by underground lines also serving private fire hydrants (as diagramed below).

If you have questions or need further clarification, please feel free to contact me at (503) 649-8577.

Sincerely,



Ty Darby
Deputy Fire Marshal II

Cc: file

HELPFUL LINKS:

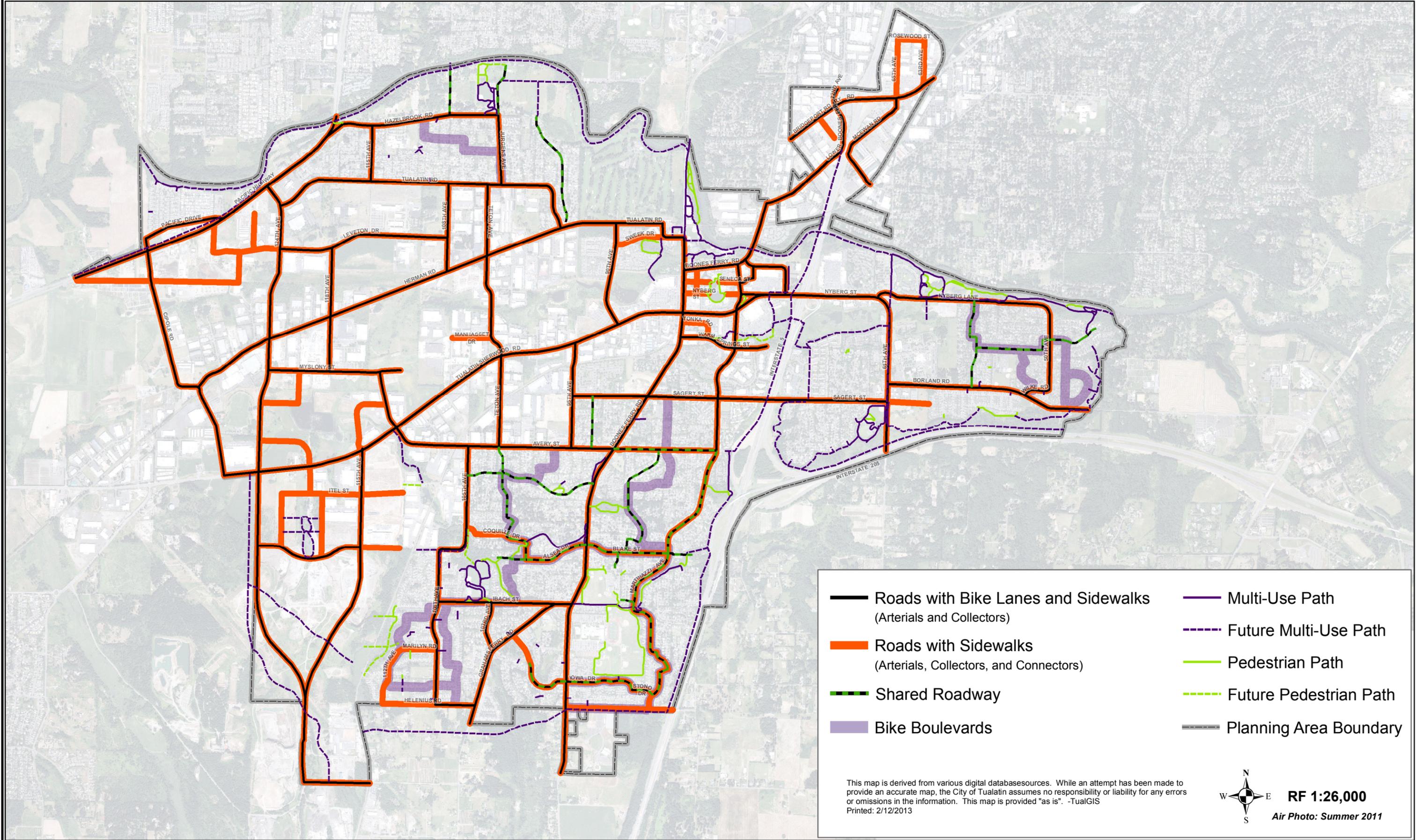
Oregon Fire Code:

http://ecodes.biz/ecodes_support/free_resources/Oregon/14_Fire/14_ORFire_main.html

Oregon Structural Specialty Code:

http://ecodes.biz/ecodes_support/free_resources/Oregon/14_Structural/14_ORStructural_main.html

Figure 11-4: Bicycle and Pedestrian Plan



- | | |
|---|--|
|  Roads with Bike Lanes and Sidewalks
(Arterials and Collectors) |  Multi-Use Path |
|  Roads with Sidewalks
(Arterials, Collectors, and Connectors) |  Future Multi-Use Path |
|  Shared Roadway |  Pedestrian Path |
|  Bike Boulevards |  Future Pedestrian Path |
| |  Planning Area Boundary |

This map is derived from various digital databasesources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS
Printed: 2/12/2013

GUIDELINES FOR GOOD EXTERIOR LIGHTING PLANS

Prepared by: The Dark Sky Society (<http://www.darksksociety.org/>) 2009

These guidelines have been developed in consultation with lighting professionals (with experience in developing good lighting plans) to aid communities wishing to control light pollution and preserve the night sky.

Outdoor lighting should be carefully designed with regard to placement, intensity, timing, duration, and color. Good lighting will:

- **Promote Safety**

“More light” is not necessarily “better”. If not designed and installed correctly, unsafe glare can result, reducing the effect of lighting which can contribute to accidents and hinder visibility. Lighting that is too bright interferes with the eye's ability to adapt to darker areas.

- **Save Money**

Adhering to professionally recommended light levels provides adequate illumination. Shielded fixtures with efficient light bulbs are more cost-effective because they use less energy by directing the light toward the ground. See this website for cost comparisons: <http://www.netacc.net/~poulsen/lightcost.html>

- **Conserve Natural Resources**

Inappropriate or excessive lighting wastes our limited natural resources and pollutes the air and water by unnecessarily burning our limited supply of fossil fuels.

