City of Tualatin

www.tualatinoregon.gov

"NECESSARY PARTIES" MARKED BELOW

NOTICE OF APPLICATION SUBMITTAL

☐ ANNEXATION ☐ CONDITIONAL USE PERMIT ☐ PLAN TEXT AMENDMENT
☒ ARCHITECTURAL REVIEW ☐ PLAN MAP AMENDMENT ☐ OTHER:

CASE/FILE: AR18-0006 (Community Development Dept.: Planning Division)

PROPOSAL	
	The applicant proposes to construct a new 3,500 square foot retail location served by 19 parking spaces on a site approximately .52 acres in size. The site is proposed to be accessed via SW 89th Ave., which is a private drive accessible via SW Old Tualatin-Sherwood Road. This location is within Block 29 of the former Central Urban Renewal Plan District, which permits additional retail uses within the Light Manufacturing Planning District.

PROPERTY ☐ n/a					
	Name of Application	SHERWIN-WILLIAMS			
	Street Address	8930 SW Old Tualatin-Sherwood Road			
	Tax Map and Lot No(s).	2S123DA01300			
	Planning District	General Manufacturing (ML)	**Overlays** ☒	**NRPO** ☐	**Flood Plain** ☐
	Previous Applications	N/A	**Additional Applications:** N/A		**CIO** COMMERCIAL

DATES				CONTACT	
Receipt of application	10/12/18	**Deemed Complete**	11/05/18		**Name:** Tabitha Boschetti
Notice of application submittal			11/07/18		**Title:** Assistant Planner
Project Status / Development Review meeting			10/11/18		**E-mail:** TBOSCHETTI@tualatin.gov
Comments due for staff report			11/21/18		**Phone:** 503-691-3029
Public meeting: ☐ ARB ☐ TPC ☒ n/a					**Notes:** You may view the application materials through this City web page: www.tualatinoregon.gov/projects
City Council (CC) ☒ n/a					

City Staff
- ☒ City Manager
- ☒ Building Official
- ☒ Chief of Police
- ☒ City Attorney
- ☒ City Engineer
- ☒ Community Development Director
- ☒ Community Services Director
- ☒ Economic Development liaison
- ☒ Engineering Associate*
- ☒ Finance Director
- ☒ GIS technician(s)
- ☒ IS Manager
- ☒ Operations Director*
- ☒ Parks and Recreation Coordinator
- ☒ Planning Manager
- ☒ Street/Sewer Supervisor
- ☒ Water Supervisor

Neighboring Cities
- ☐ Durham
- ☐ King City Planning Commission
- ☐ Lake Oswego
- ☐ Rivergrove PC
- ☐ Sherwood Planning Dept.
- ☐ Tigard Community Development Dept.
- ☐ Wilsonville Planning Division

Counties
- ☐ Clackamas County Dept. of Transportation and Development
- ☒ Washington County Dept. of Land Use and Transportation (ARs)
- ☐ Washington County Long Range Planning (LRP) (Annexations)

Regional Government
- ☒ Metro

School Districts
- ☐ Lake Oswego School Dist. 7J
- ☐ Sherwood SD 88J
- ☐ Tigard-Tualatin SD 23J (TTSD)
- ☐ West Linn-Wilsonville SD 3J

State Agencies
- ☐ Oregon Dept. of Aviation
- ☒ Oregon Dept. of Environmental Quality (DEQ)
- ☐ Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- ☐ Oregon Dept. of State Lands: Wetlands Program
- ☒ Oregon Dept. of Transportation (ODOT) Region 1
- ☐ ODOT Maintenance Dist. 2A
- ☐ ODOT Rail Division
- ☐ OR Dept. of Revenue

Utilities
- ☒ Republic Services
- ☒ Clean Water Services (CWS)
- ☒ Comcast [cable]*
- ☒ Frontier Communications [phone]
- ☒ Northwest Natural [gas]
- ☒ Portland General Electric (PGE)
- ☒ TriMet
- ☒ Tualatin Valley Fire & Rescue (TVF&R)
- ☒ United States Postal Service (USPS) (Washington; 18850 SW Teton Ave.)
- ☐ USPS (Clackamas)
- ☒ Washington County Consolidated Communications Agency (WCCCA)

Additional Parties
- ☒ Tualatin Citizen Involvement Organization (CIO)

***Paper Copies**

- ☐ *1.032: Burden of Proof*
- ☒ *31.071 Architectural Review Procedure*
- ☒ *31.074 Architectural Review Application Review Process*
- ☐ *31.077 Quasi-Judicial Evidentiary Hearing Procedures*
- ☐ *Metro Code 3.09.045 Annexation Review Criteria*
- ☐ *32.030 Criteria for Review of Conditional Uses*
- ☐ *33.020 Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility*
- ☐ *33.022 Criteria for Granting a Sign Variance*
- ☐ *33.024 Criteria for Granting a Minor Variance*
- ☐ *33.025 Criteria for Granting a Variance*
- ☐ *34.200 Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited*
- ☐ *34.210 Application for Architectural Review, Subdivision or Partition Review, or Permit*
- ☐ *34.230 Criteria (tree removal)*
- ☐ *35.060 Conditions for Granting Reinstatement of Nonconforming Use*
- ☐ *36.160 Subdivision Plan Approval*
- ☐ *36.230 Review Process (partitioning)*
- ☐ *36.330 Review Process (property line adjustment)*
- ☐ *37.030 Criteria for Review (IMP)*
- ☐ *40.030 Conditional Uses Permitted (RL)*
- ☐ *40.060 Lot Size for Conditional Uses (RL)*
- ☐ *40.080 Setback Requirements for Conditional Uses (RL)*
- ☐ *41.030 Conditional Uses Permitted (RML)*
- ☐ *41.050 Lot Size for Conditional Uses (RML)*
- ☐ *41.070 Setback Requirements for Conditional Uses (RML)*
- ☐ *42.030 Conditional Uses Permitted (RMH)*
- ☐ *42.050 Lot Size for Conditional Uses (RMH)*
- ☐ *42.070 Setback Requirements for Conditional Uses (RMH)*
- ☐ *43.030 Conditional Uses Permitted (RH)*
- ☐ *43.060 Lot Size for Conditional Uses (RH)*
- ☐ *43.090 Setback Requirements for Conditional Uses (RH)*
- ☐ *44.030 Conditional Uses Permitted (RH-HR)*
- ☐ *44.050 Lot Size for Conditional Uses (RH-HR)*
- ☐ *44.070 Setback Requirements for Conditional Uses (RH-HR)*
- ☐ *49.030 Conditional Uses (IN)*
- ☐ *49.040 Lot Size for Permitted and Conditional Uses (IN)*
- ☐ *49.060 Setback Requirements for Conditional Uses (IN)*
- ☐ *50.020 Permitted Uses (CO)*
- ☐ *50.030 Central Urban Renewal Plan – Additional Permitted Uses and Conditional Uses (CO)*
- ☐ *50.040 Conditional Uses (CO)*
- ☐ *52.030 Conditional Uses (CR)*
- ☐ *53.050 Conditional Uses (CC)*
- ☐ *53.055 Central Urban Renewal Area – Conditional Uses (CC)*
- ☐ *54.030 Conditional Uses (CG)*
- ☐ *56.030 Conditional Uses (MC)*
- ☐ *56.045 Lot Size for Conditional Uses (MC)*
- ☐ *57.030 Conditional Uses (MUCOD)*
- ☐ *60.040 Conditional Uses (ML)*
- ☐ *60.041 Restrictions on Conditional Uses (ML)*
- ☐ *61.030 Conditional Uses (MG)*
- ☐ *61.031 Restrictions on Conditional Uses (MG)*
- ☐ *62.030 Conditional Uses (MP)*
- ☐ *62.031 Restrictions on Conditional Uses (MP)*
- ☐ *64.030 Conditional Uses (MBP)*
- ☐ *64.050 Lot Size for Permitted and Conditional Uses (MBP)*
- ☐ *64.065 Setback Requirements for Conditional Uses (MBP)*
- ☐ *68.030 Criteria for Designation of a Landmark*
- ☐ *68.060 Demolition Criteria*
- ☐ *68.070 Relocation Criteria*
- ☐ *68.100 Alteration and New Construction Criteria*
- ☐ *68.110 Alteration and New Construction Approval Process*
- ☒ *73.130 Standards*
- ☒ *73.160 Standards*
- ☐ *73.190 Standards – Single-Family and Multi-Family Uses*
- ☒ *73.220 Standards*
- ☒ *73.227 Standards*
- ☒ *73.230 Landscaping Standards*
- ☐ *73.300 Landscape Standards – Multi-Family Uses*
- ☒ *73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses*
- ☒ *73.320 Off-Street Parking Lot Landscaping Standards*
- ☐ *73.470 Standards*
- ☐ *73.500 Standards*

Sherwin Williams

8930 SW Old Tualatin-Sherwood Rd.
Tualatin, OR 97062

ARCHITECTURAL REVIEW

10/12/18

PROJECT NUMBER: 170209.02

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
LANDSCAPE

15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

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CITY OF TUALATIN
Community Development Department-Planning Division
Land Use Application—Type II

PROPOSAL NAME Sherwin Williams

PROPOSAL SUMMARY (Brief description)

New construction of a 3,500 sf building to house a Sherwin Williams retail store. This will include associated parking, trash enclosure and landscape.

PROPERTY INFORMATION

Location (address if available): 8930 SW Old Tualatin-Sherwood Rd, Tualatin, OR 97062

Tax Map & Lot #(s): 2S123DA01300 Planning District: ML

Total site size: 23,175 sf (.5 acres) ☐ Developed ☒ Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name: Gavin Russell (CIDA)

Mailing Address: 15895 SW 72nd Ave., Suite 200

City/State: Portland/Oregon Zip: 97224

Phone: 503-226-1285 Email: gavinr@cidainc.com

Applicant's Signature: Gavin Russell Date: 10-12-18

I hereby acknowledge that I have read this application and understand the requirements for approving and denying the application, that the information provided is correct, that I am the owner or authorized agent of the owner, and that plans submitted are in compliance with the City of Tualatin Development (TDC) and Municipal (TMC) Codes.

PROPERTY OWNER/DEED HOLDER INFORMATION (Attach list if more than one)

Name: ~~Edge Development~~ Ty S. Kitch

Mailing Address: ~~735 SW 20th Place, Suite 200~~ 8350 Seminole Trl

City/State: ~~Portland/Oregon~~ Tualatin OR Zip: ~~97205~~ 97062

Phone: ~~503-292-7733~~ 503 805 2882 Email: ~~Ed@edgedevelop.com~~ Sue.Kitch@adi-mobilehealth.com

Property Owner Signature: Suzann Kitch Date: 10-9-2018

Power of attorney or letter of authorization required if application not signed by the property owner/deed holder.

LAND USE APPLICATION TYPE

- ☒ Architectural Review (AR)
- ☐ Historic Landmark (HIST)
- ☐ Interpretation (INT)
- ☐ Minor Variance (MVAR)
- ☐ Tree Removal (TCP)
- ☐ Other

FOR STAFF USE ONLY
Case No.:
Date Received:
By:
Fee Amount $:
Received by:

OLD REPUBLIC TITLE COMPANY OF OREGON
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
1 SW Columbia Street, Suite 750 ▪ Portland OR ▪ 97258 ▪ Phone 503-219-2300 ▪ Fax 503-796-9805

Preliminary Title Report

Date Prepared:
January 30, 2017

Our Order Number 5512002316-CS

When Replying Please Contact:

Escrow Officer:
Cheryl Springer Lentz
cspringer@ortc.com
503-219-2300

Buyer:
To Follow

Title Officer:
Christine Ritter
critter@ortc.com

Seller:
Tim B. Kitch
Suzann P. Kitch

Property Address:

8930 SW Old Tualatin Sherwood Road, Tualatin, OR 97062

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY OF OREGON, as Issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the effective date hereof, a Policy or Policies of Title Insurance, and in the form and amount shown in Schedule A, describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions are exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

This report is for the exclusive use of the person to whom it is addressed, is preliminary to the issuance of a policy of title insurance issued by Old Republic National Title Insurance Company and shall become null and void unless a policy is issued and the full premium paid. Title insurance is conditioned on recordation of satisfactory instruments that establish the interests of the parties to be insured; until such recordation, the Company may cancel or revise this report for any reason.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPAMY

SCHEDULE A

1. Effective Date:

   January 24, 2017

2. The Policies and endorsements to be insured and the related premiums are:

	Amount	Premium
ALTA Owners Policy - 2006 (OTIRO No. PO-04)		$0.00
Total Owner Policy Premium		
Proposed Insured: To Follow		
ALTA Loan Policy - 2006 (OTIRO No. PL-05)	$0.00	$0.00
ALTA 9.10.6 -- Restrictions, Encroachments, Minerals - Loan		$100.00
ALTA 22-06 -- Location End. issued with OTIRO End. 209-06		$0.00
Total 1st Loan Policy Premium		$100.00
Proposed Insured: To Follow		

Local Govt. Lien Search Charge: $25.00

3. Title to the estate or interest in the land is at the Effective Date vested in:

   Tim B. Kitch and Suzann P. Kitch, as tenants by the entirety

4. The estate or interest in the land described or referred is:

   Fee

5. The land referred to in this report is described as follows:

   See Exhibit A

SCHEDULE B

STANDARD EXCEPTIONS

1. Tax or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims of easements, or encumbrances not shown by the public records, reservations or exceptions in patents or in acts authorization the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.)

