

## City of Tualatin

## www.tualatinoregon.gov

"NECESSARY PARTIES"
MARKED BELOW

#### **NOTICE OF APPLICATION SUBMITTAL**

ARCHI1	ECTURA	L REVIEW	PLA	N MAP AMEND	OME		OTHE	ER:	MENT		
The probability (Shop)	g is 22 f	t in height and in	clud								
ROPERTY	Name	of Application		THE SHOPPE	ES.	AT BRIDGEPOR	т — Е	BUILDING A			
] n/a	Street	Address		7211 - 7219	9 S	W Hazel Fern	Rd				
	Tax M	ap and Lot No(s	s).	2S1 113DB	00	0900 and 2S1	113	DC 00100			
	Plann	ing District		General Co	mr	mercial (CG)	Ov	verlays 🗌	NRPO 🗆		Flood Plain
	Previo	ous Applications	5	AR07-14		Additional	App	lications: No	ne	CIG	O ALL
1 1 1 1/28/16			1	1/14/2016		Name: Erin Engman					
Notice	of appli	cation submitta	I			11/14/16		Title: Assistant Planner			
Project	Status	/ Development I	Rev			NA		E-mail: eengman@ci.tualatin.or.us			
Project Status / Development Rev Comments due for staff report		:			11/28/16	Phone: 503		3-691-3024 			
Public	meeting	g: ARB 🔲	TPC	⊠ n/a							
City Co	uncil (0	CC)		⊠ n/a				73.360-400			, ,
City Manager Building Office Chief of Police Chief of Police City Attorney City Engineer Community Seconomic De Engineering A Finance Direct Cost Seconomic De Parks and Re Coordinator Planning Mar Street/Sewer Vater Super Vater Super Vater Super Court Super	ial e  vev. Direct ervices D v. liaison Associate* ctor n(s) irector* creation agger Supervisor ies enning Con C anning De	or nmission		*Paper Copies  Counties Clackamas Transport Washington Land Use Washington Land Use Washington Land Use Washington Conservation Coregon De Conservation Coregon De Wetlands	s Coation C and C ern ets ego SD latin Will et con pot. etc. Pro	ounty Dept. of on and Dev. county Dept. of d Transportation (ounty LRP (Annex ment  School Dist. 7J 88J n SD 23J (TTSD) sonville SD 3J  of Aviation of Land n and Development proprietary notice) of State Lands: ogram	vation	Util  Util  Dis)  Add	ODOT Maint ODOT Rail D  lities Republic Ser Clean Water Comcast [cal Frontier Com Northwest Na Portland Ger TriMet Tualatin Valle (TVF&R) United States (USPS) (Wa Ave) USPS (Clack Washington of Consolidate Agency (Wo ditional Parti Tualatin Citiz Organizatio	enar vice Sen ble]* imur atura neral ey Fi s Po asshir coul ed Co co es en I	s vices (CWS) nications [phone] al [gas] Electric (PGE) ire & Rescue stal Service ngton; 18850 SW Teton as) nty ommunications A) nvolvement IO)
	ROPERTY  ROPERTY  ROPERTY  ROPERTY  Notice Project Common Public City Co  Staff City Manager Building Office City Attorney City Engineer Community Decommunity Decommunity Decommunity Decommunity Decommunity Seconomic Decommunity Seconomic Decommunity Decommu	The proposal in building is 22 for (Shoppes & Hotel Shoppes &	ARCHITECTURAL REVIEW  CASE/FILE: AR-16-0011 (Com The proposal includes a single building is 22 ft in height and included in the complete state of the comp	ARCHITECTURAL REVIEW CASE/FILE: AR-16-0011  The proposal includes a single stor building is 22 ft in height and includ (Shoppes & Hotel at Bridgeport).  ROPERTY Name of Application Street Address Tax Map and Lot No(s). Planning District Previous Applications  Receipt of application submittal Project Status / Development Rev Comments due for staff report Public meeting: ARB TPC City Council (CC)  Staff City Manager Building Official Chief of Police City Attorney City Engineer Community Dev. Director Community Services Director Condinator Parks and Recreation Coordinator Coordinato	ARCHITECTURAL REVIEW	ARCHITECTURAL REVIEW CASE/FILE: AR-16-0011  Community Development	ARCHITECTURAL REVIEW PLAN MAP AMENDMENT CASE/FILE: AR-16-0011 (Community Development Dept.: Planning Div Uniding is 22 ft in height and includes a 30 ft tall tower. This site is (Shoppes & Hotel at Bridgeport).    The proposal includes a single story 14,800 sq ft commercial buil building is 22 ft in height and includes a 30 ft tall tower. This site is (Shoppes & Hotel at Bridgeport).    ROPERTY   Name of Application	ARCHITECTURAL REVIEW   PLAN MAP AMENDMENT   OTHE CASE/FILE: AR-16-0011   (Community Development Dept.: Planning Division) The proposal includes a single story 14,800 sq ft commercial building building is 22 ft in height and includes a 30 ft tall tower. This site was (Shoppes & Hotel at Bridgeport).    ROPERTY	ARCHITECTURAL REVIEW   PLAN MAP AMENDMENT   OTHER:  CASE/FILE: AR-16-0011 (Community Development Dept.: Planning Division) .  The proposal includes a single story 14,800 sq ft commercial building shell with lar building is 22 ft in height and includes a 30 ft tall tower. This site was partially development September 1 to building is 22 ft in height and includes a 30 ft tall tower. This site was partially development September 2 to building is 22 ft in height and includes a 30 ft tall tower. This site was partially development State was partially development Review as 30 ft tall tower. This site was partially development Review aspecial as 30 ft tall tower. This site was partially development R	ARCHITECTURAL REVIEW   PLAN MAP AMENDMENT   OTHER: CASE/FILE: AR-16-0011 (Community Development Dept.: Planning Division).  The proposal includes a single story 14,800 sq ft commercial building shell with landscaping a building is 22 ft in height and includes a 30 ft tall tower. 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Phone: 503-691-3024    Phone: 503-691-3024    Notes: \$4,020-07, 73.56    Paper Copies   ODOT Maint    Counties   Clackamas County Dept. of Transportation (AR's)    Transportation and Dev.   Unities    Staff   Staff   Staff   Staff   Staff    Staff   Staff   Staff   Staff   Staff    Staff   Staff   Staff   Staff   Staff    Counties   Staff   Staff   Staff   Staff    Counties   Staff   Staff   Staff    Counties   Staff   Staff   Staff    Counties   Staff   Staff   Staff   Staff    Counties   Staf	ARCHITECTURAL REVIEW PLAN MAP AMENDMENT OTHER: CASE/FILE: AR-16-0011 (Community Development Dept.: Planning Division)  The proposal includes a single story 14,800 sq ft commercial building shell with landscaping and building is 22 ft in height and includes a 30 ft tall tower. This site was partially developed through (Shoppes & Hotel at Bridgeport).  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31.071 Architectural Review Procedure	41.070 Setback Requirements for Conditional Uses (RML)	60.041 Restrictions on Conditional Uses (ML)
☐ 31.074 Architectural Review Application Review Process	42.030 Conditional Uses Permitted	61.030 Conditional Uses (MG)
31.077 Quasi-Judicial Evidentiary Hearing Procedures	(RMH)  ☐ 42.050 Lot Size for Conditional	☐ 61.031 Restrictions on Conditional Uses (MG)
☐ Metro Code 3.09.045 Annexation	Uses (RMH)	62.030 Conditional Uses (MP)
Review Criteria	42.070 Setback Requirements for Conditional Uses (RMH)	☐ 62.031 Restrictions on Conditional Uses (MP)
32.030 Criteria for Review of Conditional Uses	43.030 Conditional Uses Permitted (RH)	64.030 Conditional Uses (MBP)
33.020 Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility	43.060 Lot Size for Conditional Uses (RH)	64.050 Lot Size for Permitted and Conditional Uses (MBP)
33.022 Criteria for Granting a Sign Variance	43.090 Setback Requirements for Conditional Uses (RH)	64.065 Setback Requirements for Conditional Uses (MBP)
33.024 Criteria for Granting a Minor Variance	44.030 Conditional Uses Permitted	68.030 Criteria for Designation of a Landmark
33.025 Criteria for Granting a	44.050 Lot Size for Conditional	68.060 Demolition Criteria
Variance	Uses (RH-HR)	68.070 Relocation Criteria
34.200 Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or	44.070 Setback Requirements for Conditional Uses (RH-HR)	68.100 Alteration and New Construction Criteria
Tree Removal Permit Prohibited	49.030 Conditional Uses (IN)	68.110 Alteration and New
34.210 Application for Architectural Review, Subdivision or Partition Review, or Permit	49.040 Lot Size for Permitted and Conditional Uses (IN)	Construction Approval Process  73.130 Standards
34.230 Criteria (tree removal)	49.060 Setback Requirements for Conditional Uses (IN)	73.160 Standards
35.060 Conditions for Granting Reinstatement of Nonconforming Use	50.020 Permitted Uses (CO)	73.190 Standards – Single-Family and Multi-Family Uses
36.160 Subdivision Plan Approval	50.030 Central Urban Renewal Plan – Additional Permitted Uses and	73.220 Standards
☐ 36.230 Review Process	Conditional Uses (CO)	∑ 73.227 Standards
(partitioning)	50.040 Conditional Uses (CO)	73.230 Landscaping Standards
☐ 36.330 Review Process (property line adjustment)	52.030 Conditional Uses (CR)	73.300 Landscape Standards – Multi-Family Uses
37.030 Criteria for Review (IMP)	53.050 Conditional Uses (CC)	73.310 Landscape Standards –
☐ 40.030 Conditional Uses Permitted (RL)	53.055 Central Urban Renewal Area – Conditional Uses (CC)	Commercial, Industrial, Public and Semi-Public Uses
40.060 Lot Size for Conditional	54.030 Conditional Uses (CG)	73.320 Off-Street Parking Lot
Uses (RL)	56.030 Conditional Uses (MC)	Landscaping Standards
40.080 Setback Requirements for Conditional Uses (RL)	56.045 Lot Size for Conditional Uses (MC)	☐ 73.470 Standards ☐ 73.500 Standards
☐ 41.030 Conditional Uses Permitted (RML)	57.030 Conditional Uses (MUCOD)	
41.050 Lot Size for Conditional Uses (RML)	60.040 Conditional Uses (ML)	
Rev. 3/28/2008	Planning Division	



# City of Tualatin www.tualatinoregon.gov

## APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to		
Name: STEVEL V. JOH	110501) Title	PRESIDENT
Company Name: THE TO	ALATIN GROUP	LC
Current address: 201 LIBET	TY STREET SE	
City: SA USM	State: OR	ZIP Code: 97301
Phone: 503-779-1604	Fax: 503-779-1667	Email: STEVE J @ VIPSINCONET
Applicant		
Name: STEVEN V. JOHNS	<b>ර</b> ුට Con	pany Name: THE TUNLATING GROUP, LLC
Address: 2014 BERTY ST	REET, SE	
City: SALIEM	State: OR	ZIP Code: 97301
Phone: 503-779-1604	Fax: 503-779-1667	Email: STEVE JOYNEINCONET
Applicant's Signature:		Date:
Property Owner		
Name: STEVEY V. JO	HUSON, THE TU	ALATIN GROUP, LLC
Address: 201 LIBERTY	STRUBITSE	
City: SALIZIM	State: OP	ZIPCode:9730/
Phone: 503/779-1604	Fax: KD3-779-1667	Empil: STEVE. FOLLAS INC. NET
Property Owner's Signature:		Date
(Note: Letter of authorization is requ	ired if not signed by owner)	
Architect		
Name: DJ ARCHITECT	wz5.35.	
Address: 2411 FRIGHTON		
City: ALBANY	│ State: ○戸	ZIP Code: 97 322
Phone: 541-926-5959	Fax: N/A	Email: DJ@DJARCHITEGURE, CON
Landscape Architect		
Name: CHAPLES MANGE	MIN À MOSCUATES	
Address: 5144 36TH A.	IENUE SE	
City: SALEM	State: OR	ZIP Code: 97.301
Phone: 503-364-1240	Fax: N/A	Email: CMA-COUSN @MSN. CON
Engineer		
Name: ASSOCIATED C	PONSULTAUTS THE	
Address: 100 E 131H S		
City: VANCOUNER	State: LDA	ZIP Code: 98660
Phone: 503-384-04-60	Fax: N/A	Email: BABRAK @ACILLYGHILLERG . COM
Project		
Project Title: The Short	spes at Bridge	port-Building A
Address: 7211-7219	SW HAZELFERN	D CAOS C
City: TIGHRD	State: OR	ZIP Code: 97 224
Brief Project Description: NEW BULL DING SHELL	CONSTRUCTION OF 14, 80039 ET IN	OF SINGLE STORY RETAIL
Proposed Use: RETHIL	/ COMMEDICIAL	

	-1		-
Value of Improvements:	¥	1,750,000+	1–

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET, AND THE SURROUNDING PERTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature Square Januar Date: 7-25-16

Case No:	Date Received:	Receiv	ed by:	
Fee: Complete Review :		Receipt No:		
Application Complete as of:		ARB hearing date (if applicable):		
Posting Verification:		6 copies of drawings (folded)		
1 reproducible 8 ½" X 11' vicinity map		1 reproducible 8 1/2" X 11" site, g	rading, LS, Public Facilities plan	
Neighborhood/Developer meeting	materials	22		

## Architectural Review Checklist for Commercial, Industrial & Public - Page 12

#### CITY OF TUALATIN FACT SHEET

General				
Proposed use:		:2		
0	10			
RETAIL SHELL				
Site area: 5.3	acres	Building footprint: Pl. 800	sq.	ft.
Development area: 1.212	acres	Paved area: 20,900	sq.	
52,800	Sq. ft.	Development area coverage:	100 %	6
		y y y		
Parking				
Spaces required (see TDC 73.400)		Spaces provided:		
(example: warehouse @ 0.3/1000 GF	A)	Total parking provided: 64	spaces	
RETAIL @ 4 /1000 GFA = 60		Standard = 62	,	
		Handicapped accessible = 2		
		Van pool =		9.
parking required: 60	spaces	Compact = 64		
Handicapped accessible = 2		Loading berths = 1		
Van pool = \ Compact = (max. 35% allowed) = •		ž v a		
	- *			
Loading berths =		1		
Bicycles	W 25 H 12			
Covered spaces required: 4	- A Company of the Manager	Covered spaces provided: 4		
Covered spaces required.		Covered Spaces provided.		
Landscaping				
Landscaping required: 15 % of dvpt.	area	Landscaping provided: 15 %	of dvpt, area	
7,900 Squa			Square feet	
Landscaped parking island area requir		Landscaped parking island area		%
	42.7		177 - 77 -	
Trash and recycling facility	X - 1 2			
Minimum standard method:	square feet	/1000 GLA = 1485E	a sala basan Eys	
Other method:	- 10-4	Y 240 st. provided		
For commercial/industrial projects	only			
		2 <sup>nd</sup> floor: C	sq. ft.	
Total building area:   4, 900	sq. ft.		sq. ft.	
Main floor: 14.300 Mezzanine: 4.300	sq. it.	3 <sup>rd</sup> floor: © 4 <sup>th</sup> floor: ©	sq. ft.	
IVIGZZAI III ICU_	<u> </u>	17 11001.	34, 11.	-
For residential projects only				
Number of buildings:	1 1 2 m 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Total sq. ft. of buildings:	sq. ft	4
Ruilding stories:		rotar sq. it. or buildings.	3q. it.	

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

Site Address:	7211-7219 SWHATELFERN RD			
Assessor's Map and Tax Lot #:	251108 7200900 \$25113 DETLO0100			
Planning District:	GENERAL CHARLESCIAL (CG) PLANTING DEFINET			
Parcel Size:	52 800 s.f.			
Property Owner:	GROSS WITHLAND 345 GOSPUSCO V MOUSTS			
Applicant:	GIBBOUTFALFUT 3+1T, MOSMIC V. MSHOTC			
Proposed Use:	RETAIL SHOLL			

Residential Commercia	RAL REVIEW DETAILS  al  Industrial
Number of parking spaces:	111
Square footage of building(s):	14,800 S.F.
Square footage of landscaping:	7,900 S.F
Square footage of paving:	20,900 SF
Proposed density (for residential):	N/A
F City Parsonnel to accordance	
For City Personnel to complete: Staff contact person:	

#### Steve

From:

SPL Review [SPLReview@CleanWaterServices.org]

Sent:

Thursday, June 30, 2016 4:26 PM

To:

'steve.j@vipsinc.net'

Subject: Attachments: RE: Pre-Screening Site Assessment Form 16-002526 7211 7219 SW Hazelfern SPL.pdf

Hello Steve,

Clean Water Services has completed the Sensitive Area Pre-Screen review for the proposed construction at the subject property. Attached is the completed Pre-Screen form which becomes your Service Provider Letter. Please submit the attachment to the City of Tualatin. If you have any follow up questions, please contact me at 503-681-3639.

Laurie Harris | Engineering Technician Clean Water Services | Development Services 2550 SW Hillsboro Hwy | Hillsboro OR 97123 o 503.681.3639 | f 503.681.4439 engage news | facebook | twitter

From: Steve [mailto:steve.j@vipsinc.net]
Sent: Thursday, June 30, 2016 2:37 PM

To: SPL Review <SPLReview@CleanWaterServices.org>

Subject: Pre-Screening Site Assessment Form

SPL Review, Clean Water Services:

Attached please find our "Sensitive Area Pre-Screening Site Assessment" form for our project in Tualatin Oregon together with current Site Plan and Tax Map.

This matter is adjunct to an earlier, now completed, development initially occurring in 2007-2008 involving demolition of existing improvements, and new development in replacement thereof on a 3+ acre site involving 6 tax lots in total. Specifically, a 120+ unit hotel, a parking garage, and 45,000 sq. ft. +/- of retail on 3 separate retail pads. At the time of that original development we went through CWS Pre Screening Assessment, and a Service Provider Letter was issued under CWSER File 07-000605. Copies of that original 2007 Assessment Form, (together with attachments), Service Provider and Letter are attached.

We immediately completed construction of the entire project – hotel, parking garage & on and off site work (fall 2008). We also fully developed the 3 retail pads, <u>BUT</u> did not go vertical with the structures on any of the retail pads.

Now we are planning to go vertical with retail structure on just one of the existing, already developed, (-but vacant) retail pads. Attached to the enclosed, new (2016) Pre-Screening Site Assessment form we are presenting to you today is a current Site Plan, together with Tax Map, to identify the location of this new structure on the single pad within the larger, existing project.

Please review & respond with a Service Provider Letter with our application to the City of Tualatin.

Questions? Please call.

Thank you.

Steven V. Johnson President VIP'S Industries, Inc. 201 Liberty ST SE Salem, OR 97301 T: 503-779-1604 F: 503-779-1667 steve.j@vipsinc.net

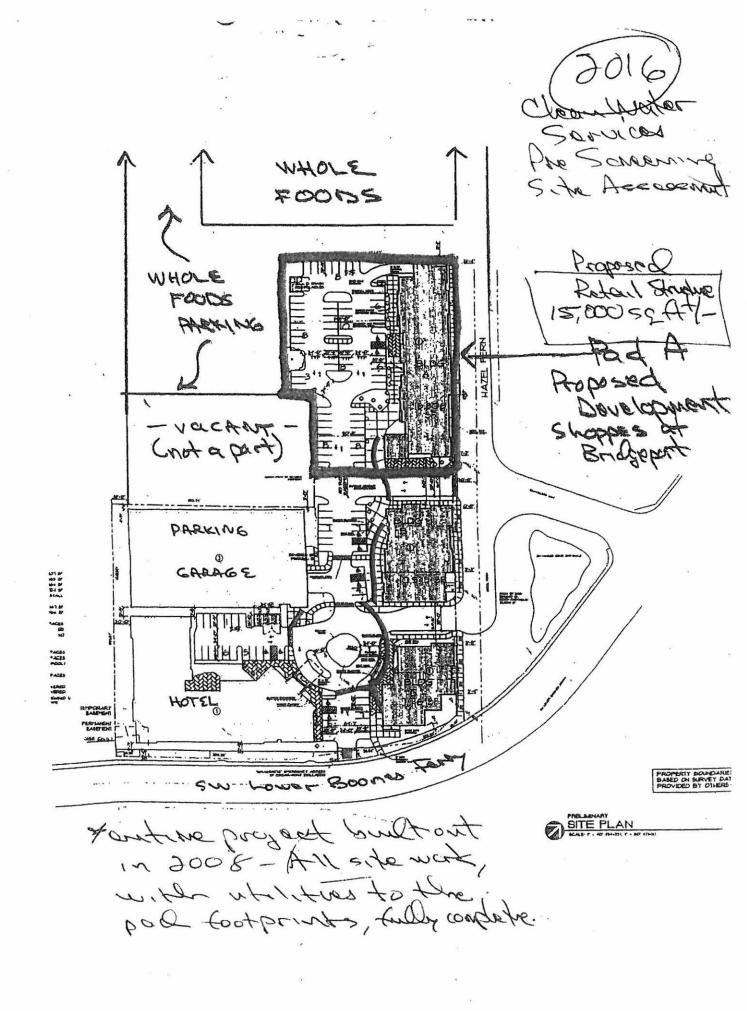
(3016)



lean	Water	Services	File	Number

	Clean water Services File Numb
CleanWater	Services 16-002526
Sensitive Area Pre-Scre	
1. Jurisdiction: CTY OF TUALAT	
2. Property Information (example 1S234AB01400)  Tax lot ID(s): 2511308 TL 900	Name: THE TOTALATIN GROUP, LLC
25113DC, TL 100	Company: ATEN-STEVEN V JOHNSON
	Address: 201 LIBERTY ST. S.E.
OR Site Address: 7311-7319 SWHAZELFERN City, State, Zip: TIGARD, OR 97334	City, State, Zip: SALZM OR 9730/ Phone/Fax: SO3 779 1604 SO3 779 1667
Nearest Cross Street: SW BRIDGE PORT RD	E-Mail: Steve , i @ vipsinc , net
4. Development Activity (check all that apply)	5. Applicant Information
Addition to Single Family Residence (rooms, deck, garage)	Name: SAME AS OWNER
☐ Lot Line Adjustment ☐ Minor Land Partition	Company:
<ul> <li>☐ Residential Condominium</li> <li>☐ Commercial Condominium</li> <li>☐ Commercial Subdivision</li> <li>☐ Commercial Subdivision</li> </ul>	Address:
Single Lot Commercial Multi Lot Commercial	City, State, Zip:
Other & see applicant's nametice	Phone/Fax:
email to explanation & dated.	E-Mail:
6. Will the project involve any off-site work? 🔲 Yes 💥 No 🕻	] Unknown
Location and description of off-site work	
7. Additional comments or information that may be needed to	understand your project Kotar to CWS ER
FILE 07-000605 - All site work- and construction completed. This application does NOT replace Grading and Erosion Control Permits,	2 3008 for 6 44 we brogget attracted
DEQ 1200-C Permit or other permits as issued by the Department of Envir	Connection Permits, Building Permits, Site Development Permits,
the Army COE. All required permits and approvals must be obtained and	
By signing this form, the Owner or Owner's authorized agent or representative, acknow the project site at all reasonable times for the purpose of inspecting project site condi-	
familiar with the information contained in this document, and to the best of my knowledg	
Print/Type Name STENEN V. 10HNSON	Print/Type Title PRESIDENT - VIPS HOTELSIN
Signature Mun Jamen	MENBER-THE TUALATIN GOUPL Date 6-30-11
FOR DISTRICT USE ONLY	
Sensitive areas potentially exist on site or within 200' of the site. THE APPLICAN	
SERVICE PROVIDER LETTER. If Sensitive Areas exist on the site or within 20 be required.	ar N
Based on review of the submitted materials and best available information Sensit Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate an	
document will serve as your Service Provider letter as required by Resolution and obtained and completed under applicable local, State, and federal law.	d Order 07-20, Section 3.02.1. All required permits and approvals must be
Based on review of the submitted materials and best available information the above sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment	
sensitive areas if they are subsequently discovered. This document will serve as you	ur 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 und  This Service Provider Letter is not valid unless CWS approve	
This Service Provider Letter is not valid unless CWS approve  The proposed activity does not meet the definition of development or the lot wa	
PROVIDER LETTER IS REQUIRED.	W 2007
Reviewed by Jaurie Harris	Date

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439 OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123





#### Hydraulic Modeling Fee

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

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

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

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

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

0	Building floor area square feet
	Anticipated water demand (if known) <u>Unknown</u> gallons per day  Described planned building use <u>Refaul</u> Commorcial
ЦК	tesidential Development
0	Number of dwelling units or single family home lots
	Multi-Family Residential Development
	Number of dwelling units
	Building floor area (sum of all building)
	Number of multi-family buildings
Pern	nit fee required based on the information provided above \$
	If no fee is required, enter \$0.
	NOTE: Water Supply Modeling does not replace the requirement for fire hydrant flow testing. Flow testing of fire hydrants will still be required to verify adequate fire flow of finished system.

## **DRAINAGE REPORT**

## THE SHOPPES AT BRIDGEPORT

## <u>14-14</u>



#### Prepared By:

LEI Engineering and Surveying 2805 19<sup>th</sup> St., SE Salem, Oregon 97302 PH: (503) 399-3828

FAX: (503) 365-1852

## THE SHOPPES AT BRIDGEPORT DRAINAGE REPORT

March 20, 2008

Project Name: The Shoppes at Bridgeport

Project #: 14-14

Prepared for: VIP's Hotels Inc Prepared by: Michael L. Duman, PE Reviewed by: Brett C. Martin, PE

#### 1 Narrative

This drainage report addresses drainage, detention, water quality,pipe calculations and design for the Shoppes at Bridgeport project in Tualatin, Oregon. The site is located on Tax Lot 900 on Washington County Tax Map 2S-1-13DB and Tax Lots 100, 300, 400, 501, 600, and 900 on Washington County Tax Map 2S-1-13DC. The total area encompasses approximately 4.86 acres. The pre- and post-developed runoffs drain to the city of Tualatin storm sewer. The pre- and post-developed sites are shown in *Figure 1* and *Figure 2* respectively.

The post-developed drainage areas are mildly sloping and rectangular in shape. The predeveloped area consists of varying sloping ground from 1% to 3%. The post-developed hard surface areas consist of slopes from 0.5% to 5.0%. As per the city master plan, post-developed surface water may only enter the city system at 0.9 cfs per acre. Detention facilities shall be designed and constructed to accommodate this standard.

The Natural Resource Conservation Service (NRCS) website identifies the soils at the site as 4B-Briedwell Silt Loam – 0 to 7% slopes, 5B-Briedwell Stony Silt loam – 0 to 7% slopes, and 5C-Briedwell Stony Silt loam – 7 to 12% slopes, all of which are categorized as hydrological group B soils.

The existing site has been cleared under a demolition permit through the city of Tualatin. The developed ground cover will consist primarily of impervious surfaces of the buildings and parking lots. The remainder of the site will be landscaped in grass, brush and trees.

#### 2 Detention Volume

The required detention volume is the difference between the post-development runoff and the 0.9 cfs per acre of runoff allowed per the City of Tualatin Stormwater master plan for the 25-year design storm event. Small portions of the site will run off un-detained into the public storm drain system due to topographic constraints. This runoff will be applied towards the 0.9 cfs per acre allowance causing onsite storm water routed to the detention system to be discharged at a lower rate, the net resulting in a total discharge rate of 3.94 cfs.

#### 2.1 Drainage Basin Areas

The development is 4.86 acres in size. The post-developed site will add five structures, parking lots, pedestrian facilities and landscaping. *Table 2.1* summarizes the drainage areas for the post-developed condition.

Table 2.1: Post-Developed Land Cover

Basin	Area (acres)			
Roof Drain 1	0.38			
Roof Drain 2	0.24			
Roof Drain 3	0.18			
Roof Drain 4	0.64			
Roof Drain 5	0.59			
Basin 1	0.33			
Basin 2	0.35			
Basin 3	0.18			
Basin 4	0.25			
Basin 5	0.19			
Basin 6	0.04			
Basin 7	0.06			
Basin 8	0.14			
Basin 9	0.29			
Basin 10	0.11			
Basin 11	0.16			
Basin 12	0.19			
Basin 13	0.05			
Runoff Basin	0.49			
Total	4.86			

#### 2.2 Time of Concentration

The time of concentration was calculated using equations for sheet and shallow concentrated flow, which are shown below.

#### Sheet Flow

$$T_c = \frac{K_u}{I^{0.4}} \left(\frac{Ln}{\sqrt{S}}\right)^{0.6}$$
, minutes

Where,

 $T_c$  = Time of Concentration (minutes)

K<sub>u</sub>= Empirical Coefficient Equal to 0.933 I = Rainfall Intensity Equal to 3.88 in/hr

L = Shallow Concentrated Flow Length (feet)

n = Manning Roughness Coefficient

S = Average Slope of the Overland Area (ft/ft)

#### Shallow Concentrated Flow

$$T_c = \frac{L}{v}$$
, seconds

Where,

 $T_c$  = Time of Concentration (minutes)

L = Overland Flow Length (feet)

v = Velocity (feet/second)

Shallow concentrated velocity is determined from the NRCS equation;

$$v = 1.61048\sqrt{S}$$
 (Unpaved)  
 $v = 2.03032\sqrt{S}$  (Paved)

Basin areas and longest drainage paths used to determine time of concentration for the post-developed conditions are shown on *Figure 2*. *Table 2.2* summarizes the relevant variables and the resulting time of concentration for the post-developed condition. A minimum time of concentration of 5 minutes was used where calculated values fell below that threshold. The area not routed to the detention facility, as a result of topographic constraints, is labeled 'Runoff Area" on *Figure 2*. Due to the very short runoff length, the time of concentration is taken as 5 minutes.