- **Be Better Neighbors**

Excessive or misdirected lighting can intrude on the privacy of others when light or glare trespasses over property lines.

- **Retain Community's Character and Reduce Skyglow**

Our clear view of the dark starry night sky is a resource to be preserved and protected. Stray and excessive lighting contributes to "light pollution", clutter, and unnatural "sky glow".

- **Protect Ecology of Flora and Fauna**

Research studies indicate that artificial night lighting disrupts the migrating, feeding, and breeding habits of many wildlife species, as well as growth patterns of trees. See references in [The Ecological Consequences of Artificial Night Lighting](#).

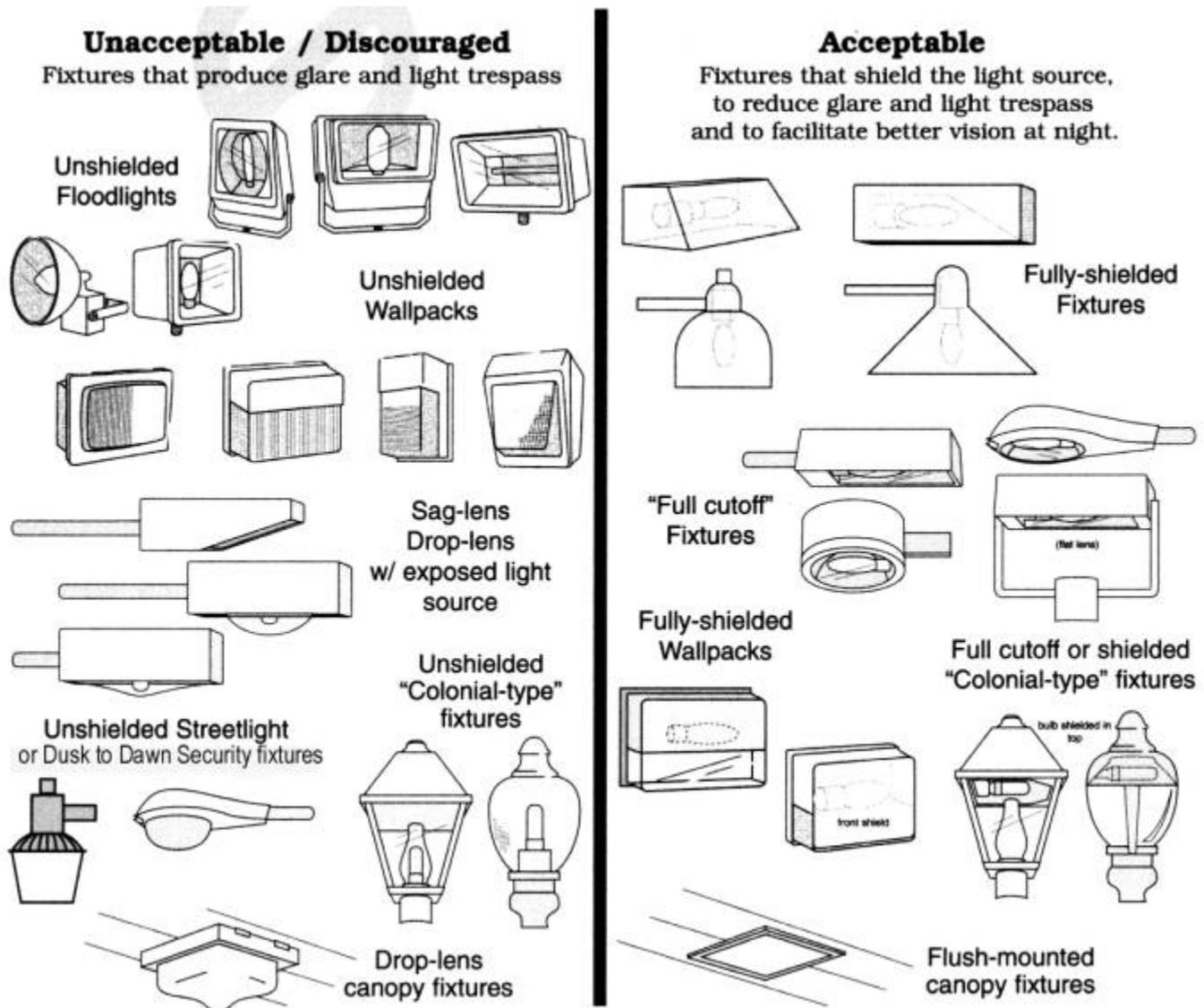
- **Reduce Health Risks**

Light at night not only disrupts your sleep but also interferes with your circadian rhythms. Recent research indicates that intrusive lighting may reduce the production of melatonin, a beneficial hormone, and a resulting raise in the rates of breast and other cancers.

- Included:**
1. **Diagrams of Acceptable/Unacceptable Lighting Fixtures**
 2. **How to Develop an Acceptable Lighting Plan**
 3. **Definitions of Full Cut Off, Shielded, and RLM sign lighting Fixtures**
 4. **Lighting Plan Submissions**
 5. **Recommended Illumination Levels for various tasks**

UNSHIELDED FIXTURES

Full Cutoff and Fully Shielded Fixtures



Diagrams courtesy of Bob Crelin

***** Ask your local electrical suppliers for "full-cut off" or "fully shielded" light fixtures. Once you have selected fixtures which are compatible with your architecture and community, contact the manufacturer's representative to see a sample of the fixture(s) and to ask for a free lighting plan. If you have a CAD file, the plan can be easily provided in a short period of time. *****

Most lighting manufacturers have Application Departments which will execute free lighting plans to meet local lighting codes.