5. Any lien, or right to lien, for unemployment taxes, workmen's compensation, services, labor, equipment rental or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of any Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information;

A. Survey or alternative acceptable to the Company
B. Affidavit regarding possession
C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required.

   i. Satisfactory evidence that no construction liens will be filed; or
   ii. Adequate security to protect against actual or potential construction liens.
   iii. Payment of additional premiums as required by the Industry Rate filing approved by the Insurance Division of the State of Oregon.

SPECIAL EXCEPTIONS

6. Taxes and assessments, general and special, for the fiscal year 2016-2017, Paid in full:

Assessor's Parcel No.	:	R532203
Map Tax No.	:	2S123DA-01300
Code No.	:	023.76
Original Amount	:	$1,881.51

7. Local agency liens, if any, in favor of the City of Tualatin. We find no liens as of January 24, 2017.

8. The subject property lies within the boundaries of the Clean Water Services District and is subject to the levies and assessments thereof.

9. The rights of the public in and to that portion of the herein described property lying within the limits of streets, roads and highways.

10. Terms and provisions as contained in an instrument,

Entitled	:	Road Maintenance Provision
Recorded	:	April 09, 1973 in Official Records under Document No. Book 918, Page 218

The above document was re-recorded by instrument,

Recorded	:	May 07, 1973 in Official Records under Document No. Book 923, Page 172

11. Conditions contained and/or referred to in an instrument,

Entitled	:	Ordinance No. 1213-06
By	:	The City of Tualatin
Recorded	:	August 22, 2006 in Official Records under Document No. 2006-100609

12. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount	:	$300,000.00
Trustor/Borrower	:	Tim B. Kitch and Suzann P. Kitch, as tenants by the entirety
Trustee	:	Chicago Title Insurance Company of Oregon
Beneficiary/Lender	:	PREL, LLC
Dated	:	May 18, 2007
Recorded	:	May 21, 2007 in Official Records under 2007-056192
Loan No.	:	Not disclosed

Modification/amendment of the terms of said Deed of Trust by an instrument,

Recorded	:	July 26, 2010 in Official Records under 2010-056129

End of Exceptions

---------- Informational Notes ----------

A. There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Tim B. Kitch and Suzann P. Kitch

B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a single family residence known as 8930 SW Old Tualatin Sherwood Road, Tualatin, OR 97062.

The ALTA loan policy, when issued, will contain the ALTA 9 Endorsement and 22 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

Deed of Conservator executed by Cheryl Feuerstein, Conservator for Bonita B. Felkel aka Bonnie B. Felkel, under Washington County Circuit Court Case No. C03-0196 PC to Tim B. Kitch and Suzann P. Kitch, as tenants by the entirety, recorded August 04, 2004 in Official Records under Document No. 2004-090051.

C. NOTE: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

D. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

E. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records. To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

F. IMPORTANT NOTICE TO TRANSFEROR(S) REGARDING WITHHOLDING TAX:

Effective January 1, 2008, Oregon law (ORS 314.258) requires closing agents closing a transaction for the transfer of certain Oregon real property interests to: (a) withhold from the transferor's proceeds an amount specified by law; and (b) remit the amount withheld to the Oregon Department of Revenue.

State mandated forms must be completed by all transferors in order to either: (a) claim or certify an exemption from the requirements of ORS 314.258; or (b) certify the withholding amount due pursuant to ORS 314.258.

You should consult with your tax or legal advisor in order to complete these forms prior to the closing of your transaction. Failure to timely deliver the appropriate form(s) to your closing agent may delay your closing or increase your withholding amount.

We are not legal or tax advisors. Although we may provide you with these forms and provide some assistance in filling out the forms, by law we are unable to advise you on the selection of which form(s) you must complete or the content in the forms.

G. Recording charge (per document):

COUNTY: FIRST PAGE EACH ADDITIONAL PAGE

Clackamas $53.00 $5.00

Multnomah $42.00 $5.00

Washington $41.00 $5.00

**NOTE: A multiple transaction document bears an additional $5.00 charge for each

additional transaction. A document that fails to conform to certain formatting and

page one requirements bears an additional $20.00 charge.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

NOTE REGARDING ARBITRATION: THE POLICY OR POLICIES OF TITLE INSURANCE TO BE ISSUED WILL CONTAIN A CLAUSE PERMITTING ARBITRATION OF CLAIMS AT THE REQUEST OF EITHER THE INSURED OR THE COMPANY. UPON REQUEST, THE COMPANY WILL PROVIDE A COPY OF THIS CLAUSE AND THE CURRENTLY APPLICABLE ARBITRATION RULES. FOR THE APPLICABLE ENDORSEMENT CHARGE, THE COMPANY WILL DELETE THE ARBITRATION CLAUSE IF IT RECEIVES BEFORE CLOSING A WRITTEN REQUEST FOR THE ENDORSEMENT.

H. NOTE: It is our policy in Oregon to identify a reduced title insurance charge on Schedule A when it appears to us that your transaction qualifies for a reduced charge. The reduction usually is computed as a percentage of the Company's basic rate. If a reduced charge appears on Schedule A, it is one of the following:

Short Term Rate: A discount of 25% of the basic rate applies when title insurance has been issued for the property within the previous three years.

Builder–Developer Rate: A discount of 35% of the basic rate may apply when a party to the transaction is a builder or developer and the property is residential.

Contract Fulfillment Rate: A discount of up to 50% of the basic rate may apply to an owner's policy issued upon fulfillment of a previously insured land sale contract.

Leasehold to Owner's Conversion Rate: A previously insured lessee who exercises an option to purchase in the lease may obtain title insurance for the purchase with a 50% credit from the previous policy.

Post-Construction Permanent Loan Rate. A discount of up to 75% of the basic rate may apply to a loan policy for a permanent mortgage when it refinances a previously insured construction loan.

Reorganization Rate: A discount of up to 65% of the basic rate may apply for title insurance to a business entity that is affiliated with a previously insured business entity.

Corporate Employee Transfer Rate: When a corporation transfers an employee from one area to another and the employee's corporation or one rendering employee transfer services acquires the employee's property with title insurance, a discount of up to 50% applies to the resale.

Simultaneous Issue Rate: A special rate may apply when two or more policies are issued simultaneously, such as a loan policy with an owner's policy or two loan policies.

IF YOU THINK A REDUCED RATE APPLIES TO YOUR TRANSACTION BUT IT DOES NOT APPEAR ON SCHEDULE A, PLEASE INFORM YOUR ESCROW OFFICER OR TITLE OFFICER. You may contact your escrow officer or title officer at the phone number, email address or mailing address shown on this report.

IMPORTANT NOTICE TO TRANSFEROR(S) REGARDING WITHHOLDING TAX:

Effective January 1, 2008, Oregon law (ORS 314.258) requires closing agents closing a transaction for the transfer of certain Oregon real property interests to: (a) withhold from the transferor's proceeds an amount specified by law; and (b) remit the amount withheld to the Oregon Department of Revenue.

State mandated forms must be completed by all transferors in order to either: (a) claim or certify an exemption from the requirements of ORS 314.258; or (b) certify the withholding amount due pursuant to ORS 314.258.

You should consult with you tax or legal advisor in order to complete these forms prior to the closing of your transaction. Failure to timely deliver the appropriate form(s) to your closing agent may delay your closing or increase your withholding amount.

We are not legal or tax advisors. Although we may we may provide you with these forms and provide some assistance in filling out forms, by law we are unable to advise you on the selection of which form(s) you must complete or the content in the forms.

NOTICE TO CUSTOMERS

YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. THESE CONSEQUENCES AFFECT YOUR RIGHTS AND OBLIGATIONS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT YET SEEN, PLEASE CONTACT THE ESCROW AGENT.

CONDITIONS

The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company of Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at http://www.alta.org. If a policy other than the 2006 ALTA Owner's Policy of Title Insurance, 2006 ALTA Loan Policy of Title Insurance or 2006 ALTA Short Form Residential Loan Policy is ultimately issued, the arbitration provisions of the issued policy shall control.

Exhibit I

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY OF TITLE INSURANCE - 2006
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

8. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (ix) the occupancy, use, or enjoyment of the Land;
   (x) the character, dimensions, or location of any improvement erected on the Land;
   (xi) the subdivision of land; or
   (xii) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

1. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

2. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

3. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

4. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Data of Policy and the date of recording of the deed or other instrument of transfer in Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART ONE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE - 2006
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

OLD REPUBLIC TITLE

rev. 07/2016

FACTS

WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

Questions	**Go to** www.oldrepublictitle.com (*Contact Us*)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy.
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.*
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • *Old Republic Title does not share with non-affiliates so they can market to you.*
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • *Old Republic Title doesn't jointly market*.

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Abstract, LLC	**American First Title & Trust Company**	**American Guaranty Title Insurance Company**	**Attorneys' Title Fund Services, LLC**	**Compass Abstract, Inc.**
eRecording Partners Network, LLC	**Genesis Abstract, LLC**	**Kansas City Management Group, LLC**	**L.T. Service Corp.**	**Lenders Inspection Company**
Lex Terrae National Title Services, Inc.	**Lex Terrae, Ltd.**	**Mara Escrow Company**	**Mississippi Valley Title Services Company**	**National Title Agent's Services Company**
Old Republic Branch Information Services, Inc.	**Old Republic Diversified Services, Inc.**	**Old Republic Exchange Company**	**Old Republic National Title Insurance Company**	**Old Republic Title and Escrow of Hawaii, Ltd.**
Old Republic Title Co.	**Old Republic Title Company of Conroe**	**Old Republic Title Company of Indiana**	**Old Republic Title Company of Nevada**	**Old Republic Title Company of Oklahoma**
Old Republic Title Company of Oregon	**Old Republic Title Company of St. Louis**	**Old Republic Title Company of Tennessee**	**Old Republic Title Information Concepts**	**Old Republic Title Insurance Agency, Inc.**
Old Republic Title, Ltd.	**Republic Abstract & Settlement, LLC**	**Sentry Abstract Company**	**The Title Company of North Carolina**	**Title Services, LLC**
Trident Land Transfer Company, LLC				

NE 1/4 SE 1/4 SECTION 23 T2S R1W W.M.

WASHINGTON COUNTY OREGON

SCALE 1" = 100'

2S 1 23DA

CANCELLED TAX LOT NUMBERS
500-A1, 600-A1, 200, 1900, 2000, 2100, 1301, 101, 1801, 900-A1,

SEE MAP
2S 1 23D

23-76

S.W. NYBERG STREET

1/4 COR.

151 35CB 800

ROAD

FERRY

830+00

830+20.2 B.S.

TERM C.R. 2737
243+42.32

STA. 65+00.00

TUALATIN-SHERWOOD ROAD (C.R. 2737)
TO PUBLIC 82-6331

100'

832+09.2 B.M.

SEE MAP
2S 1 24CB

SEE MAP
2S 1 23D

S.W. TONKA ROAD

TUALATIN — SHERWOOD ROAD
(C.S. 12,715)
C.R. NO. 492

S.W. 90-25715 86.12

STA. 40+00 X 50'

230 X 50'

40' X 50'

85-4850 129.06

1300 .52 AC.

1400 .64 AC.

400 .53Ac.

300 .19Ac.

248.9 S80°30'E

N0°32'E

110 131.19

21.19 M/L

500 1.00Ac.

1500 .56 AC.

1600 .49 AC.

148.21

R=20.08

175 135 90.80 175 336 161 187.03

EASEMENT 2005-35390

1700 .68AC.

1701 .54Ac.

1 2 3

S01°01'30"W 308.30 M/L

N01°01'30"E 308.87

110 230

1200 .2Ac.

85 30 330 M/L 155

(C.S. 10,064)
(C.S. 14,861)

115 110

S88°58'30"E 225

S0°52'W

1100 .52Ac.