**Table 2.2: Time of Concentration Variables** 

Basin	Runoff Length (Sheet)	Runoff Slope	Manning's 'n'	Time of Concentration (Calculated)	Time of Concentration (Used)
Roof Drain 1	148 ft	2.00%	0.02	3.36 min	5 min
Roof Drain 2	82 ft	2.00%	0.02	2.36 min	5 min
Roof Drain 3	72 ft	2.00%	0.02	2.18 min	5 min
Roof Drain 4	130 ft	2.00%	0.02	3.11 min	5 min
Roof Drain 5	172 ft	2.00%	0.02	3.68 min	5 min
Basin 1	120 ft	4.80%	0.02	2.28 min	5 min
Basin 2	105 ft	3.30%	0.02	2.36 min	5 min
Basin 3	128 ft	0.80%	0.02	4.06 min	5 min
Basin 4	92 ft	2.30%	0.02	2.43 min	5 min
Basin 5	102 ft	1.50%	0.02	2.93 min	5 min
Basin 6	99 ft	1.50%	0.02	2.88 min	5 min
Basin 7	97 ft	1.50%	0.02	2.85 min	5 min
Basin 8	113 ft	1.70%	0.02	3 min	5 min
Basin 9	155 ft	1.70%	0.02	3.63 min	5 min
Basin 10	89 ft	2.10%	0.02	2.44 min	5 min
Basin 11	111 ft	1.40%	0.02	3.15 min	5 min
Basin 12	97 ft	1.50%	0.02	2.85 min	5 min
Basin 13	46 ft	4.30%	0.02	1.33 min	5 min
Runoff Basin	NA	NA	NA	5 min	5 min

#### 2.3 Runoff Coefficients and Variables

The runoff coefficient for the post-developed condition was obtained from the Public Works Construction Code for the city of Tualatin; *Table 206-1*, which has been included in the appendix. Since the development is a commercial site with an average slope between 2 and 7%, a runoff coefficient of 0.80 was used for all basins excluding the runoff basin. A composite runoff coefficient of 0.40 was used for the runoff basin since the area involved will be mostly landscaped with some concrete at an average slope between 2 and 7%. A copy of *Table 206-2* from the Public Works Construction Code for the city of Tualatin, which provides runoff coefficients of 0.90 for roofing and asphalt and 0.25 for grassy surfaces.

#### 2.4 Rainfall Data

The rainfall intensity data for this project was also obtained from the Public Works Construction Code for the city of Tualatin. A copy of *Table 206-3* has been included in the Appendix. *Table 2.3* summarizes the rainfall intensity for the post-developed

drainage basins for the 25-year event based on the time of concentrations calculated in **Section 2.2**. The rainfall intensity for the 25 year event using a  $T_C$  if 5 minutes is 3.88 inches per hour.

Table 2.3: Rainfall Intensity, 25 Year Event

Basin	Time of Concentration (Used)	Rainfall Intensity (in/hr)	
Roof Drain 1	5 min	3.88	
Roof Drain 2	5 min	3.88	
Roof Drain 3	5 min	3.88	
Roof Drain 4	5 min	3.88	
Roof Drain 5	5 min	3.88	
Basin 1	5 min	3.88	
Basin 2	5 min	3.88	
Basin 3	5 min	3.88	
Basin 4	5 min	3.88	
Basin 5	5 min	3.88	
Basin 6	5 min	3.88	
Basin 7	5 min	3.88	
Basin 8	5 min	3.88	
Basin 9	5 min	3.88	
Basin 10	5 min	3.88	
Basin 11	5 min	3.88	
Basin 12	5 min	3.88	
Basin 13	5 min	3.88	
Runoff Basin	5 min	3.88	

#### 2.5 Peak Runoff

The ODOT runoff and detention spreadsheet was used to calculate peak runoff and is included in the Appendix. *Table 2.4* summarizes the peak runoff for the post-developed condition. Peak runoff is calculated using the formula found below.

$$Q = CiA$$
, cfs

Where, Q = Runoff (cfs)

C = Runoff Coefficient

i = rainfall intensity (in/hr)

A = Area (acres)

Table 2.4: Peak Runoff by Basin

Basin	Peak Runoff (cfs)		
Roof Drain 1	1.19		
Roof Drain 2	0.76		
Roof Drain 3	0.55		
Roof Drain 4	1.99		
Roof Drain 5	1.86		
Basin 1	1.04		
Basin 2	1.10		
Basin 3	0.55		
Basin 4	0.79		
Basin 5	0.61		
Basin 6	0.13		
Basin 7	0.20		
Basin 8	0.44		
Basin 9	0.90		
Basin 10	0.33		
Basin 11	0.50		
Basin 12	0.61		
Basin 13	0.14		
Subtotal	13.94		
Runoff Basin	0.77		
Total	14.45		

#### 2.6 Storage and Volume for Detention (Required & Available)

The ODOT runoff and detention spreadsheet was used to calculate the detention requirements for this project and is included in the Appendix. The allowable  $Q_{\text{outflow}}$  was calculated as  $Q = 0.9cfs / acre \times 4.86acres - 0.49cfs = 3.88cfs$ , where 0.49 cfs is the undetained runoff into the public system. Detention for this project will be facilitated through the use of two 48" detention pipes totaling 306 feet in length. As shown in *Table 2.5*, the total capacity for the site exceeds the required volume for the 25-year event.

**Table 2.5: Detention Volume** 

Post-Developed Site		
	Volume (ft <sup>3</sup> )	
Required Volume	3,809	
Available Volume	3,846	

#### 2.7 Outlet Control Structure Release Rates

The post-developed flow is attenuated to the allowable runoff rate by use of one 48" detention pipe for storage and a detention manhole for flow control. The maximum depth of the orifice for the piped detention system is calculated as the elevation of the highest point in detention pipe minus the Invert elevation of the orifice; 4.32 ft. The ODOT runoff and detention spreadsheet calculated an orifice size of 8.18 inches.

*Table 2.6* summarizes the pre-developed, post-developed and attenuated runoff rates.

Table 2.6: Attenuated Runoff

	Runoff (cfs)		
Allowed	3.88		
Post Developed	14.50		
Attenuated	3.88		

As shown, the attenuated post-developed outflow equals the pre-developed rate.

#### 2.8 Auxiliary Overflow Capacity

The proposed detention manhole is constructed with an overflow weir as shown on the engineering plans included with this report. The overflow weir elevation will be located at the same elevation as the top of the detention pipes. The rim elevation is over one foot higher than the 25-year water surface elevation providing the required free board.

#### 3 STORMWATER QUALITY

The design of on-site stormwater quality infrastructure conforms to the City of Tualatin Surface Water Management Ordinance. The water quality storm event is 0.36 inches over a 4-hour period. A Hancor Water Quality Unit is used to treat post-developed runoff from parking lot and rooftop surfaces.

#### 3.1 Water Quality Demand

As per the City of Tualatin Surface Water Management Ordinance, the design storm event is 0.36 inches over a 4-hour period. The design water quality flow is calculated as follows:

Water Quality Flow (cfs) = 
$$\frac{0.36(in)Area(ft^2)}{12(in/ft)(4hr)(60 \frac{min}{hr})(60 \frac{sec}{min})}$$

**Table 3.1** summarizes water quality flow for the thirteen parking lot catch basin areas and five rooftop areas.

	_			-	4
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Catch Basin Area	Area (ft²)	Flow (cfs)
Roof Drain 1	16495	0.034
Roof Drain 2	10613	0.022
Roof Drain 3	7628	0.016
Roof Drain 4	27730	0.058
Roof Drain 5	25859	0.054
Basin 1	14477	0.030
Basin 2	15323	0.032
Basin 3	7673	0.016
Basin 4	10947	0.023
Basin 5	8462	0.018
Basin 6	1798	0.004
Basin 7	2739	0.006
Basin 8	6063	0.013
Basin 9	12558	0.026
Basin 10	4645	0.010
Basin 11	6928	0.014
Basin 12	8457	0.018
Basin 13	1998	0.004
Total		0.40

#### 3.2 Storm Water Quality Unit

A Vault StormFilter system was chosen to treat the onsite stormwater. This unit is 8'x16' and hold 26 cartridges, capable of treating a flow of 0.87 cfs. Only 0.40 cfs is required to be treated, and the recommended unit will use 12 cartridges. The number of cartridges required is calculated by using the following equation.

#Cartridges = 
$$Q_{design} \frac{449 \frac{gpm}{cfs}}{15 \frac{gpm}{cartridge}} = 12.0 Cartridges$$

#### 4 Pipe Sizing Analysis

This analysis was performed using the Rational Method for flow demand and Manning's Equation for full flow pipe capacity. Rainfall data for this project was obtained from the Public Works Construction Code for the city of Tualatin, *Table 206-3*, for the 25 year event, using the time of concentrations calculated with the sheet flow equation shown below. There are 12 catch basins, 5 roof drains, and 35 pipe runs. *Table 4.1* shows developed site variables used in calculating pipe demand. Areas, runoff lengths, average slopes, times of concentration, intensities, and peak runoff flows for each basin and roof drain can be found in *Tables 2.1*, *2.2*, *2.3* and *2.4* respectively. Pipe sizes, lengths, slopes, demands, and capacities are shown in *Table 4.2*. All storm structures are labeled on *Figure 2*.

Table 4.1: Variables

Variable	<b>Value</b> 0.80		
C			
n – developed	0.02		
n - pipe	0.01		

**Equations Used:** 

Sheet Flow

$$T_c = \left(\frac{2Ln}{3\sqrt{S}}\right)^{1/2.14}$$
, minutes

Where,

 $T_c$  = Time of Concentration (minutes)

L = Shallow Concentrated Flow Length (feet)

n = Manning Roughness Coefficient

S = Average Slope of the Overland Area (ft/ft)

Flow Demand

$$Q = CiA$$
, cfs

Where,

Q = Flow Demand (cfs)

C = Runoff Coefficient

i = rainfall intensity (in/hr)

A = Area (acre)

#### Flow Capacity

$$Q = \frac{1.486 \times A \times R^{\frac{2}{3}} \times S^{\frac{1}{2}}}{n}$$
, cfs

$$R = \frac{A}{WP} = \frac{D}{4}$$
, ft (full flowing pipe)

$$A = \frac{\pi \times D^2}{4}, \text{ ft}^2$$

$$WP = \pi \times D$$
, f

Where,

Q = Flow Demand (cfs)

R = Hydraulic Radius (ft)

S = Pipe Slope (ft/ft)

n = Manning Roughness Coefficient

WP = Wetted Perimeter (in/hr)

 $A = Cross Sectional Area (ft^2)$ 

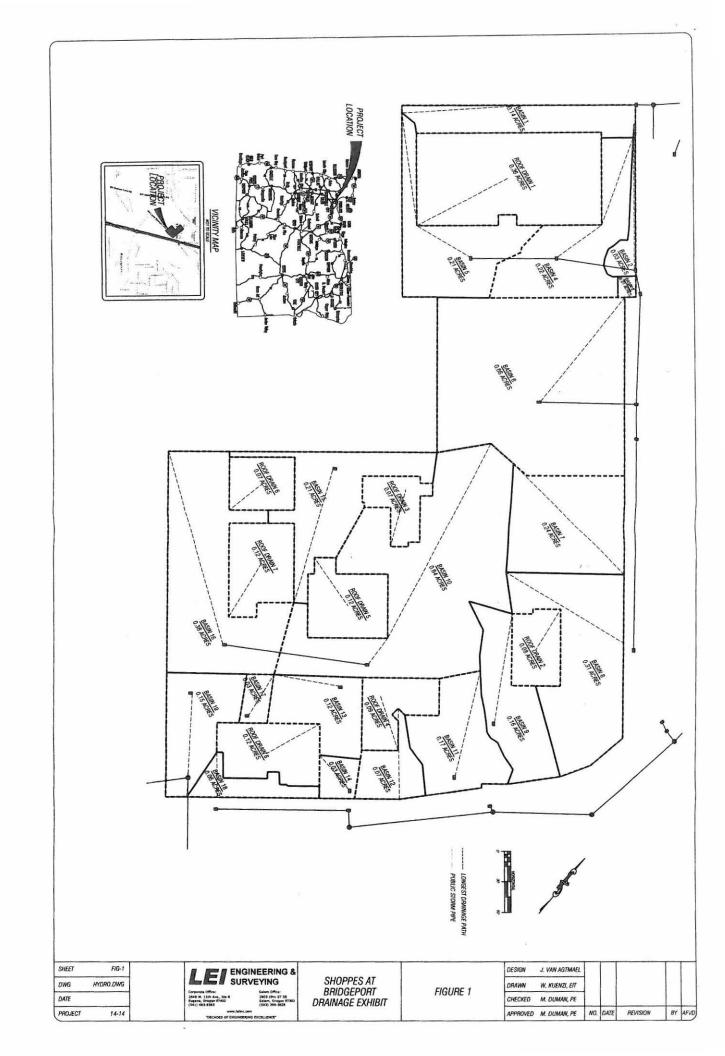
D = Pipe Diameter (ft)

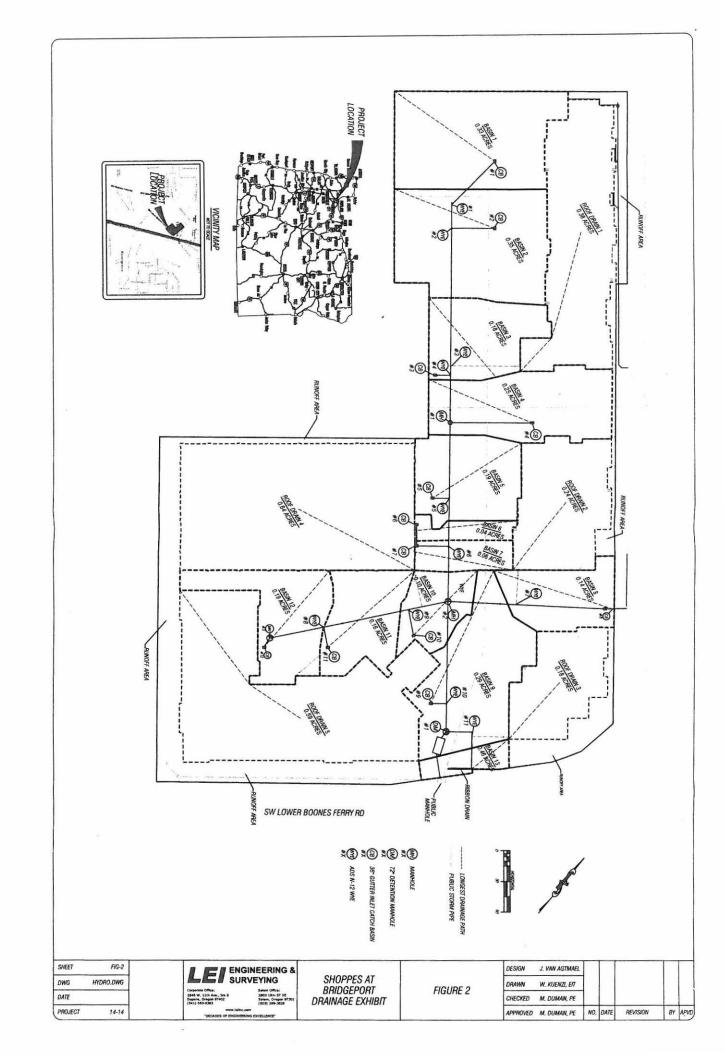
Table 4.2: Pipes

		Diameter	Length	Slope	Demand	Capacity	Factor of
From	То	(inches)	(feet)	(%)	(cfs)	(cfs)	Safety
CB-1	Wye-1	10	60	0.53%	1.04	2.07	2.0
Wye-1	Wye-2	12	23	2.14%	1.04	6.78	6.5
CB-2	Wye-2	10	42	1.00%	1.10	2.85	2.6
Wye-2	Wye-3	12	132	2.14%	2.14	6.78	3.2
RD-1	Wye-3	10	68	7.57%	1.19	7.84	6.6
Wye-3	Wye-4	12	9	2.14%	3.33	6.78	2.0
CB-3	Wye-4	10	15	20.00%	0.55	12.74	23.1
Wye-4	MH-1	12	45	2.14%	3.88	6.78	1.7
CB-4	MH-1	10	80	3.39%	0.79	5.24	6.7
MH-1	Wye-5	18	74	0.30%	4.66	7.48	1.6
CB-5	Wye-5	10	17	20.00%	0.61	12.74	21.0
Wye-5	Wye-6	18	47	0.30%	5.27	7.48	1.4
CB-6	CB-7	10	21	1.00%	0.13	2.85	22.0
RD-4	CB-7	10	3	100.00%	1.99	28.48	14.3
CB-7	Wye-6	10	32	2.06%	2.32	4.09	1.8
Wye-6	MH-2	18	NA	0.30%	7.59	7.48	1.0
P-CB	CB-8	10	57	0.33%	0.26	1.64	6.3
CB-8	Wye-7	12	85	0.26%	0.70	2.36	3.4
RD-2	Wye-7	10	33	20.00%	0.76	12.74	16.7
Wye-7	MH-2	12	66	0.26%	1.46	2.36	1.6
CB-12	MH-3	10	11	2.38%	0.61	4.39	7.2
MH-3	Wye-8	48	52	0.10%	0.61	59.05	97.2
CB-11	Wye-8	10	20	0.35%	0.50	1.69	3.4
Wye-8	Wye-9	48	35	0.10%	1.11	59.05	53.4
RD-5	CB-11	10	42	2.38%	1.86	4.39	2.4
Wye-8	Wye-9	48	84	0.10%	2.96	59.05	19.9
CB-10	Wye-9	10	28	0.46%	0.33	1.93	5.8
Wye-9	MH-2	48	40	0.10%	3.30	59.05	17.9
MH-2	Wye-10	48	99	0.10%	12.35	59.05	4.8
CB-9	Wye-10	10	16	16.00%	0.90	11.39	12.6
Wye-10	DMH	48	32	0.10%	13.25	59.05	4.5
Ribbon	Wye-11	10	32	1.85%	0.14	3.87	27.0
RD-3	Wye-11	10	36	13.58%	0.55	10.50	19.2
Wye-11	DMH	10	26	1.00%	0.69	2.85	4.1
DMH	Pub MH	15	40	4.80%	13.94	18.40	1.3

#### 5 Conclusion

The detention design for the Shoppes at Bridgeport attenuates the post-developed runoff rate to equal the allowable runoff rate of 0.90 cfs per acre for the 25-year storm event. As shown in *Table 4.2*, the capacity of each pipe run exceeds the demand imparted upon it during the 25-year storm event. Finally, provided through the use of the Vault StormFilter, water quality exceeds city of Tualatin standards.





ARBORIST'S REPORT: "OREGON WHITE OAK", Quercus garryana

SITE LOCATION: Bridgeport Retail DATE OF SITE VISIT: Monday, July 18, 2016

FINDINGS ON SITE: A specimen quality tree that is excelling in structure and canopy development, as well as growth. The fact that grade has been raised to the west, held up by a 30" retaining wall above grade, and, a cement parking lot curb constructed at least a year ago, has not affected tree growth or performance to any observable degree.

> The vast majority of the canopy drip line diameter has not been disturbed by the existing short 30" wall to the west, or the cement parking lot curb that makes a peninsula around the tree.

Yes, a small percentage of the south east, north east, and east present drip line diameter outside of the parking lot curb was excavated, compacted, and graveled, in the past. However, the tree appears to have not been affected by this whatsoever.

#### **OBSERVATIONS:**

Asphalt paving is somewhat permeable to water, therefore the small percentage of the drip line diameter outside the curb should receive and hold some wet season moisture for roots that extend to the outer edge of the canopy and beyond.

Although non native blackberries dominate the surface of the site, several species of desirable landscape plants exist there, all requiring no or little summer irrigation. This includes:

a. Oregon Grape Mahonia aquifolium b. Cotoneaster Cotoneaster spp.

c. snow berry Symphoricarpos albus

Pyracantha spp. d. Fire Thorn

#### **OREGON WHITE** OAK FACTS:

Excavation and trenching-These oaks are not tolerant to root disturbance, i.e. excavation, especially within ten feet of the trunk. Construction and development has so far not affected this important root zone.

Irrigation- Oaks in general are not tolerant of any changes that supply extra water above that naturally occurring at the site. Therefore, irrigation of oaks is avery touchy subject. Appendix A will address this issue.

Fertilization and mulching- Chemical fertilization of mature trees without a soil lab analysis (soil test) is not recommended. Incorrect nutrient application can result in decreased pest resistance, tying up of important nutrients and herbicide/abiotic resistance within a tree. Mulching with bark robs natural soil moisture, and produces chemicals that consume nutrient Nitrogen. Please see appendix 2 "soil testing".

#### please turn to p. 2

## page 2- Oregon white oak at Bridgeport Retail. RECOMMENDATIONS:

- a. Excavation and trenching- Please see figure 1.
  - 1. Avoid any surface disturbance, tilling, excavation, and trenching, as possible at existing trunk grade.
  - 2. Leave the existing landscape plants listed in "observations".
  - 3. Disturb the existing soil under the canopy only enough to remove the black berries, english laurel, and holly (*Ilex*). It would be best not to plant any additional plants Within nine (9) feet of the trunk. In other words just leave the existing desirable landscape plants there, don't plant any additional plants within nine feet of the trunk.
  - 4. Do not run any buried irrigation lines under the tree canopy at grade of the trunk. A great opportunity exists where the property border irrigation line(s) can raise above root crown grade and pass the tree underground within the soil bermed against the concrete retaining wall to the west.

#### b. Irrigation-

- 1. Sprinkler irrigation of or around this tree is not recommended.
- 2. No irrigation of any kind should be applied within ten (10) feet of the trunk. *Details in Appendix A*.
- 3. Plants recommended by the landscape architect, S1 and S7, should be planted in a strip that runs between the existing parking lot curb, and a point 9 feet from the tree. (north, east, and west of the tree. Plants S-13 are fine where planned and, they complete a strip that circles the tree, at a distance. All plants within this new strip around the tree at a distance of nine (9) feet should be drip (emitter) irrigated. If irrigation is installed.
- 4. Irrigation of this strip can be moderate, meaning something like four gallons of water per plant, no more than twice per week, during hot and/or drought conditions. In the spring, plants within the strip along the curb may need as little as one gallon of water, once per week.
- 5. As far as the tree is concerned, it needs no irrigation at all, except during extended hot and/or dry periods. Appendix A

#### c. Fertilization and mulching-

- 1. Mature trees seldom need fertilization. However, a soil test is recommended as a tree preservation/management measure.
- Chemical fertilizer application as recommended by landscape architect during installation of new plants S1, S7, and S13 if planted no closer than nine (9) feet of the tree, should be harmless to the tree.
- Mulching the entire curbed and bermed area within the drip line should be done using well developed compost, rather than bark mulch.

Page 3- Oregon white oak at Bridgeport Retail Recommendations, continued:

d. Pre-emergent Herbicide (as instructed by landscape architect). Follow label instructions as to protect existing shrubs listed above, in "Observations".

#### SUMMARY:

Based on the present excellent condition of the tree in spite of a long ago grade change to the west, and preparation for a parking lot, including construction of a concrete curb, asphalt paving from the curb outward, I recommend going ahead with paving as planned.

However, to assure the continued good health of the tree, I recommend disturbing the soil very little, and leaving the existing desirable landscape plants there, where they already are. It is very important that no trenching occur within the oak tree peninsula that would disturb grade below where trunk rises out of the ground. It is also important to remember that Oak trees should not have water applied within ten feet of the trunk.

#### APPENDIX A

From University of California Oak Woodland Management web site:

Although this is written directly about California black oaks, it is exactly the same for Oregon white oaks. Every winter, many Oregon white oaks literally fall over, while still in excellent condition above ground. This happens when the ground is saturated, but caused by fungal attacks on trees where water supply was increased during summers.

#### Summer Irrigation of Established Oak Trees

Many recommendations concerning irrigation of established native California oak trees caution against summer water application, especially near the base of the tree. Fungal diseases such as oak root fungus (*Armillaria mellea*) and crown rot (*Phytophthora spp*) are often associated with the death of oak trees under conditions of high soil moisture. Even though oaks are known to be drought tolerant, summer irrigation may be beneficial to oak trees, especially during period of prolonged drought, if water is kept at least 3 m (10 ft.) away from tree root crowns, or applied in the outer two-thirds of the root zone.

#### APPENDIX 2, SOIL TESTING

- 1. Soil test kits from Washington County Extension Service: Inexpensive Basic Test-Surprisingly easy, quick, and inexpensive (only \$9.00). The standard soil test will measure N,P,K,Ca, Mg, S, plus pH. The report you receive from Penn State will indicate all of this, and tell you what kind of fertilizer to use, when to apply it, and how much lime or sulfur to add, for your tree. Once you have the test kit, you can take soil samples detailed instructions are included in the test kit packet. It only takes a few minutes to gather samples, which are spread out to air-dry, mixed and then a small sample is mailed in the bag from the kit to Penn State. In about 7-10 days you will receive your comprehensive report. Call 724-228-6881 to order kit.
- Soil test kits from Site I Landscape supply in Tigard- recommended.
   14555 SW 72Nd Ave. Tigard, OR (503) 885-9096 Macro/Micro elements & pH test, apprx \$85

Page 4- Oregon white oak at Bridgeport Retail Signature Page

Arborist Report on one Oak tree and landscape peninsula within partially constructed parking lot at Bridge Port Retail:

Completed/submitted by Ken Ball, ISA Certified Arborist, PN 5803-A

July 20, 2016

Electronic Signature: Kenneth D. Ball, July 20, 2016

2.2 14-28 RECOMMENDATIONS 1881-976-185 0 2 0 187 5.213 人をいし DRIP LIME-ARBORIST'S LIGHT LOCATION - SUGGEST APPLY WATER 3-57
WITHIN 10 11 0 0 1 C 000



July 25, 2016

Steven V. Johnson President VIP'S Industries Inc. 201 Liberty ST SE Salem, OR 97301

Re: Pad A Trash Enclosure

Dear Steve;

Thank you, for sending me your updated site plans and enclosure designs for the building developments on Pad A in Tualatin.

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

It looks like the location of the enclosure is fine for us to service. I do not see any issue for access for my vehicles. Thank you for adjusting the size of the enclosure, to hold two containers for trash and recycling. I also appreciate your other adjustments regarding the overhead obstacle, gates and side opening. This enclosure will be fine for our services.

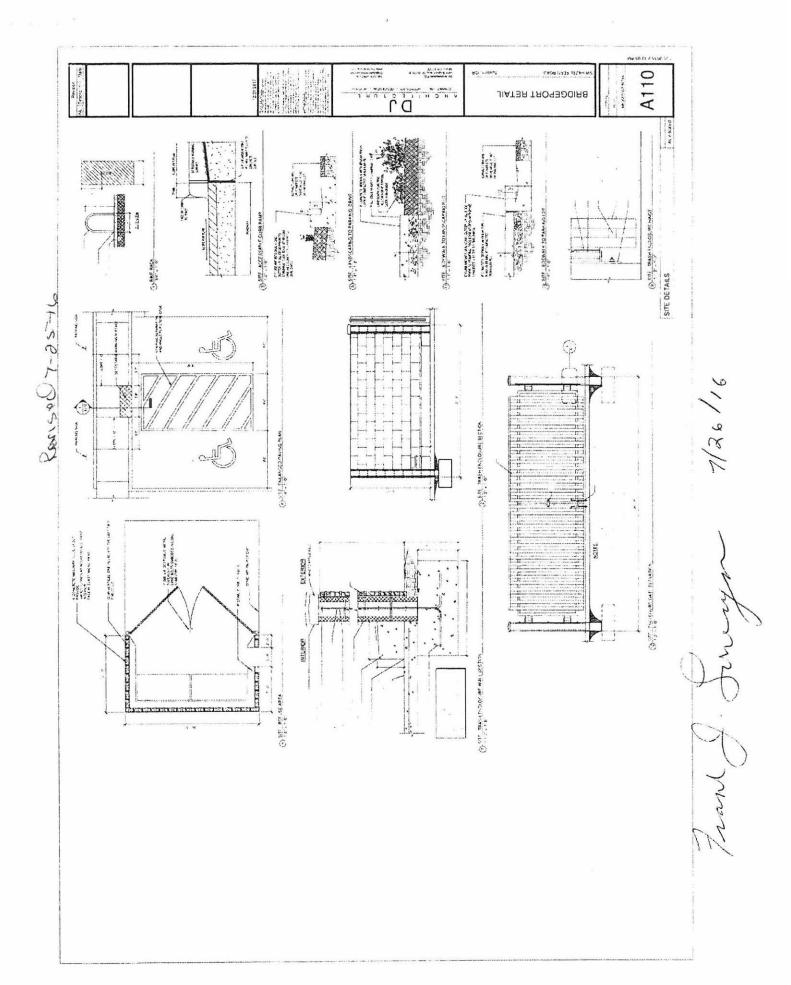
Thank you Steve; for your help and concerns for our services prior to this project being developed.

Sincerely,

Frank J. Lonergan

Operations Manager

Republic Services Inc.



## Traffic Impact Analysis Shoppes at Bridgeport - Pad A

Tualatin, Oregon

July 6, 2016

completed with

DJ Architecture
Albany, Oregon
&
VIPs Industries, Inc
Tualatin, Oregon

Prepared by: Associated Transportation Engineering & Planning, Inc. Tualatin, Oregon July 20, 2016



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# **Appendices**

**Turning Movement Counts** 

**ODOT Crash Data** 

Computer Modeling Analysis - On Enclosed CD

# Traffic Impact Analysis Shoppes at Bridgeport - Pad A Tualatin, Oregon



#### Introduction:

VIPs Industries Inc. intends to develop retail commercial space on Pad A in tax lot 300 of tax map 2S 1W Sec 13DC in Tualatin, Oregon. The 3 acre site is west of Lower Boones Ferry Rd and includes the Grand Hotel and several undeveloped building pads near the Bridgeport Village in Tualatin. Pad A will be developed with 14,800 sq. ft (14.8ksf) of Specialty Retail space (ITE 826). The intent of this analysis is to update the traffic impact analysis done by Kittelson and Associates and approved by various jurisdictions for the development of the entire site in 2008. The update is intended for the development of Pad A. After being approved in 2008, the hotel was built and construction of the retail space delayed during the economic downturn.