See this website for links to manufacturers:

<http://www.darksky.org/mc/page.do?sitePageId=56422&orgId=idsa>

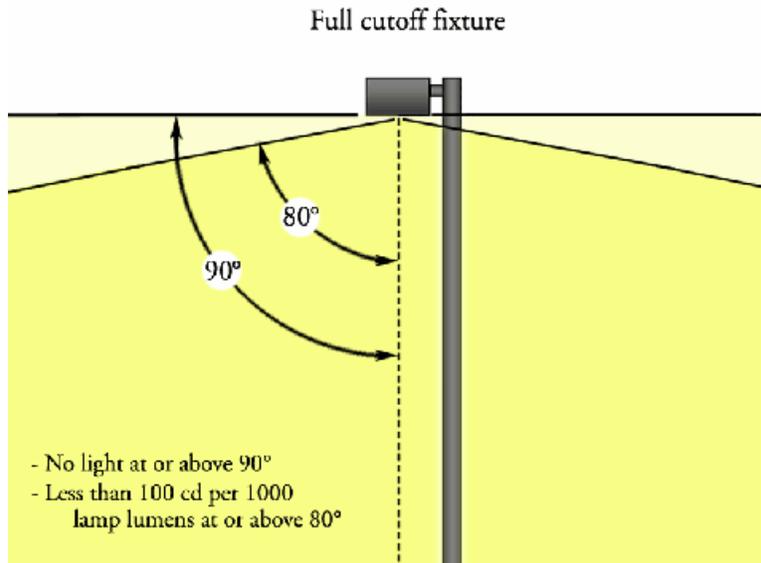
Sample of Web retailers:

www.starrynightlights.com and www.greeneearthlighting.com

How to Develop an Acceptable Lighting Plan

1. Identify where as well as when lighting is needed. Confine and minimize lighting to the extent necessary to meet safety purposes. Plans should define the areas for which illumination is planned. Itemizing each area (e.g. parking lot, doorways, walkways, signage, foliage) with the anticipated hours of use. Commercial outdoor lighting should be used for safe pedestrian passage and property identification, and lit during active business hours and shut off afterward.
2. Direct light downward by choosing the correct type of light fixtures. (See Appendix 3). Specify IES (Illuminating Engineering Society) "Full Cut Off" designated or "fully shielded" fixtures, so that no light is emitted above the lowest light emitting part of the fixture. Top mounted sign lighting is recommended with "RLM" (dish) type shields, and aimed so that the light falls entirely on the sign and is positioned so that the light source (bulb) is not visible from any point off the property or into the roadway to reduce glare. For each one square foot of sign, usually no more than 200 lumens is necessary for good visibility.
3. Select the correct light source (bulb type). Compact fluorescent (2300K) or High Pressure Sodium is recommended unless the light is motion sensor activated, in which case incandescent or the instant start compact fluorescent bulbs can be used. Metal Halide (due to its higher costs, energy use, impact on the environment, and greater contribution to "sky glow") is discouraged, as well as light sources rated over 3000 Kelvin; and outdated Mercury Vapor bulbs are prohibited.
4. Utilize "shut off" controls such as sensors, timers, motion detectors, etc. Automatic controls turn off lights when not needed. All lights should be extinguished no later than one half hour after the close of business. Additional motion sensor activated lighting can be used for emergency access. Avoid "dusk-to-dawn" sensors without a middle of the night shut off control. Lights alone will not serve to "protect" property and are a poor "security" device. Examine other means of protecting property and to discourage criminal activity. Let your local police know that you have a "lights out" policy so that they can investigate if they see lights or activity after hours.
5. Limit the height of fixtures. Locate fixtures no closer to the property line than four times the mounting height of the fixture, and not to exceed the height of adjacent structures. (Exceptions may be made for larger parking areas, commercial zones adjacent to highways, or for fixtures with greater cut off shielding behind the pole mount in commercial zones.)
6. Limit light crossing property lines, i.e. "light trespass". Limit light to spill across the property lines. Light levels at the property line should not exceed 0.1 footcandles (fc) adjacent to business properties, and 0.05 fc at residential property boundaries. Utility leased floodlight fixtures mounted on public utility poles in the public right-of-way should not be used.
7. Use the correct amount of light. Light levels and uniformity ratios should not exceed recommended values, per IESNA RP-33 or 20. (See Appendix 5, Recommended Illumination Levels for various tasks.) "Lumen cap" recommendations for areas to be illuminated are as follows: commercial properties in non-urban commercial zones = 25,000 lumens per acre; for projects in residential and LBO zones = 10,000 lumens per acre. For residential properties: for suburban: 50,000 lumens per acre cap, and in urban areas: 100,000.
8. Ask for Assistance Your Planning Department and local lighting sales representatives can assist you in obtaining the necessary information for good lighting. For large projects over 15,000 lumens: greater energy conservation and control of light pollution, light trespass and glare, may be achieved with the help of a professional lighting designer with "dark sky" lighting plan experience.
9. A post installation inspection should be conducted to check for compliance. Substitutions by electricians and contractors are common and should not be accepted. Final Approved Site Plans will not allow additional exterior fixtures or substitutes without reviews.
10. Design interior lighting so that it does not illuminate the outdoors. Provide interior lighting photometrics for the building's perimeter areas, demonstrating that the interior lighting falls substantially within the building and not through the windows. After closing, interior lighting that extends outdoors needs to be extinguished by the use of shut off timers.

Definition of Acceptable Fixtures: "Full Cut Off", "Fully Shielded", and RLM shield.



- "Full Cut Off" fixtures are independently certified by the manufacturers, and do not allow light to be emitted above the fixture and the fixture reduces glare by limiting the light output to less than 10% at and below 10 degrees below the horizontal.
- If the manufacturer is unable to provide the "cut off" characteristics for a fixture (also called a "luminaire"), the following definition needs to be met, which can usually be determined by a visual inspection:

"Fully Shielded": a fixture constructed and installed in such a manner that all light emitted by it, either directly from the lamp (bulb) or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal. This can be determined by a "field test" or a visual assessment of an operating sample.