100 N01°01'30"E

EASEMENT 2002-13044 S88°58'30"E 225

TUALATIN GARDENS

1800 .86 AC.

114.36 169.24 203.24

EASEMENT 90-11495

130.82 3.4 42.17 6.91 50'

4

N1°0'17"E 155

7.72 124

1000 .52Ac.

50 100 51 100

600 .36Ac.

128 128

225

900 .75Ac.

145 145

700 .09Ac. EASE. 2003-160734

800 .28Ac.

98 128 98 128

225

124

N.W. COR. 57/24

SEE MAP
2S 1 23DB

SEE MAP
2S 1 23DD

MOHAVE COURT

S.W.

R=20 R=50 46.83 7.88 250.29

PARK

6

2300 .49 AC.

2200 3.51Ac.

10 9

109.69 S80°31'30"E

154.79 178 180.06

R=55' 109.33

49.65 INITIAL PT.

R=20 126.85 264.20 137.35

OAK

7 8

114.89 100 169.08

100 1.30Ac.

R=112.28'

LOTTED TAX

(R=1171.28 606.81)

(C.S. 14,705)

53

S.W.

BOONES

ON

30' DEDICATION BY PLAT OF "TUALATIN GARDENS" (S04°51'26"W 606.81)

S.W. WARM SPRINGS STREET

(S89°35'24"W 298.05)

225.87 640.00 S89°45'08"E (55.46) 56.91

30 30

25 25

67 (139)

NOTE: LOCATION OF LOT CORNERS IN TUALATIN GARDENS APPROXIMATE AS NO TWO SURVEYS AGREE AS TO LOCATION.

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

TUALATIN
2S 1 23DA

T-24-84
LJP

15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

NEIGHBORHOOD MEETING SIGN IN SHEET

Project Name: Sherwin Williams
8930 SW Tualatin-Sherwood Rd.
Tualatin OR 97062

Date: 10-11-18	PRINT NAME	SIGNATURE
	JIM MCKENNA	
	KEITH CANNON	
	TABITHA BOSCHETTI	
	ED BRUIN	
	Gavin Russell	

cc: File

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
LANDSCAPE

Meeting Minutes

Date:	10.11.18
Subject:	Neighborhood Meeting
Project Title:	Sherwin Williams
Project No:	170209.02
Present:	Gavin Russell, Tabitha Boschetti, Ed Bruin, Jim McKenna, Keith Cannon

By: Gavin Russell

15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

Concern about street drainage on private street.

- How is water retainage being handle from street?
- Potential flooding issues.
- Share cost with neighbor to add drainage to private street.

Concern about potential traffic.

- Traffic study will be provided with AR submittal.

Neighborhood Developer Meetings
Community Development Department - Planning Division

CERTIFICATION OF SIGN POSTING

In addition to the requirements of TDC 31.064(2), the 18" x 24" sign must display the meeting date, time, and address as well as 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**. Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at:
https://www.tualatinoregon.gov/planning/land-use-application-sign-templates

---

As the applicant for the Sherwin Williams project, I hereby certify that on this day, 1 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Gavin Russell
(Please Print)

Applicant's Signature: [signature]

Date: 9-27-18

Neighborhood Developer Meetings
Community Development Department - Planning Division

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Gavin Russell being first duly sworn, depose and say:

That on the 27 day of September, 2018, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Signature

SUBSCRIBED AND SWORN to before me this 27 day of SEPTEMBER, 2018.

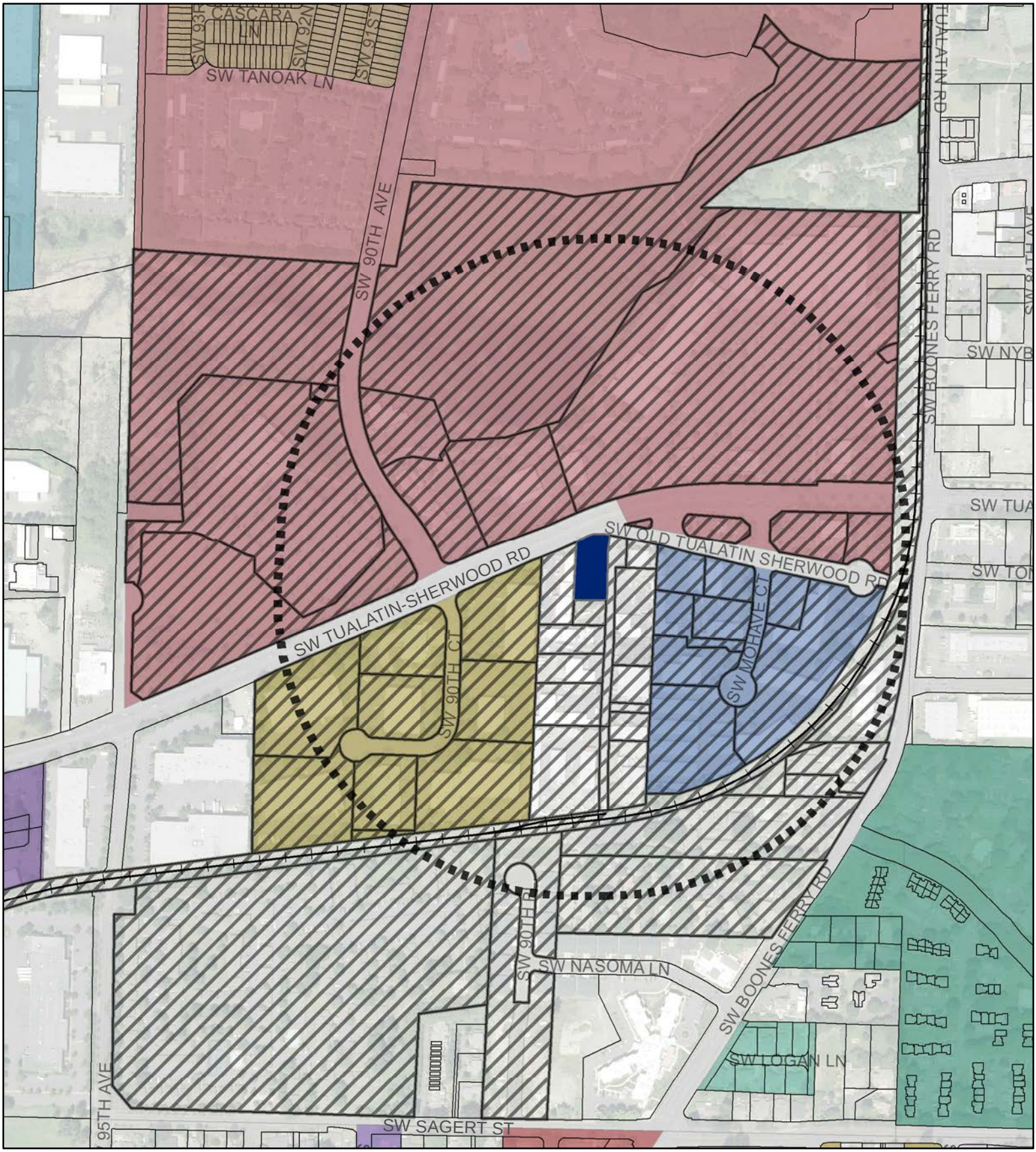
OFFICIAL STAMP
RACHEL ELIZABETH JOHNSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 954250
MY COMMISSION EXPIRES SEPTEMBER 05, 2020

Notary Public for Oregon
My commission expires: SEPTEMBER 05, 2020

RE: Sherwin Williams

Mailing List - 8930 SW Old Tualatin Sherwood Rd (2S123DA01300)

TUALGIS



1000' Buffer

Selected Taxlots

N
W
E
S

GENERAL INFORMATION	
Site Address:	8930 SW Old Tualatin-Sherwood Rd, Tualatin, OR 97062
Assessor's Map and Tax Lot #:	2S123DA01300
Planning District:	ML
Parcel Size:	23,175 sf (.5 acres)
Property Owner:	Edge Development
Applicant:	Gavin Russell (CIDA)
Proposed Use:	Commercial Retail

ARCHITECTURAL REVIEW DETAILS	
Residential [X] Commercial [ ] Industrial	
Number of parking spaces:	19
Square footage of building(s):	3,500
Square footage of landscaping:	5,269
Square footage of paving:	3,242
Proposed density (for residential):	N/A

For City Personnel to complete:

Staff contact person:

Clean Water Services

Clean Water Services File Number
18-003119

Sensitive Area Pre-Screening Site Assessment

1. **Jurisdiction:** Tualatin

2. **Property Information** *(example 1S234AB01400)*
Tax lot ID(s): 2S123DA01300

Site Address: 8930 SW Old Tualtin-Sherwood Rd.
City, State, Zip: Tualatin , OR, 97062
Nearest Cross Street: SW 89th Ave

3. **Owner Information**
Name: Edge Development
Company: Edge Development
Address: 735 SW 20th Place, Suite 200
City, State, Zip: Portland, OR, 97205
Phone/Fax: 503-292-7733
E-Mail: Ed@edgedevelop.com

4. **Development Activity** *(check **all** that apply)*
- ☐ Addition to Single Family Residence (rooms, deck, garage)
- ☐ Lot Line Adjustment
- ☐ Minor Land Partition
- ☐ Residential Condominium
- ☐ Commercial Condominium
- ☐ Residential Subdivision
- ☐ Commercial Subdivision
- ☒ Single Lot Commercial
- ☐ Multi Lot Commercial

Other

5. **Applicant Information**
Name: Gavin Russell
Company: CIDA Inc.
Address: 15895 SW 72nd Ave, Suite 200
City, State, Zip: Portland , OR, 97224
Phone/Fax: 503-226-1285
E-Mail: gavinr@cicainc.com

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**
New 3,500 SF retail building. This will include associated parking lot, trash enclosure and landscape.

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Gavin Russell **Print/Type Title** Project Manager

ONLINE SUBMITTAL **Date** 10/2/2018

FOR DISTRICT USE ONLY

- ☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- ☐ Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 17-05, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- ☒ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your 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 under applicable local, state and federal law.
- ☐ **This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.**
- ☐ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Chuck Buckallew Date 10/3/18

CITY OF TUALATIN FACT SHEET

General

Proposed use: Sherwin Williams - Commercial Retail.			
Site area: .53	acres	Building footprint: 3,500	sq. ft.
Development area: .53	acres	Paved area: 3,242	sq. ft.
23,175	Sq. ft.	Development area coverage: 100	%

Parking

Spaces required (see TDC 73.400) *(example: warehouse @ 0.3/1000 GFA)* Retail @ 4 /1000 GFA = 14 _____@_____/1000 GFA = _____ _____@_____/1000 GFA = _____ Total parking required: 14 spaces ADA accessible = 1 Van pool = 1 Compact = *(max. 35% allowed)* 5 = Loading berths = 0	Spaces provided: 19 Total parking provided: 19 spaces Standard = 18 ADA accessible = 1 Van pool = 1 Compact = 1 Loading berths = 0

Bicycles

Covered spaces required: NONE	Covered spaces provided: NONE

Landscaping

Landscaping required: 15 % of dvpt. area Square feet	Landscaping provided: 22.74 % of dvpt. area Square feet
Landscaped parking island area required: 2 %	Landscaped parking island area provided: 3 %

Trash and recycling facility

Minimum standard method: 160 square feet
Other method: _____ square feet

For commercial/industrial projects only

Total building area: 3,500	sq. ft.	2nd floor: N/A	sq. ft.
Main floor: 3,500	sq. ft.	3rd floor: N/A	sq. ft.
Mezzanine: N/A	sq. ft.	4th floor: N/A	sq. ft.

For residential projects only

Number of buildings:	Total sq. ft. of buildings: sq. ft.
Building stories:	

REPUBLIC SERVICES

10295 Southwest Ridder Road Wilsonville, OR 97070
o 503.570.0626 f 503.582.9307 republicservices.com

November 5, 2018

Ed Bruin
Edge Development

Re: Sherwin Williams
8930 SW Old Tualatin-Sherwood Rd.
Tualatin, OR 97062

Dear Mr. Bruin,

Thank you, for sending us the preliminary site plans for this proposed construction in Tualatin.

My Company: Republic Services of Clackamas and 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

The design location of the enclosure sent 10/31/2018 repositioned to 23'-8" from the parking curb to allow for greater separation between enclosure and any vehicles in the parking area should allow access for our trucks.

The enclosure design dimensions sent 10/3/2018 which includes gate dimensions of 10' wide post to post ID and 10' depth, and ninety degree gate swing radius are adequate for our trucks to provide "pull out service only" for two 3-yard containers. Please ensure that the gates are equipped with cane poles that are functional in the closed and fully open positions.

