



City of Tualatin

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January 3, 2019

Andisheh Afghan | AAI Engineering
4875 SW Griffith Drive Suite 300
Beaverton, OR 97005
andisheha@aaieng.com

RE: FINAL DECISION FOR AR18-0002; API Expansion, 12505 SW Herman Road, Tualatin, OR 97062;
2S121DD00100

Dear Andisheh Afghan,

The 14-day period for requesting a review of the Architectural Review Decision for the API Expansion, AR 18-0002, expired at 5:00 pm, January 2, 2019. As no requests for review were filed, the Architectural Review Decision dated December 19, 2018 becomes a final decision.

AR18-0002 is approved with the following Architectural Review conditions:

GENERAL:

AF-1 This Architectural Review approval shall expire after two years unless a building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division, or an extension is granted under the terms of Section 73.056.

CONDITIONS OF APPROVAL DOCUMENTATION:

AF-2 Prior to applying for building permits on the subject site, the applicant shall submit 3 revised paper plan sets—24 x 36, along with digital copies 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.

PRIOR TO APPLICATION FOR A GRADING OR BUILDING PERMITS:

AF-3 The applicant must comply with the City Engineer's Review, Findings, and Decision for AR-18-0002 (API Expansion) —December 19, 2018 (Exhibit D).

AF-4 The applicant must submitted the revised plan sheets (Tree Preservation Plan (L1.0), Landscape Plan (L1.1), and Grading Plan (C2.0)) to reflect any new tree impacts associated with public improvements. The Tree Preservation Plan must show dripline protection for trees located between the SW Herman Road ROW and the south edge of the parking lot. Where full dripline protection is not possible, alternative protection approved by a certified arborist may be used.

AF-5 The applicant must update the site plans to show a walkway from the primary building entrance of the addition to the public sidewalk at SW 125th Court. The walkway must be at least 5 feet wide

and compliant with all relevant ADA regulations. Curb ramps shall be provided wherever the walkway crosses a curb.

PRIOR TO BUILDING PERMIT ISSUANCE:

- AF-6 The applicant must update the site plan to show ADA parking adjacent to the north main entrance of the addition.
- AF-7 The applicant must revise the site plan to show a minimum 600-square-foot solid waste storage area.
- AF-8 The applicant must provide a new signed letter from Republic Services confirming the solid waste storage area is adequately dimensioned and accessible for collection vehicles pursuant to TDC 73.227(6)(a)(vii) and TDC 73.227(6)(b)(i).
- AF-9 The applicant must revise the Landscape Plan (L1.1) to add screening for the loading area. A line of shrubs should be extended from the current proposed area near the south end of the driveway, to a point at least as far south as the northeast corner of the proposed building.
- AF-10 Revise the site plan to include thirteen (13) bike parking spaces total, including five (5) covered bike parking spaces pursuant to TDC 73.370(1)(n), TDC 73.370(1)(o), and TDC 73.370(2)(a).
- AF-11 Revise the site plan and site details to include bicycle parking signage per MUTCD standards pursuant to TDC 73.370(1)(u).
- AF-12 Revise the site plan to reflect the minimum number of required vanpool/carpool parking spaces pursuant to TDC 73.370(3). Revise the site plan and site details to include vanpool/carpool parking signage per MUTCD standards pursuant to TDC 73.370(1)(x). All parking spaces must continue to comply with the dimensional standards specified in TDC 73.370.
- AF-13 The applicant must demonstrate the adequacy of available fire flow to Tualatin Valley Fire and Rescue, as described in Exhibit B.
- AF-14 Revise plans to demonstrate that a fire apparatus is accommodated by the width of the north parking lot, as described in Exhibit B.
- AF-15 Revise site plans to indicate any and all public and private fire hydrants on and adjacent to the site, as described in Exhibit B.
- AF-16 Revise site plans to indicate the location of the Fire Department Connection (FDC). Indicate if addition will be served by the same fire sprinkler riser, as described in Exhibit B.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- AF-17 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-18 The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval. In the event that trees must be removed in order to accommodate the improvements, one replacement tree of a minimum caliper of 1.5" must be planted on site for every tree removed.