Customers of Shoppes at Bridgeport - Pad A will use the City of Tualatin transportation system and add traffic to the roadways. This analysis will consider the traffic impacts at the intersections of:

- SW Bridgeport Rd at Bridgeport Village/REI
- SW Bridgeport Rd at Hazelfern Rd
- SW Bridgeport Rd at 72nd Ave.
- Lower Boones Ferry Rd at Travellers Ln
- Lower Boones Ferry Rd at Grand Hotel
- Lower Boones Ferry Rd at Providence access (the existing Eddyline Apts access)
- Site access onto Hazelfern Rd

Crash data was provided by the ODOT Crash Data Unit for the most recent 5 years.

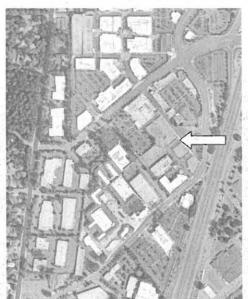


Figure 1 - Aerial View

### **Summary of Findings:**

Shoppes at Bridgeport - Pad A will not generate a significant volume of AM Peak hour trips and will generate at estimated 40 trips in the PM Peak hour. The computer model was run for both peak hours and summary data is included in this analysis. The signalized intersections along Bridgeport Rd carry a significant about of traffic, but continue to serve the driving public. Drivers at the unsignalized intersections are experiencing long delays making left turns onto Lower Boones Ferry Rd. Intersection

sight distance at the studied intersections is adequate. There have been no fatal crashes reported to the ODOT Crash Data Unit in the past 5 years at the intersections for which data was provided. There do not appear to be unusual safety issues at the intersections based on the traffic volumes and the reported crashes.

#### **History and Existing Conditions:**

The site is a vacant but developed with offsite services for future development. The project site is north of the existing Grand Hotel. The intersections of SW Bridgeport Rd at Bridgeport Village/REI, SW Bridgeport Rd at Hazelfern Rd and SW Bridgeport Rd at 72nd Ave are signalized. The other four studied intersections are TWSC (two way stop controlled).

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SW Bridgeport Rd at Bridgeport/REI	Signalized	HCM2010	NEBR	0.255	6.6	А
2	SW Bridgeport Rd at Hazelfern Rd	Signalized	HCM2010	NEBR	0.285	8.5	А
3	72nd at Lower Boones Ferry Rd	Signalized	HCM2010	SWBR	0.625	50.2	D
4	Traveler's Ln at Lower Boones Ferry Rd	Two-way stop	HCM2010	WBL	0.069	38.0	Е
5	Lower Boones Ferry Rd at Grand Hotel	Two-way stop	HCM2010	SEBL	0.086	35.3	E
6	SW Lower Boones Ferry Rd at Eddyline Apts/Providence Health	Two-way stop	HCM2010	SEBL	0.613	64.7	F
7	Hazelfern Rd at Traveler's Ln	Two-way stop	HCM2010	SWBT	0.000	9.8	Α

Existing AM Peak Hour Summary

Figure 2 - Existing AM (2016) Traffic Conditions

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SW Bridgeport Rd at Bridgeport/REI	Signalized	HCM2010	SWBL	0.391	11.3	В
2	SW Bridgeport Rd at Hazelfern Rd	Signalized	HCM2010	SWBL	0.464	22.5	С
3	72nd at Lower Boones Ferry Rd	Signalized	HCM2010	NWBL	0.666	15.7	В
4	Traveler's Ln at Lower Boones Ferry Rd	Two-way stop	HCM2010	WBL	0.444	93.8	F
5	Lower Boones Ferry Rd at Grand Hotel	Two-way stop	HCM2010	SEBL	0.258	91.8	F
6	SW Lower Boones Ferry Rd at Eddyline Apts/Providence Health	Two-way stop	HCM2010	SEBL	0.468	94.9	F
7	Hazelfern Rd at Traveler's Ln	Two-way stop	HCM2010	SWBT	0.000	10.4	В

**Existing PM Peak Hour Summary** 

Figure 3 - Existing PM (2016) Traffic Conditions

Drivers at the unsignalized intersections on Lower Boones Ferry Rd are experiencing long delays when making left turns onto Lower Boones Ferry Rd. The volume of traffic as a percent of capacity at these intersections is between 26% and 47% in the PM peak hour and the issue is not one of capacity. The longest delays are found at the Providence Health/Eddyline Apts access to Lower Boones Ferry Rd.

### Traffic Conditions when Shoppes at Bridgeport - Pad A is Complete:

The site will be developed with retail space for Specialty Retail (ITE 826). The Shoppes at Bridgeport - Pad A will add 40 trips to the PM Peak hour traffic. The study assumes that traffic volumes will increase linearly 1% per year to find 2017 performance metrics. The study will also increase traffic counts to estimate the seasonal variation (1.0478) based on ODOT "commuter" streets. Factors will also be used to adjust to the Peak hour traffic and the impact of heavy vehicles on traffic. Passby traffic has not been considered, making the analysis more conservative.

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SW Bridgeport Rd at Bridgeport/REI	Signalized	HCM2010	NEBR	0.257	6.6	А
2	SW Bridgeport Rd at Hazelfern Rd	Signalized	HCM2010	NEBR	0.287	8.5	А
3	72nd at Lower Boones Ferry Rd	Signalized	HCM2010	SWBR	0.631	51.4	D
4	Traveler's Ln at Lower Boones Ferry Rd	Two-way stop	HCM2010	WBL	0.071	38.7	E
5	Lower Boones Ferry Rd at Grand Hotel	Two-way stop	HCM2010	SEBL	0.088	35.9	Е
6	SW Lower Boones Ferry Rd at Eddyline Apts/Providence Health	Two-way stop	HCM2010	SEBL	0.633	68.1	F
7	Hazelfern Rd at Traveler's Ln	Two-way stop	HCM2010	SWBT	0.000	9.8	А

2017 AM Peak Hour Summary with Shoppes at Bridgeport - Pad A

Figure 4 - 2017 AM Traffic Conditions with Shoppes at Bridgeport - Pad A

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
.1	SW Bridgeport Rd at Bridgeport/REI	Signalized	HCM2010	SWBL	0.395	11.4	В
2	SW Bridgeport Rd at Hazelfern Rd	Signalized	HCM2010	SWBL	0.486	23.7	С
3	72nd at Lower Boones Ferry Rd	Signalized	HCM2010	NWBL	0.674	15.8	В
4	Traveler's Ln at Lower Boones Ferry Rd	Two-way stop	HCM2010	WBL	0.468	101.2	F
5	Lower Boones Ferry Rd at Grand Hotel	Two-way stop	HCM2010	SEBL	0.269	96.1	F
6	SW Lower Boones Ferry Rd at Eddyline Apts/Providence Health	Two-way stop	HCM2010	SEBL	0.486	100.3	F
7	Hazelfern Rd at Traveler's Ln	Two-way stop	HCM2010	NEBL	0.025	10.7	В

2017 PM Peak Hour Summary with Shoppes at Bridgeport - Pad A

Figure 5 – 2017 PM Traffic Conditions with Shoppes at Bridgeport - Pad A

The intersections of Lower Boones Ferry Rd at Travellers Ln, Lower Boones Ferry Rd at Grand Hotel and Lower Boones Ferry Rd at Providence access (the existing Eddyline Apts access) are functioning using less than 50% of capacity of the intersections, but the long delay drivers experience getting onto

Lower Boones Ferry Rd results in their performance metric of LOS F during the PM Peak hour. Drivers accessing Lower Boones Ferry Rd at these intersections can expect long delays during peak traffic periods. But drivers learn lessons from prior experience and will find other routes onto the transportation system. Washington County will want to continue to monitor the performance metrics at these intersections as they plan to make future improvements.

#### Crash Data:

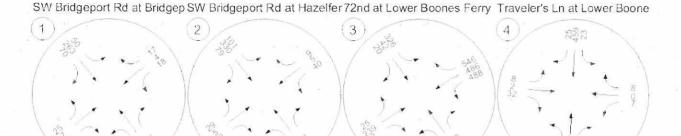
The ODOT Crash Data Unit provided information about reported crashes at the shown intersections for the past 5 years. The crash rates do not seem unexpectedly high at these intersections.

Intersection	Fatal	Injury	Property Damage	Total Crashes
SW Lower Boones Ferry at Travellers	0	0	1	1
SW Bridgeport at Hazel Fern	0	14	9	23
SW Lower Boones Ferry at SW 72nd	0	18	22	40

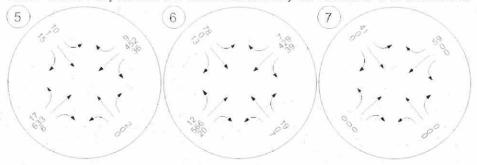
Figure 6 – Reported Crashes at Studied Intersections in 2010-2014

#### Summary:

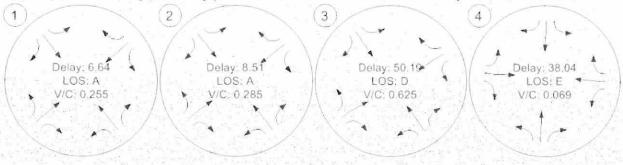
The development of the planned Shoppes at Bridgeport - Pad A in Tualatin will add traffic to the transportation system. Bridgeport Rd, 72nd Ave and Lower Boones Ferry Rd are major arterials in the City of Tualatin TSP and carry large volumes of traffic. The other streets in the study are local streets. Intersections of major arterials with local streets are often unsignalized and designed to serve traffic on the major street often limiting access the major roadway. That is the case at intersections on Lower Boones Ferry Rd in this study. Signalization will improve the performance metrics at these intersections. Traffic from the planned specialty retail stores will be a very small part of the traffic at the studied intersections. Crash data does not indicate significant safety problems at the studied intersections. The appropriate jurisdiction should continue studying whether and when to signalize one or all of these intersections.



Lower Boones Ferry Rd at Gr SW Lower Boones Ferry Rd Hazelfern Rd at Traveler's Ln



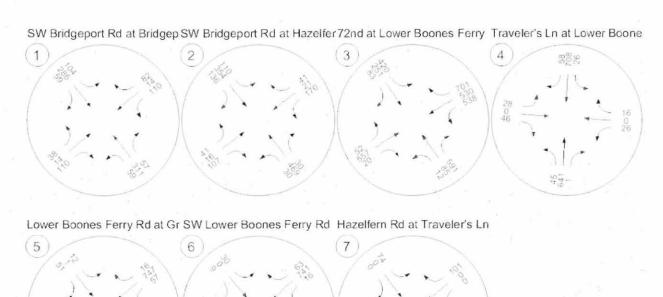
SW Bridgeport Rd at Bridgep SW Bridgeport Rd at Hazelfer 72nd at Lower Boones Ferry Traveler's Ln at Lower Boone

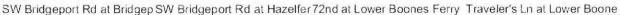


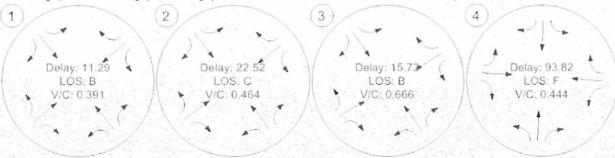
Lower Boones Ferry Rd at Gr SW Lower Boones Ferry Rd Hazelfern Rd at Traveler's Ln



Figure 7 - Existing AM Peak hour Counts and Metrics







Lower Boones Ferry Rd at Gr SW Lower Boones Ferry Rd Hazelfern Rd at Traveler's Ln



Figure 8 - Existing PM Peak hour Counts and Metrics

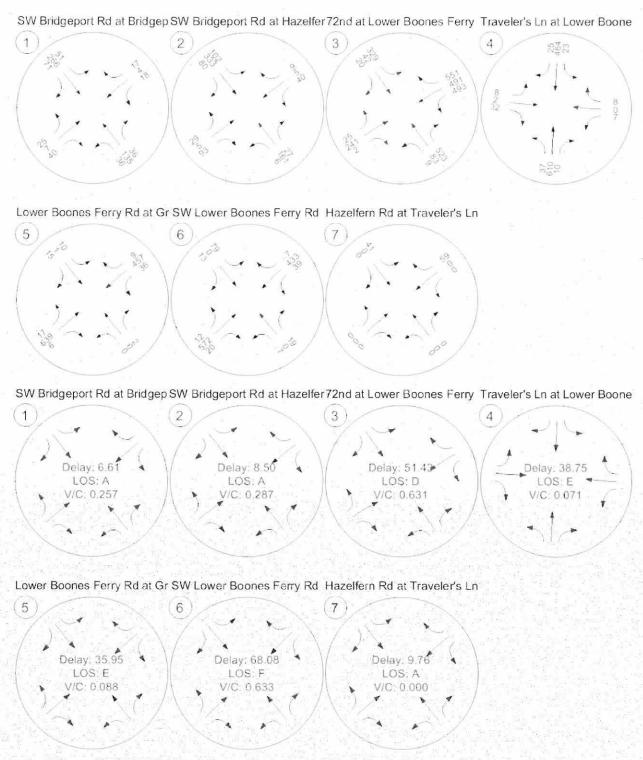
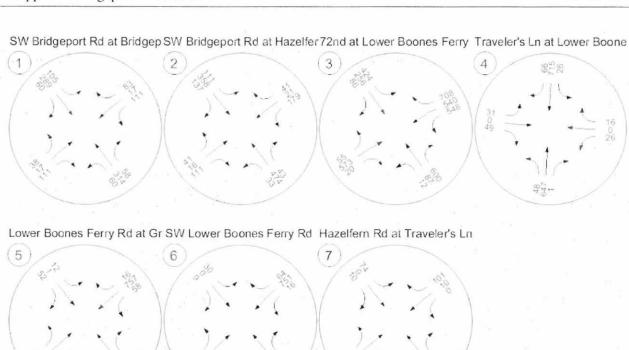
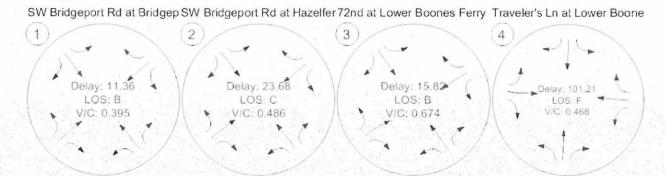


Figure 9 - 2017 AM Peak hour Counts and Metrics with Shoppes at Bridgeport - Pad A





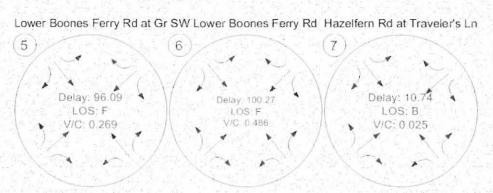
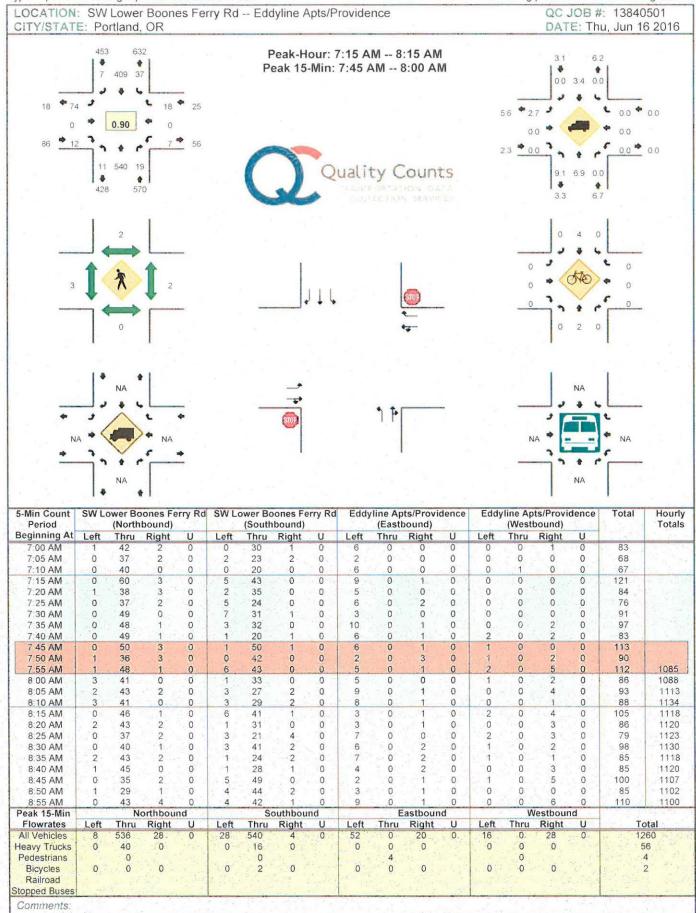
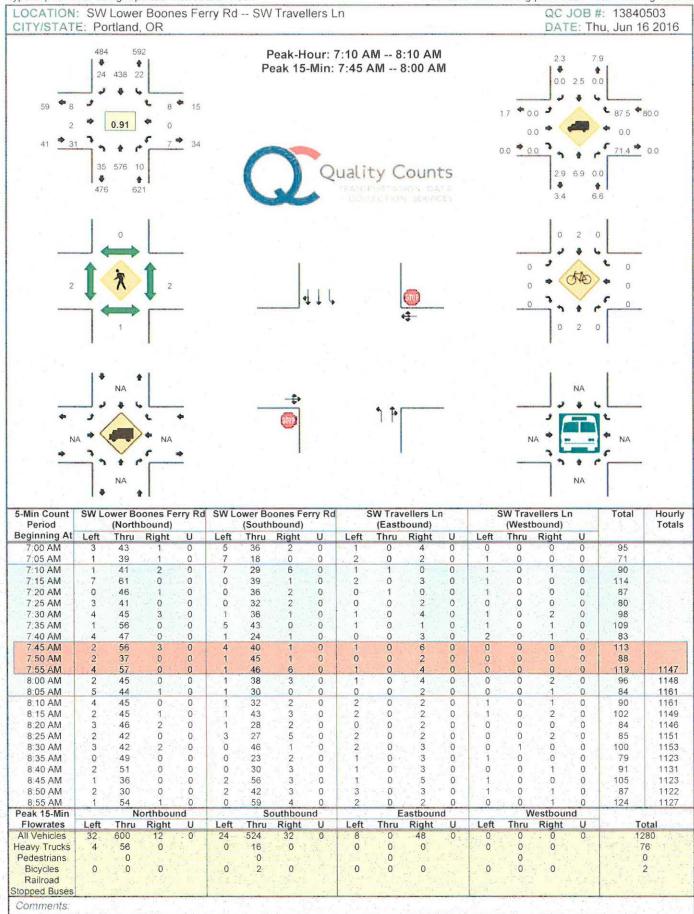
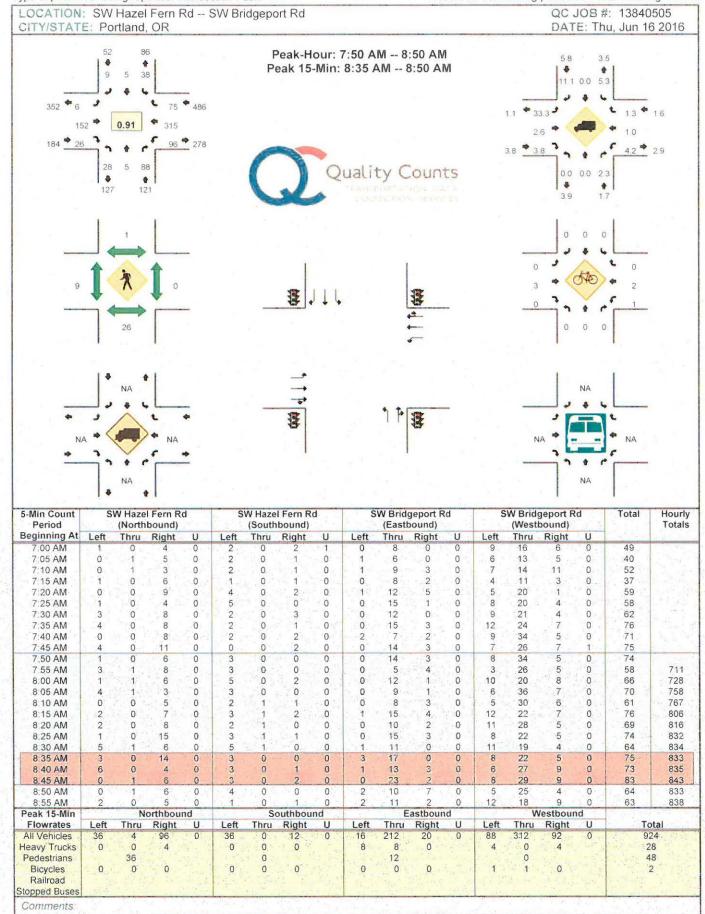
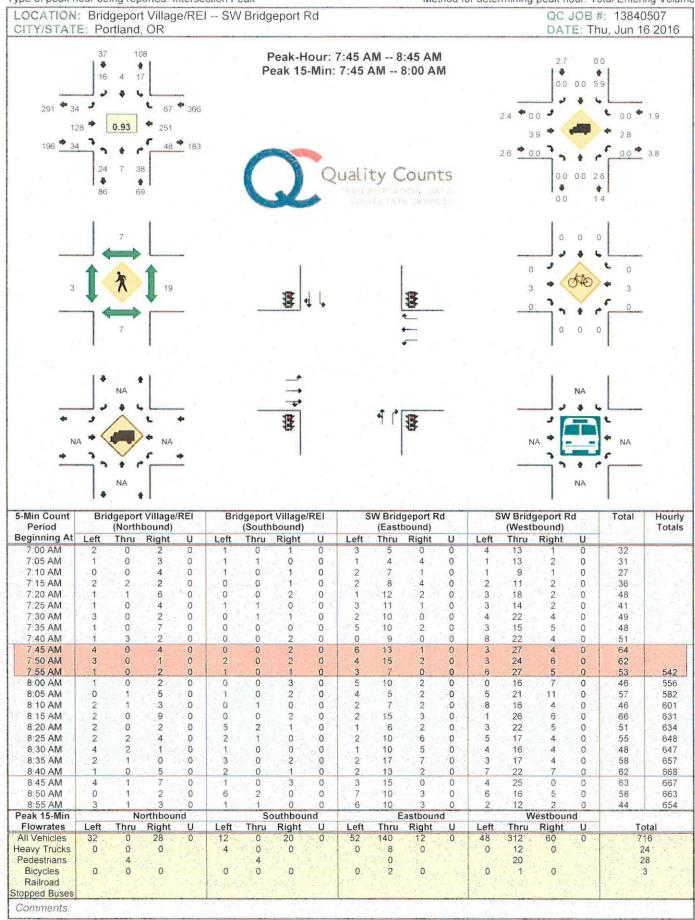


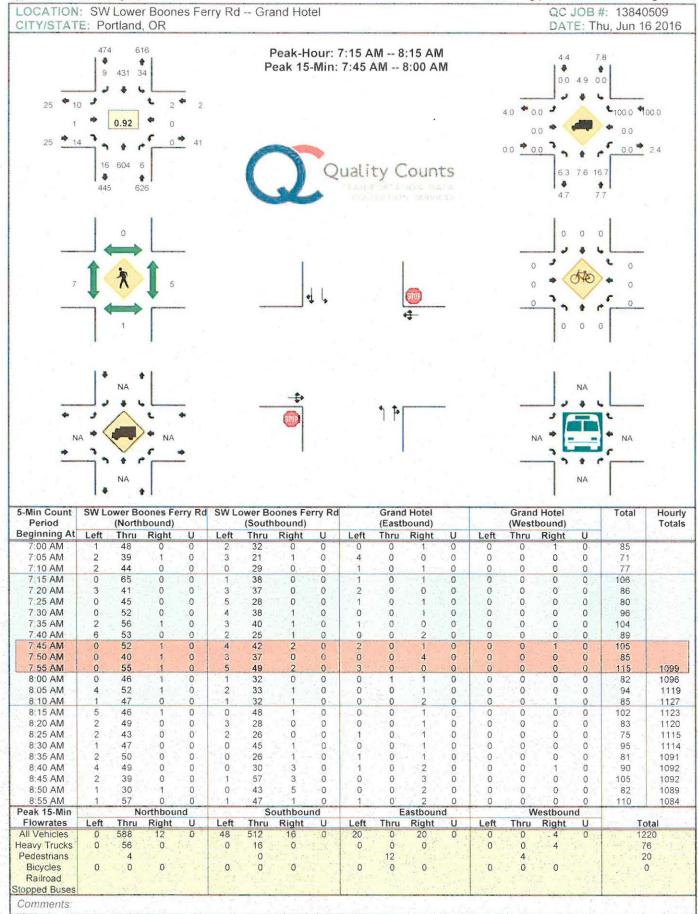
Figure 10 - 2017 PM Peak hour Counts and Metrics with Shoppes at Bridgeport - Pad A