Thank you, Mr. Bruin for your help and concerns for our services prior to this project being developed.

Sincerely,

Kelly Herrod
Operations Supervisor
Republic Services Inc.

AAI afghan associates, inc.
ENGINEERING

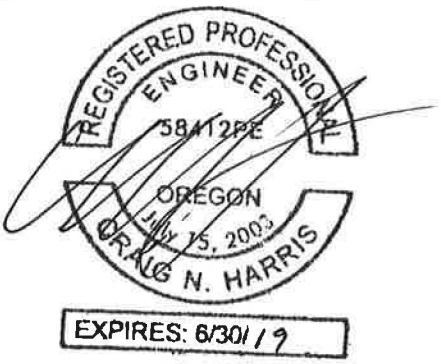
Sherwin Williams

Stormwater Report and Calculations

SW 89th Ave
Tualatin, OR 97396

October 12, 2018

The information contained in this report was prepared by
and under direct supervision of the undersigned:



Craig Harris PE
AAI Engineering
4875 S.W. Griffith Drive
Suite 300
Beaverton, Oregon 97005
PH 503.620.3030 FX 503.620.5539
craigh@aaieng.com
AAI Project Number: A18026.10

Sherwin Williams

TABLE OF CONTENTS

Sherwin Williams

I. Project Overview

Sherwin Williams

Project Overview

The proposed Sherwin Williams project is located on SW 89th Ave in Tualatin, Oregon. The current site is unoccupied and is 23,183SF with a few concrete pads and a small grave area and the rest of the site is covered in weeds. The topography is very flat with the slopes draining roughly southwest to northeast. The proposed project will construct a new retail building, parking, vehicular maneuvering, and pedestrian areas. We will construct a building with a 3,500SF foot print. Post construction the site will contain 16,091SF of impervious and 7,092SF of pervious areas.

We are proposing Water Quality/Infiltration by the use of a vegetated facility that will retain flows and up to and including the 100yr design storm and allow them to infiltrate into the native soils. Conveyance pipe sizing was performed using the 25-year, 24-hour design storm event (2.65in/hr). Conveyance pipe sizing was performed using Manning's Equation ($Q = \frac{0.463 D^{8/3} S^{1/2}}{n}$), where D is pipe diameter in feet, S is pipe slope in feet/feet, and n is the Manning's Coefficient and is based on the pipe material. A value of 0.013 (concrete) was used for this project and is conservative if PVC piping is utilized for the project.

Please see the attached calculations showing that the stormwater system meets the said requirement.

II. Water Quality Design

Sherwin Williams

Water Quality Design

Water quality will be accomplished with a "Treatment Train". Runoff from pavements will be collected in sumped catchbasins with baffles. These catchbasins will trap solids and floatables. The Water Quality/Infiltration facility will filter out pollutants as they percolate through the growing medium and the vegetation. Since this facility is designed to retain up to and including the 100ye design storm all WQ storm events will be contained and filtered in this facility. See the attached HydroCAD calculations in Section VI.

III. Water Quantity Design

Sherwin Williams

Water Quantity Design

The runoff from the proposed building will be collected in downspouts, AC will be collected in sumped catchbasins. Both are hard piped to the Water Quality/Infiltration facility. The facility has been designed retain and infiltrate up to and including the 100 year design storm with out over topping. We have modeled the infiltration capacity of the facility at 2"/hour which is the standard design rate for the growing medium used in these types of facilities. We will gave the sites infiltration tested by a Geotechnical Engineer, per the City's requirements to determine the actual infiltration rates. We will revise the Facilities sizing accordingly based on the actual measured rates. A final stormwater report and plans, based on the measured rates, will be sent for approval. Please see attached calculations (Section VII) and details (Section VIII) to verify adequacy of water quantity design.

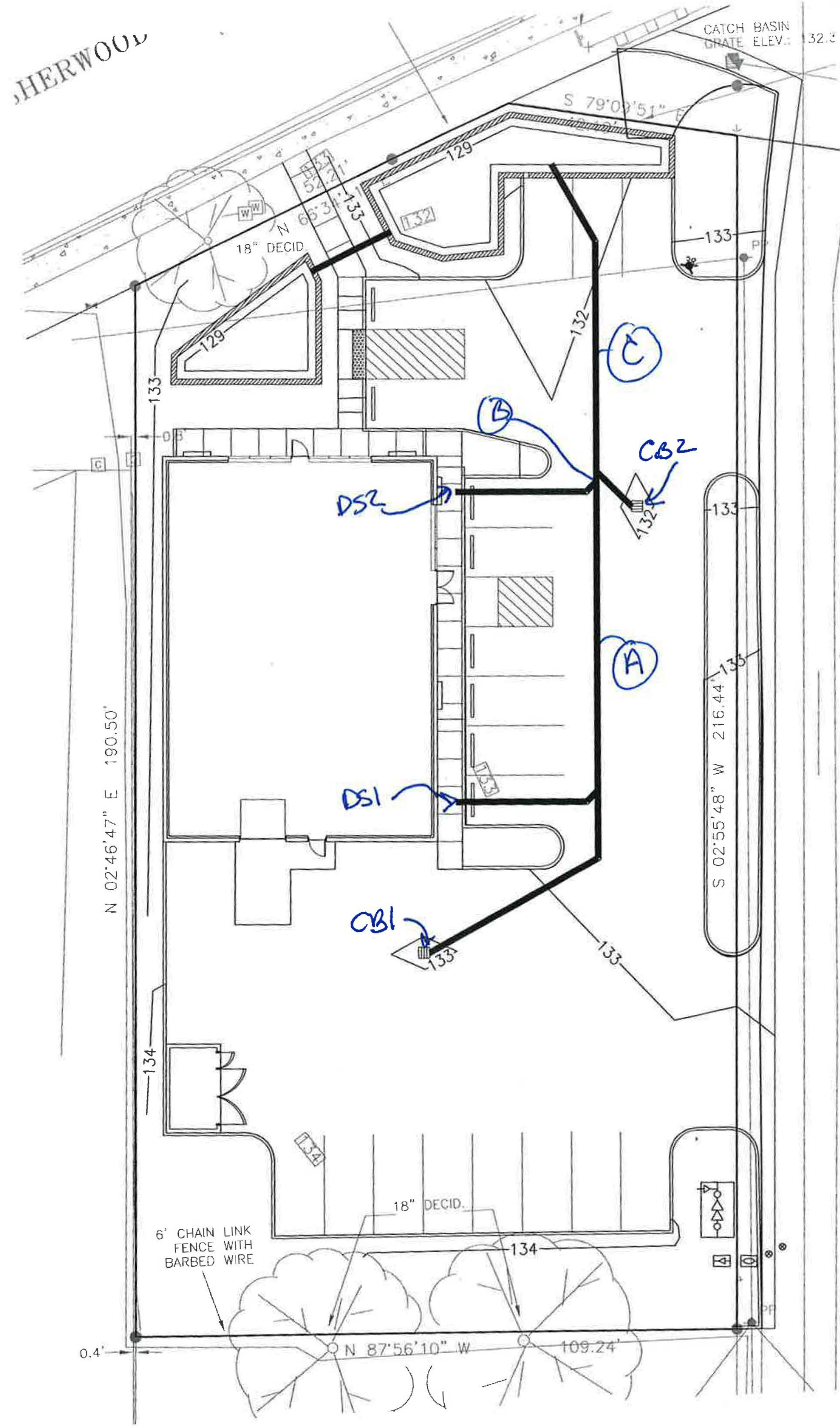
IV. Conveyance Pipe Design and Diagram

Project Name: Sherwin Williams
Project #: A18174.10

Design Frequency: 25yr

Designed By: NWS Date: 10.12.18 Sheet: 1 of 1
Checked By: CNH Date: 10.12.18

Index Area	Pipe	Area (A) acres	Runoff Coeff. (c)	Equiv. Area (cA) acres	Total Drainage Area (cA) acres	Time of Concent. Or Flow Time (t) min	Total Time of Concent. (T) min	Average Rainfall Intensity (I) in/hr	Design Discharge (Q) cfs	IE (in) ft	IE (out) ft	Pipe Length (L) ft	Min. Invert Slope (s) %	Pipe Size (D) in	Capacity Flowing Full (Q) cfs	Velocity Flowing Full (V) fps	Flow Time (t) min
CB1		0.079	0.90	0.071	0.071	5.0	5.0	3.40	0.242	130.40	130.16	48.40	0.5%	6	0.40	2.02	0.4
DS1		0.040	0.90	0.036	0.036	5.0	5.0	3.40	0.123	131.00	130.16	30.70	2.7%	6	0.93	4.74	0.1
	A		0.90		0.107	5.0	5.0	3.40	0.365	130.16	129.88	56.50	0.5%	6	0.40	2.02	0.5
DS2		0.040	0.90	0.036	0.036	5.0	5.0	3.40	0.123	131.00	129.88	30.70	3.6%	6	1.07	5.47	0.1
	B		0.90		0.143	5.0	5.0	3.40	0.488	129.88	129.87	1.50	0.7%	8	0.99	2.83	0.0
CB2		0.145	0.90	0.131	0.131	5.0	5.0	3.40	0.444	129.92	129.87	10.10	0.5%	8	0.85	2.44	0.1
	C		0.90		0.274	5.0	5.0	3.40	0.932	129.87	129.58	58.00	0.5%	10	1.55	2.85	0.3
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									
			0.90			5.0	5.0	3.40									


SHERWOOD
CATCH BASIN
GRATE ELEV.: 132.3
S 79°09'51" E
N 66°34'
52.21'
18" DECID.
129
132
133
C
B
CB2
DS2
A
DS1
CB1
0.8'
N 02°46'47" E 190.50'
S.W. 89TH AVENUE
S 02°55'48" W 216.44'
134
6' CHAIN LINK
FENCE WITH
BARBED WIRE
18" DECID.
0.4'
N 87°56'10" W
109.24'
PP

Sherwin Williams

V. Downstream Analysis

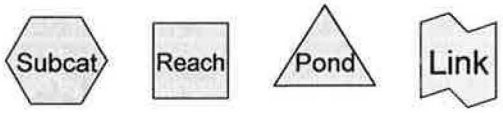
Sherwin Williams

Downstream Analysis

Our project, as designed, will reduce the amount of runoff from our site (Post construction flows will be retained and infiltrated). Since all flows from rain events up to and including the 100yr design storm will be retained onsite, the proposed site improvements will not have any adverse affects on the downstream conveyance system.

VI. HydroCAD Calculations

Existing Conditions



Routing Diagram for A17116.11.Sherwin Williams
Prepared by AAI Engineering, Printed 10/12/2018

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.532	74	>75% Grass cover, Good, HSG C (1S)
0.532	**74**	**TOTAL AREA**

Summary for Subcatchment 1S: Existing Conditions

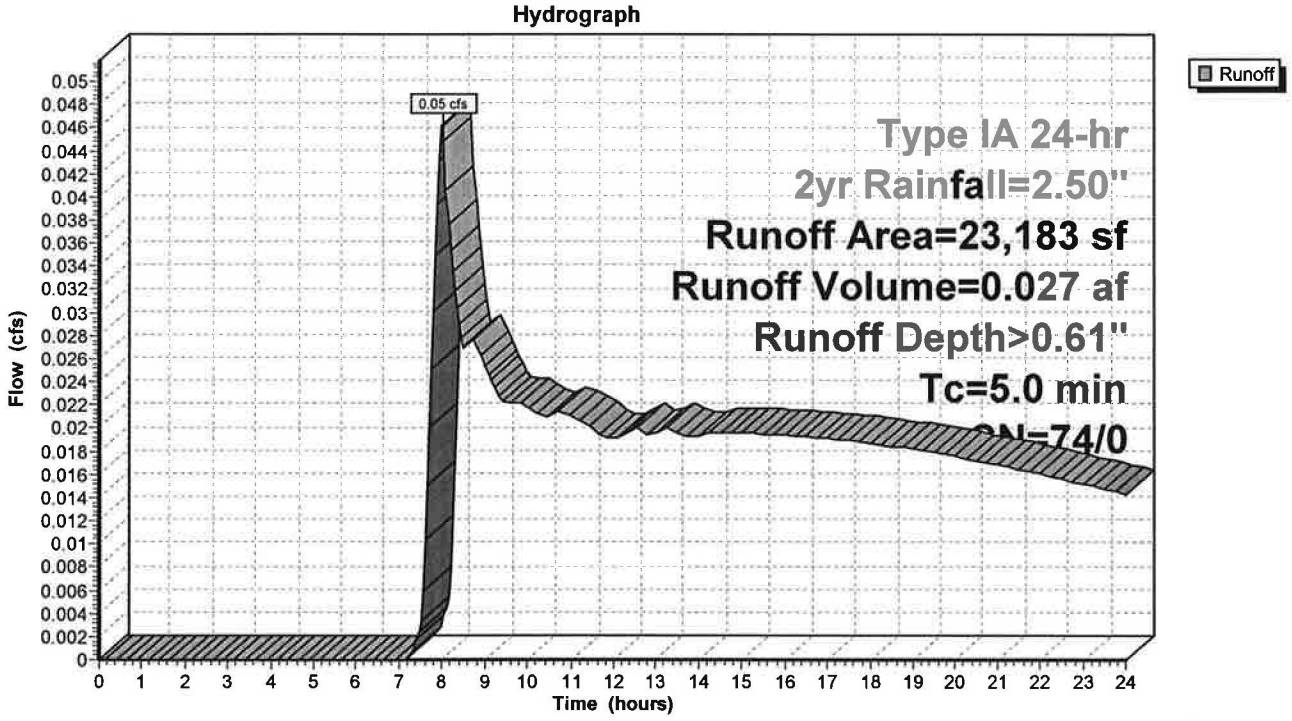
Runoff = 0.05 cfs @ 8.01 hrs, Volume= 0.027 af, Depth> 0.61"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2yr Rainfall=2.50"

