



# City of Tualatin

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July 9, 2015

Mark Person  
Mackenzie  
1515 SE Water Ave, Suite 100  
Portland, OR 97214

RE: FINAL DECISION FOR AR-15-05 KOCH EXPANSION, SW 115<sup>TH</sup> AVENUE AND SW ITTEL STREET (TAX LOTS 2S1 27AC 300 & 600)

Dear Mr. Person,

The 14-day period for requesting a review of the Architectural Review Decision for the Koch Expansion expired at 5:00 pm, July 8, 2015. As no requests for review were filed, the Architectural Review Decision dated June 24, 2015 becomes a final decision.

The following are the Public Facilities requirements for AR 15-05, Koch Expansion.

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT:

- PFR-1** The applicant shall either consolidate the three lots within Building 1's footprint or submit revised plans showing separate treatment, detention, and direct connection to the public stormwater system, for review and approval.
- PFR-2** The applicant shall submit revised plans that show Building 5 with adequate LIDA treatment, for review and approval.
- PFR-3** The applicant shall submit final stormwater detention, treatment, and conveyance calculations, for review and approval.
- PFR-4** 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-5** The applicant shall obtain a County Facility Permit.

- PFR-6** The applicant shall submit revised plans that show the existing street tree within the area of a new access to the south portion of the SW Itel Street cul-de-sac relocated to the west, for review and approval.
- PFR-7** The applicant shall submit final plans that show for Building 1 one existing 36-foot wide access to SW Itel Street and two proposed 30-foot wide accesses, one to SW 115th Avenue and one to SW Itel Street, and for Building 5 one 36-foot wide access and one proposed 30-foot wide access to SW Itel Street, for review and approval.
- PFR-8** The applicant shall submit a copy of the private water easements for Buildings 5, 8, and the two lots to the west, for review and approval.
- PFR-9** The applicant shall submit revised water plans that show reduced pressure backflow devices for domestic water services if needed, for review and approval.
- PFR-10** The applicant shall either consolidate the three lots within Building 1's footprint or submit revised plans showing separate direct connections to the public sanitary sewer system, for review and approval.
- PFR-11** The applicant shall submit revised sanitary sewer plans that show a cleanout at the edge of the public sanitary sewer easement for Building 8, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-12** 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-13** The applicant shall obtain a Public Works Permit for work within the right-of-way and a Water Quality Permit for onsite facilities.
- PFR-14** The applicant shall obtain a NPDES Erosion Control Permit.
- PFR-15** The applicant shall obtain a City of Tualatin erosion control permit.

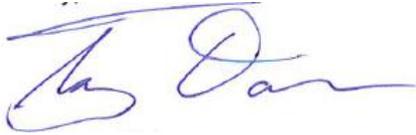
PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- PFR-16** The applicant shall grant an easement to accommodate a 14 foot shared use pathway varying in width between 14 and 20 feet along the eastern property boundary as shown on attached Site Plans L-1, L-1.1 and unnamed, for review and approval.
- PFR-17** The applicant shall submit a copy of the recorded private access agreement, for review and approval.

**PFR-18** The applicant shall submit a copy of the private water easements for Buildings 5, 8, and the two lots to the west, for review and approval.

**PFR-19** The applicant shall complete all the public improvements and have them accepted by the City.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tony Doran". The signature is fluid and cursive, with a large initial "T" and "D".

Tony Doran, EIT  
Engineering Associate

Is

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager  
Jeff Fuchs, PE, City Engineer  
Clare Fuchs, AICP, Senior Planner  
File: AR-15-05