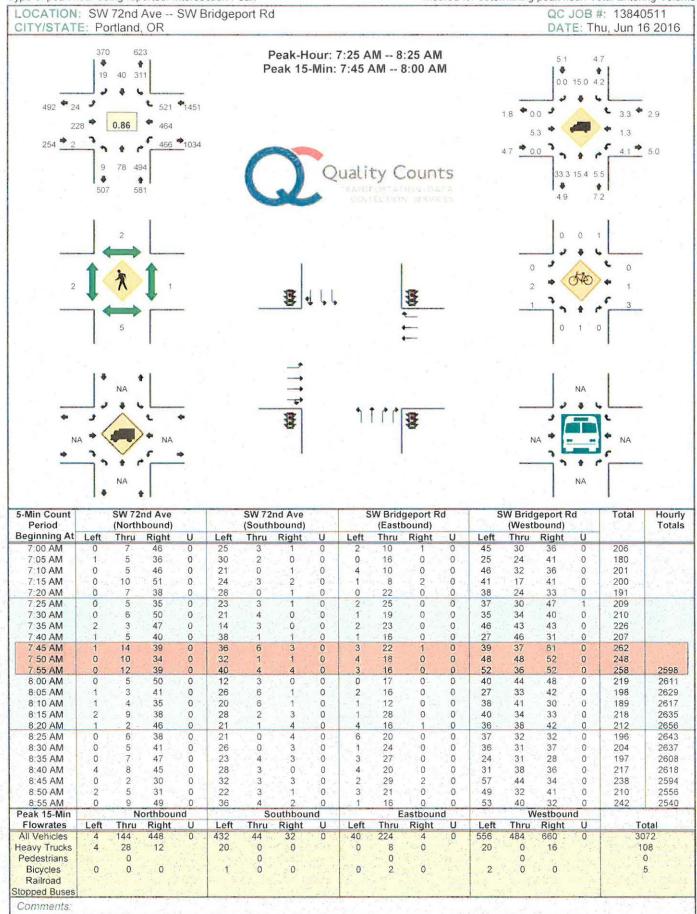




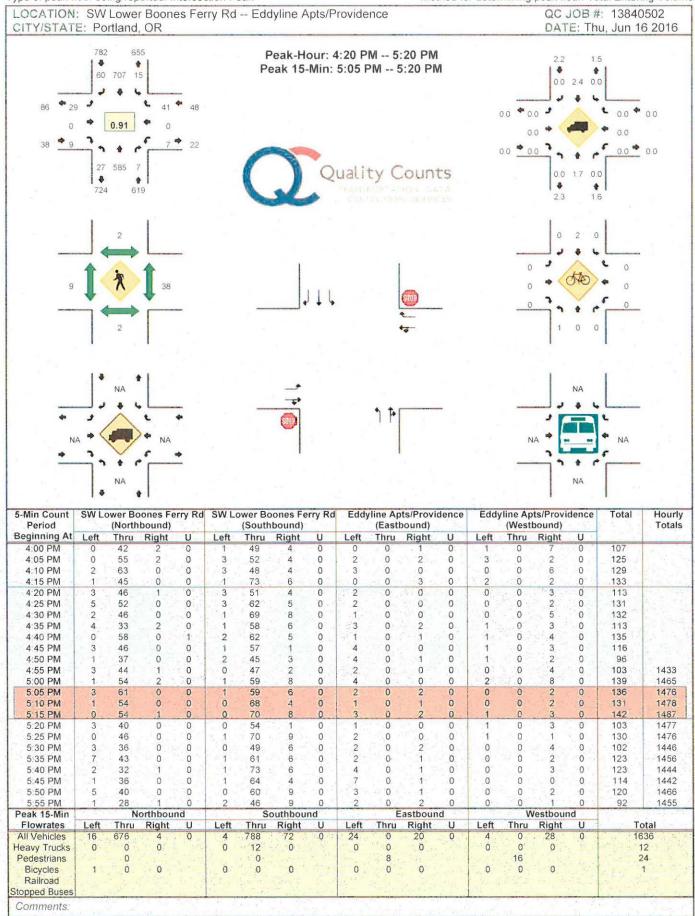


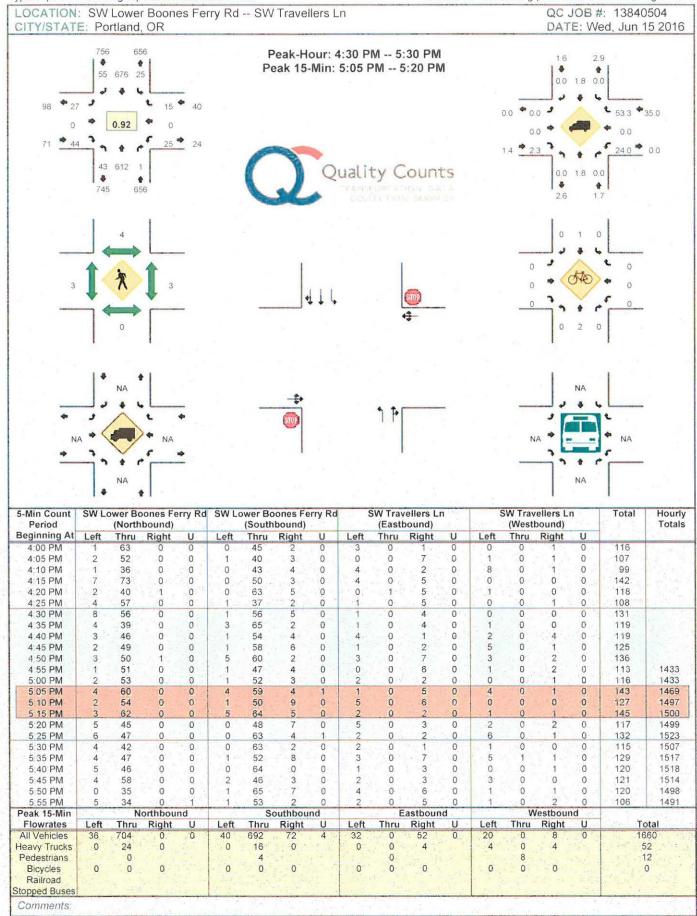


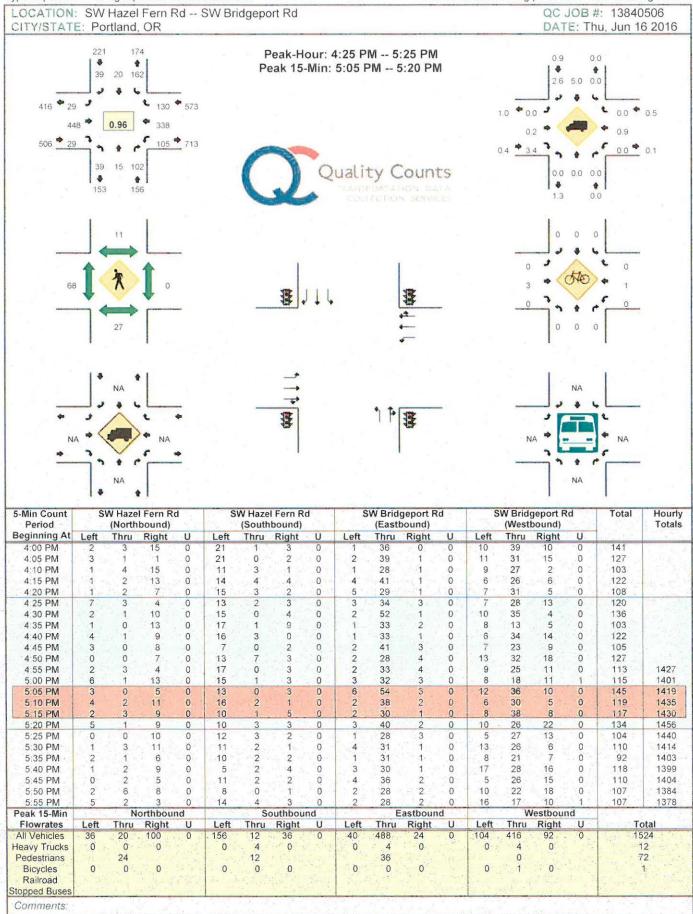


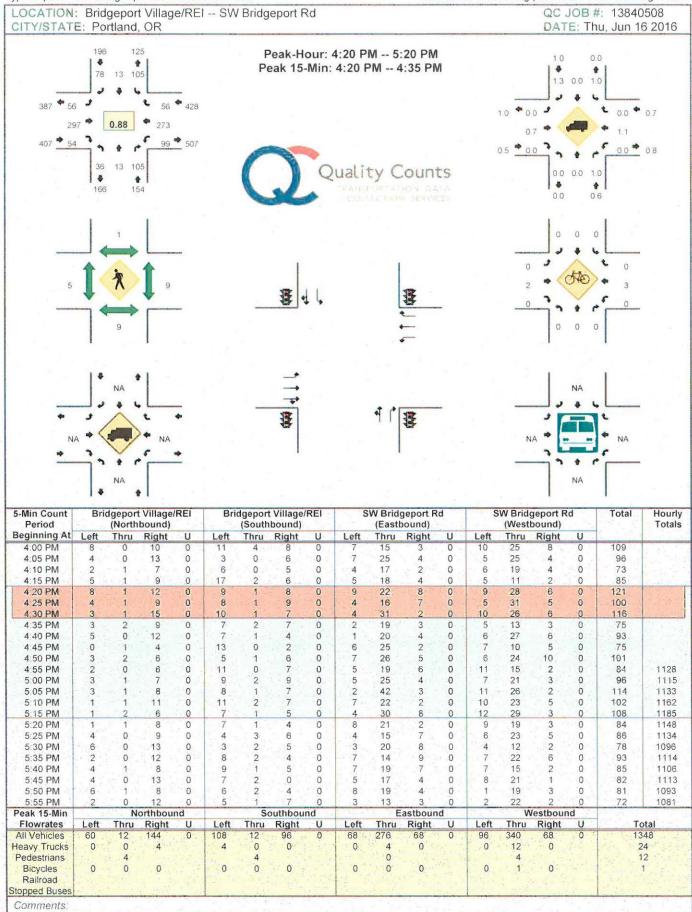


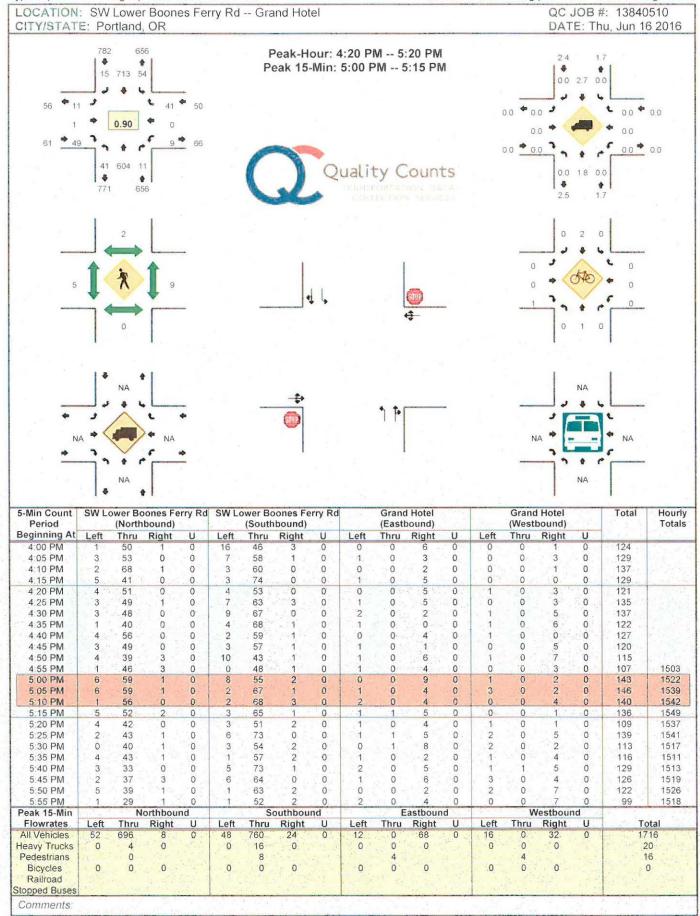
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

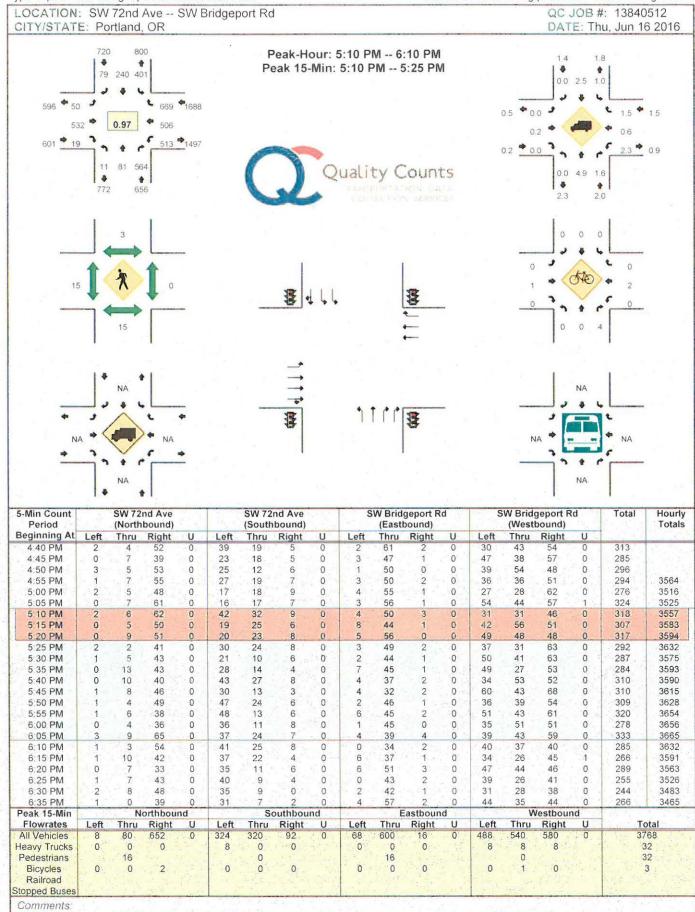














### **Scoping Meeting Request**

City of Tualatin Community Development Department 18880 SW Martinazzi Avenue, Tualatin, OR 97062 www.tualatinoregon.gov (503) 691-3026

Welcome and thank you for choosing to locate your project in the City of Tualatin. Please complete this form, attach sketches, plans, etc., and send it in no later than one week prior to requested meeting date and before we can book a date. Please send form to: Lynette Sanford, Office Coordinator, fax (503) 692-0147 or e-mail <a href="mailto:lsanford@ci.tualatin.or.us">lsanford@ci.tualatin.or.us</a>. If you have questions: (503) 691-3026. 1. Name of Project: THE SHOPPES AT BRIDGE PORT - BUILDING 2. Applicant Information: Name STEVEN V. WHNSON Company THE TURLATIN GROUP LLC
Address ON LIBERTY ST. S.E. Phone SOB 779 1604

Email SALEN OR 97301

STEVE J ON 195 IN C. NOT

3. Who, beside the Applicant, will be attending this Scoping Meeting? (Please list individual names and company or affiliation below. Attach an additional sheet if needed.) Please provide all possible attendees, so an adequate size room can be booked. NONS Name \_\_\_\_\_ Company or Affiliation: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_ Name \_\_\_\_\_ Company or Affiliation: \_\_\_\_\_ Email: Phone: Name \_\_\_\_\_ Company or Affiliation: \_\_\_\_\_ Email: Phone: 4. What type of development are you proposing? (Check all that apply) [] Industrial Commercial [] Institutional [] Mixed-use Please provide a brief description of your project: (Attach additional sheets if needed.) Please include description of existing uses and structures in addition to what is proposed.

Construction of a single story commercial helail building of approx. 14, 800 sp. ft. in existing tootorint of existing food A at proposed shoppes at Bridge pat. All site work and utilities previously completed.

5. Where is the development/project site? Please provide addresses of all involved properties. Address 7211-7219 SW HAZELFERN RD, TIGARD, OR 97224

Planning District 3 Map # 251(3DB - Tax Lot # 00900

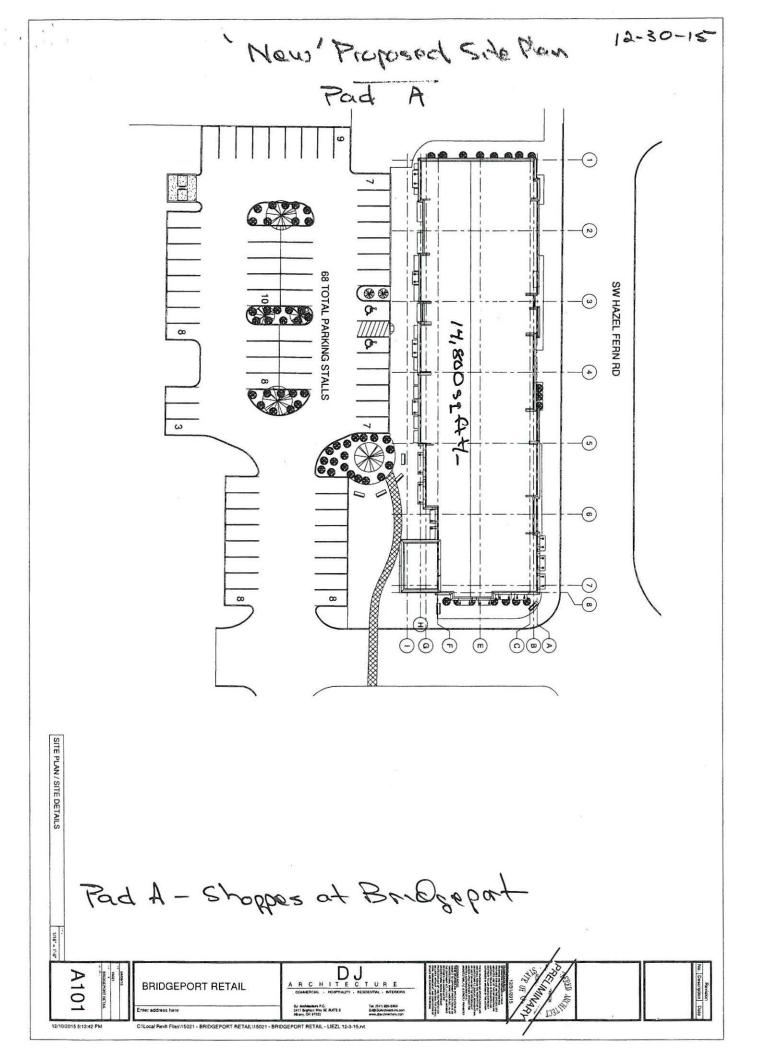
Total Acreage 1.33 At # 25113DC + 400100

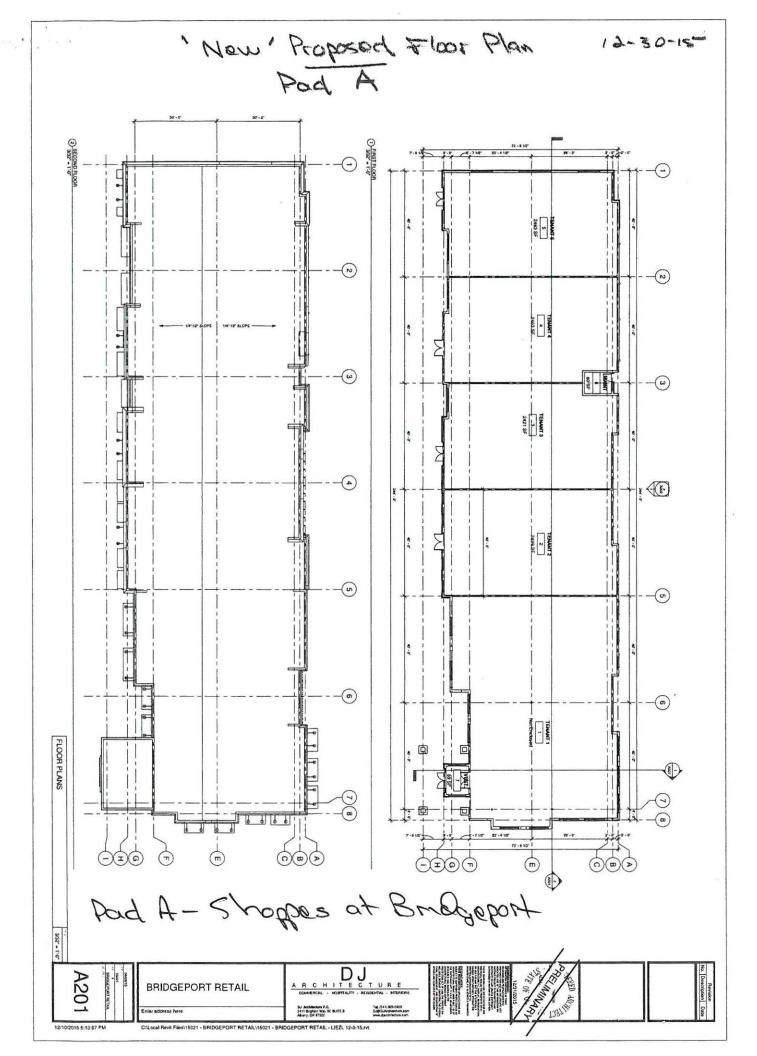
6. What is the applicant's affiliation with the project? (Check all that apply)

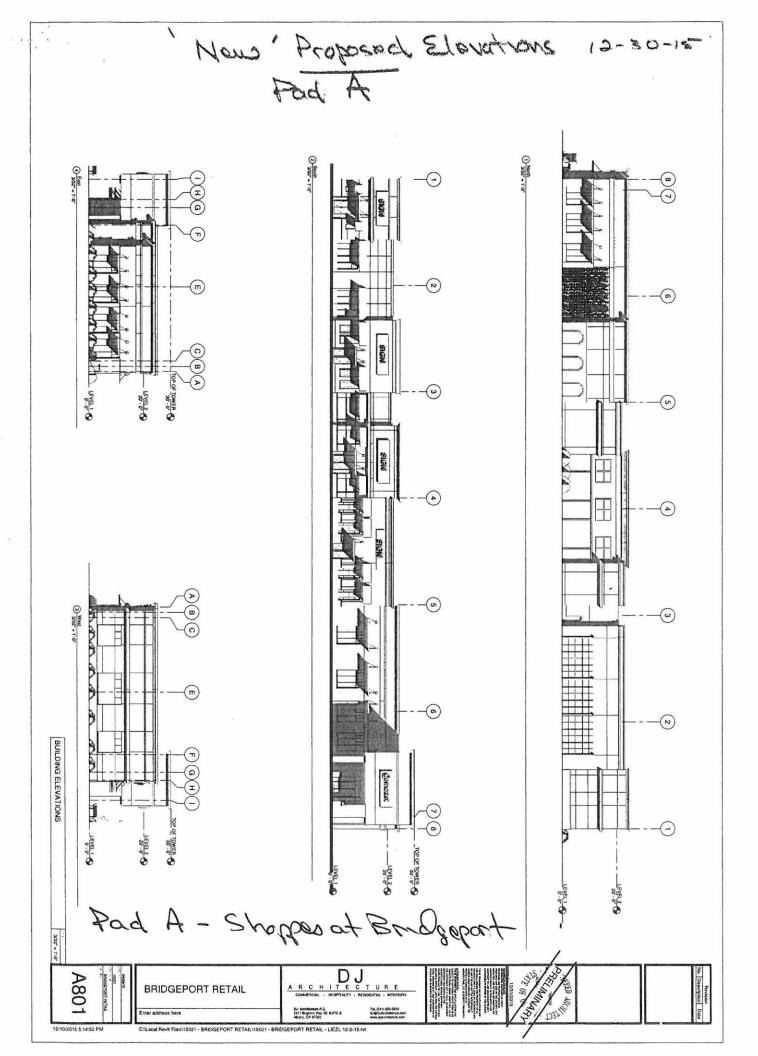
[ ] Broker [ ] Developer Property Owner [ ] Representative [ ] Other

If "Other", please explain:

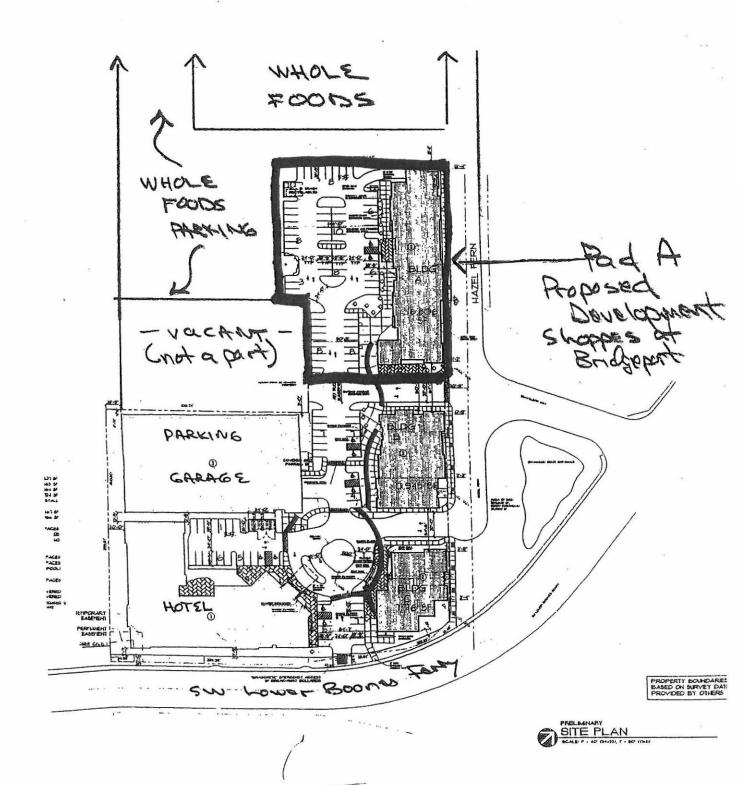
7. What is the primary purpose of this scoping meeting (What would you like to accomplish)? (Attach additional sheets if needed.)  - understand and schedule Arch, Review  - understand and schedule Arch, Review  - access all application forms
8. Are you familiar with the development process in Washington or Clackamas  County or Tualatin? (Check one) [ ] Yes Mo  If Yes, please identify an example project:
9. Do you have preliminary site plans, concept drawings or other details that you can provide for staff review prior to the meeting? (Check one. If Yes, please attach to this meeting request or e-mail. Yes [] No
10. Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to your proposed development?  [ ] Yes  [ ] No
11. Is the property under enforcement action? If yes, please attach a notice of the violation. いのいと にんのいい
12. Please list the names of City, TVF&R, CWS, and County staff with whom you have already discussed this proposal:
· Clare Fuchs (no substantive discussion-just coordination of scoping and)  pare-Approx I ve as had discussion regarding patential development of this same Pad Attent it was a different proposal. In abundance under : Clare Fuchs  Aquilla Hurd-Ranch  Ben Bryant
& Exhibite Attached - 7 pages total Steven 2-30-15
TO BE COMPLETED BY COMMUNITY DEVELOPMENT STAFF:  Date Request Received: Received by: [ ] Planning  Project Name: [ ] Economic Development  Case #: [ ] Engineering & Building  Scheduled Scoping Meeting Date: [ ] No. of People Attending



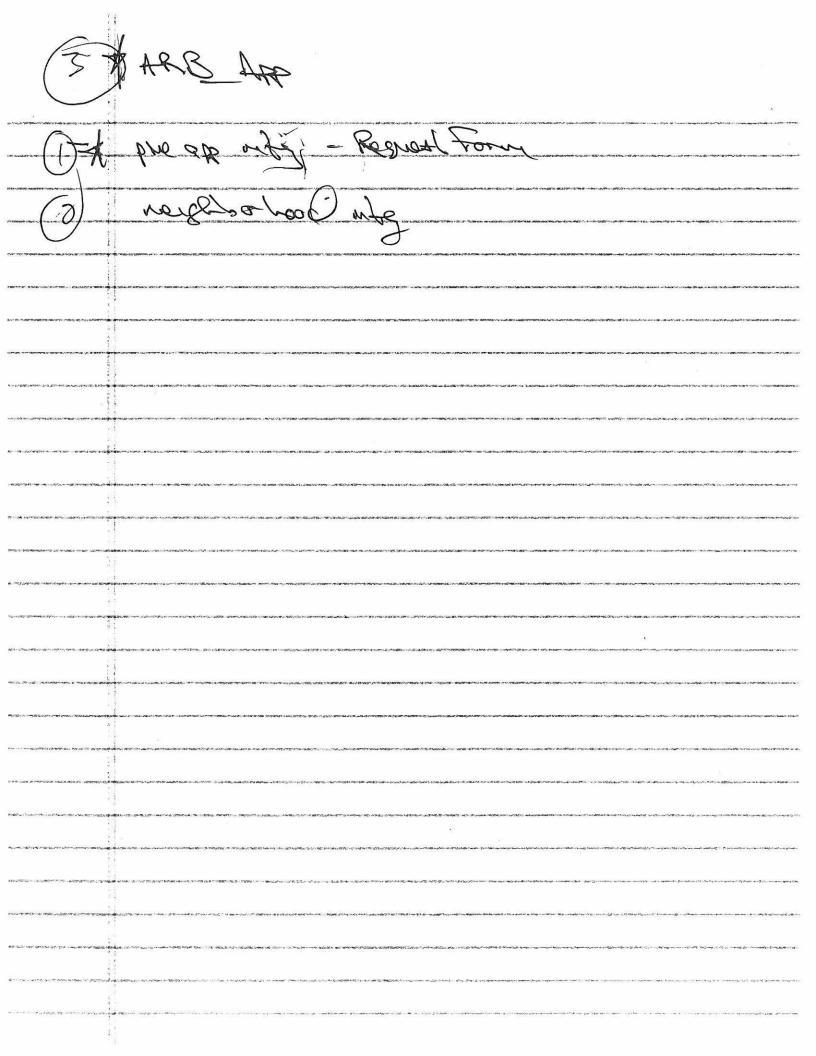


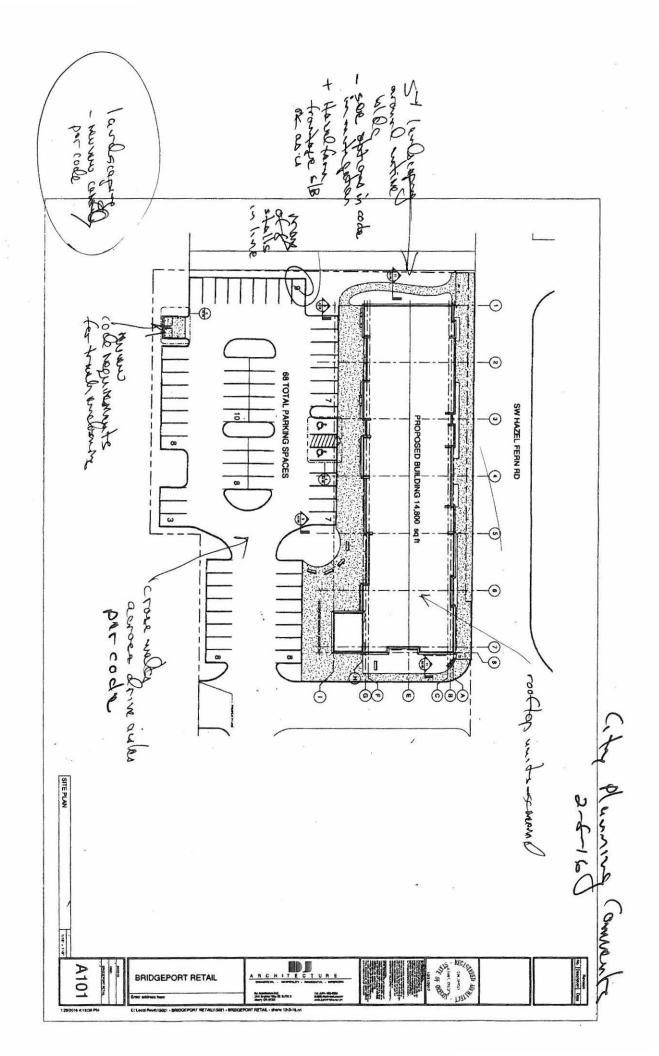


# "Original" Site Plan (Circa 2008)



Bridgepat Rabel = "Scoping" Who endy-drown y Tang in porrious area calc complete rarrating an all colle hosel. colle and sey. hybrig Rusis - enomple alo code ixama ravispation le







# City of Tualatin

#### COMMUNITY DEVELOPMENT PLANNING DIVISION

# Pre-Application Meeting Request

The purpose of the Scoping and Pre-Application meetings is to offer early assistance in the land use and permitting process. This includes thoughtful feedback on preliminary design direction and visioning, outlining expectations, and to assist the applicant in attaining a complete application at first submittal.

# REQUIRED SUBMITTAL ELEMENTS

(Note: Requests will not be accepted without the required submittal elements)

- A complete application form and accompanying fee.
- 1 hard copy and an electronic set of the following:
- ☐ Preliminary site and building plans, drawn to scale, showing existing and proposed features. (Plans do not need to be professionaly prepared; just accurate and reliable.)
- ☐ A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
- A list of all questions or issues the applicant would like the City to address.