Area (sf)	CN	Description
23,183	74	>75% Grass cover, Good, HSG C
23,183	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Existing Conditions



Summary for Subcatchment 1S: Existing Conditions

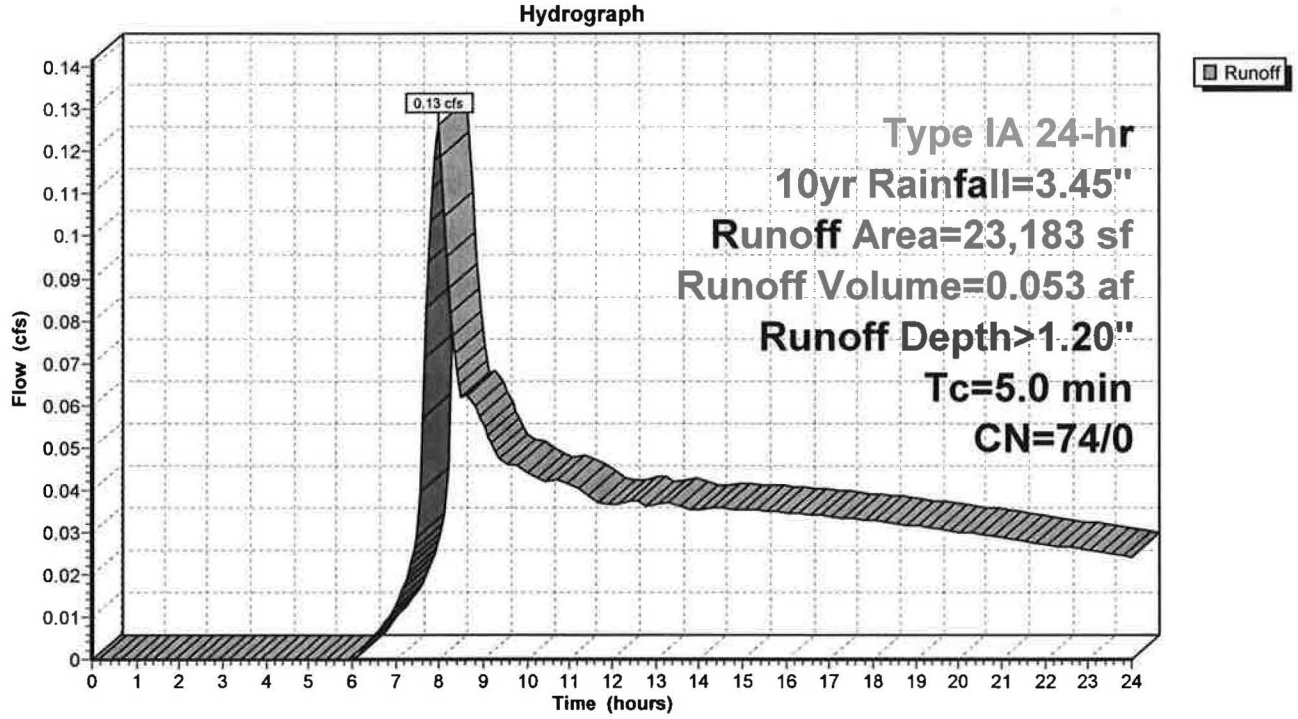
Runoff = 0.13 cfs @ 7.99 hrs, Volume= 0.053 af, Depth> 1.20"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10yr Rainfall=3.45"

Area (sf)	CN	Description
23,183	74	>75% Grass cover, Good, HSG C
23,183	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Existing Conditions



Summary for Subcatchment 1S: Existing Conditions

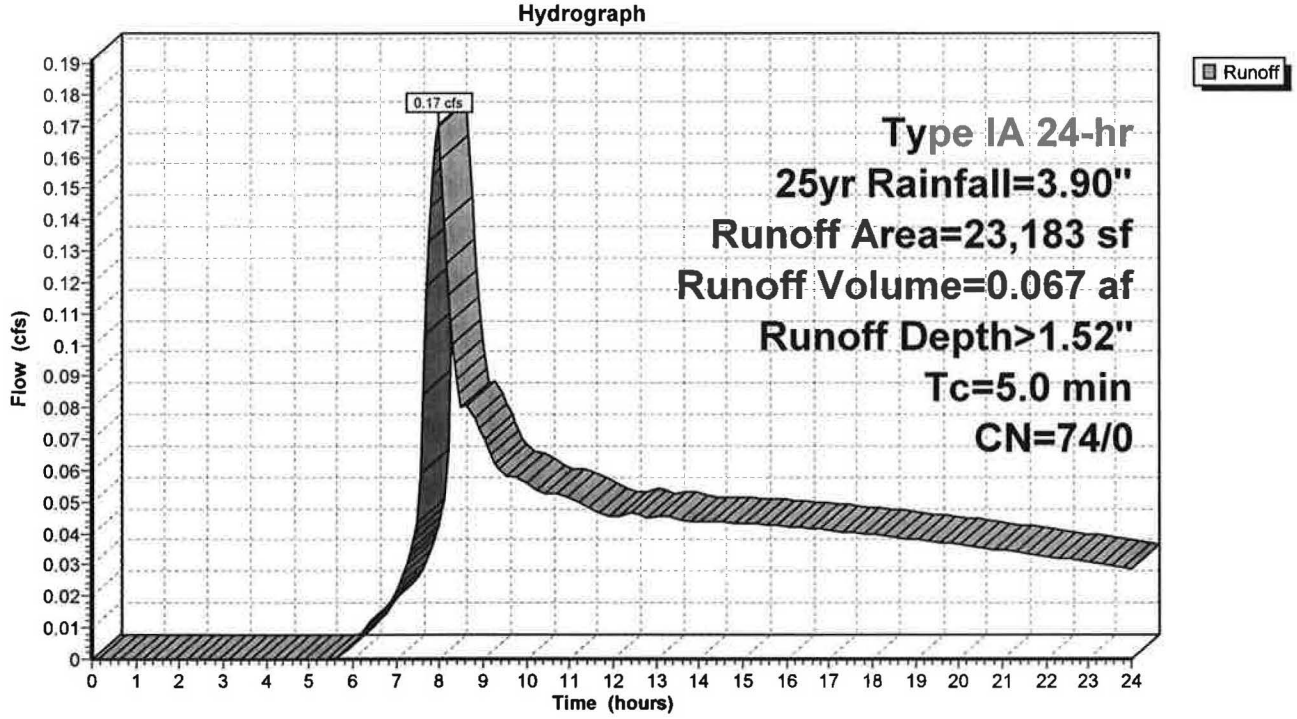
Runoff = 0.17 cfs @ 7.99 hrs, Volume= 0.067 af, Depth> 1.52"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25yr Rainfall=3.90"

Area (sf)	CN	Description
23,183	74	>75% Grass cover, Good, HSG C
23,183	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Existing Conditions



Summary for Subcatchment 1S: Existing Conditions

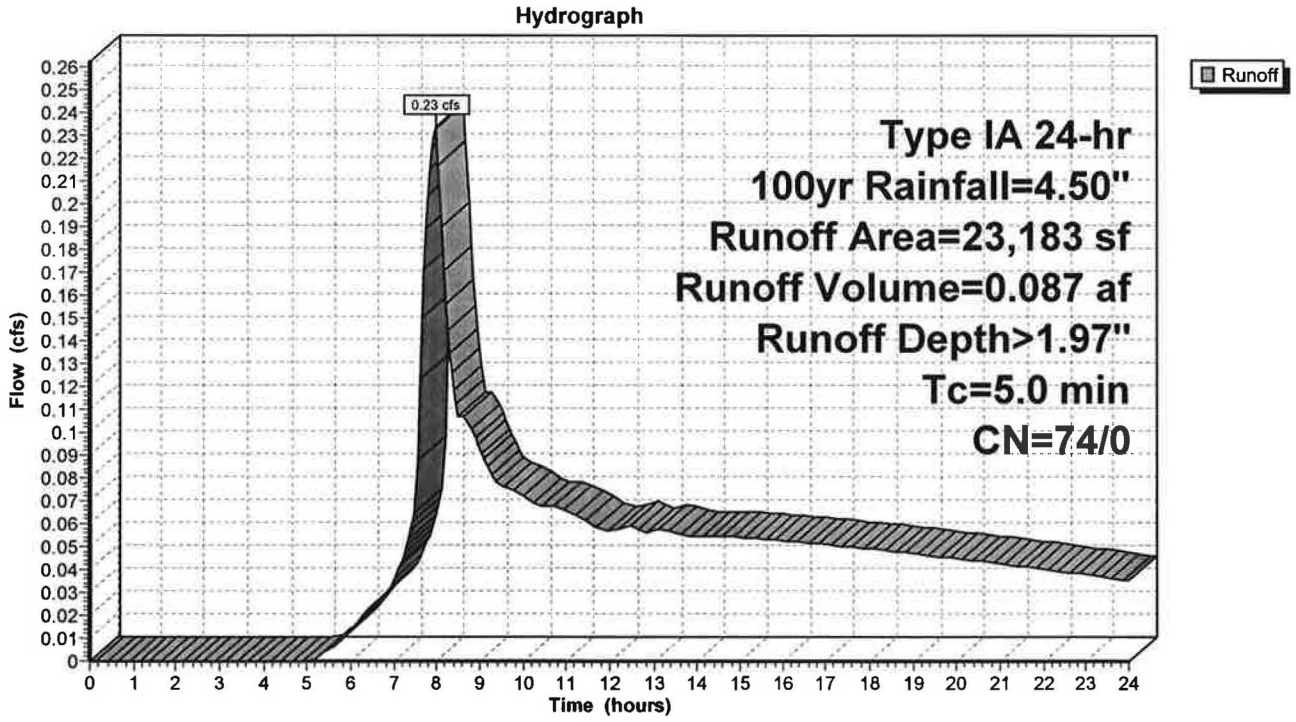
Runoff = 0.23 cfs @ 7.98 hrs, Volume= 0.087 af, Depth> 1.97"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100yr Rainfall=4.50"

Area (sf)	CN	Description
23,183	74	>75% Grass cover, Good, HSG C
23,183	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Existing Conditions



Developed Conditions Chambers

Subcat Reach Pond Link

Routing Diagram for A17116.11.Sherwin Williams
Prepared by AAI Engineering, Printed 10/12/2018

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.163	74	>75% Grass cover, Good, HSG C (2S)
0.369	98	Paved parking, HSG C (2S)
0.532	**91**	**TOTAL AREA**

