



City of Tualatin

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September 29, 2017

Kevin Godwin
SG Architecture
10940 SW Barnes Rd #364
Portland, OR 97225

RE: FINAL DECISION FOR AR17-0003 LEVETON INDUSTRIAL, 12540 SW LEVETON DR (TAX LOT 2S121A004000)

Dear Mr. Godwin,

The 14-day period for requesting a review of the Architectural Review Decision for Leveton Industrial expired at 5:00 pm, September 28, 2017. As no requests for review were filed, the Architectural Review Decision dated September 14, 2017 becomes a final decision.

AR17-0003 is approved with the following Architectural Review conditions:

CONDITIONS OF APPROVAL DOCUMENTATION:

AF-1 Prior to applying for building permits on the subject site, the applicant shall submit 3 revised paper plan sets—24 x 36, a paper narrative, and electronically in Adobe PDF file format—for review and approval to the Planning Division that meet the conditions of approval below. The narrative shall explain how and on what page each condition of approval has been met. The submittal shall contain page numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in two (2) weeks.

PRIOR TO APPLICATION FOR A BUILDING PERMIT:

AF-2 Revise the site plan (Sheet DR-1) or overall development plan to include covered parking for the first 5 spaces of required bicycle parking pursuant to TDC 73.370(1)(n), TDC 73.370(1)(o), and TDC 73.370(2)(a).

AF-3 Revise the site plan (Sheet DR-1) and site details (Sheet DR1.1) to include bicycle parking signage per MUTCD standards pursuant to TDC 73.370(1)(u).

AF-4 Revise the site plan (Sheet DR-1) and site details (Sheet DR1.1) to include vanpool/carpool parking signage per MUTCD standards pursuant to TDC 73.370(1)(x).

AF-5 Revise the site plan (Sheet DR-1) to include the minimum number of required vanpool/carpool parking spaces pursuant to TDC 73.370(3).

AF-6 Revise the site plan (Sheet DR-1) to either increase the stall size of the northernmost aisle of 11 parking spaces to meet the standard parking stall dimensions or reclassify these spaces to subcompact spaces pursuant to TDC 73.380(1).

AF-7 The applicant shall comply with the incorporated Public Facilities Recommendation (PFR) from the City of Tualatin Engineering Division.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

AF-8 The applicant shall submit scaled elevations that illustrate future above-grade mechanical equipment (including rooftop units) screened by a parapet or other method as proposed by the applicant when submitting for a mechanical permit in accordance with TDC 73.160(4)(a).

AF-9 The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval.

THE FOLLOWING CODE REQUIREMENTS APPLY TO THE SITE IN AN ON-GOING MANNER:

- The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- Accessways shall be constructed, owned and maintained by the property owner. TDC 73.160(1)(g)
- All landscaping approved through the AR process must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered with Community Development Director's approval. TDC 73.100(1)
- All building exterior improvements approved through the AR process must be continually maintained, including necessary painting and repair, so as to remain substantially similar to original approval through the AR process, unless subsequently altered with Community Development Director's approval. TDC 73.100(2)
- Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).
- The proposed development must comply with the noise standards of TDC 63.051(1).
- The proposed development must comply with all applicable policies and regulations set forth by the TDC.

PUBLIC FACILITIES REVIEW DECISION

For questions or comments pertaining to PFR conditions, please contact Tony Doran at 503.691.3035.

PRIOR TO ISSUANCE OF EROSION CONTROL, PUBLIC WORKS, AND WATER QUALITY PERMITS

PFR-1 Submit final sanitary sewer plans that show location of the lines, grade, materials, and other details and the site connecting to the existing sanitary sewer lateral with a clean out at the edge of right-of-way.

- PFR-2 The applicant will submit water system plans that show location of the water lines, grade, materials, and other details including public water and access easements from SW Leveton Drive to and including the fire vault if located outside of right-of-way and determination of fire flow requirements for the building. The private FDC at the northwest corner of the development will be located outside of public right-of-way.
- PFR-3 Submit final stormwater and water quality plans and associated calculations, including adequate treatment and detention.
- PFR-4 Obtain a NPDES Erosion Control Permit and a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR-5 Submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).
- PFR-6 Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions and obtain an Amended Service Provider Letter as determined by Clean Water Services for any revisions to the proposed plans.
- PFR-7 All trees, plants or shrubs planted in the right-of-way of the City will conform in species and location and in accordance with the street tree plan.
- PFR-8 Submit PDFs of final site and permit plans.

PRIOR TO ISSUANCE OF BUILDING PERMITS

- PFR-9 Obtain Erosion Control, Public Works, and Water Quality Permits.

PRIOR TO A CERTIFICATE OF OCCUPANCY

- PFR-10 The applicant shall complete all private and public improvements plus record the public water line and access easement if the fire vault is located out of right-of-way.

Sincerely,

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

Charles H. Benson III, AICP
Associate Planner

Is

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager
Jeff Fuchs, PE, City Engineer
Tony Doran, EIT, Engineering Associate
File: AR17-0003