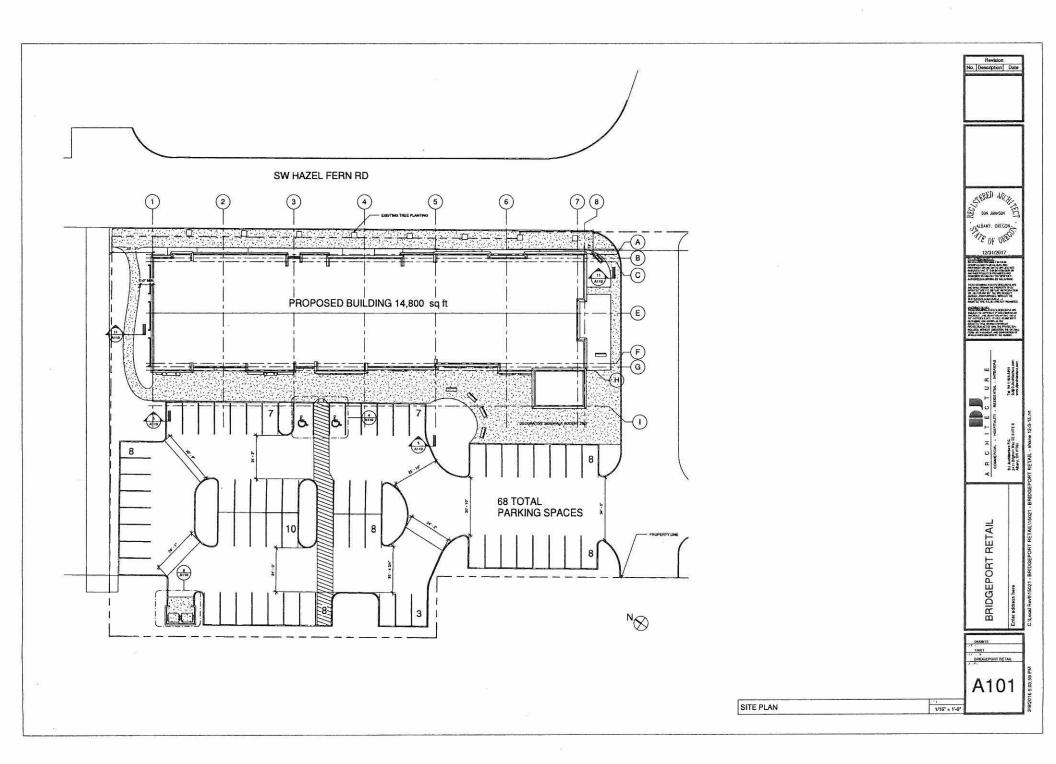
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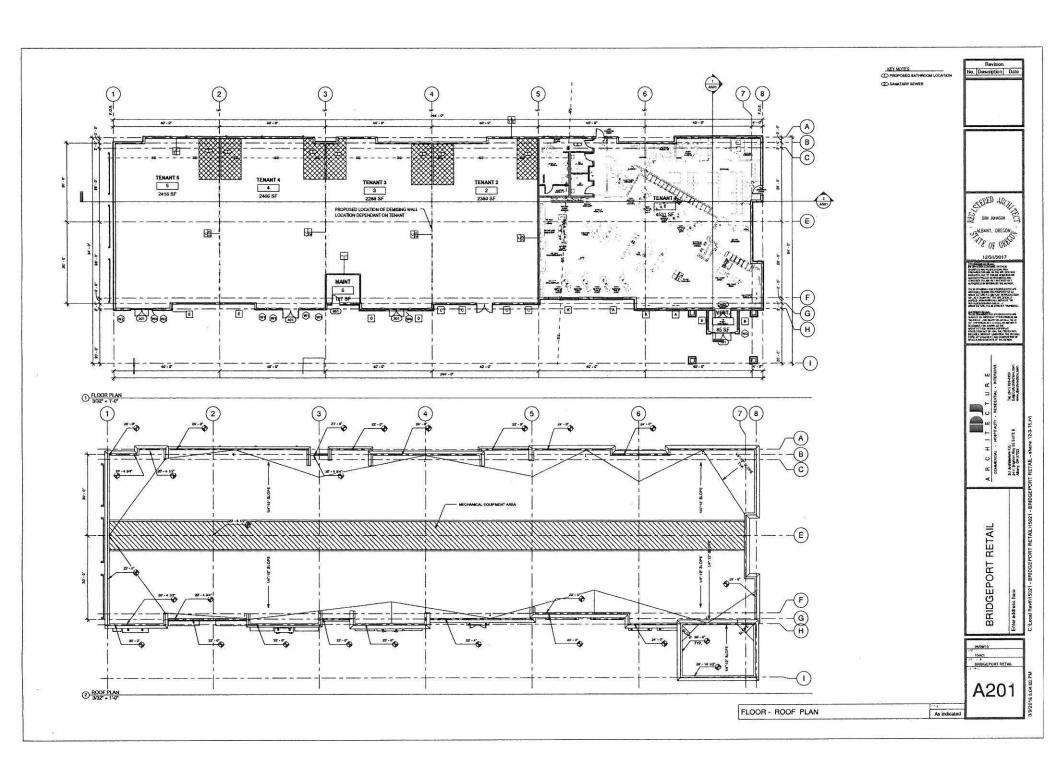
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Related Case	No.(s):	
Application f	ee:	1
Application a	ccepted:	
Ву:	Date:	
Date of pre-a	pp:	
Time of pre-	арр:	
Planner assig	ned to pre-app:	

If more than four (4) people are expected to attend the pre-application conference in your group, please inform the City in advance so that alternate room arrangements can be made to accommodate the group.

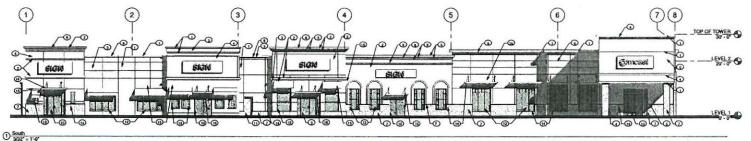
3-4 p.m. or Wednesdays between 2-4 p.m.

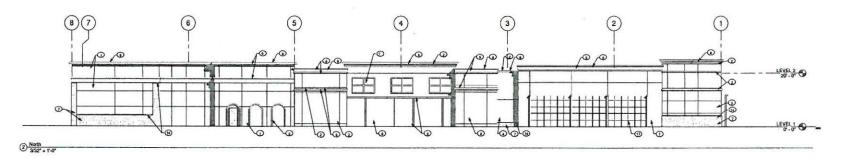
What type of development are you proposing? (Check all that apply)
[] Industrial   Commercial- [] Residential [] Institutional [] Mixed-use
Please provide a brief description of your project: (Attach additional sheets if needed.) Please include description
of existing uses and structures in addition to what is proposed.
Existing - Subject porcel improved/completed with all site work withing
Existing - Subject porce improved/completed with all site work utilities
PROPOSED - Construction of single story commercial/leter / building of 14,800
Harcel A
Are you familiar with the development process in Washington or Clackamas County or Tualatin?
[] Yes No
If yes, please identify an example project:
Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to
your proposed development?
[]Yes No
Is the property under enforcement action? If yes, please attached a notice of the violation. No
Please provide the names of City, TVF&R, CWS, and County staff with whom you
have already discussed this proposal:
(1) Informal mentine discussion of same site approx 1 yr ago:
· Clark triches
· Ben Bryant
(2) Scoping Meeting - 2/8/16
· Clare tucks
· Rds Dehnort
- Helinda Andreson
. Tony Doran
· Bill King
· Avi Tayar (OBOT)
· others From wash. Co
THE WILLIAM GROUP, LLC
ETELEVALLE (NILVE ON) PREDIDENT
WAS HOTELS INC, MEMBER

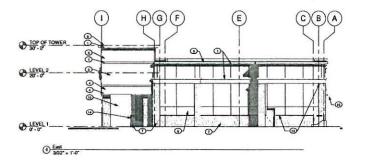


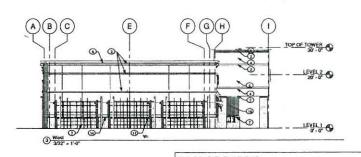












BUILDING ELEVATIONS

As indicated

Revision

No. Description Date

CHEED MILITERS ON JOHNSON ES

12/31/2017

12/31/2017

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## The Tualatin Group LLC

April 13, 2016

Re: The Shoppes at Bridgeport Building A 7211-7219 SW Hazelfern Rd. Tigard, OR 97224

Dear Property Owner:

You are cordially invited to attend a meeting on April 28, 2016 at 6:00 pm at The Grand Hotel at 7265 SW Hazelfern Rd., Tigard, Oregon 97224. This meeting shall be held to discuss a proposed project located at 7211-7219 SW Hazelfern Rd. The proposal is to construct a single story commercial/retail building of 14,800 sq. ft. on Parcel A of the Shoppes at Bridgeport.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet to discuss this proposal and identify any issues regarding this proposal prior to the formal application being submitted to the City of Tualatin.

Regards,

Steven V. Johnson The Tualatin Group LLC

503-779-1604

steve.j@vipsinc.net

#### BRIDGEPORT

#### NEIGHBORHOOD MEETING

#### SIGN IN SHEET

4/28/16

Print Name James H. Kyung	Signature
Print Name CHARLES BENSON	Signature
Print Name Erin Engman	Signature
Print Name STEVEN V. LOHNCON	Signature 8
Print Name	Signature

SHORDER AT BRITGEFORT VEIGHEORHOOD SUTIBELL 4/38/16 Minutes of Mosting · Mtg was rold at the Great Hotel at 7265 cm Hazelforn RQ in Tradition · Phasant and rosting was Storan . Idincon representing the Tradition Group : Heso project: James Kyung - neighær og proportjamer Charles Bernson - City Erm Engman - City Wfo commence about 6:10-6:15 I olinson described the project in detail referring to plans on display (Site Plan Elevations (Bot W) Elevations (Colonel) Kynn necommende barrie (in Emos for more connection to whole Foods. Innean hospanded by indicating would not want to mourage garling demand generaled of whole tooks. Benson astal soveral greations, and Same sosparded: - handacapine - Not Yet Complete - windows an Wig E aboutions - Name

Merchant Mite - Minutes - cart O - consecutive/unintermpteD park stalls - and lecture Chestment of Heselten RQ - anticipated; de dule -ASAD Idnian disclosed ander toward is Comeant - XFINITY store at 4800 sc. Ft. - Here never to Enther discussions/questions or communite and menting adjourne Oct 7:45 Muntes compled by Steven V Idruson James Decited of Steven V Idruson 4-26-16

#### Steve

From:

Lynette Sanford [LSanford@ci.tualatin.or.us]

Sent:

Monday, March 21, 2016 12:43 PM

To:

steve.j@vipsinc.net

Subject:

FW: Mailing list request

Attachments:

MailingBuffer\_2S113DB00900\_2S113DC00100.pdf; MailingList\_2S113DB00900 &

2S113DC00100.xls; 20160321125449401.pdf

Hi Steve,

DE: No cipante & mail Here are the mailing lists you requested along with the receipt.

Lynette

Here is another mailing list request:

Here's the info:

Address:

7211-7219 SW Hazelfern Rd.

Tigard, O 97224

Tax Lot:

Map 2S113DB,TL900

Map 2S113DC,TL100

Thank you!

Lynette Sanford

Office Coordinator

City of Tualatin | Planning Division

503.691.3026 | www.tualatinoregon.gov











# Cash Register Receipt City of Tualatin

Receipt Number R1972

	DESCRIPTION		ACCOUNT	QTY	PAID
AECTRAK					\$30.00
AEC741	Address: 7211 SW Hazelfern	Apn:		The second second	\$30.00
					\$30.00
MAILING LIST LABELS			XA01	1	\$30.00
TOTAL FEES F	PAID BY RECEIPT: R1972	3 3 6 1			\$30.00

Date Paid: Monday, March 21, 2016

Paid By: Steven Johnson

Cashier: LSAN

Pay Method: CREDIT CARD 411283



#### AR16-0011

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

# NEIGHBORHOOD/DEVELOPER MEETING AFFIDAVIT OF MAILING

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COUNTY OF WASHINGTON )	
F	
I, STEVEN V. LOHNSONDeing fir	st duly sworn, depose and say:
on Exhibit "A," attached hereto and be Notice of Neighborhood/Developer in this reference incorporated herein, by original hereof. I further certify that the regular addresses as determined from and/or Clackamas County Department that said envelopes were placed in the	y this reference incorporated herein, a copy of the neeting marked Exhibit "B," attached hereto and by mailing to them a true and correct copy of the needle addresses shown on said Exhibit "A" are their on the books and records of the Washington County of Assessment and Taxation Tax Rolls, and ne United States Mail with postage fully prepared
thereon.	<b>C</b> .
a A	Shan So
	Signature
SUBSCRIBED AND SWORN to before 20_16	are me this $\frac{\sqrt{27}}{\sqrt{3}}$ day of $\frac{\sqrt{3}}{\sqrt{3}}$ ,
	Ps Notary Public for Oregon
OFFICIAL STAMP ROGER MARTIN PHILLIP NOTARY PUBLIC - OREGO COMMISSION NO. 948518	Ps Ngtary Public for Oregon

Steve

EXHIBIT A-3 NOTICE TO CITY

From:

Steve [steve.j@vipsinc.net]

Sent:

Friday, April 15, 2016 2:41 PM

To:

'Community Development Director c/o Office Coordinator'

Subject:

Notice of Neighborhood Mtg.

Attachments:

Tualatin Group Notice of Neighborhood Mtg.pdf

Community Development Director,

Attached please find copy of "Notice of Neighborhood Meeting" posted and mailed as required regarding Applicants proposed project at 7211-7219 SW Hazel Fern Road in Tualatin involving the construction of a single story commercial/retail building of 14,800 sq. ft. on Parcel A of what is known as The Shoppes at Bridgeport.

Steven V. Johnson President VIP'S Industries, Inc. 201 Liberty ST SE Salem, OR 97301 T: 503-779-1604 F: 503-779-1667 steve.j@vipsinc.net EXHIBIT B

## The Tualatin Group LLC

April 13, 2016

Re: The Shoppes at Bridgeport Building A 7211-7219 SW Hazelfern Rd. Tigard, OR 97224

Dear Property Owner:

You are cordially invited to attend a meeting on April 28, 2016 at 6:00 pm at The Grand Hotel at 7265 SW Hazelfern Rd., Tigard, Oregon 97224. This meeting shall be held to discuss a proposed project located at 7211-7219 SW Hazelfern Rd. The proposal is to construct a single story commercial/retail building of 14,800 sq. ft. on Parcel A of the Shoppes at Bridgeport.

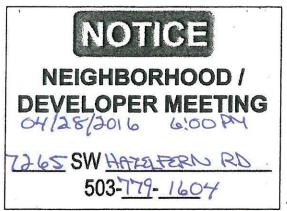
The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet to discuss this proposal and identify any issues regarding this proposal prior to the formal application being submitted to the City of Tualatin.

Regards,

Steven V. Johnson The Tualatin Group LLC 503-779-1604

steve.j@vipsinc.net

## NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING



18"

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

As the applicant for the

THE SHOPES AT BRIDGERORT-BULLDING A project, I

hereby certify that on this day, April 14, 2016 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

THE WILLIAM GROUP, LLC

Applicant's Name: 57 STEVEN V. 404WS M

Applicant's Signature:

Date: 7-27-16

### MARRATIVE

#### **ARCHITECTURAL REVIEW APPLICATION**

Project:

Shoppes At Bridgeport - Building A

Location:

17991-18015 SW Lower Boones Ferry Road and 7160 SW Hazel Fern

Road (Tax Map 2S113DC Tax Lots 100 and 900 and Map 2S113DB Tax

Lot 900)

Applicant/Developer/Property Owners' Agent: The Tualatin Group, LLC

Care of:

Steven V. Johnson VIPs Industries, Inc. (1-503-779-1604)

#### INTRODUCTION

VIPs Industries Inc. is proposing a commercial building (referred to as building 'A'). The building is part of a previously approved Architectural Review Application that consisted of three (3) multitenant retail buildings, a 4-level hotel (125 units) and a 3-level parking structure on 5.3 acres. The hotel was constructed and the parking structure was constructed. The building 'A', site was partially developed.

Work completed on the building 'A' pad consists of installation of underground utilities, base rock and concrete curbs were installed. This application is for some minor revisions to the parking lot and revised building size and elevations.

Submitted for information is civil plans consisting of as-built plans, revised plans to include connections to utilities, grading and paving plans.

The development is in the General Commercial (CG) Planning District and in the vicinity of several existing commercial developments including Bridgeport Village, Whole Foods Market, and The Pointe at Bridgeport, Claim Jumper Restaurant and the Providence Bridgeport Health Center.

The total site area under consideration is

Total site area under consideration (52,800) square feet (s.f.)

Building area (14,800) s.f. (28) percent

Parking and vehicular circulation area (20,900) s.f. (39) percent

Walkways (9,200) s.f. (17) percent

Landscaped area (7,900) s.f. (15) percent.

The number of proposed surface parking spaces is (64) spaces.

#### ARCHITECTURAL NARRATIVE

#### 1. Previous Land Use Actions:

AR-07-14 Shoppes & Hotel at Bridgeport August, 10, 2007,

#### 2. Planning Districts and Adjacent Land Uses:

This site is located in the General Commercial (CG) Planning District where hotels, restaurants and various retail uses and parking structures are permitted [54.020(1-2)], [53.020]

#### 3. Lot Sizes:

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

- (1) The minimum lot area shall be 10,000 square feet.
- (2) The minimum average lot width shall be 75 feet.
- (3) The minimum lot width at the street shall be 40 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 Section 73.400(8) to (12).
- (5) The minimum lot width at the street shall be 40 feet on a cul-de-sac street.

Subject parcels Tax Map 2S113DC Tax Lots 100 and 900. See attached exhibit

#### Setback Requirements:

All structures located in this district shall conform to the following property line setback requirements:

54.060(1) Front yard. The minimum front yard setback shall be 5 to 20 feet, as determined through the Architectural Review process. 54.060(2) Side Yard. Zero to 15 feet, as determined through the Architectural Review process.

54.060(3) Rear Yard. Zero to 15 feet, as determined through the Architectural Review process (4) Corner lot yards. Zero to 20 feet for a sufficient distance provide adequate sight distance for vehicular and pedestrian traffic at an intersection, as determined through the Architectural Review process.

Building 'A' will be located at the SW Bridgeport Road and SW Hazel Fern Road. The minimum setbacks for the proposed building 'A' as proposed are as follows: Hazel Fern Road: To property line = 8'-4" to 10-11". Whole Foods 22'-2". Building 'A' will adjoin sidewalk improvements on SW Hazel Fern with one tenant egress door onto the SW Hazel Fern public sidewalk. The building locations adjacent to the street are consistent with the Whole Foods Market, Bridgeport Village and the Pointe at Bridgeport commercial developments north of the Shoppes and Hotel at Bridgeport site. As

Hotel at Bridgeport site. As proposed, there is sufficient setback distance from the buildings to the adjoining sidewalks at the building corners to provide adequate site distance for pedestrians and vehicles at the street, walkway and driveway intersections. A 0-3'4" front yard setback for the east building elevations is suitable for the proposed Building 'A'.

SW Lower Boones Ferry Road is a Washington County facility. In a previous Traffic Staff Report and comments submitted by the Washington County Department of Land Use & Transportation on July 18, 2007 for the Public Facilities Decision, the County was concerned about adequate sight-distance on Lower Boones Ferry Road north of the existing "Travelers Way" intersection, which in this application is proposed to remain unchanged. The County's comments requested that the Public Facilities Decision condition the Shoppes & Hotel at Bridgeport development to close "Travelers Way" and extend SW Hazel Fern Road to SW Lower Boones Ferry Road and provide a left turn lane on Lower Boones Ferry Road.

This condition was complied with in the construction of the hotel and parking garage.

The elevation plans show the SW Hazel Fern Road elevations of Building 'A' will have building features comprised of parapets, soffits and landscape trellis. These features are designed to remain inside the property and will not extend into the ROW.

53.060(5) Off-street parking and vehicular circulation areas shall be set back a minimum of 5 feet from any public right-of-way or property line, except as approved through the Architectural Review process.

Parking is set back a minimum of five feet (5') from the ROWs and property lines, which meets the requirement.

54.060(6) No fence shall be constructed within 5 feet of a public right-of-way.

No fences are proposed for this project.

#### 4. Structure Height:

54.070(1) Except for flagpoles displaying the flag of the United States of America either alone or with the State of Oregon flag which shall not exceed 100 feet in height above grade, and except as provided by Subsections (2), (3), and (4) of this section, the maximum height for any structure in this district is 45 feet.

The proposed structure heights of the Shoppes & Hotel at Bridgeport buildings are as follows:

Building	Height (ft.) Meets Requirements Of
Building A	30' (top of tower) 54.070(1)
흥미 보고 있는 사람이 보고 한 방송	22' (lower parapet)

#### 5. 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 designed based on the TDC standards and other applicable general ordinances of the City of Tualatin. The proposed location, height, appearance, etc. of the development either complies with the TDC and other applicable City ordinances as identified.

#### 73.160(1) (a) For Commercial, public and semi-public uses:

(i) A walkway shall be provided between the main entrance to the building and any abutting public right-of-way of an arterial or collector street where a transit stop is designated or provided. The walkway shall be a minimum of 6 feet wide and shall be constructed to meet the requirements for sidewalks in the Public Works Construction Code.

The site is adjacent to SW Lower Boones Ferry Road and SW Hazel Fern Road. SW Hazel Fern Road does not have an existing or designated transit stop. SW Lower Boones Ferry Road is a TriMet transit street with bus transit stops and the Tualatin Park-N-Ride facility located in the vicinity of the Shoppes & Hotel at Bridgeport site and a walkway connecting the development with SW Lower Boones Ferry Road is required. The plans show a 6 ft. wide walkway connecting the central pedestrian plazas with the SW Lower Boones Ferry Road ROW at the south elevation of the Building C and 6 ft. wide walkways connecting the SW Hazel Fern sidewalk and the proposed Building 'A' street entrances. The proposed walkways meet the requirement of 73.160(1) (a).

(ii) Walkways shall be provided between the main building entrances and other on-site buildings and access ways. The walkways shall be a minimum of 6 feet wide and shall be paved with asphalt or concrete.

On-site walkway and pedestrian plaza connections are shown between the main entrances of all buildings including the proposed future buildings. The walkways range in width from 6-18 ft. and are concrete. A walkway connecting the walkways around Building 'A' extends and connects to Hazel Fern Road. The walkway gives full access to a public way. The access requirements of 73.400(11) are met. There is a walkway extended across the drive aisle to lot 400 which provides links to the future buildings 'B' and 'C'.

(iii) Walkways through parking areas drive aisles, and loading areas shall be visibly raised and of a different appearance than the adjacent paved vehicular areas.

Proposed walkways between Buildings 'A' and future buildings 'B' and 'C' cross access aisles are shown as exposed aggregate concrete, meeting the requirement. Walkways through parking areas drive aisles, and loading areas will be visibly raised and of a different appearance than the adjacent paved vehicular areas.

(iv) Access ways shall be provided as a connection from the development's internal bikeways and walkways to all of the following locations that apply: abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated; abutting undeveloped residential or commercial areas; adjacent undeveloped sites where an agreement to provide an access way connection exists; and to abutting publicly owned land intended for general public use, including schools.

The adjoining SW Lower Boones Ferry Road is a Major Arterial with designated bike lanes and an access way connection from the Shoppes & Hotel site is required. Pedestrian and/or bicycle access must be provided to the site from an arterial street with existing or designated bike lanes. Access ways will be provided as connections from the development's internal bikeways and walkways to the SW Lower Boones Ferry Road ROW sidewalk.

(v) Fences or gates which prevent pedestrian and bike access shall not be allowed at the entrance to or exit from any access way.

No fences or gates are proposed across the required access way.

(vi) Bikeways shall be provided which link building entrances and bike facilities on the site with the adjoining public right-of-way and access ways.

There are bicycle facilities proposed in the interior parking court and plaza of Building 'A' and on the interior elevation of the parking structure. The proposed shared ingress/egress accesses to SW Hazel Fern Road connect to the bicycle facilities. Both bicyclists and pedestrians can use the required access way and bicyclists can share the access driveways from the rights-of-way. These linkages are adequate. The requirement is met.

(vii) 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.

There are no Outdoor Recreation Access Routes adjacent to this site. The requirement does not apply.

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

A curb ramp will be provided at the required access way or walkway, or that the access way or walkway is flush to the drive aisle being crossed.

73.160(1) (d) Access ways shall be constructed of Portland Concrete Cement and be paved a minimum of 8 feet wide.

All access across the building's main west entrances will be constructed of Portland Concrete Cement at a minimum of 8 ft. wide.

73.160(1) (e) Access ways 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 access way when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's review and approval.

There are no adjacent undeveloped transit facilities to this property. The adjoining Parkland property (Tax Lot 200) was recently cleared by the owner and is undeveloped. No written access way agreement was established.

## 73.160(1) (g) Access ways shall be constructed, owned and maintained by the property owner.

An access way for this development is provided to ensure the requirement of 73.160(1) (g) is met, the portion of access ways located outside public ROW will be constructed, owned and maintained by the property owner:

## 73.160(3)(a) Locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.

The proposed Shoppes Building 'A' has windows facing pedestrian and surface parking areas, which meets the requirement. Lighting to insure safety is provided by lights mounted on top of poles. To meet the requirement of 73.160(3)(a), windows are provided along with lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas, specifically parking & loading areas.

73.160(3) (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.

Windows have been located on the southwest, northeast and southeast elevations of Building A, enabling surveillance of interior activity from the public right-of-way. The requirement of 73.160(3) (b) is met.

73.160(3) (c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way.

Carriage-style freestanding light poles are located throughout the central parking lot and on the upper deck of the parking structure, helping facilitate surveillance of on-site activities from the public right-of-way. The requirement of 73.160(3) (c) is met.

73.160(3) (d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.

Buildings will be identified by signage on a free standing monument sign and building address signage will be fixed to the building per the fire marshal approval. To meet the requirement of 73.160(3) (d), an identification system which clearly locates buildings and their entries for patrons and emergency services will be provided.

73.160(3) (e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.

The Landscape Plans show shrub plantings in the south surface parking area perimeter as required in 73.340(2). The shrubs in parking areas will not exceed 30 inches in height. Tree canopies will not extend below 8 feet measured from grade.

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.

All mechanical equipment will be located on the building roof and screened by parapets.

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.

No outdoor storage is proposed for this project.

73.160(5) The Federal Americans With Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC, Chapter 73 does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with OSSC.

Accessibility standards will be in compliance with the OSSC, which will be reviewed at the Building Permit phase.

#### 6. 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.

The vicinity for this review includes the commercial developments on SW Bridgeport Road including several buildings of the Pointe at Bridgeport retail center development north of the site in both the General Commercial (CG) Planning District and Mixed Use Commercial Overlay District (MUCOD); the Whole Foods Market, remodeled REI store and Bridgeport Crossing office building to the west of the site; the Gionet (Robinson) Building to the southwest, the Claim Jumper Restaurant to the south (across SW Lower Boones Ferry Road) of the subject site in the CG Planning District. The vicinity includes numerous buildings in the Bridgeport Village commercial center project located across SW Bridgeport Road from the subject site that is in the CG District and subject to the MUCOD standards.

Also in the vicinity is the Providence Health Clinic site (adjacent to the Claim Jumper restaurant) (currently under construction). The development design of the Bridgeport Crossing office building, the Pointe at Bridgeport, the Whole Foods Market and the Bridgeport Village buildings adjoining the SW Bridgeport Road and SW Hazel Fern Road

public streets feature 0-10 ft. building setbacks to the street, building entries to the street, variation in the building facade materials and building offset, and extensive windows and ground floor windows and openings on the street-facing elevations. The Bridgeport Village and the Pointe at Bridgeport buildings in the MUCOD are required to have 50% of the street frontage occupied by a building, provide a minimum of 50% of the ground floor wall area with windows, and surface parking adjoining the street is limited. The development design of the REI store and the Robinson Building feature architecturally varied elevations facing the public street with pedestrian level windows and storefronts and a mix of building materials including glass, masonry, stucco, wood and architectural metal detailing.

The development design for the proposed Shoppes & Hotel at Bridgeport this phase consists of constructing building 'A'. The building size is (14,800) square feet (s.f.) The two ingress-egress access entrances to the development are from SW Hazel Fern Road with a proposed access connecting the Parkland Properties site to SW Hazel Fern. There is no direct access onto SW Lower Boones Ferry Road (an emergency restricted access is proposed between the hotel and Building 'C'). The buildings enclose the central court with the storefront plaza, the hotel entrance porte-cochere, and parking structure access that are; interior to the site.

The orientation of the Shoppes & Hotel buildings are primarily to the development's central court with the Buildings 'A', 'B' and 'C' tenant storefront entrances, the wide pedestrian plaza extending across the three building's southwest elevations and the surface parking. The existing hotel's formal entrance faces the central court with the landscaped circular island and water feature. Buildings 'A', 'B' and 'C' have a secondary orientation to the adjoining SW Hazel Fern Road frontage and the proposed public sidewalk improvements with windows, display windows and tenant entrances. The plans show two distinctive canopy types consisting of either steel or fabric. There are no canopies proposed to encroach on public ROW or ODOT property.

The Shoppes and Hotel at Bridgeport site design is similar to that of the Pointe at Bridgeport featuring a central parking court, 0-10 ft. building setbacks to the street for buildings adjoining pubic streets, variation in the building facade materials and building offset, and windows with ground floor windows and openings on street-facing elevations. Buildings are two-, three- and four-sided, in that they present architectural features both to the public street other buildings and the central interior pedestrian plaza, parking court and hotel formal entrance. The buildings have distinctive towers, overhanging eaves, and parapets of various heights punctuate the building rooflines, both at the ends or corners of buildings and at mid-elevation. Cornices also define the rooflines, and awnings or canopies add relief to the face of buildings. The proposed development design is compatible with the design of comparable developments in the vicinity.

73.050(1) (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 Shoppes & Hotel at Bridgeport proposes three one-story buildings (Buildings A, B & C). The location, design, size, color and materials of the exterior of building 'A' are discussed below. Future buildings 'B' and 'C' will be similar and designs for these buildings will be submitted under a separate permit application.

<u>Building 'A'</u> is located on the northeast corner of the site with frontage on SW Hazel Fern Road. The building exterior is primarily stucco with texture or scoring finish and with a 3'10" stone veneer base on the interior and end elevations. The elevations include decorative molding and cornices along the roofline and a "tower" wing with an extended eave supported by exposed corbels on the southeast end of the building adjacent to the north access driveway. Aluminum framed, multi-paned windows and storefront entries topped by canvas awnings and metal canopies are used on the interior plaza entry and street elevations. Exterior walls: Seven different but complimentary colors are proposed, see colored elevations for explanation of exact locations of colors.

The proposed SW Hazel Fern Road elevation of Building 'A' has a minimal setback to the public sidewalk and adjoins the primary street frontage and driveway approach to the center. The northwest elevation ("end") is visible to SW Hazel Fern Road and the adjoining Whole Foods Market access driveway. The architectural feature on the Building 'A' northeast elevation is limited to two stucco finishes, stucco cornices, a decorative stucco pilaster/arch feature, a series of steel trellis's are proposed to break up the wall plane and provide interest. The northwest elevation features a low ledgestone base below storefront windows and a textured stucco upper wall. Building 'A' northeast and northwest elevations provide a variety of architectural interest and features, such as use of masonry, stucco and varied articulation of wall surfaces in addition to windows and storefront entrances. On all sides of the building there area additional dimensional trim accents, additional pilaster forms and insets, and use of material, texture and color, to provide visual relief in areas viewed from the street or by the public patronizing the development.

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.

This development review application is for building 'A' only. Future buildings 'B' and 'C' will be required to comply with this section overtime. To meet the requirement of 73.100(2), All exterior finishes approved by the Architectural Review Process will be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process.

73.220(1 (a) Locate, orient and select on-site lighting to facilitate surveillance of onsite activities from the public right-of-way or other public areas.

Light poles are located in the central plaza and parking court and on the parking structure, helping facilitate surveillance of on-site activities from the public right-of-way and other public areas. The requirement of 73.220(1) (a) is met.

73.220(1) (b) Provide an identification system which clearly identifies and locates buildings and their entries.

This issue was covered under 73.160(3) (d).

73.220(1) (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.

This standard was addressed under 73.160(3) (e).

#### 7. Mixed Solid Waste and Source Separated Recyclables Storage Areas:

73.227(1) The Mixed Solid Waste and Source Separated Recyclables storage standards shall apply to all new or expanded multi-family residential developments containing five or more units and to new or expanded commercial, industrial, public and semi-public development.