Summary for Subcatchment 2S: Developed Conditions

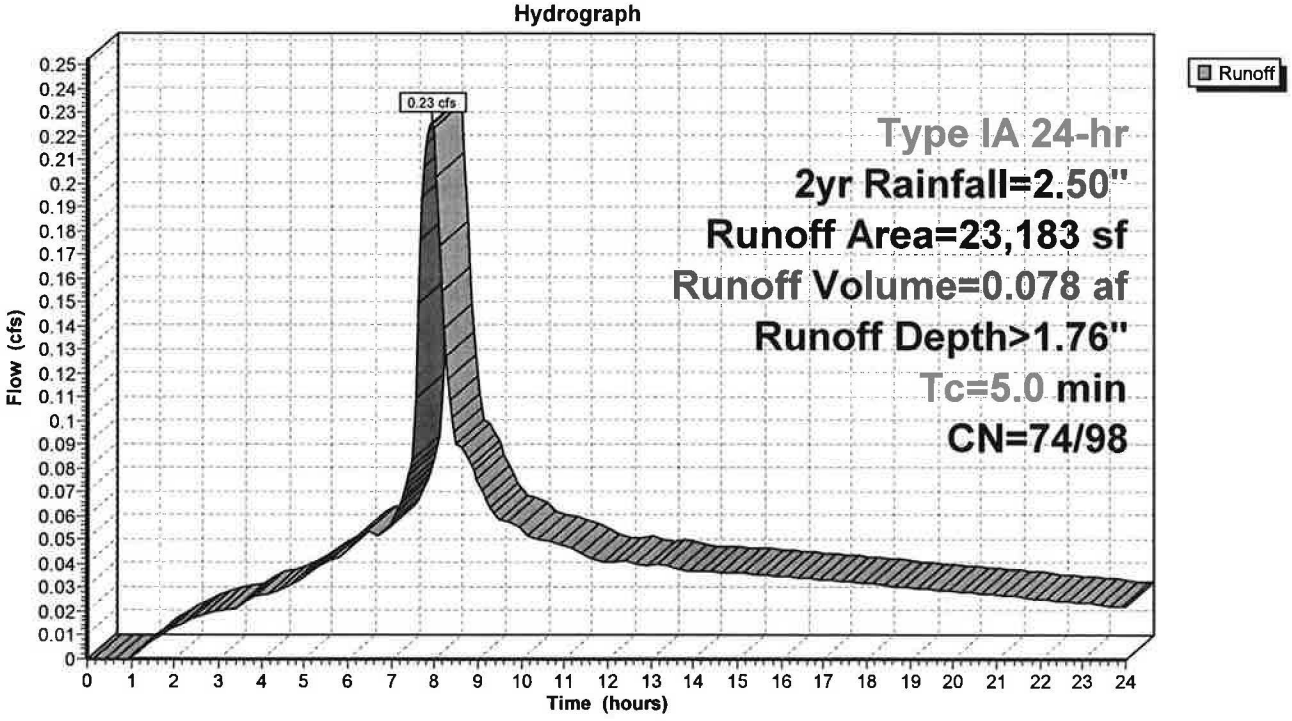
Runoff = 0.23 cfs @ 7.92 hrs, Volume= 0.078 af, Depth> 1.76"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2yr Rainfall=2.50"

Area (sf)	CN	Description
16,091	98	Paved parking, HSG C
7,092	74	>75% Grass cover, Good, HSG C
23,183	91	Weighted Average
7,092	74	30.59% Pervious Area
16,091	98	69.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Developed Conditions



Summary for Pond 2P: Chambers

Inflow Area = 0.532 ac, 69.41% Impervious, Inflow Depth > 1.76" for 2yr event
Inflow = 0.23 cfs @ 7.92 hrs, Volume= 0.078 af
Outflow = 0.04 cfs @ 6.10 hrs, Volume= 0.076 af, Atten= 80%, Lag= 0.0 min
Discarded = 0.04 cfs @ 6.10 hrs, Volume= 0.076 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 128.21' @ 11.35 hrs Surf.Area= 970 sf Storage= 664 cf

Plug-Flow detention time= 142.1 min calculated for 0.076 af (98% of inflow)
Center-of-Mass det. time= 125.1 min (821.6 - 696.5)

Volume	Invert	Avail.Storage	Storage Description
#1	126.50'	1,195 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,267 cf Overall - 2,279 cf Embedded = 2,988 cf x 40.0% Voids
#2	129.00'	2,279 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) Inside #1
		3,474 cf	Total Available Storage

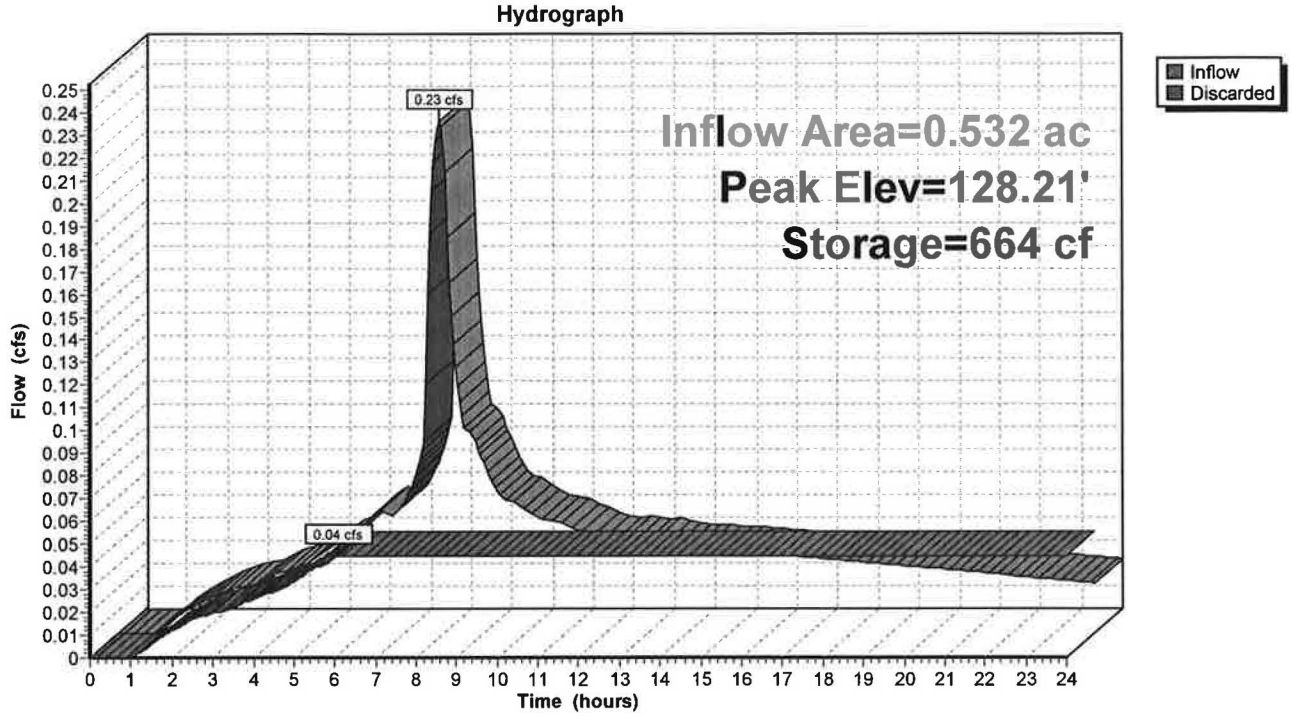
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.50	970	0	0
131.93	970	5,267	5,267

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
129.00	657	0	0
129.50	970	407	407
131.43	970	1,872	2,279

Device	Routing	Invert	Outlet Devices
#1	Discarded	126.50'	**2.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.04 cfs @ 6.10 hrs HW=126.56' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Pond 2P: Chambers



Summary for Subcatchment 2S: Developed Conditions

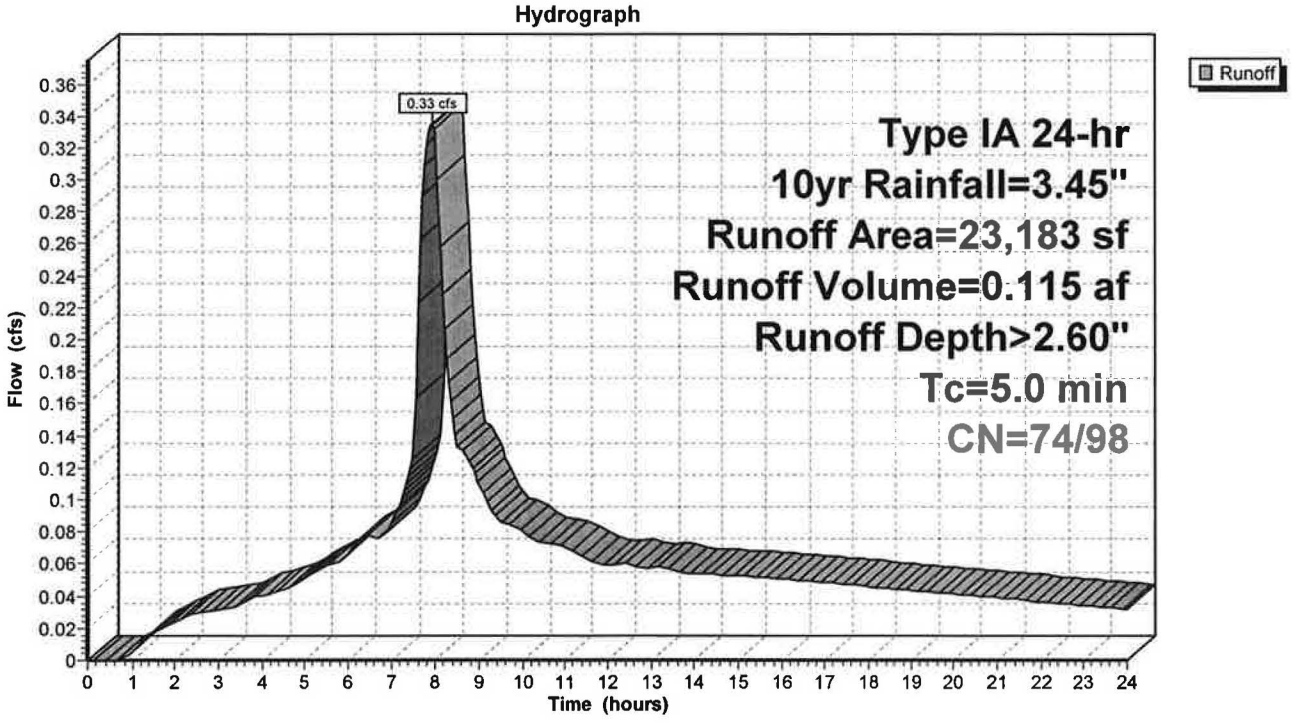
Runoff = 0.33 cfs @ 7.92 hrs, Volume= 0.115 af, Depth> 2.60"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10yr Rainfall=3.45"

Area (sf)	CN	Description
16,091	98	Paved parking, HSG C
7,092	74	>75% Grass cover, Good, HSG C
23,183	91	Weighted Average
7,092	74	30.59% Pervious Area
16,091	98	69.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Developed Conditions



Summary for Pond 2P: Chambers

Inflow Area = 0.532 ac, 69.41% Impervious, Inflow Depth > 2.60" for 10yr event
Inflow = 0.33 cfs @ 7.92 hrs, Volume= 0.115 af
Outflow = 0.04 cfs @ 4.70 hrs, Volume= 0.080 af, Atten= 87%, Lag= 0.0 min
Discarded = 0.04 cfs @ 4.70 hrs, Volume= 0.080 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 129.74' @ 18.45 hrs Surf.Area= 970 sf Storage= 1,645 cf

Plug-Flow detention time= 286.4 min calculated for 0.080 af (70% of inflow)
Center-of-Mass det. time= 99.7 min (789.6 - 689.9)

Volume	Invert	Avail.Storage	Storage Description
#1	126.50'	1,195 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,267 cf Overall - 2,279 cf Embedded = 2,988 cf x 40.0% Voids
#2	129.00'	2,279 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) Inside #1
		3,474 cf	Total Available Storage