- Manufacturers and their representatives can provide photographs of light fixtures as "cut sheets" as well as literature confirming the independently tested "cut off" characteristics of their products. These IES files may be assessed for compliance in a computer program: <http://www.3dop.com/index1.html>
- Photometric layouts for different heights, light sources, and wattages, are also available as "IES" files, upon request or through manufacturers' websites.
- Fixtures must be installed properly, so that the bottom of the fixture is level with the ground. Exceptions are often given for sign lighting which requires vertical lighting:



"RLM" sign lighting shield:

Lighting Plan Submissions

The following information needs to be provided to your municipality's review board which will enable them to evaluate the Site Plan for proper exterior lighting:

The Lighting Plan should be depicted on a site plan, indicating the location of each current and proposed outdoor lighting fixture with projected hours of use. This plan will need to be stamped and certified by a licensed professional, such as an architect or engineer. Many lighting manufacturers can provide free photometric layouts on prepared site plans, to conform to your local requirements.

- (1) The lighting plan should include a KEY to the proposed lighting that provides the following information:
 - Type and number of luminaire equipment (fixtures), including the "cut off characteristics", indicating manufacturer and model number(s).
 - Lamp source type (bulb type, i.e. high pressure sodium), lumen output, and wattage.
 - Mounting height with distance noted to the nearest property line for each luminaire.
 - Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
 - Total Lumens for each fixture, and total square footage of areas to be illuminated. For projects that are in commercial zones, the lumens per net acre to be lit, need not exceed 25,000 lumens. For projects in residential or LBO zones: 10,000 lumens.
 - For all plans of more than three fixtures: A Calculation Summary indicating footcandle levels on the lighting plan, noting the maximum, average and minimum, as well as the uniformity ratio of maximum to minimum, and average to minimum levels*.
- (2) Lighting manufacturer-supplied specifications ("cut sheets") that include photographs of the fixtures, indicating the certified "cut off characteristics" of the fixture.
- (3) Footcandle Distribution, plotting the light levels in footcandles on the ground, at the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in footcandle measurements on a grid of the site showing footcandle readings in every five or ten-foot square. The grid shall include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and street lights.) Show footcandle renderings five feet beyond the property lines.*
- (4) If requested by the reviewing agency, a statement from a lighting professional that a plan, other than that set forth, is needed to meet the intent of these standards.
- (5) An environmental impact statement may be required as to the impact of the exterior lighting proposed on flora, fauna, and the night sky. Location of species sensitive to light at night or the proximity to nature preserves or astronomical observatories or "Dark Sky Parks", needs to be indicated.
- (6) On the Approved Plan it should be noted that no substitutions, additions, or changes may be made without prior approval by the governing authority.

* This information can be obtained from the manufacturer, your lighting supplier, or the manufacturer's representative.

Recommended Illumination Levels for various tasks*

I. Table of Limits of Illumination, measured in footcandles (fc) at ground level unless noted:

<u>Task Area</u>	<u>Avg.</u>	<u>Not to exceed:</u>
1. Active Building Entrance Approach	2.0 fc 0.2 fc	5 fc
2. Gas Station Approach		2 fc
3. Gas Station Pump Area		avg: 5 fc
4. Gas Station Service Area		avg: 3 fc
5. Sidewalks	0.2 fc	5 fc
6. Surface of signs		2 fc

II. Average/Minimum/Uniformity Ratio Limits for Parking Lots:

I. Public Parking Lots -- not to exceed:

<u>Average</u>	<u>Minimum</u>	<u>Uniformity Ratio (Max to Min/Avg to Min)</u>
0.8	0.2	20:1 / 4:1

II. Private Parking Lots -- not to exceed:

<u>Average</u>	<u>Minimum</u>	<u>Uniformity Ratio (Max to Min / Avg to Min)</u>
0.5	0.13	20:1 / 4:1

OR:

III. If illuminance grid lighting plans cannot be reviewed or if fixtures do not provide photometrics and bulbs are under 2000 lumens, use these guidelines:

1. Pole shall be no greater in height than four times the distance to the property line.
2. Maximum Lumen Levels for different fixture heights:

<u>Mounting Height (Feet)</u>	<u>Recommended Lumen Maximums</u>
6	500 - 1000 lumens
8	600 - 1,600 lumens
10	1,000 - 2,000 lumens
12	1,600 - 2,400 lumens

FOOTCANDLE: ("FC") – Is the basic unit of illuminance (the amount of light falling on a surface). Footcandle measurement is taken with a hand held light meter. One footcandle is equivalent to the illuminance produced on one square foot of surface area by a source of one candle at a distance of one foot. Horizontal footcandles measure the illumination striking a horizontal plane. Footcandle values can be measured directly with certain handheld incident light meters.

LUMEN – A unit used to measure the actual amount of light that is produced by a bulb. The lumen quantifies the amount of light energy produced by a lamp at the lamp, not by the energy input, which is indicated by the "wattage". For example, a 75-watt incandescent lamp can produce 1000 lumens while a 70-watt high-pressure sodium lamp produces 6000 lumens. Lumen output is listed by the manufacturer on the packaging.

* IES, Recommended Practices, (RP-33-99): Lighting for Exterior Environments; and (RP-20): Parking Lots. The Illuminating Engineering Society of North America (IES or IESNA), is an organization that establishes updated standards and illumination guidelines for the lighting industry.
<http://www.iesna.org/shop/item-detail.cfm?ID=RP-33-99&storeid=1>
<http://www.iesna.org/shop/item-detail.cfm?ID=RP-20-98&storeid=1>

60
10-1-05
129

Washington County, Oregon 2007-116852

11/07/2007 10:14:40 AM
D-IRUL Cnt=1 Stn=22 I REED
\$60.00 \$5.00 \$1.00 - Total = \$76.00



0118434 200701168520120124

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.



Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

AFTER RECORDING, RETURN TO:

Jeffrey H. Keeney, Esq.
TONKON TORP LLP
1600 Pioneer Tower
888 SW Fifth Avenue
Portland, OR 97204-2099

Clackamas County Official Records
Sherry Hall, County Clerk

2007-095573



\$86.00

01161917200700955730120120

11/08/2007 03:50:53 PM

D-OD Cnt=1 Stn=6 KARLYNWUN
\$60.00 \$16.00 \$10.00

DECLARATION OF RESTRICTIVE COVENANTS
(Meridian Business Park)

THIS DECLARATION OF RESTRICTIVE COVENANTS, dated for reference purposes only this 30 day of September, 2007, is made by and between BERRY INVESTMENT LLC, an Oregon limited liability company ("Berrey Investment"), JOHN SEIBERT and JOSEPH P. TENNANT, Co-Trustees of the James E. Berrey Revocable Trust UTA DTD July 29, 1992 (the "JEB Trust"), JOHN SEIBERT and JOSEPH P. TENNANT, Co-Trustees of the Stephen M. Berrey Irrevocable Trust UTA DTD December 20, 1987 (the "SMB Trust"), JOHN SEIBERT and JOSEPH P. TENNANT, Co-Trustees of the Stephen M. Berrey Irrevocable Trust UTA DTD December 20, 1987, as to an undivided 29.4 percent interest and WESTERN PACIFIC ENTERPRISES, INC., an Oregon corporation, as to an undivided 70.6 percent interest, each as Tenants in Common (the "Co-Tenants"), WESTERN PACIFIC ENTERPRISES, INC., an Oregon corporation ("WPE"), and JAMES E. BERREY LLC, an Oregon limited liability company ("JEB LLC"). Berrey Investment, the JEB Trust, the SMB Trust, the Co-Tenants, WPE, JEB LLC and all subsequent owners of the Property described in Recitals A, B, C, D, E and F below, are referred to hereinafter individually as an "Owner" and collectively as the "Owners."

RECITALS

A. Berry Investment is the owner of certain real property located in Clackamas County, Oregon and more particularly described on Exhibit A attached hereto (the "Berrey Investment Property").

B. The JEB Trust is the owner of certain adjacent real property located in Clackamas County, Oregon and more particularly described on Exhibit B attached hereto (the "JEB Trust Property").

C. The SMB Trust is the owner of certain adjacent real property located in Clackamas County, Oregon and more particularly described on Exhibit C attached hereto (the "SMB Trust Property").

1071045
CHICAGO TITLE INSURANCE COMPANY

D. The Co-Tenants are the owners of certain adjacent real property located in Clackamas County, Oregon and more particularly described on Exhibit D attached hereto (the "Co-Tenants Property").

E. WPE is the owner of certain adjacent real property located in Clackamas County, Oregon and more particularly described on Exhibit E attached hereto (the "WPE Property").

F. JEB LLC is the owner of certain adjacent real property located in Clackamas County, Oregon and more particularly described on Exhibit F attached hereto ("JEB Property").

G. The Berrey Investment Property, the JEB Trust Property, the SMB Trust Property, the Co-Tenants Property, the WPE Property and the JEB Property are part of an integrated industrial park known as "Meridian Business Park" (the "Business Park").

H. The Owners desire to establish that the Business Park will be developed in accordance with certain development standards.

AGREEMENT

NOW, THEREFORE, for valuable consideration, the parties agree as follows:

1. **Overlay District.** The Owners hereby agree that the Business Park will be developed under the provisions and standards of the City of Tualatin's Industrial Business Park Overlay Planning District, as currently contained in Chapter 69 of the Tualatin Development Code, as may be amended from time to time.

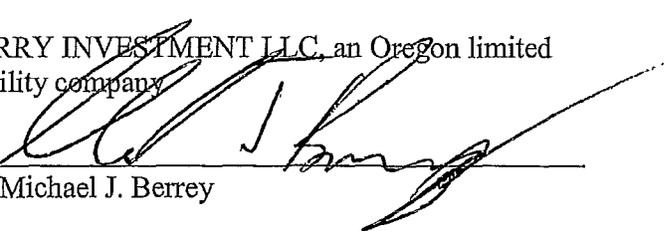
2. **Effect of Agreement.** This Declaration shall run with the land as to all property burdened and benefited by this Declaration. The rights, covenants and obligations contained in this Agreement shall bind, burden and benefit each party's successors and assigns.

3. **Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the state of Oregon.

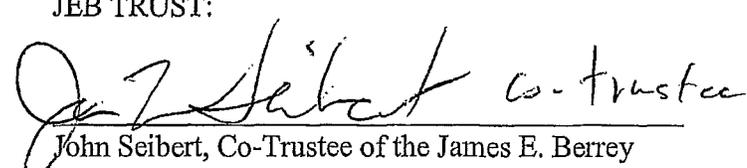
BERRY INVESTMENT:

BERRY INVESTMENT LLC, an Oregon limited liability company

By


Michael J. Berrey

JEB TRUST:


John Seibert, Co-Trustee of the James E. Berrey Irrevocable Trust UTA DTD July 29, 1992

Joseph P. Tennant

Joseph P. Tennant, Co-Trustee of the James E. Berrey Irrevocable Trust UTA DTD July 29, 1992

Co-Trustee

SMB TRUST:

John Seibert *Co-Trustee*

John Seibert, Co-Trustee of the Stephen M. Berrey Irrevocable Trust UTA DTD December 20, 1987

Joseph P. Tennant

Joseph P. Tennant, Co-Trustee of the Stephen M. Berrey Irrevocable Trust UTA DTD December 20, 1987

Co-Trustee

CO-TENANTS:

John Seibert *Co-Trustee*

John Seibert, Co-Trustee of the Stephen M. Berrey Irrevocable Trust UTA DTD December 20, 1987

Joseph P. Tennant

Joseph P. Tennant, Co-Trustee of the Stephen M. Berrey Irrevocable Trust UTA DTD December 20, 1987

Co-Trustee

WESTERN PACIFIC ENTERPRISES, INC.

By *Stephen M. Berrey*
Stephen M. Berrey, President

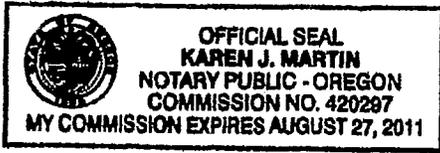
WPE:

WESTERN PACIFIC ENTERPRISES, INC.