The proposed mixed solid waste and recycling materials management system for the proposed Shoppes development is the Minimum Standards Method of 73.227(2). The responsible franchise hauler for this development is Allied Waste. Allied Waste approved the proposed method and facility.

73.227(2) (a) The size and location of the storage area(s) shall be indicated on the site plan. Compliance with the requirements set forth below are reviewed through the Architectural Review process.

We propose to provide a trash and recycling facility in an enclosed area located to the rear of the parking area. Size 17'-4" x 10'-8" with 6'-0" high cmu wall and steel gates.

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 of 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.

The storage area requirement for the Shoppes development will be based on retail uses in Building 'A'.

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

Multiple shared uses are not proposed

(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 building gross square footage is (14,800) s.f. for retail and requires (148) s.f. storage area. Area proposed is (184) s.f.

73.227(6)(a)(i) To encourage its use, the storage area for source separated recyclables may be co-located with the storage area for mixed solid waste.

There are not any co-located storage areas proposed.

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

A single location is proposed for the storage area, which meets the requirement.

(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.

The proposed storage area is not located in a front yard setback or in a yard directly adjacent to a street. The requirement is met.

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

The storage area is located in the parking lot across from the main entrances to the building. It is visible from the front of the building. The requirement is met.

(vi) 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 proposed storage area is located in a surface parking area between the hotel building and the parking structure. The location is not an obstruction to pedestrians and vehicle movement on-site or on public streets. Collection vehicles can access the storage area trash and recycling bins via the on-site drive-aisles. The hauler has approved the facility location that will require the storage bins to be rolled out manually for disposal in the collection vehicle. The requirement is 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.

The proposed storage area will be constructed from split face cmu 6' tall with a 10ft wide gate opening constructed from durable steel. Landscape consisting of low-growing evergreen plants. A separate pedestrian access is provided.

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

The storage area is located on a concrete floor surface for best durability, which meets the requirement.

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.

The location is accessible to users and hauler personnel. The requirement is met.

(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.

The refuse area is designed for the hauler to access by rolling out the storage bins from the facility. It has a paved access area, and a level grade. The storage area is not proposed to be covered. Access requirements are met.

(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 location of the storage area does not require backing into the ROW and provides access with a turning radius approved by the hauler, which meets the requirement.

#### 10. 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 project will have substantial landscape areas to maintain, and is required to meet the requirements of this standard over time. To meet the requirement of 73.100(1), all landscaping approved through the Architectural Review Process will 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 approval.

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. The total landscape area for the subject site has 15% landscape.

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 Building 'A' is setback 0-3.75 ft. from the adjoining SW Hazel Fern Road sidewalks. The building location and site planning provide an urban streetscape similar to the nearby Bridgeport Village, the Pointe at Bridgeport and the Whole Foods commercial developments. Because Buildings 'A' is set close to the street (sidewalk), there is little or no real "yard" adjacent to the street. The buildings adjoining the ROW on SW Hazel Fern Road (northeast building elevations) feature narrow landscape planters between the sidewalk and building as well as paving from the curb to the building wall or entry. There will be low growing plants and trellis suitable for confined areas.

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.

Yards associated with Building 'A' that are not adjacent to public streets are planted with trees, shrubs, and other groundcover. The southwest elevations and main entries of Building 'A' fronted by a 15-25 ft. wide entry plaza.

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 he used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone.

The Landscape Plans show the landscaped planters are designed so that the ground is covered by plant materials. The pedestrian and entry plazas adjoining the buildings are shown as scored concrete with a broom finish and colored concrete insets. With the pedestrian amenities including scored concrete and paver surfaces, raised and container planters, seating and lighting features proposed in the plans, the pedestrian and entry plazas will count as required landscaping. The requirement is met.

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

Deciduous shade and ornamental trees are proposed to be a minimum one and one-half inch caliper measured six inches (6") above ground, balled and burl lapped. No bare root trees are proposed.

73.260(1)(b) Coniferous trees shall be a minimum five feet (5') in height above ground, balled and burl lapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be well branched and characteristically shaped specimens.

No coniferous trees are proposed.

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 Plant Legend menu identifies evergreen and deciduous shrubs with a minimum twogallon size and up to 10 gallon or comparable sizes, 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 Plant Legend menu identifies a menu of perennial plants and groundcovers in 4"-6" pots, which does not include Hedera helix and meets the requirement.

73.260(1)(e) Lawns shall consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry. Lawns shall be 100 percent coverage and weed free.

Turf areas are proposed in the yards adjoining SW Lower Boones Ferry Road and on the southwest planter between the southwest property line and the hotel and parking structure and meet the requirement.

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

There is no information on the Plans specifying that all landscaped areas will have an automatic irrigation system. The requirement is not met. To meet the requirement of 73.280, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

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.

To meet the requirement of 73.290(1), the Site and Landscape Plans have specific notes that 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.

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 building perimeter landscaping is as follows:

Landscaping is setback 0-3.75 ft. from the adjoining SW Hazel Fern Road sidewalks on the southeast. The building locations and site planning provide an urban streetscape similar to the nearby Bridgeport Village, the Pointe at Bridgeport and the Whole Foods commercial developments. Because Buildings 'A' is pulled up to the street (sidewalk), there is little or no real "yard" adjacent to the street. The building adjoining the ROW on SW Hazel Fern Road (northeast building elevations) feature narrow landscape planters between the sidewalk and building as well as paving from the curb to the building wall or entry. The SW Hazel Fern ROW will be a wider sidewalk with street trees in sidewalk cutouts. Narrow building perimeters and bringing the sidewalk pavement to the building walls will be enhanced with small planters and trellis structures.

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 building 'A' southwest elevation plazas will include benches for pedestrian use. As addressed in the sections above, the plazas feature patterned and colored concrete surfacing, raised and grated planters, pedestrian furniture and other pedestrian amenities.

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

Landscaping improvements for the Shoppes building 'A' and hotel site, all areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas are landscaped, which meets 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 under-ground parking, where this provision shall not apply.

The SW Hazel Fern Road access driveways and the drive aisles in the parking court areas have tree and shrub plantings that with proper pruning and maintenance will meet 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).
73.340(2)(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 Plans show perimeter site landscaping for the Shoppes and Hotel at Bridgeport south parking area and the perimeter planters adjoining the Whole Foods property and Parkland Property on the (north)west without the shrub and tree plantings required in 73.240(2)(a)(i, ii). To meet the requirement of 73.340(2)(a), revised Landscape Plans shall be submitted that show the site perimeter plantings 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.
- 73.340(2)(b) Where off-street parking areas on separate lots are adjacent to one another and are connected by vehicular access, the landscaped strips as required in subsection (2) of this section are not required.

Not Applicable.

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)]. Landscape square footage requirements shall not apply to parking structures or underground parking.

Based on the proposed 64 surface parking spaces, (1,600) s.f. of parking island landscape area is required. Parking landscape island areas include parking islands within the parking areas and the 5 ft. perimeter landscape areas adjacent to parking stalls is part of the calculations. The required landscape islands exceed the minimum

73.360(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.

Proposed landscape islands are 5 ft. in width from inside of curb to curb, which meets the requirement.

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, except that within the Central Design District the placement of landscape islands and shade trees may be designed to frame views of the Tualatin Commons water feature or identified architectural focal elements.

The trees shall meet the requirements of 73.360(7). Parking lot shade tree requirements shall not apply to parking structures and underground parking.

The property is not in the Central Design District. There are (64) parking spaces proposed within the lot of building 'A'. Based on 64 parking spaces, (17) deciduous shade trees are provided, see landscape plan. Required shade trees shall be uniformly distributed throughout the parking lot.

73.360(4) Landscaped 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.

The Site Plan shows landscape islands at the end of the parking stalls and the requirement is met.

73.360(5) Required landscaped areas shall be planted so as to achieve 90 percent coverage within three years.

The requirement is met.

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, except for parking structures and underground parking which shall be determined through the Architectural Review process.

The Shoppes & Hotel at Bridgeport development is a commercial use and proposes more than 12 parking spaces. Subsection (b) does not apply. The plans show 1) a planter and walkway/plaza on each side of the north SW Hazel Fern Road access and; 2) on the south SW Hazel Fern access a walkway on the southeast side of Building B and walkway and planter on the northwest side of Building C. The requirement of 73.360(6)(a) is met.

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 plans show deciduous trees in the parking area and perimeter planters include Serviceberry and Amur Maple that do not meet the requirement. There are additional deciduous shade trees required on the northwest perimeter planter adjoining the Parkland Property (Tax Lot 200) and not shown on the plans and it cannot be determined if the requirements of 73.360(7) are met.

To meet the requirement of 73.360(7), required deciduous shade trees shall meet the following criteria:

- (a) Reach a mature height of 30 ft. 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.

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.

There are existing street trees in the SW Hazel Fern Road ROW which we propose to protect and save.

#### 11. 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 tree cutting permits shall be based on the criteria in TDC 34.230.

This project will not need to cut trees.

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

- (1) 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.

## 73.250(1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.

We propose to retain one tree. The tree was protected during the construction of the existing parking areas. An arborist has visited the site to confirm the tree is in good condition, see attached report.

#### 73.250(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.

See attached tree preservationist report. We will comply with necessary tree preservation details.

73.250(2)(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.

The site and grading plans will indicate the tree identified for preservation and will be protected by chain link or other sturdy fencing placed around the tree at the drip line as recommended by an arborist.

73.250(2)(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.

There is one tree that will require fencing. To meet the requirement of 73.250(2)(c), plans will provide notes regarding any necessary fencing that is recommended by a qualified arborist as defined in 31.060.

73.250(2)(d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.

There will not be any top soil storage for this project.

73.250(2)(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.

Encroachment upon the preserved tree will occur under the direction of a qualified arborist to assure the health needs of trees within the preserved area can be met.

#### 73.250(2)(f) Tree root ends shall not remain exposed.

The plans will include a note that grading activities in the vicinity of the trees to be preserved shall not allow tree root ends to remain exposed.

73.250(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

Landscaping under preserved trees will be compatible with the retention and health of said tree. A landscape plan is submitted with this information.

#### 12. 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.

There is a specification on Landscape Plans indicating topsoil placement in landscape planter areas and the requirement is met.

73.270(2) All planting areas shall be graded to provide positive drainage.

The storm drainage system has been designed so that water is directed away from piazzas, walkways, buildings and landscape areas, which meets the requirement

73.270(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 storm drainage system has been designed so that water is directed away from plazas, walkways, buildings and landscape areas, which meets the requirement.

#### 13. Bicycle Parking, Off-Street Parking and Loading:

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.

The site plan shows a location for bicycle parking for (8) bicycles, a bicycle facility detail is included on the site plan. The bicycle parking facility will consist of stationary racks which accommodate a bicyclist's lock securing the frame and both wheels.

73.370(1)(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.

The plans show covered and uncovered bicycle parking spaces. A detail is provided on the plans that indicate each bicycle parking space to be at least 6 feet long and 2 feet wide with overhead clearance in covered areas of at least 7 feet.

73.370(1)(p) A paved 5-foot-wide bicycle maneuvering area shall be provided and maintained beside or between each row of bicycle parking.

A 5-foot wide bicycle maneuvering area is provided for both the covered and uncovered bicycle parking areas. The requirement is met.

73.370(1)(q) Access to bicycle parking shall be provided by an impervious surface at least 3 feet in width.

Adequate access has been identified for the bicycle parking areas, which meets the requirement.

73.370(1)(r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.

The bicycle parking areas are indicated within the front of the building which is well lit and secure. The requirement is met.

73.370(1)(s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.

No interior bicycle spaces are proposed.

73.370(1)(u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the <u>Manual on Uniform Traffic Control Devices</u> (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.

Bicycle parking areas are identified with appropriate signage as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition).

73.370(2)(a) Commercial (i) Retail shops (under 100,000 sq. ft. gross floor area), 4 spaces per 1,000 sq/ ft. of gross floor area feet and a maximum of 5.1 parking spaces per 1000 square feet (Zone A).

The GFA of the proposed Buildings 'A' is (14,800) and a minimum of (60) parking spaces are required. (64) spaces are proposed

73.370(1)(I) Parking facilities may be shared by users on adjacent parcels if the following standards are met:

- (i) One of the parcels has excess parking spaces, considering the present use of the property; the other parcel lacks sufficient area for required parking spaces.
- (ii) The total number of parking spaces meets the standards for the sum of the number of spaces which would be separately required for each use.
- (iii) Legal documentation, to the satisfaction of the City Attorney, shall be submitted verifying permanent use of the excess parking area on one lot by patrons of the uses deficient in required parking area.

- (iv) Physical access between adjoining lots shall be such that functional and reasonable access is actually provided to uses on the parcel deficient in parking spaces.
- (v) Adequate directional signs shall be installed specifying the joint parking arrangement.

No shared or joint parking is proposed with this application. The applicant plans to divide the property into unique properties by property line adjustment or partition. Each parcel will be required to provide on-site parking or shared or joint parking as approved in Architectural Review.

To ensure adequate parking of parcels in the proposed Shoppes & Hotel at Bridgeport development are provided as required in 73.370(2), 73.370(1)(I) Parking facilities may be shared by users on adjacent parcels if the following standards are met:

- (i) One of the parcels has excess parking spaces, considering the present use of the property; the other parcel lacks sufficient area for required parking spaces.
- (ii) The total number of parking spaces meets the standards for the sum of the number of spaces which would be separately required for each use.
- (iii) Legal documentation, to the satisfaction of the City Attorney, shall be submitted verifying permanent use of the excess parking area on one lot by patrons of the uses deficient in required parking area.
- (iv) Physical access between adjoining lots shall be such that functional and reasonable access is actually provided to uses on the parcel deficient in parking spaces.
- Adequate directional signs shall be installed specifying the joint parking arrangement.

Required bicycle parking is .5 space per 1000 gross square feet, of which 50% shall be covered [73.370(2)(a) Commercial (i) Retail shops under 100,000 sq. ft. gross floor area] and .2 spaces per unit of which 10% shall be covered

Based on the gross retail building square footage (14,800), (8) bicycle spaces are required with a minimum of (4) covered spaces. (4) covered spaces and (4) open spaces are proposed.

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

Number required Vanpool Parking: (1)

Number required Carpool Parking: (1)

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.

All parking spaces are shown to meet standards with appropriate signage.

73.380(1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section, except for parking structures and underground parking where stall length and width requirements for a standard size stall shall be reduced by .5 feet and vehicular access at the entrance if gated shall be a minimum of 18 feet in width.

The project features two-way access and circulation aisles 24-32 ft. in width. The standard size surface and parking structure parking spaces in the 90 degree configuration meet the parking stall dimensional requirements. The 2'6" parking stall overhang provision will be utilized on perimeter surface standard parking stalls as provided in the parking lot design standards.

73.380(2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by Section 73.370(2).

There are no sub-compact stalls proposed.

73.380(3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation, except for parking structures and underground parking.

The rows of parking do not exceed 8 spaces in a row and the requirement is met.

73.380(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.

All vehicular areas are either asphalt or concrete.

73.380(5) except for parking to serve residential uses, parking areas adjacent to or within residential planning districts or adjacent to residential uses shall be designed to minimize disturbance of residents.

Does not apply, as no parking areas are adjacent to residential districts.

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 application fixture sheets and plans indicate that artificial lighting fixtures (freestanding) proposed have reflectors that can be deflected as not to shine or create glare on the adjacent sites. There will be some wall mounted fixtures on the building elevations. Because lighting on the SW Hazel Fern Road frontage elevations would be against or over the public ROW, deflection to avoid shine or glare is provided by cut off features that are integral to the light manufacturer. A cut sheet for the proposed show artificial lighting shall be deflected so as to not shine or create glare on any adjacent dwelling or any street right-of-way.

73.380(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.

On-site vehicular circulation and the shared access to the Parkland site (Tax Lot 200) are designed to facilitate the flow of traffic, provide safe ingress and egress, and promote safety of pedestrians. All dimensional requirements for parking stalls and on-site drive aisles are met. The requirement is met.

73.380(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.

We propose to set the parking lot concrete curbs back 2'-6". The intent is to provide more landscape area and less paved area. Lowe growing plants will be placed in the bumper overhang area.

73.380(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.

The two ingress-access drive aisle segments without parking stalls between SW Hazel Fern Road and the Shoppes & Hotel properties and to the adjoining Parkland Properties site (Tax Lot 200) are 24-32 ft. in width and meet the requirement.

73.390(1) The minimum number of off-street loading berths for commercial, industrial, public and semi-public uses is as follows:

Squ	are Feet of Floor Area	Number of Berths
	Less than 5,000	0
	5.0 - 25,000	
	25,000-60,000	2
	60.0 and over	3

The building 'A' has a gross floor area of (14,800) s.f. which requires 1 off-street zone with a minimum 12' x 25' size. The berth is located directly in front of the refuse area. This area is designed for heavy trucks to pick up refuse and can also accommodate larger delivery vans.

73.390(2) Loading berths shall conform to the following minimum size specifications:

- (a) Commercial, public and semi-public uses of 5,000 to 25,000 square feet shall be 12' x 25' and uses greater than 25,000 shall be 12' x 35'.
- (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.

One loading zone is required to meet the standards of 73.390(2). To meet the requirement of 73.390(2), loading berths shall conform to the following minimum size specifications: (a) Commercial, public and semi-public uses of 5,000 to 25,000 square feet shall be 12' x 25' The proposed loading zone will not use the public right-of-way as part of the required off-street loading area.

73.390(3) Required loading areas shall be screened from public view from public streets and adjacent properties by site obscuring landscaping, walls or other means, as approved through the Architectural Review process.

The loading zone will be screened from public view from public streets and adjacent properties by means of sight- obscuring landscaping.

73.390(4) Required loading facilities shall be installed prior to final building inspection and shall be permanently maintained as a condition of use.

Issuance of an Occupancy will be subject to this requirement.

73.390(6) The off-street loading facilities shall in all cases be on the same lot or parcel as the structure they are intended to serve. In no case shall the required off-street loading spaces be part of the area used to satisfy the off-street parking requirements.

Three loading berth or loading zones are required as a condition of approval. To ensure that loading facilities meet the requirement of 73.390(6) The off- street loading facilities shall in all cases be on the same lot or parcel as the structure they are intended to serve. In no case shall the required off-street loading spaces be part of the area used to satisfy the off-street parking requirements.

# 14. Access:

73.400(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.

The Shoppes & Hotel project proposes providing shared access for the properties via the north access driveway. The access includes a 6 ft wide pedestrian walkway connection between SW Hazel Fern and Tax Lot 200.

73.400(3) Joint and Cross Access (a) Adjacent commercial uses may be required to provide cross access drive and pedestrian access to allow circulation between sites.

The shared access proposed with the Shoppes & Hotel at Bridgeport development is proposed to include both vehicular and pedestrian access to comply with an existing easement and access requirements of 73.400(11).

73.400(11) Commercial developments with 100-249 required parking spaces, two ingress and egress accesses are required and the access shall not be less than 32 feet for the first 50 feet from the right-of-way, 24' thereafter. One (1) walkway is required with each required access.

There are less than 100 required parking for the building 'A'. Proposed access is via the a single ingress/egress accesses to SW Hazel Fern Road

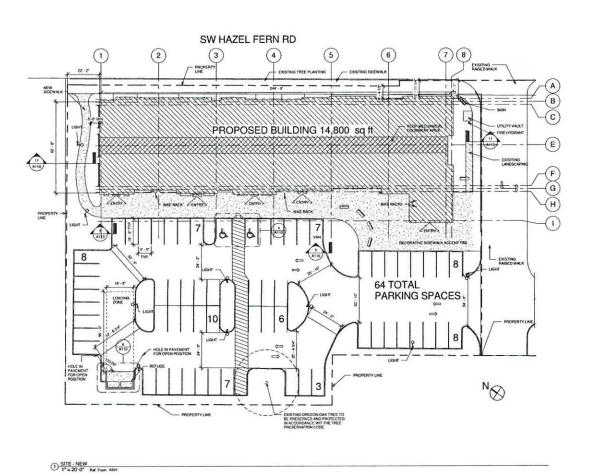
73.400(16)(c) Vertical Height Restriction - Except for items associated with utilities or publicly owned structures such as poles and signs and existing street trees, no vehicular parking, hedge, planting, fence, wall structure, or temporary or permanent physical obstruction shall be permitted between 30 inches and 8 feet above the established height of the curb in the clear vision area.

There are not any sight obstructing objects in the clear vision area on the Site Plans or Landscape Plans submitted. The requirement is met.

# 15. Signs:

Existing signage on the subject site is subject to the standards of TDC 38 Sign Regulations and TDC 35.200 Non-conforming Signs.

An existing pole sign is to remain. A new monument sign is proposed at the entrance drive from Hazel Fern Drive. Any new signage proposed for the site will be submitted separately for sign permits.



	DRAWING INDEX
NO.	TITLE
A101	SITE PLAN
A110	SITE DETAILS
F1002	ELEVATIONS
Liz	LANDSCAPE PLAN
112	IRREGATION PLAN
E-1	SITE PHOTOMETRICS
E-2	EXTERIOR LIGHTING CUT SHEETS

SITE DATA		
TIEM	SIDMANE FOOTAGE	
SITE	52,800	
BUILDING AREA	14,800	
PARKING & VEHICULAR CIRCLE ATION AREA	20,900	
WALKWAYS	9,200	
TOTAL LANDSCAPED AREA	7,900	
PARKING LOT LANDSCAPE	6.856	

PA	RKING DATA
PARKING SPACES	AMOUNT
STANDARD	62
DISABILITY	2
TOTAL	64

PLANNING DISTRICT: GENERAL COMMERCIAL (CG) PLANNING DISTRIC TAX MAP 2513DC TAX LOTS 100 AND 900 VEHICULAR SURFACE TYPE: ASPHALT OR CONCRETE.

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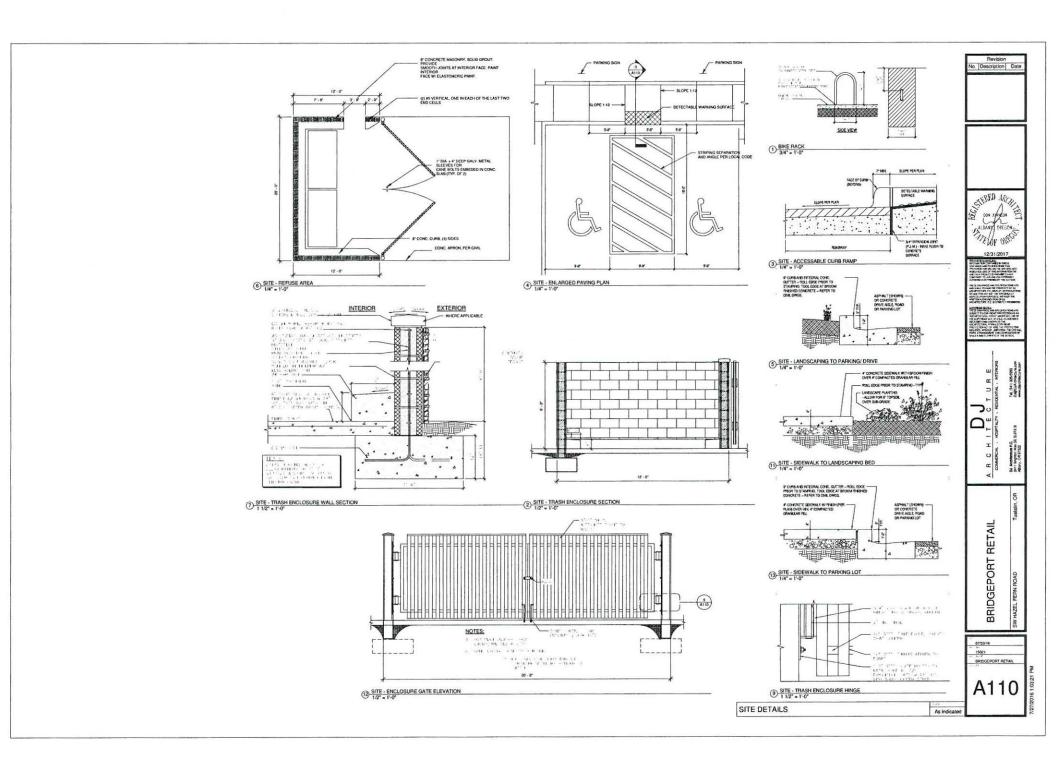
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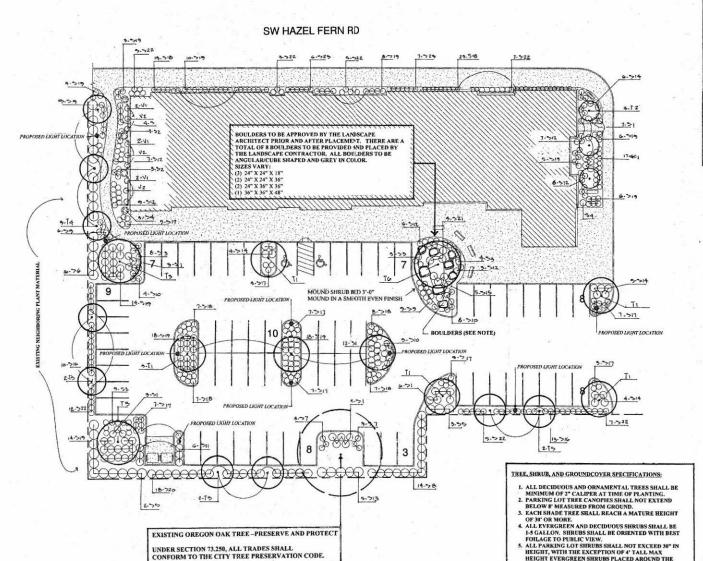
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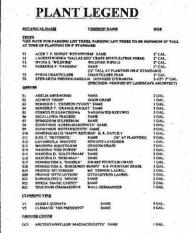
SITE PLAN

As indicated









#### LANDSCAPE NOTES

- PLANT QUANTITIES SHOWN ARE FOR CONTRACTORS CONVENIENCE.
  OTHER TRADES SHALL NOT DUMP ANY: PAINT, CHEMICALS, LIMIT, CONCRETE,
  SCRAP BUILDING MATERIALS, OR ANY OTHER TOXIC MATERIALS IN LANDSCAPE
- BEBS.

  LANDSCAPE CONTRACTOR SHALL FINISH GRADE ALL LANDSCAPE AREAS.

  NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF

  OWNER OR LANDSCAPE ARCHITECT.

  VERHIFICATION OF UNDERGROUND LITELITIES IS THE RESPONSIBILITY OF THE
- LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS

- LASSOCKEP CONTRACTOR THE LARRICATE CONTRACTOR SHALL BE WIRE.

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TRASH ENCLOSURE

SHRUBS AND GROUND COVER SHALL ACHIEVE 90%
COVERAGE OF THE LANDSCAPED AREA WITHIN 3 YEARS.

CHARLES MANGUM & ASSOCIATES

LANDSCAPE ARCHITECTURE
5144 36<sup>TM</sup> AVE. S.E. SALEM, OREGON (503) 364-1240



LANDSCAPE PLAN SCALE: 1/16"-1'-0"

DRAWN: DATE: REVISED:

CEM 1-19-2016 5-17-2016

o. Description Date



12/31/2017

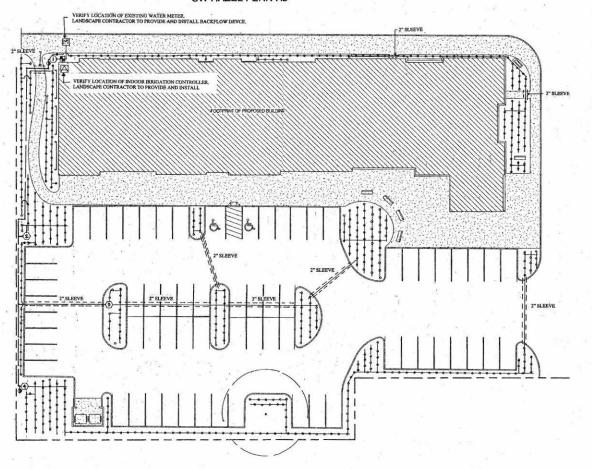
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## SW HAZEL FERN RD



# IRRIGATION LEGEND

1 VILKENS BACK FLOW DEVICE - SIZE: 1" - BY LANDSCAPE CONTRACTOR

IAINBIRD ESP MODULAR CONTROLLER

CLASS 200 PVC MAIN LINE SIZE: ALL 1"

SERI-GATION ACCESSORIES: DO NOT EXCEED 10 G.P.M. PER ZONE

LECTRIC CONTROL DRIP KIT.

CH. 40 PVC SLEEVES -SIZE 2"- SEE LOCATIONS

4" MANUAL DRAIN VALVE. INSTALL AT LOW POINTS OF MAIN LINE FOR WINTERIZING SYSTEM. PLACE IN 6" VALVE BOX.

- BORP IRRIGATION TO APPLY A MINIMUM AMOUNT OF 14° OF WATER FER WEEK TO THE ROOT ZONES OF ALL FLANT MATERIAL. ADJUST DRIF LINE ACCORDINGLY TO APPLY WATER TO THE ROOT ZONES OF ALL FLANT MATERIAL. C. FACT SHRUE SHALL RECEIVE I GALLON PER HOUR MINIMUM. EACH TREE SHALL RECEIVE 2 GALLONS PER HOUR MINIMUM.

- HOUR MINIMUM

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  TUBING AND PARTS TO MEET WATERING REQUIREMENTS.
  ADJUST CONTROLLER SCHEMULE DEFENDENT UPON WATHER
  CONDITIONS.
  WINTERIZE MAIN AND LATERAL LINES OCTOBER 15<sup>78</sup> OF EVERY
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LANDSCAPE BEDS ONLY
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LOCATIONS AND STAPLE MINUMEM OF EVERY 5". ENSURE THAT DRIP TUBE
MILL NOT RISE TO THE SURFACE.