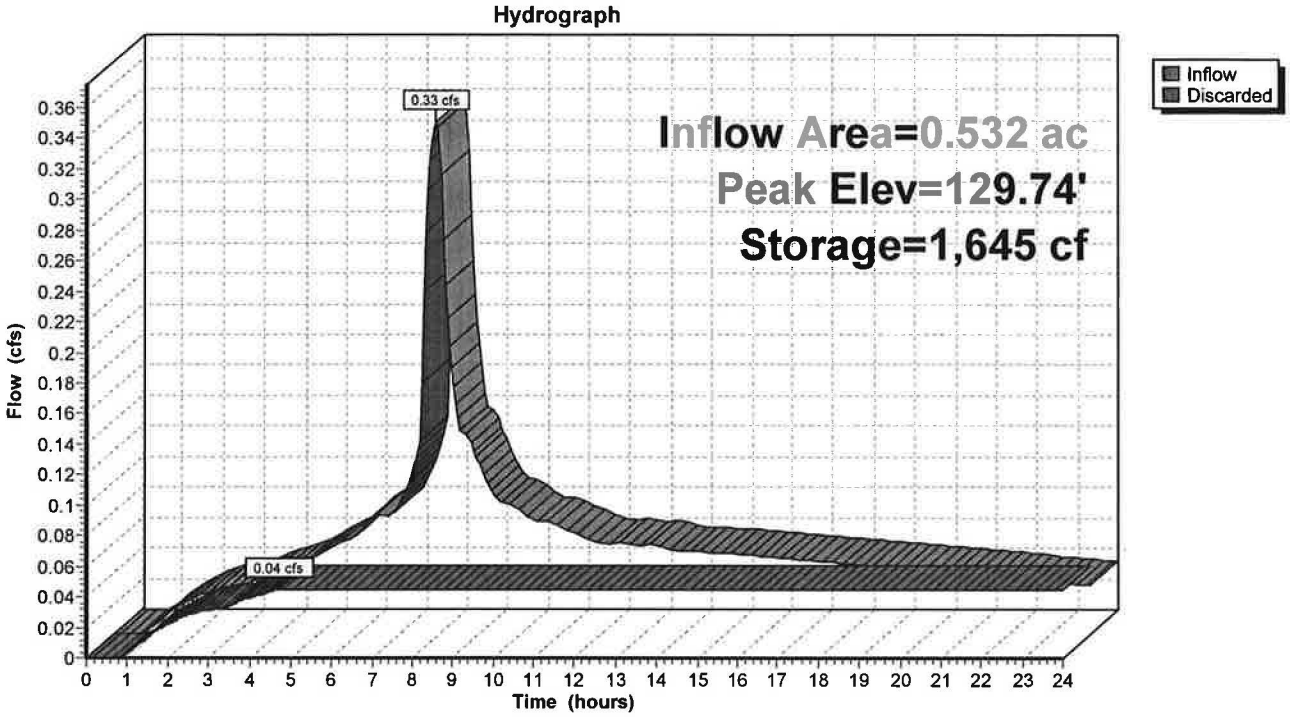
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.50	970	0	0
131.93	970	5,267	5,267

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
129.00	657	0	0
129.50	970	407	407
131.43	970	1,872	2,279

Device	Routing	Invert	Outlet Devices
#1	Discarded	126.50'	**2.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.04 cfs @ 4.70 hrs HW=126.55' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Pond 2P: Chambers



Summary for Subcatchment 2S: Developed Conditions

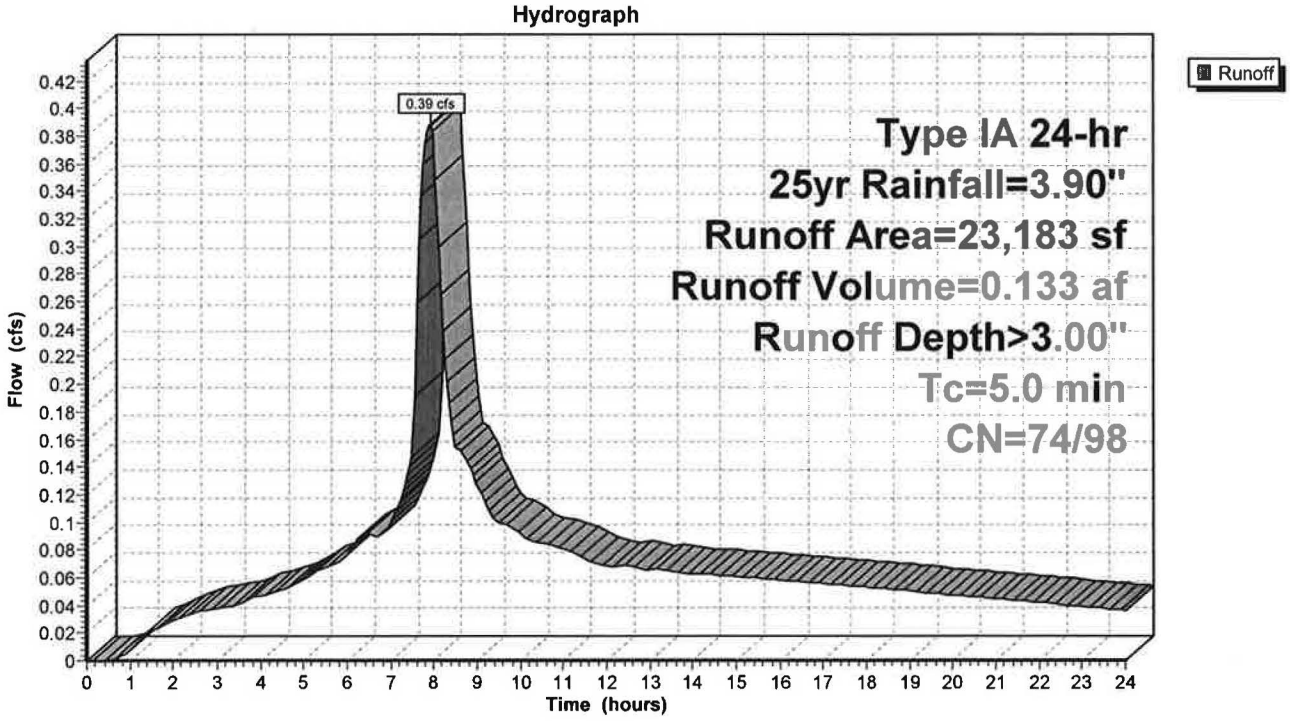
Runoff = 0.39 cfs @ 7.92 hrs, Volume= 0.133 af, Depth> 3.00"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25yr Rainfall=3.90"

Area (sf)	CN	Description
16,091	98	Paved parking, HSG C
7,092	74	>75% Grass cover, Good, HSG C
23,183	91	Weighted Average
7,092	74	30.59% Pervious Area
16,091	98	69.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Developed Conditions



Summary for Pond 2P: Chambers

Inflow Area = 0.532 ac, 69.41% Impervious, Inflow Depth > 3.00" for 25yr event
Inflow = 0.39 cfs @ 7.92 hrs, Volume= 0.133 af
Outflow = 0.04 cfs @ 3.95 hrs, Volume= 0.082 af, Atten= 88%, Lag= 0.0 min
Discarded = 0.04 cfs @ 3.95 hrs, Volume= 0.082 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 130.41' @ 20.91 hrs Surf.Area= 970 sf Storage= 2,287 cf

Plug-Flow detention time= 318.4 min calculated for 0.082 af (61% of inflow)
Center-of-Mass det. time= 91.2 min (778.6 - 687.4)

Volume	Invert	Avail.Storage	Storage Description
#1	126.50'	1,195 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,267 cf Overall - 2,279 cf Embedded = 2,988 cf x 40.0% Voids
#2	129.00'	2,279 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) Inside #1
		3,474 cf	Total Available Storage

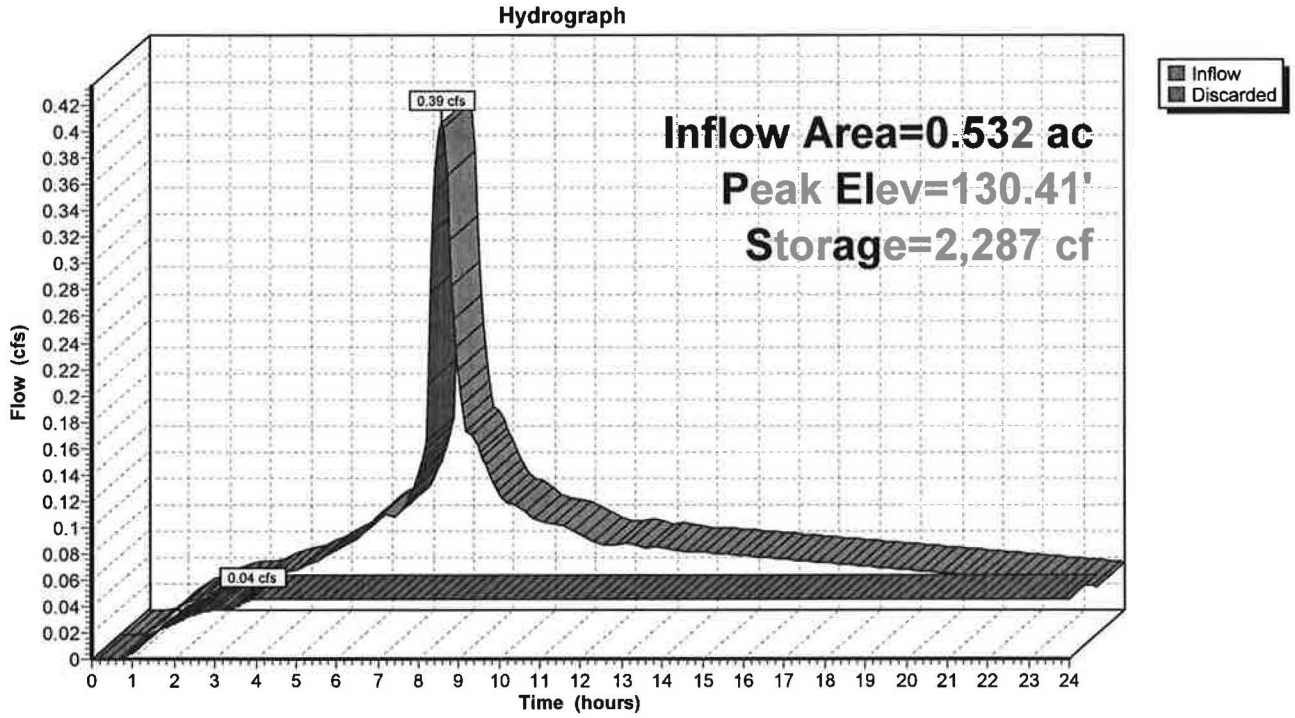
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.50	970	0	0
131.93	970	5,267	5,267

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
129.00	657	0	0
129.50	970	407	407
131.43	970	1,872	2,279

Device	Routing	Invert	Outlet Devices
#1	Discarded	126.50'	**2.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.04 cfs @ 3.95 hrs HW=126.55' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Pond 2P: Chambers



Summary for Subcatchment 2S: Developed Conditions

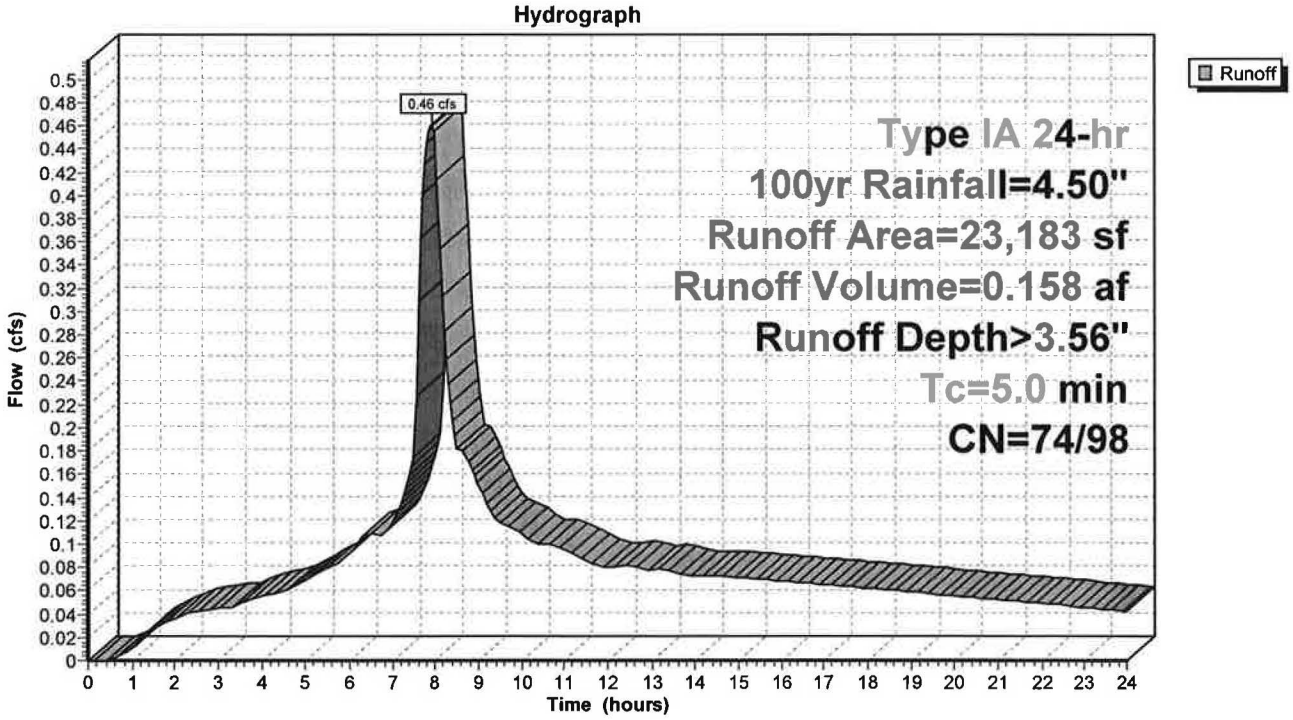
Runoff = 0.46 cfs @ 7.92 hrs, Volume= 0.158 af, Depth> 3.56"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100yr Rainfall=4.50"