By Stephen M. Berrey
Stephen M. Berrey, President

STATE OF OREGON)
) ss.
County of CLATSOP)

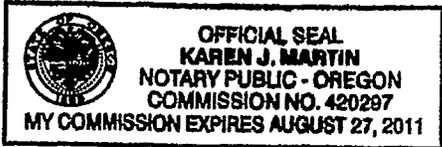
The foregoing instrument was acknowledged before me this 30th day of ~~September~~ OCTOBER, 2007, by Michael J. Berrey as MANAGER of Berrey Investment LLC.



K. J. Martin
Notary Public for Oregon
My commission expires: 08/27/2011

STATE OF OREGON)
) ss.
County of CLATSOP)

The foregoing instrument was acknowledged before me this 30th day of ~~September~~ OCTOBER, 2007, by John Seibert as Co-Trustee of the James E. Berrey Irrevocable Trust UTA DTD July 29, 1992.



K. J. Martin
Notary Public for Oregon
My commission expires: 08/27/2011

STATE OF OREGON)
) ss.
County of Multnomah)

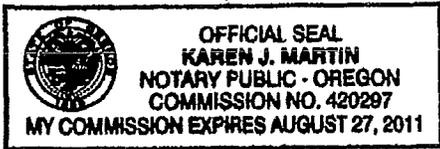
The foregoing instrument was acknowledged before me this 17 day of September, 2007 by Joseph P. Tennant as Co-Trustee of the James E. Berrey Irrevocable Trust UTA DTD July 29, 1992.



Jan Muth
Notary Public for Oregon
My commission expires: 5/17/10

STATE OF OREGON)
) ss.
County of CLATSOP)

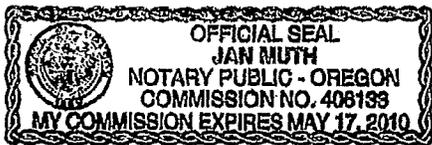
The foregoing instrument was acknowledged before me this 30th day of ~~September~~ ^{October}, 2007, by John Seibert as Co-Trustee of the Stephen M. Berrey Irrevocable Trust UTA DTD December 20, 1987.



[Signature]
Notary Public for Oregon
My commission expires: 08/27/2011

STATE OF OREGON)
) ss.
County of Multnomah)

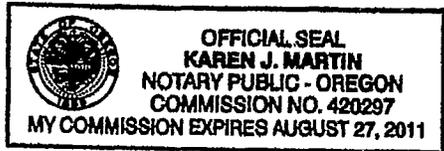
The foregoing instrument was acknowledged before me this 17 day of September, 2007 by Joseph P. Tennant as Co-Trustee of the Stephen M. Berrey Irrevocable Trust UTA DTD December 20, 1987.



[Signature]
Notary Public for Oregon
My commission expires: 5/17/10

STATE OF OREGON)
) ss.
County of CLATSOP)

The foregoing instrument was acknowledged before me this 30th day of ~~September~~ ^{October}, 2007 by Stephen M. Berrey President of Western Pacific Enterprises, Inc., an Oregon corporation.



[Signature]
Notary Public for Oregon
My commission expires: 08/27/2011

EXHIBIT A

Legal Description of Berrey Investment Property

Parcels 1 and 2, PARTITION PLAT NO. 2001-105, in the City of Tualatin, County of Clackamas and State of Oregon.

6

EXHIBIT B

Legal Description of JEB Trust Property

Parcel 1, PARTITION PLAT NO. 2002-030, a duly filed plat, in the City of Tualatin, County of Clackamas and State of Oregon.

TOGETHER WITH easement rights over Parcel 2 of said plat, as delineated on the recorded plat and further set forth in Declaration of Reciprocal Easements, including the terms and provisions thereof, recorded April 18, 2002 as Recorder's Fee No. 2002-037569.

9

EXHIBIT C

Legal Description of the SMB Trust Property

PARCEL I:

Part of Block 25, ROSEWOOD, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northwest corner of Block 25; thence South 0°22' East 127 feet; thence East parallel with North line of Block 25, 256.6 feet; thence North parallel with West line of Block 25, 127 feet; thence West parallel with the North line of Block 25, 256.6 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Tualatin for right-of-way purposes by Deed of Dedication, recorded April 24, 1998 as Recorder's Fee No. 98-035154 Clackamas County Records.

PARCEL II:

Part of Block 25, ROSEWOOD, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point 127 feet South 0°22' East of Northwest corner of Block 25; thence South 0°22' East 127 feet on West line of Block 25; thence East parallel with North line of Block 25, 256.6 feet; thence North parallel with West line of Block 25, 127 feet; thence West parallel with the North line of Block 25, 256.6 feet to the point of beginning.

PARCEL III:

Parcel 2, PARTITION PLAT NO. 2002-030, a duly filed plat, in the City of Tualatin, County of Clackamas and State of Oregon.

TOGETHER WITH easement rights over Parcel 1 of said plat, as delineated on the recorded plat and further set forth in Declaration of Reciprocal Easements, including the terms and provisions thereof, recorded April 18, 2002 as Recorder's Fee No. 2002-037569.

8

EXHIBIT D

Legal Description of Co-Tenants Property

A portion of lot 25, ROSEWOOD, a plat of record located in the northwest one-quarter of Section 18, Township 2 south, Range 1 east, of the Willamette Meridian, City of Tualatin, Clackamas County, Oregon being more particularly described as follows:

Beginning at a point on the west line of said lot 25, which bears S 00°24'42" E, 483.00 feet from the northwest corner thereof; thence along the east right-of way line of S.W. 65th Avenue, parallel with and 30.00 feet distant from the center line, N 00° 24'42" W, 229.00 feet; thence leaving said line, S 89°22'50" E, 256.60 feet; thence N 00° 24'42" W 254.00 feet to the south right-of-way line of S.W. Rosewood Street; thence parallel with and 25.00 feet distant from the center line, S 89°22'50" E, 82.03 feet; thence leaving said line along the east line of said lot 25, S 00°22'00" E, 483.00 feet; thence leaving said line, N 89°22'50" W, 338.25 feet to the point of beginning.

