



City of Tualatin

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March 23, 2018

Kevin Brady
Cardno
6720 SW Macadam #200
Portland, OR 97219

RE: FINAL DECISION FOR AR17-0011 TUALATIN HIGH SCHOOL, 22300 SW BOONES FERRY RD
(TAX LOT 2S135A000700)

Dear Mr. Brady,

The 14-day period for requesting a review of the Architectural Review Decision for Tualatin High School expired at 5:00 pm, March 21, 2018. As no requests for review were filed, the Architectural Review Decision dated March 7, 2018 becomes a final decision.

AR17-0011 is approved with the following Architectural Review conditions:

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

PRIOR TO APPLICATION FOR A GRADING PERMIT:

AF-2 The applicant must revise the Tree Preservation sheets to note tag i.d. numbers that correspond to the Tree Inventory authored by Oregon Tree Care and dated September 13, 2017. The Tree Assessment must be revised to provide an assessment of trees proposed for removal, pursuant to TDC 34.210.

AF-3 The applicant must revise the Grading Plan sheets to illustrate and note protection measures for retained trees as shown on the Tree Preservation Removal Plan Sheets L1.00-L1.02 (dated 12.13.17), pursuant to TDC 73.250.

PRIOR TO APPLICATION FOR A BUILDING PERMIT:

AF-4 The applicant must submit a photometric plan pursuant to TDC 73.160(3)(c). This photometric plan shall show that no light greater than one tenth foot candles shines onto neighboring properties. The plan shall provide specifications and elevations of proposed lighting. Only full cutoff lighting is allowed.

AF-5 The applicant must revise the appropriate sheets to note that deciduous shade trees must be a minimum of one and one-half inch (1-1/2") caliper measured six inches (6") above ground, pursuant to TDC 73.260(1)(a).

AF-6 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-7 All trees depicted and identified on landscape plans must be retained unless modified in accordance with TDC 73.100(1).

AR-8 The applicant must submit scaled elevations that illustrate future above-grade mechanical equipment (including rooftop units) is screened by a parapet or other method as proposed by the applicant when submitting for permits, pursuant to TDC 73.160(4)(a).

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

AR17-0011 is approved with the following Public Facilities Review conditions:

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 Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.

PFR-2 Submit plans for a 1200C NPDES Erosion Control Permit.

PFR-3 Submit final stormwater calculations that include conveyance and detention up to the 25-year storm event that include confirmation that the remainder of this lot's impervious areas are treated and detained to current standards or show how the required additional treatment and detention for three times the modified area will occur per Clean Water Services modification of impervious surface code.

PFR-4 Submit final stormwater plans that show no proposed trees within a public easement and 10 foot long, 2 foot deep root barriers at the edge of public easements centered on proposed trees adjacent to public easements. If any are to be removed within a public easement, TV the lines to determine if repairs are needed and obtain a Public Works Permit to perform the repairs.

PFR-5 Submit plans that meet the requirements of 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 Submit plans that minimize the impact of stormwater from the development to adjacent properties.

PFR-8 Submit plans that show Public Right-of-Way Accessibility Guidelines compliance for the sidewalk and driveway accesses within SW Boones Ferry Road indicating replacement as needed.

PFR-9 Submit plans that show street lights near the site accesses to SW Boones Ferry Road that meet Public Works Construction Code standards.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

PFR-10 Obtain an Erosion Control, Public Works, and Water Quality Permit.

PFR-11 Complete all the public improvements, shown on submitted plans and corrected by conditions of approval, and have them accepted by the City or provide financial assurance.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

PFR-12 Construct all private and public improvements shown on submitted plans and corrected by conditions of approval.

Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Erin Engman
Associate Planner

Is

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager
Tony Duran, Associate Engineer
Tigard-Tualatin School District
File: AR17-0011