NOTE: INSTALL XFD 100 IN ALL SLEEVES – NO DRIP IRRRIGATION IN SLEEVES

NORTH

CHARLES MANGUM & ASSOCIATES LANDSCAPE ARCHITECTURE 5144 36TH AVE. S.E. SALEM, OREGON (503) 364-1240



**IRRIGATION PLAN** SCALE: 1/16"-1'-0"

DESIGN DRAWN: DATE: REVISED: No. Description Date

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15021 BRIDGEPORT RETAIL

CEM 1-19-2016

Current View



BRIDGEPORT RETAIL

Designer

Date 5/17/2016 Scale Not to Scale Drawing No.

Summary

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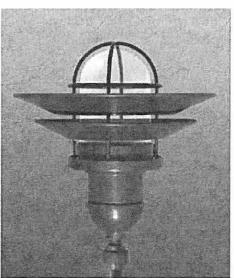
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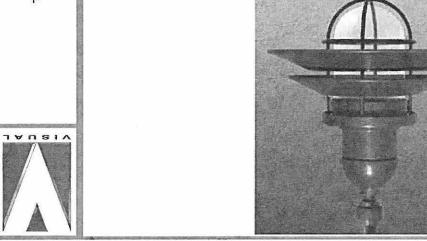
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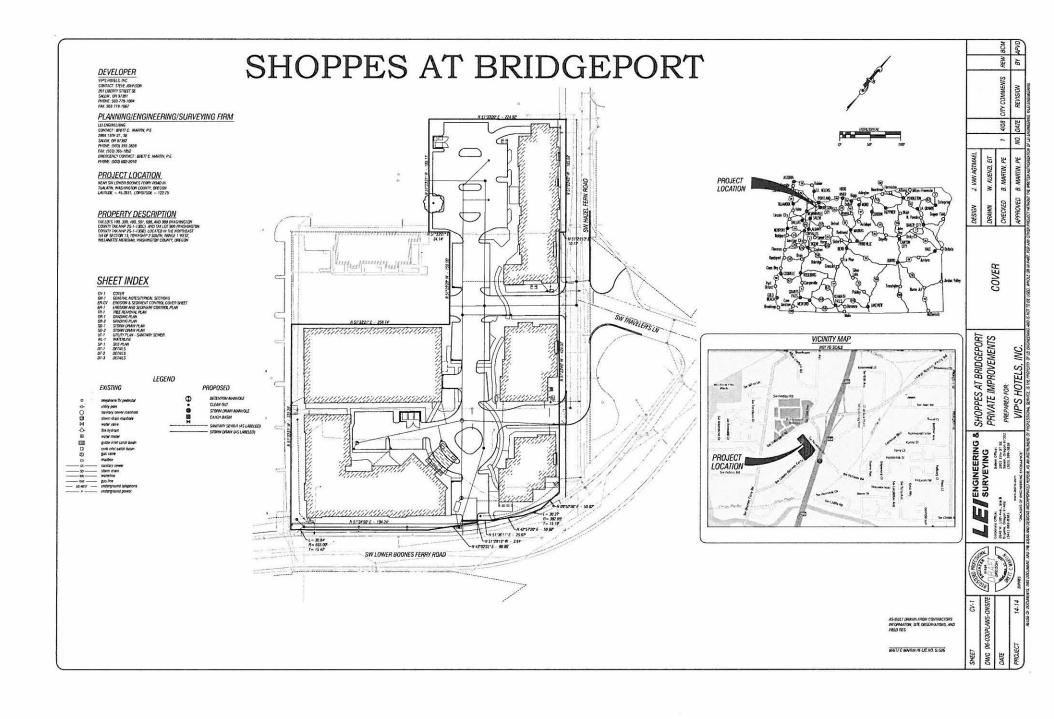
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- 1. CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF TURLATIN.
- 2. CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE
- 3. ALI MATERIALS AND WORKSMASHIP FOR FACILITIES IN STITLET RIGHT OF WAT OR EASEMENTS SHALL COMPORN TO APPROVING AGENCIES CONCENDED IN SECRECATIONS INTERIOR SHALL HAS JURS-OUTHON INCLUDING BUT BOT LIMITED TO THE CITY, CONTINY, OREIGN HIGH, IT DRISSON (DIVID), THE OREIGN LIGHT OF EMPRIONEEDING, QUALITY (RIG), AND THE OREIGN CEPARTMENT OF
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSANT TO COMPLETE. THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION OPWINNESS INCLUDING SUCH MICHEMITAS MAY BE RECESSANT TO MEET APPLICABLE METHET REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
- CONTRACTOR TO NOTIFY CITY AND ALL UTELTY COMPANIES A MINIMUM OF 48 BUSINESS HOURS (2 BUSINESS DAYS) PROR TO STAFF OF CONSTRUCTION AND COMPLY WITH ALL OTHER REQUIRE-MENTS OF 087 575 4-51 TO 757 5/1.
- ANY RISPECTION BY THE CITY OR OTHER RECIPCES SHALL NOT, IN MAY MAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICE COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, 2007 OR FROM STANDARD SPECIFICATIONS FOR CONSTRUCTION APPLIES AND OUTPER AND MERCET REQUIREMENTS.
- 8. CONTRACTOR STALL EFECT AND MAINTAIN BANDICASES, WARNING SOINS, AND CONES PER CITY REQUIREMENTS IN ACCORDANCE WITH HE MUTDE INCLUDING ONE COM AMERICAENTS. ACCESS TO DRIVENING SHALL BE MAINTAINED AT ALL TIMES, ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIME TO ANY CONSTRUCTION ACTIVITY.
- 9 THE CONTRACTOR SHALL MAINTAIN CHE COMPLETE SET OF APPROVISED DIAMNINGS ON THE CONSTRUCTOR SHE AT ALL TIMES WHEREON HE MELL RECORDS AND THE OWNER DEPORTIONS IN CONSTRUCTION THAN THE AMPROVISED OF HOMINGS, AS THE MELT OF CONTRACT ACCOUNTS AND OWNER AND OWNERS AND OWNER AS THE AND RECORDS OWNERS AND OWNERS AND ALMSE FOR ASSOCIATION OF THE CONTRACT OF THE OWNERS AND ALL OF AN OWNERS AND THE CONTRACT OF THE OWNERS AND THE CONTRACT OF THE OWNERS AND THE CONTRACT OWNERS AND OWNERS AND ALMSE FOR ASSOCIATION OF THE CONTRACT OWNERS AND OWNERS. FORM TO THIS REQUIREMENT MAY RESULT IN DELAY OF PAYMENT AND/OR BINA
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- THE CONTRACTOR SHALL SUBMIT A SUITABLE MAINTENANCE BOND PRIOR TO FINAL PARMENT WHERE REQUIRED BY PUBLIC AND OR PRIVATE AGENCIES HAVING JURISDICTION

#### TESTING AND INSPECTION:

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#### EXISTING UTILITIES & FACILITIES:

- 13. THE LOCATION AND DESCRIPTIONS OF EXISTING UITLINES SHOWN ON THE DRAWNINGS ARE COMPLED FROM AVAILABLE RECORDS AND/ORD RELID SHAPES. THE FROMENE OF UITLINE COMPANIES DO NOT GRAMANIE FOR ACCURACY OF THE COMPLETIENTS OF SUCH RECORD CONTROLLING HELD VERFY LOCATIONS OF ALL EVISITING UITLINES PRIOR TO CONSTRUCTION.
- 14. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MORNIMENTS PROOT TO CONSTRUCTION. ANY AMBIGURANTS INSTITUTED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- SCHMINGTON SHALL THE DITTER OF MEDIUM OF ALL DESTINES WITH A STATE OF THE RESIDENCE AND A STATE AND A STATE OF THE AND A STATE OF THE AND A STATE OF THE ADMINISTRATION OF THE A 15. CONTRACTOR SHALL FIELD VERHY LOCATION AND DUPTH OF ALL EXISTING UTILITIES WHERE NEW
- No. ALL EXISTING FACILITIES SHALL BE MAINTAINED IN PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL DAKE ALL PRECAUTIONS NECESSAIN TO SUPPORT, MANIFAIN, OR OTHERWISE PROTECT EXISTING UTUITES AND OTHER FACULTES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACULTES IN AN EQUIL, OR BETTER TEAM OPPOSINA
- 12. UTUMES, OR INTERFERRIG PORTIONS OF THE UTUMES, THAT WE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT REESSARY TO ACCOMPLISH THE WARK. THE CONTRACTOR SHALL PLUE THE REMAINING EQUYSICE DESIG OF ASMOCKED UTUMES.
- 18 CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MALBONES, FENCES, LANDSCAPING, ETC., AS TELEWINED TO AVOID DAMAGE DURING CONSTRUCTION AND PLEFLACE THEM TO EXISTING, OR BETTER, CONDITION
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE REPT CLEAN OF MUD, DUST OR DESIS DUST ABATEMENT SHALL BE MANATIMED BY ADEQUATE WATERING OF THE STEE BY THE CONTRACTOR.

## GRADING, PAVING & DRAINAGE:

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- 21. AL RILS SHALL BE ENGINEERED EXCEPT FOR RILS LISS THAN 18 INCHES IN DEPOSITION OF ME. LOCALED OUTSILE FOR PRINCE RIGHT OF MAY. BELLING PRINCE, PARKING DISC ON OTHER MASS TO BE IMPROVED. DEMOSIBED RILS SHALL BE CONSTRUCTED OF LITTS UPIN PROVIDED SHERINGE. LICH LITTS VALUE OCCUPIENTED TO 97% OF THE MASSIAN OFF CRISISTY PRI MASSIAN T-180.
- 22. CHUSHED ROCK SANLL CONFORM TO THE RECOMEMENTS OF SECTION DESIGN BACK AGGREGATES QUOT STANDARD SECTION FOR SECTION FOR 51 OF THE 2002 INFORM STANDARD SECTION FOR 51 OF THE 2002 INFORM STANDARD SECTION FOR SEAST PHE ADMITTED 11 OF BETS IN THE ADMITTED ADMITTED INFORMED INFORMATION FOR THE ADMITTED PRESSTAND FOR MERCENORY EXECUTION THE SECTION FOR THE ADMITTANCE ADMITTANCE AND THE ADMITTANCE ADMITTANCE AND THE ADMITTANCE ADMITTANCE ADMITTANCE AND THE ADMITTANCE ADM
- 22. ASPHALT PAVEMENT SHALL CONFORM TO SECTION ODERS PASPHALT CONCRETE PAVEMENT) OSH SIMONHO SPECIFICATIONS FOR SIMONHO DUTH MIX. AC PAVEMENT SHALL BE COMPACED. TO A MINIMUM OF SPLY OF MORNIAM DESISTERS DETERMINED BY THE REC'STANDAME METHOD.
- 24. LINESS OTHERWISE SHOWN ON THE DRAWNIGS, STRAIGHT GRADES SHALL BE HUN BETWEEN ALL
  FRIEND CRAME ELEVATIONS AND/OR EBUSY CONTINUE DINES SHOWN.
- 25. FINISH PRVENENT GRADES AT TRANSITION FROM HEW TO EXISTING PRVENENT SHALL MATCH EXISTING PRVENENT GRADES USING COLD PLANE JOHNS (GRADE AND INLAN) WITH EXISTING PRVENENT AS REQUIRED TO PROPORE A SHOOTH, FREE DEPARTING SURFACE.
- ALL EVISITING OR CONSTRUCTED MANHOUES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH PRICES GRADE OF THE PAREMENT, SIDEMALK, UNDISCAPED HAS OR MEDIAN STRY WHEREN THEY UR.
- 27. URLESS DIMETRINSE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2011 V
- 28. ALL PLANTER AVEAS SHALL BE BACKFILLED WITH APPROVED FOR SOIL MINIMUM 12" TIRCK. STRIPNING MATERIALS SHALL NOT BE USED FOR PLANTER BACKFILL.
- 28A. CONTRACTOR SHALL PLACE A MINIMUM OF 6" THICK TOP SOIL ON ALL DITCHES PRIOR TO
- 29. CONTRACTOR SHALL SEED AND MULCH ALL EXPOSED SLOPES AND DISTURBED AVEAS WHICH ARE NOT SCHEDILED TO BE LANGISCAPED.

- 30 CONTRACTOR SHALL CONSTRUCT PANDICAP ACCESS PAMPS AT ALL INTERSECTIONS IN ACCORDANCE WITH CURRENT ADA REGUIREAENTS, AND AS SHOWN ON THE PLANS.
- 2). SIE WALS SHAL BE A MINIMAN OF A INCHES THOSE OPPOPHING SHALL BE A MINIMAN IS WOIES THOSE ALL SOCIETALS AND DRIVENAYS SHALL BE CONSTRUCTED USING 3000 PS CONCRETE. AUTHORIZED IN INSTRUCED FIRE CITY. THE SHIPCUT LINES SHOWN ON THE OPPARINGS AND SCHLARIC AND HIS UNIFIEDED IS SHOWN FIRE DATA "AUSTRACE" OF SUCH CUTS.
- 32 WHERE TRENCH EXCAVATION REQUIRES REMOVAL OF P.C.C. CURBS AND/OR SIDEWALKS, THE CURBS AND/OR SIDEWALKS SHALL BE SANGUT AND REMOVED AT A TOOLED JOINT UNLESS OTHERWISE SPECIFIED.

#### PIPED UTILITIES

- 34 ALL PIPED UTILITIES ABANDONED IN PLACE SHALL HAVE ALL OPENINGS CLOSED WITH CONCRETE PLUGS WITH A MINIMUM LENGTH EQUIL. TO 2 TIMES THE DIMINITIES OF THIS ANAMIDONED PIPE.
- 35. AL NON METALLY WHERE PRIVED SHALL HAVE AN ELECTRICALLY CONDUCTION RIGILATED TO CARRE CONVET INSIGHT WHEN PRIVED THE LILL STORE OF the ROQUARD ONE QUARM QUE WAS TON MADER HAVING DEVELOPMENT AND AN OLD CHARGAST AND THE PROCEDE WAS TO CONTRICATE ON THE WHILLY SHALL BE ADDRESS ADMINISTS, AND CHARGAST AND THE PROCED WAS TO CONTRICATE ON THE WHILLY SHALL BE ADDRESS AND THE STORE AND CHARGAST ON THE WHILLY SHALL BE COOKED WHEN THE BUILDY OF THE WHILLY BE COOKED WHEN THE WHILLY BUILDY WAS TO CONTRICATE ON THE WHILLY BUILDY WAS TO CONTRICATE ON THE WHILLY BUILDY WAS TO CONTRICATE ON THE WHITE OF THE WHILLY BUILDY WAS TO CONTRICATE ON THE WHITE OF TH
- 36. NO TRENCHES IN ROADS OR DRIVEWAYS SHALL BE LEFT IN AN OPEN CONDITION OVERWIGHT, ALL FLOWS MUST BE RESTORED.

#### STORM DRAIN SYSTEM

- 37. STORM SEWER PIPE MATERIALS SHALL CONFORM TO THE CONSTRUCTION DRAWINGS AND CITY IN QUARMENTS.
- 38. CATCH BASINS AND JUNCTION BOXES SHALL BE SET SOLAVE WITH BUILDINGS OR WITH THE EDGE OF THE PARWING LOT OR STREET WHEREIN THEY LE: STIPMIN DAWN MEET STRUCTURES AND PAINNO SHALL BE ADJASTED SO WHATER FLOWS BY DO BE STREATING WHOTHING WATER A
- 39. URLESS OTHERMISE APPROVED BY THE ENGINEER, ALL STORM DRAIN CONNECTIONS SHALL BE BY MANUFACTURED TEES, SACOLES, OR WIES.
- 40 UNLESS DIMERNASE SHOWN OF DIRECTED, INSTALL STORM SEWER PIPE IN ACCORDANCE WITH MANUFACTURERS INSTALLATION GLIDELINES.
- 41. PRIOR TO MANCHEL TESTING OR FINAL ACCEPTANCE, FLUSH AND CLEAN ALL STORM DIVANS, AND REMOVE ALL FOREIGN MATERIAL FROM THE MARKINES, MANHOLES AND CATCH BASINS.
- 42. CONTRACTOR SHALL CONDUCT DEFLECTION TEST OF FLEXIBLE STORM SEVER PIPES BY PALLING APPROVED MADEL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE COMMETTER OF THE MADRICE, SHALL SE 95% OF THE STITLE PIPE COMPACT.
- 43. CONTRACTOR SHALL CONDUCT TV INSPECTION OF ALL STORM DRAIN PIPE AND PROVIDE A COPY OF THE TV REPORT TO THE ENGINEER AND THE CITY FOR REVIEW.

#### SANITARY SEWER SYSTEM

44. EXISTING SANITARY SEWER SERVICE LATERALS ARE SHOWN FOR ILLUSTRATIVE , EXEMPLE SAMITARY SENER SERVICE LAISENES ARE SARWAN FOR ILLUSTRATIVE PRAYOSES DIVIT. THE CONTRACTOR SHALL CONDUCT A TV INSPECTION OF ALL DESIRNO SAMITARY SEVERI LINES TO BE REPLACED TO DETRAINED THE ALL DESIRNO SAMITARY SEVERIL LINES TO BE REPLACED TO DETRAINED THE ALL DESIRNO AND THE COY WAS TO ENGINEER FROM TO ANY CONSTRUCTION AND ALL ORDING TO THE COY AND TO ENGINEER FROM TO ANY CONSTRUCTION

- 45. LEMAGE TESTING SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAVAGE, LEAVAGE TESTS SHALL INCLUDE AN AIR TEST OF ALL SEMER MAINS AND LATERALS AND MANUFAR TISTING OF THE MANIFOLES IN ACCORDINGE WITH THE TURNING STANDARD SEPCIFICATIONS FOR CONSTRUCTION.
- 46. CLEARING PHOR TO MANDREL TESTING AND OR TV INSPECTION, PLUSH AND CLEAN ALL SEWERS OF ALL FOREIGN MATERIAL TROM THE MANULHES AND MARKOLES.
- 47 CONTRACTOR SHALL CONDUCT DEFLECTION TESTS OF FLEDRLE SANTARY SEWER PIPES BY PILLING AN APPROVED MAKINGEL INFORM THE COMMERTED HYPE USE FOLLOWING TRENCH COMPRICTION. THE DAMETER OF THE MANOREL SHALL BE 1953, OF the SIMILAR POR COMPRISED.
- 48 THE LOCATION AND OR STATIONING AND THE VERTICAL DISTANCE FROM THE TOP OF CUPB TO THE INVESTIGATION OF ALL SEWER SERVICE LATERIALS SHALL BE RECORDED BY THE CONTRACTOR AND PROMOBED TO THE ENGINEER.
- CONTRACTOR SHALL RECORD THE DISTANCE FROM THE DOWNSTREAM MANAGEE, BEND, JUNCTION ON IEE, 10 ALL SERVICE TAPS.
- SE. MINIMUM COVER ON PUBLIC SANIARY SEWER LINES IS SEFFOOM THE FOR OF THE PIPE TO FINISHED GRADE. BACKFILL MIST BE COMPACTED TO A DENSITY NO LESS THAN 95%, COMPACTIONS TO BE FREADING T-100. MAXIMUM COMPACTION FEST SPACING OVER PUBLIC SATIRBURY LINES S. TSE ASTAIN DISSELEST METHOD.
- 51. ALL SANITARY SERVICE LATERAL CONNECTIONS AT THE MAIN ARE TO BE ITES. PER THE CITY OF TUALATIN STANDARD DRAWING NO. 300.
- 52. MARITAN MINIMUM 10 FOOT HORIZONTAL CLEAR DISTANCE BETWEEN WATER AND SANITARY SEWERLINES EXCEPT AT CROSSINGS, VERDON, SEPARADON SHALL BE A MINIMOR OF 18 INCHES OF FAIR DISTANCE WHERE WATER LINES. CHOSS OVER SANDAM SEMERICIES. PACIC 900 PPE SIALL BE USED FOR SEMER) TO RET ON LITTRES SIDE OF THE CHOSSING WHEN THE CLEAR DISTANCE BETWEEN THE WATER LINE AND THE SANDAM SEMERICIES LESS THAT THE BRICHES.

#### PRIVATE UTILITIES

- 53. UNLESS OTHERMISE SHOWN ON THE DRAWNINGS OR APPROVED BY JURISDICTION HAVING AUTHORITY ALL MEM PRIVATE MUTURES GROWER, CAILLE NI, TELEFORME AND GASS SHALL BE MISTALED UNDERFORMUND MISTALLATION OF PRIVATE MUTURES HE A COMPROM TREMON THE WHATER, SHALLAND
- 54. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE ENGINEER, ARCHITECT AND PRIVATE UTLINES FOR FIELOCATION OF POWER POLES, WALLTS, AND ALL OTHER WORK REQUIRED TO COMPLETE THE PROJECT
- 55. DECOMMISSION ALL EXISTAND AND DISCONFIDEN IPLIEUS AND PRIVATE INDIVIDUAL SIX ACCORDANCE

### TYPICAL SECTION

1 1/2 OF LEVEL 3, 1/2" DENSE HILMC WEARING COURSE NOMINUL COMP. INFORMESS - 2 1/2" OVER 1 1/2" LEVEL 3, 3"+ DENSE HIMAC BASE COURSE HOMINUL COMP. INFORMESS - 2 1/2" OVER OVER
10" OF 3 4" O CRUSHED ACCHEGATE BASE
OVER
NOMMOVEN GEOTEXTRE FABRIC

4" DE PORTLAND CEMENT CONCRETE OVER 2" OF 314"-0 CRUSHED AGGREGATE BASE

84 CITY COMMENTS REVISION 4/08 DATE NO. -J. VAN AGTMAEL W. KUENZI, EIT B. MARTIN, PE PE B. MARTIN, F APPROVED DRAWN DESIGN L NOTES & SECTIONS

GENERAL TYPICAL S

SHOPPES AT BRIDGEPORT PRIVATE IMPROVEMENTS WC. HOTELS, VIP'S H

ಶ SURVEYING SURVEY

W

Corporate Office: 2649 W. 11th Ave., Sie 8 Eugene, Oregon 97402 (341) 663-6363

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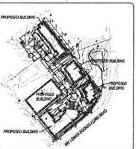
BRETT C MARTIN PE-UC NO. 51526

SHEET

DWG DATE

# EROSION AND SEDIMENT CONTROL PLANS







VICINITY MAP

PROJECT LOCATION

PROPERTY DESCRIPTION

ATTENTION EXCAVATORS:

DEFORM LAW YOUR MAN THE MAN THE SAME THE BREAD WITH THE DEFORM WITH PROPERTIES CHARLE THESE WAS SET OFFICED BY THE SAME THE SAME

**DEVELOPER** 

VIP'S HOTELS, INC.
CONTACT: STEVE JOHNSON
201 LIBERTY STREET SE
SALEM , OR 97301
PHONE: 503-779-1604

#### PLANNING/ENGINEERING/SURVEYING FIRM

LEI ENDIMERNING & SURWENING CONTACT: BRETT MARTIN 2003 1914 ST., SL SALEM, OR 97302 PHONE: (503) 399-3828 FAX: (503) 385-1852

#### NARRATIVE DESCRIPTIONS

**EXISTING SITE CONDITIONS** 

 EXISTING SITE HAS BEEN CLEARED UNDER DEMOLITION PERMIT THROUGH THE CITY OF TUALATIF DEVELOPED CONDITIONS

#### NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

- UTILITY INSTALLATION (411/08 5/1/08)
  STREET CONSTRUCTION (4/21/08 5/30/08)
- · FINAL STABILIZATION (9/15/08 9/30/08)

TOTAL SITE AREA = 211,693 SF = 4.86 ACRES

TOTAL DISTURBED AREA = 211,693 SF = 4.86 ACRES

#### SITE SOIL CLASSIFICATION:

48 - BRIEDWELL SET LOAM, 0 TO 7 PERCENT SLOPES 58 - BRIEDWELL STORY SET LOAM, 0 TO 7 PERCENT SLOPES 5C - BRIEDWELL STORY SET LOAM, 7 TO 12 PERCENT SLOPE

ON-SITE SOILS HAVE A LOW EROSION POTENTIAL. ALL FILL MATERIAL SHALL BE GENERATED ON-SITE FROM GRADDING EXCAVATION AND UTILITY TRENCH SPOLLS.

RECEIVING WATER BODIES:

PERMITTEE'S SITE INSPECTOR: RICKY WRIGHT

COMPANY/ACENCY: LEI ENGINEERING & SURVEYING PHONE: (503) 399-3828

# INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER PURIOFF, INCLUDING PUNOFFF FROM SNOWMELT, IS OCCURRING
2. PRIOR TO THE SITE BECOMING IMACTIVE OR IN ANTICIPATION OF SITE BIACCESSIBILITY	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY RECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE
3. INACTIVE PERIODS GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS.	ONCE EVERY TWO (2) WEEKS OR AFTER ANY MAJOR STORM EVENT.
4. PERIODS DURING WHICH THE SITE IS MACCESSIBLE DUE TO INCLEMENT WEATHER	IF PRACTICAL, INSPECTIONS MUST OCCUP DALY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION

HOLD A PRE-CON MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE EC INSPECTOR.

ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200 C PERMIT REQUIREMENTS.

INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEGTS 1200 C PERMIT REQUIREMENTS.

\* CHANGES TO THE APPROVED ESC PLAN MUST BE SUBMITTED TO DEG IN THE FORM OF AN ACTION PLAN

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200C PERMIT REQUIREMENTS SUPERCEDE

# STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

SAFETAR OF A SAFETA OF A SAFETAR AND STATE OF STATE OF THE SAFETAR OF THE SAFETAR

3. PRESENTE SOSTION THE A BASIL WATER SECTION OF THE WAS INSECTIONAL BY CONTINUOUS CONTI

11. DEVELOY NIO NANTANI ONSITE A MORTEN DALI PREVINTON AND RESPONSE PROCEDURE, ISCH A 1, ±11 3) 12. ANY USE OF TONC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL, ISCH

12. AM VISE OF TROCK OR INTERFENEAUDOUS AMERICANS TRUCKES PROPER STORMER, APPLICATION, AND INSTRUCTION, AND INSTRUCTION OF THE ANALYSIS OF THE ANALYSI

OTE APPLIANTARY FAIR OF PERIODZES A USE A LO RESTABLIST Y RELEABLE MAILS I MUST THE MAINTAINER'S RECOMMENDATIONS. MUTTHENT RELEASES FROM FERTILIZERS TO SUBFACE NATIONS MUST BE MINIMIZED. THAT RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE LAKEN IN THE APPLICATION OF FERTILIZERS WITHIN MAY MAILER WAY.