9

EXHIBIT E

Legal Description of WPE Property

A portion of lot 25, ROSEWOOD, a plat of record located in the northwest one-quarter of Section 18, Township 2 south, Range 1 east, of the Willamette Meridian, City of Tualatin, Clackamas County, Oregon being more particularly described as follows:

Beginning at a point on the west line of said lot 25, which bears S 00°24'42" E, 483.00 feet from the northwest corner thereof; thence leaving said line S 89°22'50" E, 338.25 feet to the east line of said lot 25; thence along said line, S 00°22'00" E, 152.13 feet to the southeast corner of said lot 25; thence along the south line thereof, N 89°22'50" W, 338.13 feet to the east right-of-way line of S.W. 65th Avenue; thence along said line, parallel with and 30.00 feet distant from the center line, N 00°24'42" W, 152.13 feet to the point of beginning.

10

EXHIBIT F

Legal Description of JEB Property

THE FOLLOWING DESCRIBED PARCELS LYING WITHIN WASHINGTON COUNTY AND CLACKAMAS COUNTY:

Parcel 1:

A parcel of land lying in the East one half of Lot C, ROSEWOOD ACRE TRACTS, also lying in the Northeast one quarter of Section 13, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon; the said parcel being that portion of said East one half of Lot C lying Easterly of a line which is parallel with and 140 feet Easterly of the center line of the Portland-Salem Expressway, which center line is described as follows:

Beginning at Engineer's center line Station L5 143+15.1 said station being 1499.3 feet North and 10.5 feet West of the Northeast corner of said Section 13; thence on an 11,459.16 foot radius curve right (the long chord of which bears South 7°44'15" West) 2983.34 feet to Station 172+98.44.

Parcel 2:

That portion of Lot D, ROSEWOOD ACRE TRACTS, lying East of the New Portland-Tualatin Highway, according to the duly recorded plat thereof in the City of Hillsboro, County of Washington and State of Oregon.

EXCEPTING THEREFROM that portion described in Dedication Deed to the City of Tualatin, recorded April 23, 1998, Fee No. 98041818, Washington County Records.

Parcel 3:

Beginning at the Northwest corner of Lot 9, ROSEWOOD, in Section 18, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon; thence East along the North line of Lot 9 to the intersection of said North line with the Southerly right of way line of the Southern Pacific Railroad; thence Southeasterly along said Southerly right of way line a distance of 40.00 feet; thence Southwesterly to a point in the West line of Lot 9 which is 100.00 feet South of the Northwest corner of said Lot 9; thence North along the West line of said Lot 9, a distance of 100.00 feet to the point of beginning.

TOGETHER WITH that portion in vacated Meridian Road, which inured thereto lying Westerly of Lot 9, Rosewood and Easterly of the Willamette Meridian vacated by Order No. 76 1199, Clackamas County Board of Commissioners recorded September 7, 1976, Fee No. 76 31061.

||

Parcel 4:

All that portion of Lot 9, ROSEWOOD, as platted and recorded in the records of Clackamas County, Oregon, lying Southerly of that portion of Lot 9, Rosewood, conveyed to the Beaverton and Willisburg Railroad Company by Deed dated December 3, 1907, and recorded in the records of Clackamas County, in Book 103, Pages 602 to 611;

EXCEPTING THEREFROM that portion conveyed to Herbert S. Buchman, et ux, (as Parcel III) by Clackamas County Deed Book 576, Page 25.

TOGETHER WITH that portion in vacated Meridian Road which inured thereto lying Westerly of Lot 9, Rosewood and Easterly of the Willamette Meridian vacated by Order No. 76 1199, Clackamas County Board of Commissioners recorded September 7, 1976, Fee No. 76 31061.