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

- AF-19 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). Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).
- AF-20 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).
- AF-21 The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- AF-22 The proposed development must comply with the noise standards of TDC 63.051(1).
- AF-23 The proposed development must comply with all applicable policies and regulations set forth by the TDC.

The Architectural Review decision also incorporates the Public Facilities Review and its conditions:

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 including a clean out at the right-of-way.
- PFR-2 Submit final water system plans that show location of the water lines, grade, materials, and other details.
- PFR-3 Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR-4 Submit plans for a 1200CN NPDES Erosion Control Permit.
- PFR-5 Submit final stormwater calculations and plans.
- PFR-6 Pay a fee in lieu equal to \$1/square foot of new, untreated impervious area for SW Herman Road improvements per Clean Water Services Rates and Charges.
- PFR-7 Submit a Flood Hazard Area Development Permit and stamped plans showing the floodplain with no-rise in elevation.
- PFR-8 Prove that any existing street light illumination is adequate or construct street lights in accordance with Public Works Construction Code.
- PFR-9 Prove that the existing sidewalks for SW 125th Court are in conformance with Public Works Construction Code/ADA/PROWAG, or show the sections to be reconstructed. If the west ramp at the intersection of SW 125th Court and SW Herman Road is to be improved, the receiving east ramp will be improved to match.
- PFR-10 Submit a plan sheet that shows adjacent to this site sufficient dedication of right-of-way of SW Herman Road to total 62.5 feet from Southern Pacific Railroad right-of-way with construction to include a 6-foot bike lane, curb and gutter, a 6-foot sidewalk along the SW Herman Road site frontage. Subject to final approval by the City Engineer, the sidewalk may meander around existing poles and to save trees, and variable width planter strip with street trees and street lights.
- PFR-11 If it is necessary to meander the required sidewalk outside of the SW Herman Road right-of-way in order to preserve adjacent trees, provide a dedicated easement over the entire width of the sidewalk. Show this easement on the same plan set as PFR-10.

- PFR-12 Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions: 1) Plant the proposed Vegetated Corridor to Clean Water Services standards as approved by CWS file number 18-000889 and 2) Record an easement over the Vegetated Corridor which conveys storm and surface water management to Clean Water Services, and prevents the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor.
- PFR-13 Submit plans that minimize the impact of stormwater from the development to adjacent properties.
- PFR-14 Submit a plan sheet that includes all City Engineer and Planning Division conditions of approval. Include Clean Water Services' Service Provider Letter.
- PFR-15 Submit PDFs of final site and permit plans.

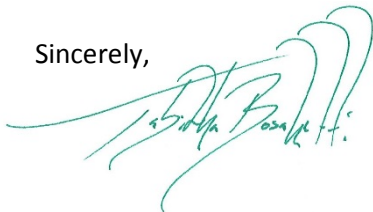
PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-16 Obtain an Erosion Control, Public Works, and Water Quality Permit from the City of Tualatin.
- PFR-17 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 CERIFICATE OF OCCUPANCY:

- PFR-18 Construct all private and public improvements shown on final approved plans.
- PFR-19 Dedicate right-of-way adjacent to this site for SW Herman Road to total 62.5 feet from Southern Pacific Railroad right-of-way.
- PFR-20 Record a public pedestrian access easement for any area of sidewalk located outside of the SW Herman Road right-of-way.
- PFR-21 Record a 6-foot wide public utility easement behind the final right-of-way line adjacent to both SW Herman Road and SW 125th Court.

Sincerely,



Tabitha Boschetti,
Assistant Planner

Cc: Steve Koper, Planning Manager
Chris Ragland, Building Official
Tony Duran, Associate Engineer

File: AR18-0002