CAPACITY HAS BEEN REDUCED BY FIFTY (50) PERCENT, AND AT COMPLETION OF PROJECT, (SCH.A.T.I.R.38-4) 21. DED MUST APPROVE OF ANY TREATMENT SYSTEM AND OPERATIONAL PLAN THAT MAY BE NECESSARY TO TREAT CONTAMINATED

2. ILLEH UNS ZEHNING UM HER HEINEN I SOCIET HIN DI VERHINDE, PLAT HIM HIN HE BELSSET TO ILLEH COMMININATION OF CONSTRUCTION OF THE PLAT HIS PROBLEM TO SEGMENT AND PROBLEM TO SEGMENT A

# LOCAL AGENCY-SPECIFIC EROSION CONTROL NOTES:

1. OWERS OR DESIGNED PRISON SHUL BE RESPONSELE FOR PROPER BISTALLATION AND AMERITAMIZE OF ALL LINSON AND SERBIALS CONTROL MANAGES AN ACCORDANCE WITH LOOK, SHILL, AND REPORT REQUIRING. PROGRAMMS PROPERTY AND ACCORDANCE WITH LOOK, SHILL, AND REPORT REQUIRING. AND CONTROL OF ACCORDING MAN ACCORDING AND ACCORDING

R. THE ESC PLAN MUST BE KEPT ON SITE. ALL MEASURES SHOWN ON THE PLAN MUST BE HISTALLED PROPERTY TO EXSURE THAT

5. THE SET PLAY MICH SE REST OF SISTE, MALE MEASURES SHOWN ON THE PLAY MICH SE BESTALLED PROVINCY TO LIGHDRE THIS STANDARD AND CONTROL PLAY MAD THE SENSE SISTE, MAD THE SENSE SISTE, MAD THE SENSE SISTE, MAD THE SENSE SISTE SISTE AND CONTROL PROVINCY PROVI

# BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S.

	CLEARING	MASS GRADING	UTILITY	STREET CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 - MAY 31ST)
CLEARING & GRADING PRACTICES		200000000000000000000000000000000000000				
PERMANENT SEEDING AND PLANTING		- Van	100 - 100		X	X
PROTECTION OF TREES WITH		S				9 995
CONSTRUCTION FENCES	X	X	X	X	X	X
EROSION CONTROL PRACTICES						
SEDMENT FENCING	-x	X	X	X	X	Z.
CONSTRUCTION ENTRANCE	~1	X	X	X	X	X
STORM DRAINING ET PROTECTION	-x	X	X	X	X	X
BMPs TO PREVENT ILLICIT CONNECTION	X	X	X	X	X	X
BMPs TO PREVENT ILLEGAL DISCHARGE	X	X	X	X	X	×

\*\* SIGNIFIES BAP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY

# RATIONALE STATEMENT

# SHEET INDEX

## EROSION AND SEDIMENT CONTROL PLANS

ER-CV EROSION AND SEDIMENT CONTROL COVER SHEET ER-1 EROSION AND SEDIMENT CONTROL PLAN

80/5 NO. W. KUENZI, EIT B. MARTIN, PE APPROVED PLAN **EROSION CONTROL** 

SHOPPES AT BRIDGEPORT PRIVATE IMPROVEMENTS

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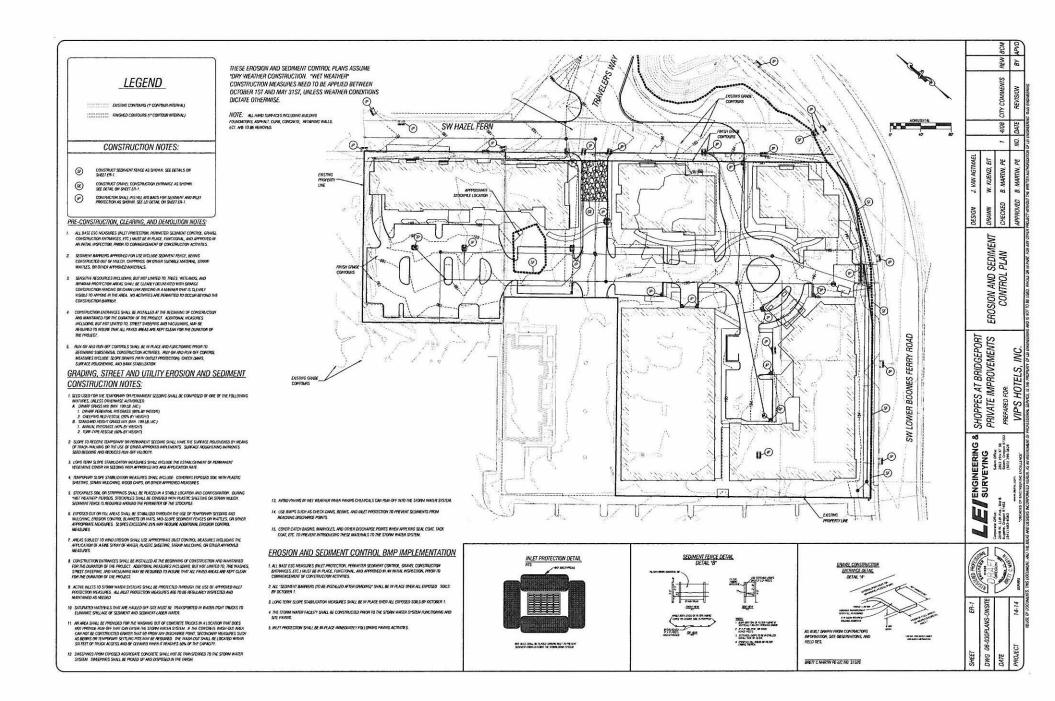
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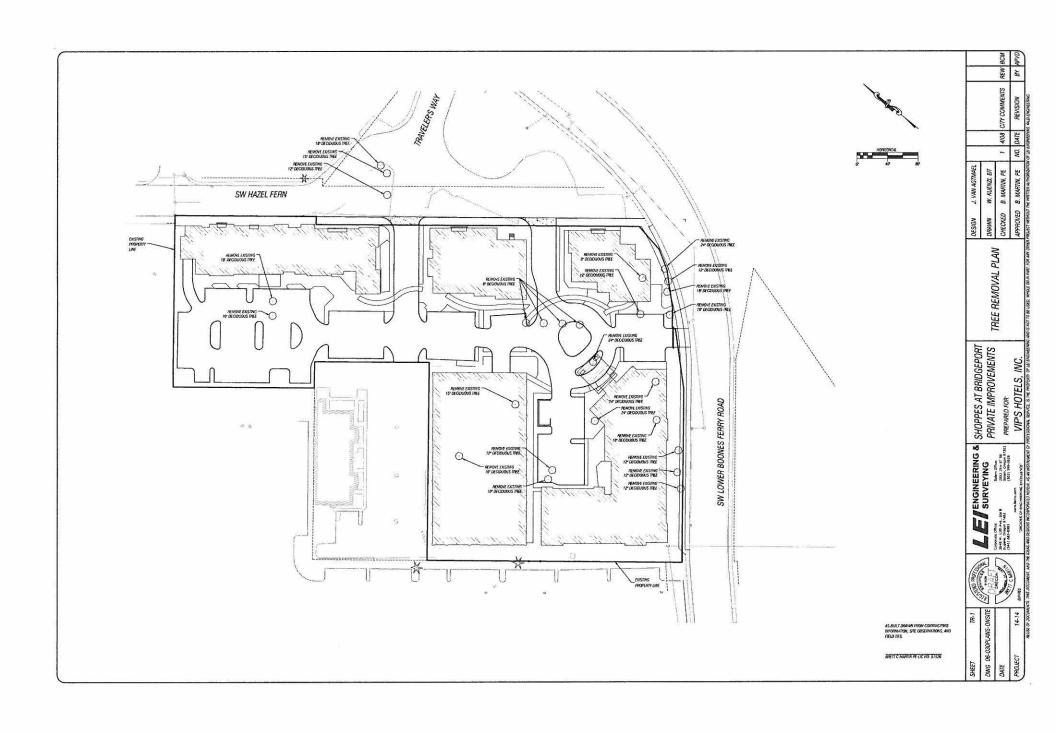
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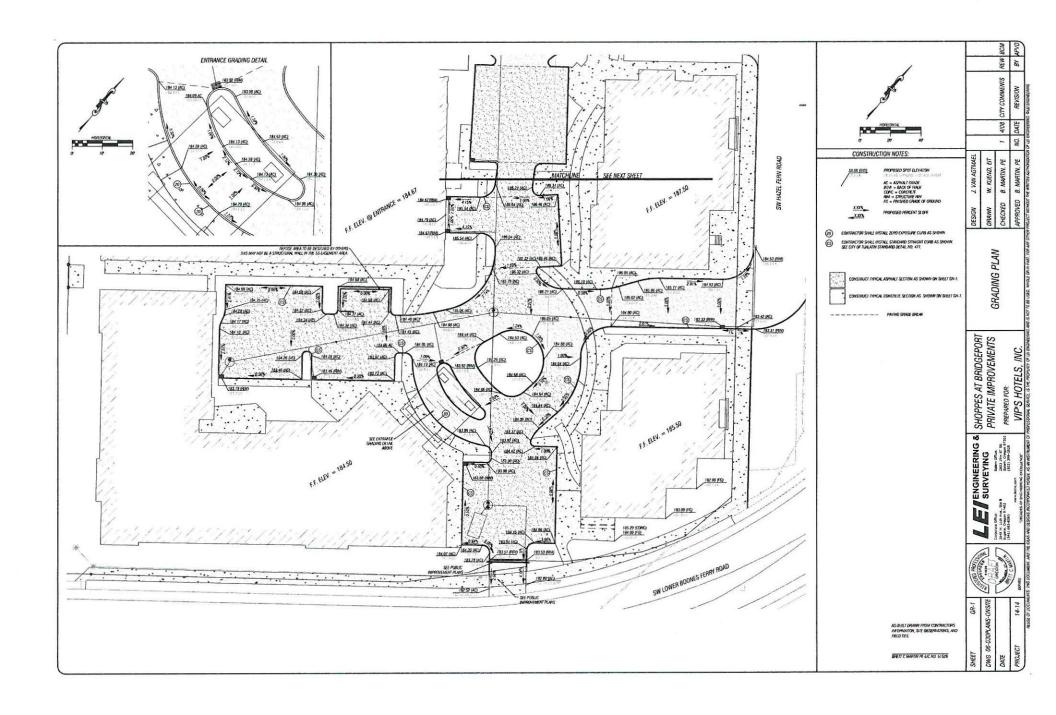
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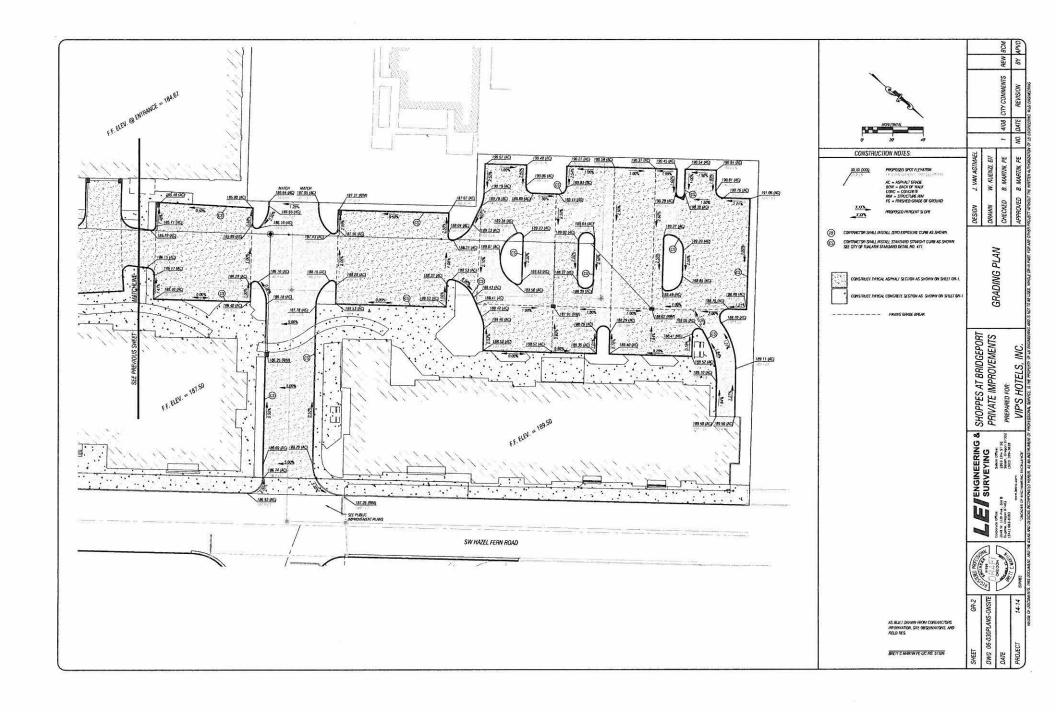


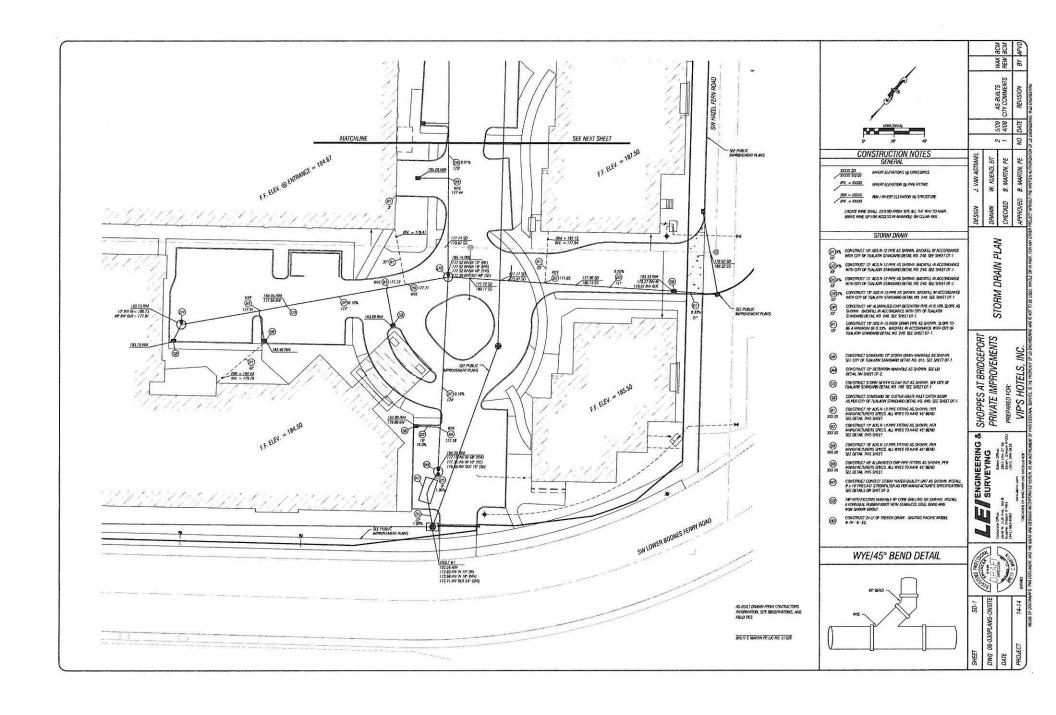
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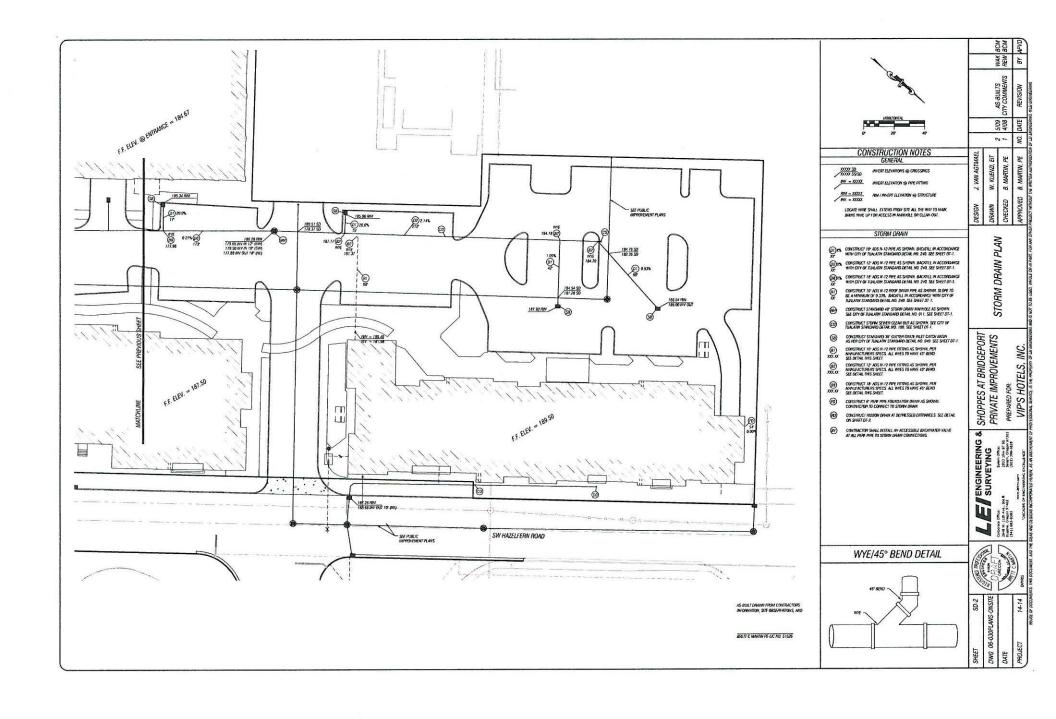


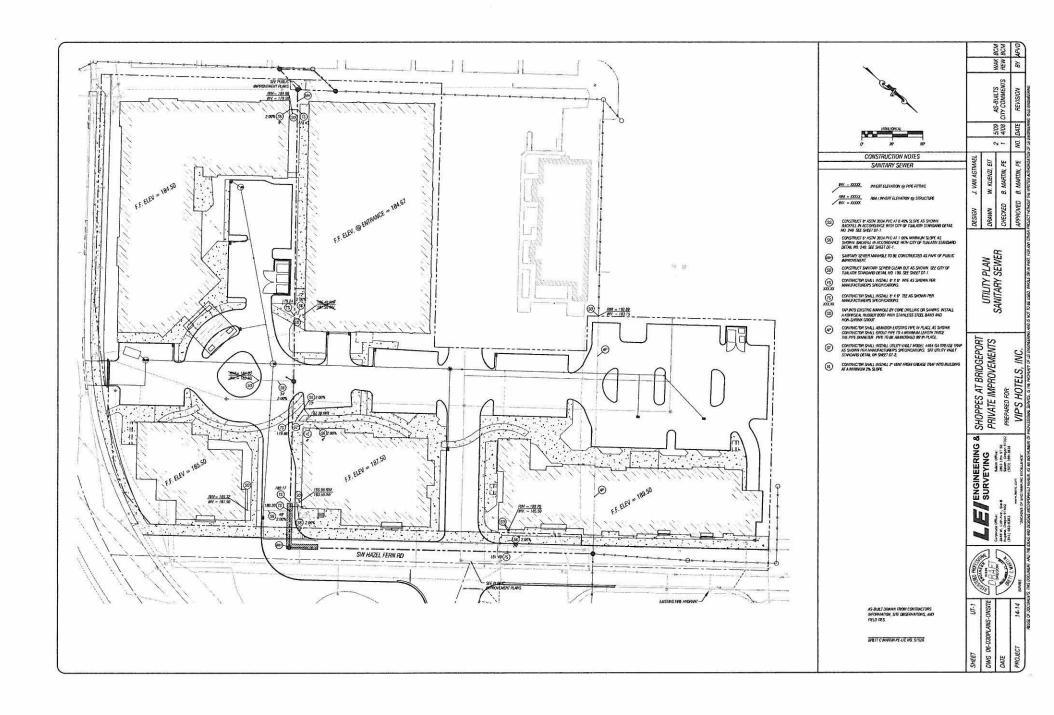


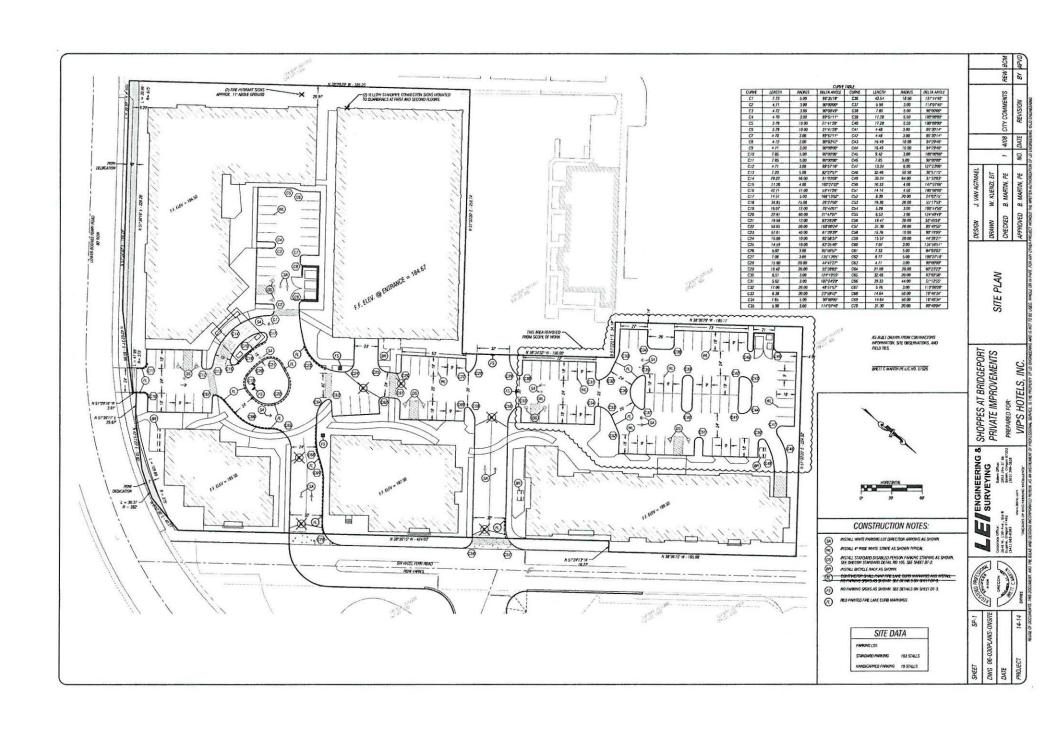


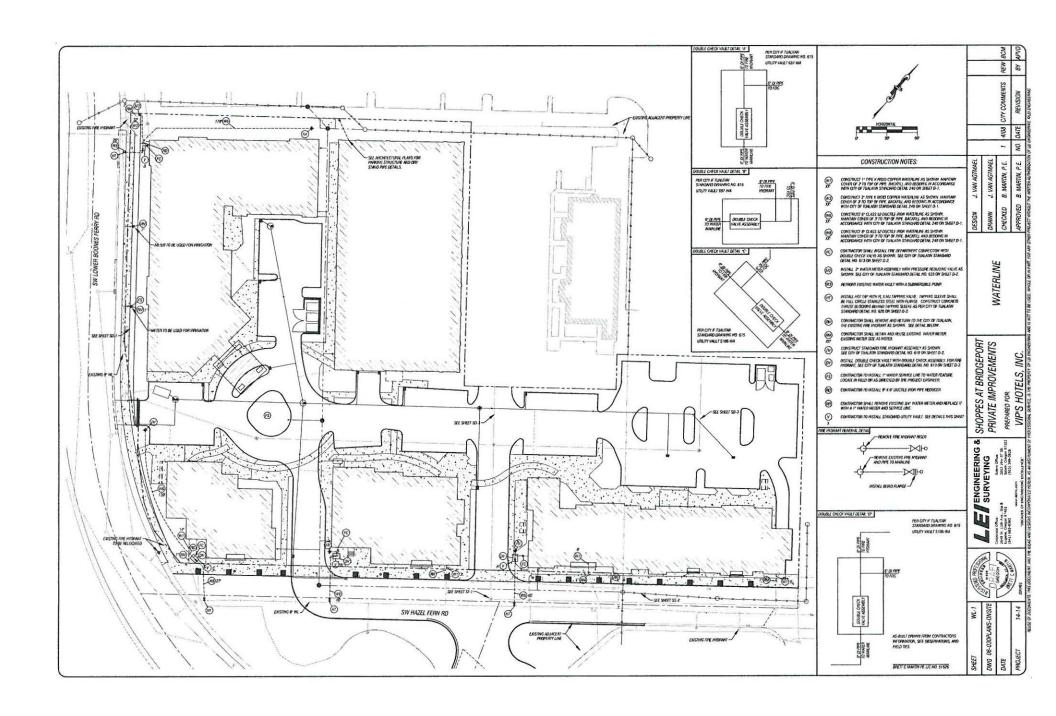


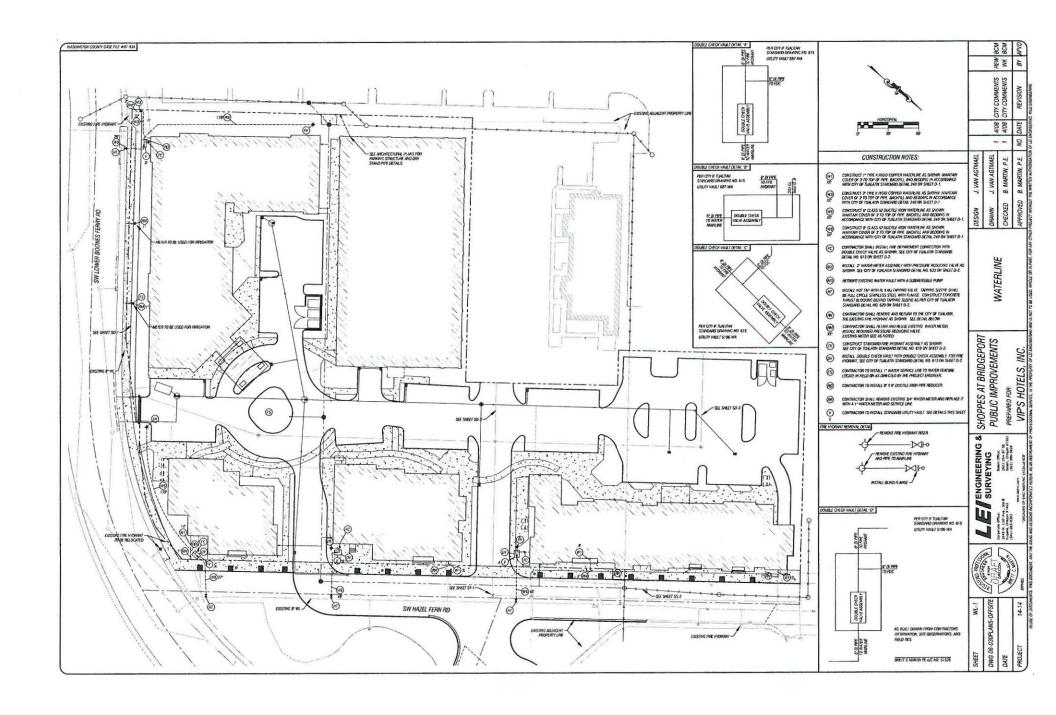


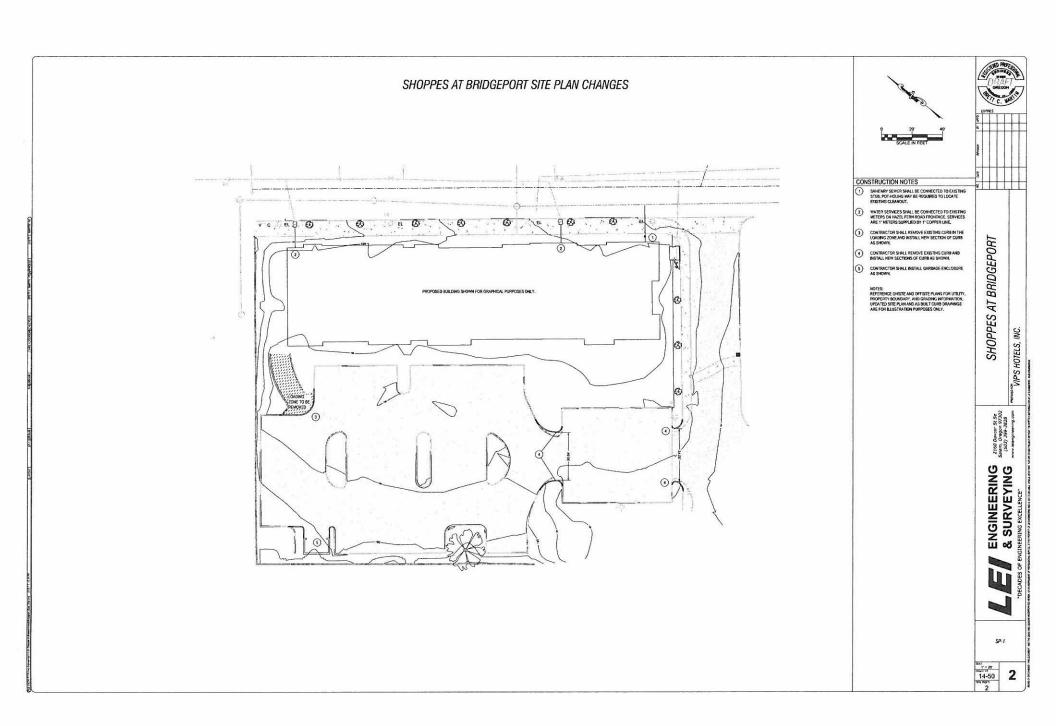


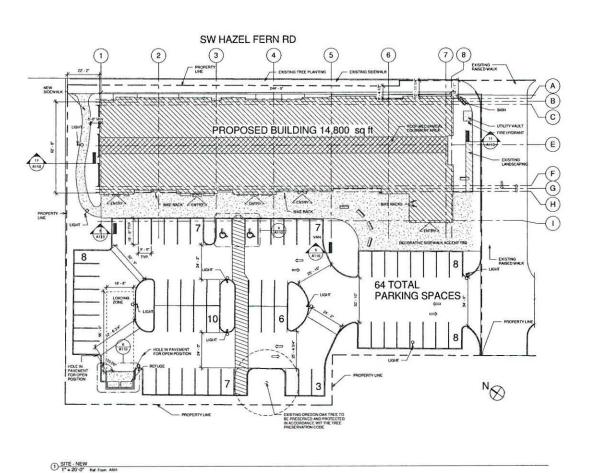












	DRAWING INDEX
NO.	TITLE
A101	SITE PLAN
A110	SITE DETAILS
F1002	ELEVATIONS
Liz	LANDSCAPE PLAN
112	IRREGATION PLAN
E-1	SITE PHOTOMETRICS
E-2	EXTERIOR LIGHTING CUT SHEETS

SITE DATA		
TIEM	SIDMANE FOOTAGE	
SITE	52,800	
BUILDING AREA	14,800	
PARKING & VEHICULAR CIRCLE ATION AREA	20,900	
WALKWAYS	9,200	
TOTAL LANDSCAPED AREA	7,900	
PARKING LOT LANDSCAPE	6.856	

PA	RKING DATA
PARKING SPACES	AMOUNT
STANDARD	62
DISABILITY	2
TOTAL	64

PLANNING DISTRICT: GENERAL COMMERCIAL (CG) PLANNING DISTRIC TAX MAP 2513DC TAX LOTS 100 AND 900 VEHICULAR SURFACE TYPE: ASPHALT OR CONCRETE.

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Revision

No. Description Date

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BRIDGEPORT RETAIL
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A101

0 20 40 60 50

GRAPHIC SCALE

SITE PLAN

As indicated

# Architectural/Civil Plans

A101	Site Plan
A110	Site Details
R002	Elevations
L1.1	Landscape Plan
L2.1	Irrigation Plan
E-1	Lighting/Photometric Plan
E-2	Lighting Cut Sheets

CV-1, GN-1, ER-CV, ER-1, TR-1, GR-1, GR-2, SD-1, SD-2, UT-1, SP-1, WL-1, WL-1

SP-1

- \* aka "Existing Conditions Plans" (\*- These plan sheets are actually the "as-builts" plans of the project's Civil Engineer from original construction of all site work in '08-'09.)
- \* "Site Plan Changes" (\*This one sheet illustrates the only proposed changes to existing site improvements. Changes are nominal, e.g. curbing, asphalt, sidewalk only)

# TABLE OF CONTENTS

Subject – Architectural Review Submittal
Project – THE SHOPPES AT BRIDGEPORT – BUILDING A
Date – July 28, 2016
Applicant – The Tualatin Group LLC
C/O Steven V. Johnson
201 Liberty ST SE
Salem, OR 97301
steve.j@vipsinc.net
503-779-1605

# **Item**

- 1. Application for Architectural Review
- 2. AR Fact Sheet
- 3. CWS Service Provider Letter
- 4. Hydraulic Model Form
- 5. Drainage Report
- 6. Arborist's Report
- 7. Solid Waste/Recycling Hauler Letter
- 8. Traffic Impact Analysis
- 9. Scoping Meeting Request/Minutes
- 10. Pre-application Meeting Request/Minutes
- 11. Neighborhood Meeting
  - Notice/Invitation
  - Attendance Log
  - Minutes
  - Owners List/Labels
  - CIO List/Labels
  - Affidavit of Mailing
  - Certificate of Sign Posting
- 12. Narrative
- 13. Architectural/Civil Plans

A101	Site Plan
A110	Site Details
R002	Elevations
L1.1	Landscape Plan
L2.1	Irrigation Plan
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E-1 Lighting/Photometric Plan

E-2 Lighting Cut Sheets CV-1, GN-1, ER-CV, ER-1,

TR-1, GR-1, GR-2, SD-1, SD-2,

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