008206\00081\777977 V1

12

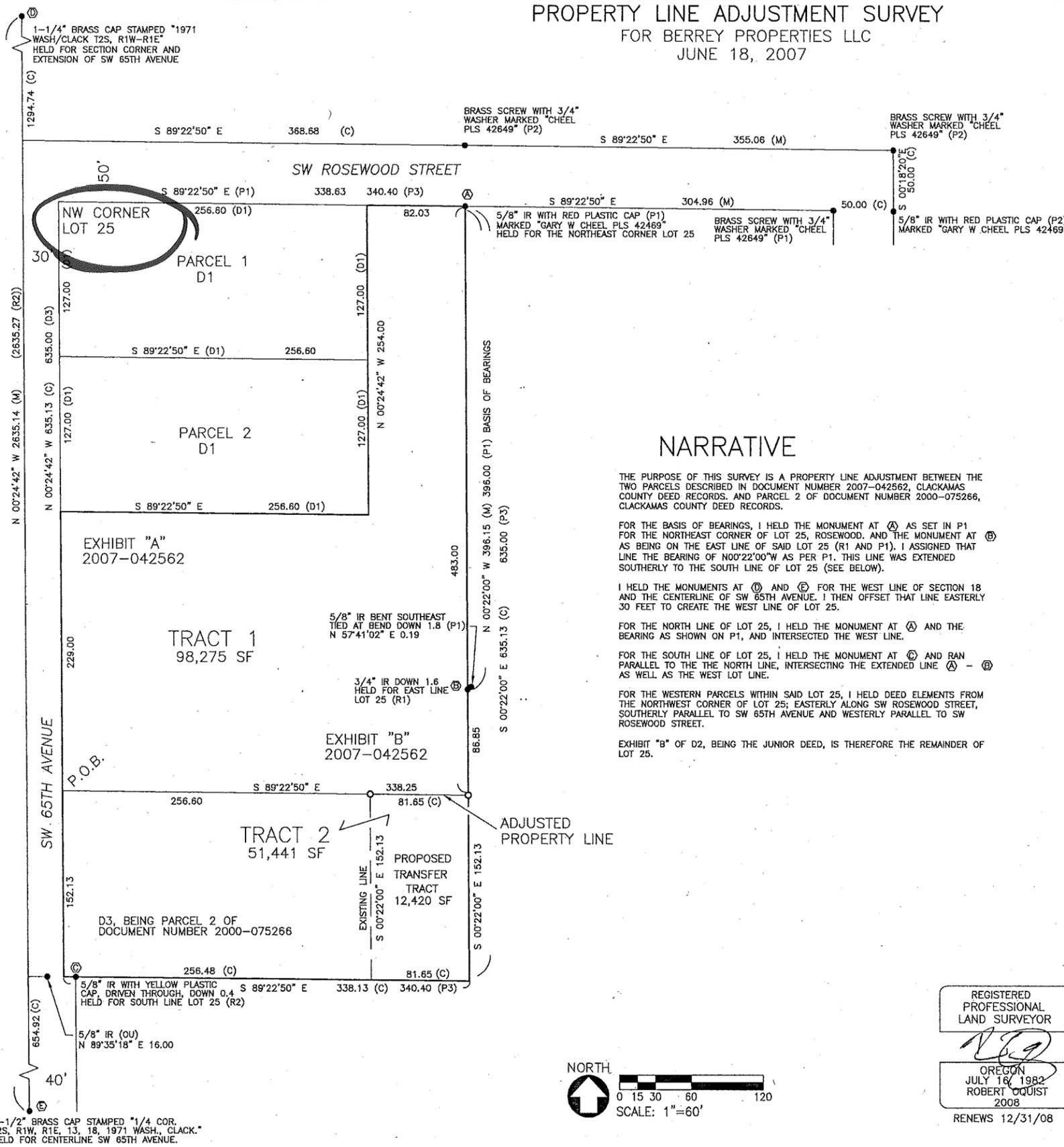
SN2007-215

PROPERTY LINE ADJUSTMENT SURVEY
FOR BERREY PROPERTIES LLC
JUNE 18, 2007

CLACKAMAS COUNTY SURVEYOR
RECEIVED: 5-30-07
ACCEPTED FOR FILING: 6-25-07
SURVEY NUMBER: SN2007-215

BEING A PART OF LOT 25, MAP OF
ROSEWOOD, A PLAT OF RECORD BEING
LOCATED IN THE NORTHWEST 1/4 OF
SECTION 18, T.2S., R.1E., W.M. CITY OF
TUALATIN, CLACKAMAS COUNTY, OREGON

APPROVED PER CITY OF TUALATIN CASE FILE NUMBER PLA 07-03



NARRATIVE

THE PURPOSE OF THIS SURVEY IS A PROPERTY LINE ADJUSTMENT BETWEEN THE TWO PARCELS DESCRIBED IN DOCUMENT NUMBER 2007-042562, CLACKAMAS COUNTY DEED RECORDS, AND PARCEL 2 OF DOCUMENT NUMBER 2000-075266, CLACKAMAS COUNTY DEED RECORDS.

FOR THE BASIS OF BEARINGS, I HELD THE MONUMENT AT (A) AS SET IN P1 FOR THE NORTHEAST CORNER OF LOT 25, ROSEWOOD, AND THE MONUMENT AT (B) AS BEING ON THE EAST LINE OF SAID LOT 25 (R1 AND P1). I ASSIGNED THAT LINE THE BEARING OF N00°22'00"W AS PER P1. THIS LINE WAS EXTENDED SOUTHERLY TO THE SOUTH LINE OF LOT 25 (SEE BELOW).

I HELD THE MONUMENTS AT (D) AND (E) FOR THE WEST LINE OF SECTION 18 AND THE CENTERLINE OF SW 65TH AVENUE. I THEN OFFSET THAT LINE EASTERLY 30 FEET TO CREATE THE WEST LINE OF LOT 25.

FOR THE NORTH LINE OF LOT 25, I HELD THE MONUMENT AT (A) AND THE BEARING AS SHOWN ON P1, AND INTERSECTED THE WEST LINE.

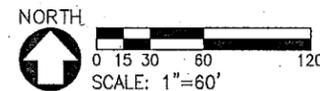
FOR THE SOUTH LINE OF LOT 25, I HELD THE MONUMENT AT (C) AND RAN PARALLEL TO THE NORTH LINE, INTERSECTING THE EXTENDED LINE (A) - (B) AS WELL AS THE WEST LOT LINE.

FOR THE WESTERN PARCELS WITHIN SAID LOT 25, I HELD DEED ELEMENTS FROM THE NORTHWEST CORNER OF LOT 25; EASTERLY ALONG SW ROSEWOOD STREET, SOUTHERLY PARALLEL TO SW 65TH AVENUE AND WESTERLY PARALLEL TO SW ROSEWOOD STREET.

EXHIBIT "B" OF D2, BEING THE JUNIOR DEED, IS THEREFORE THE REMAINDER OF LOT 25.

LEGEND

- = 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "LANDESIGNGROUP LLC" SET ON JUNE 13, 2007
- = FOUND MONUMENT AS NOTED
- IR = IRON ROD, IP = IRON PIPE, YPC = YELLOW PLASTIC CAP
- (M) = FIELD DETERMINED DISTANCE, MONUMENT TO MONUMENT
- (C) = CALCULATED (INVERSED) TO JOIN ESTABLISHED LINES OR POINTS.
- OU = ORIGIN UNKNOWN
- S/N = SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS
- SF = SQUARE FEET
- P1 = PARTITION PLAT 2002-030 (CHEEL)
- P2 = PARTITION PLAT 2001-105 (CHEEL)
- P3 = PLAT OF ROSEWOOD (HAMMOND)
- R1 = S/N 4,110 (KROFT)
- R2 = S/N 20,946 (CASWELL)
- D1 = DOCUMENT NUMBER 2000-075267 CLACKAMAS COUNTY RECORDS
- D2 = DOCUMENT NUMBER 2007-042562 CLACKAMAS COUNTY RECORDS
- D3 = DOCUMENT NUMBER 2000-075266 CLACKAMAS COUNTY RECORDS



REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT OGUST

OREGON JULY 16, 1982

RENEWS 12/31/08

LANDESIGN GROUP LLC

4445 SW BARBUR BLVD. #210
PORTLAND OR, 97239
503-226-0486
FAX: 503-226-1670

JOB # 060018.01