Area (sf)	CN	Description
16,091	98	Paved parking, HSG C
7,092	74	>75% Grass cover, Good, HSG C
23,183	91	Weighted Average
7,092	74	30.59% Pervious Area
16,091	98	69.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Developed Conditions



Summary for Pond 2P: Chambers

Inflow Area = 0.532 ac, 69.41% Impervious, Inflow Depth > 3.56" for 100yr event
Inflow = 0.46 cfs @ 7.92 hrs, Volume= 0.158 af
Outflow = 0.04 cfs @ 3.10 hrs, Volume= 0.083 af, Atten= 90%, Lag= 0.0 min
Discarded = 0.04 cfs @ 3.10 hrs, Volume= 0.083 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 131.39' @ 23.27 hrs Surf.Area= 970 sf Storage= 3,242 cf

Plug-Flow detention time= 343.2 min calculated for 0.083 af (53% of inflow)
Center-of-Mass det. time= 82.7 min (767.1 - 684.4)

Volume	Invert	Avail.Storage	Storage Description
#1	126.50'	1,195 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,267 cf Overall - 2,279 cf Embedded = 2,988 cf x 40.0% Voids
#2	129.00'	2,279 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) Inside #1
		3,474 cf	Total Available Storage

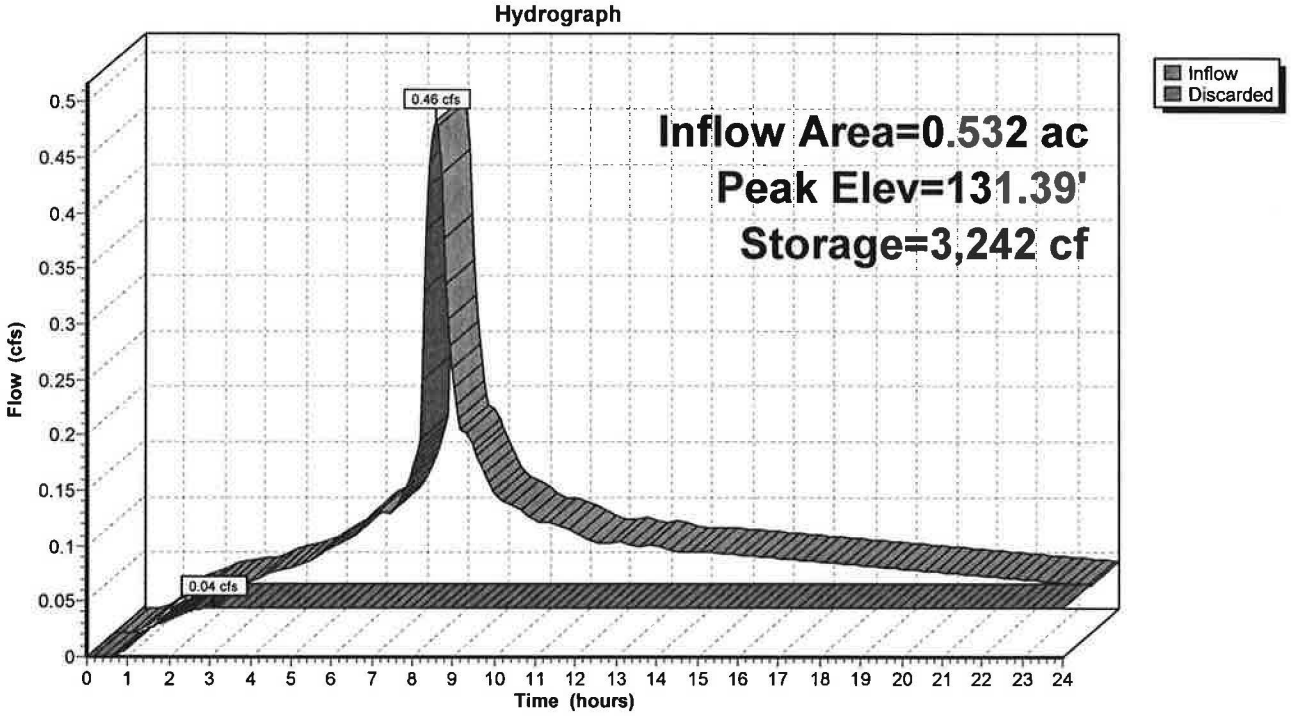
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.50	970	0	0
131.93	970	5,267	5,267

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
129.00	657	0	0
129.50	970	407	407
131.43	970	1,872	2,279

Device	Routing	Invert	Outlet Devices
#1	Discarded	126.50'	**2.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.04 cfs @ 3.10 hrs HW=126.55' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Pond 2P: Chambers



Summary for Subcatchment 2S: Developed Conditions

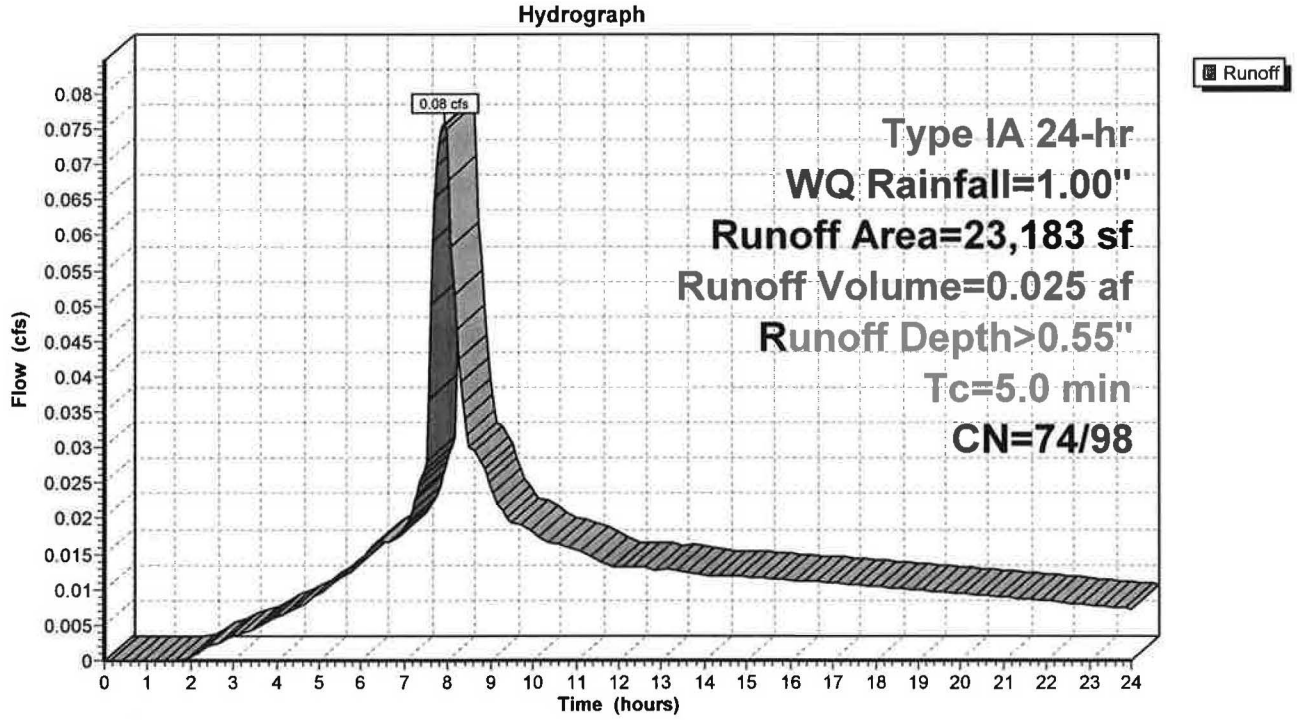
Runoff = 0.08 cfs @ 7.92 hrs, Volume= 0.025 af, Depth> 0.55"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr WQ Rainfall=1.00"

Area (sf)	CN	Description
16,091	98	Paved parking, HSG C
7,092	74	>75% Grass cover, Good, HSG C
23,183	91	Weighted Average
7,092	74	30.59% Pervious Area
16,091	98	69.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Developed Conditions



Summary for Pond 2P: Chambers

Inflow Area = 0.532 ac, 69.41% Impervious, Inflow Depth > 0.55" for WQ event
Inflow = 0.08 cfs @ 7.92 hrs, Volume= 0.025 af
Outflow = 0.04 cfs @ 7.70 hrs, Volume= 0.025 af, Atten= 41%, Lag= 0.0 min
Discarded = 0.04 cfs @ 7.70 hrs, Volume= 0.025 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 126.66' @ 8.22 hrs Surf.Area= 970 sf Storage= 63 cf

Plug-Flow detention time= 9.7 min calculated for 0.024 af (99% of inflow)
Center-of-Mass det. time= 7.4 min (725.8 - 718.4)

Volume	Invert	Avail.Storage	Storage Description
#1	126.50'	1,195 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 5,267 cf Overall - 2,279 cf Embedded = 2,988 cf x 40.0% Voids
#2	129.00'	2,279 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) Inside #1
		3,474 cf	Total Available Storage

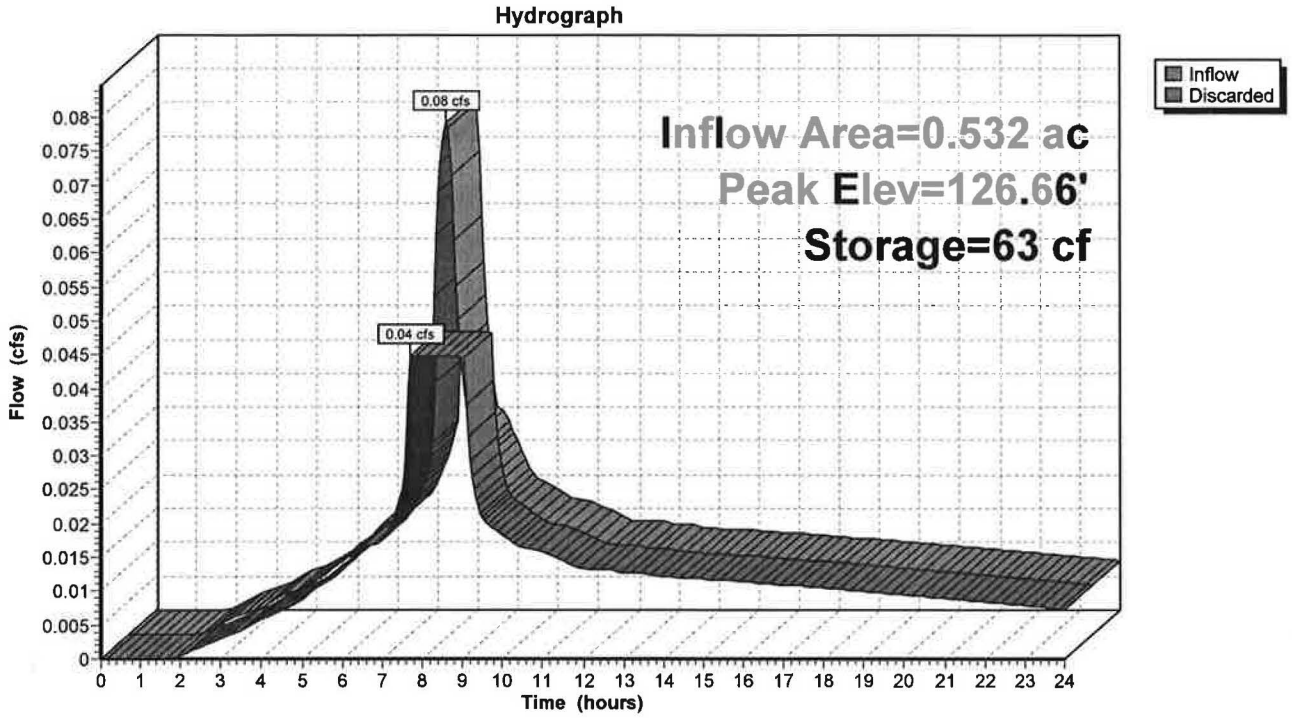
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
126.50	970	0	0
131.93	970	5,267	5,267

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
129.00	657	0	0
129.50	970	407	407
131.43	970	1,872	2,279

Device	Routing	Invert	Outlet Devices
#1	Discarded	126.50'	**2.000 in/hr Exfiltration over Horizontal area**

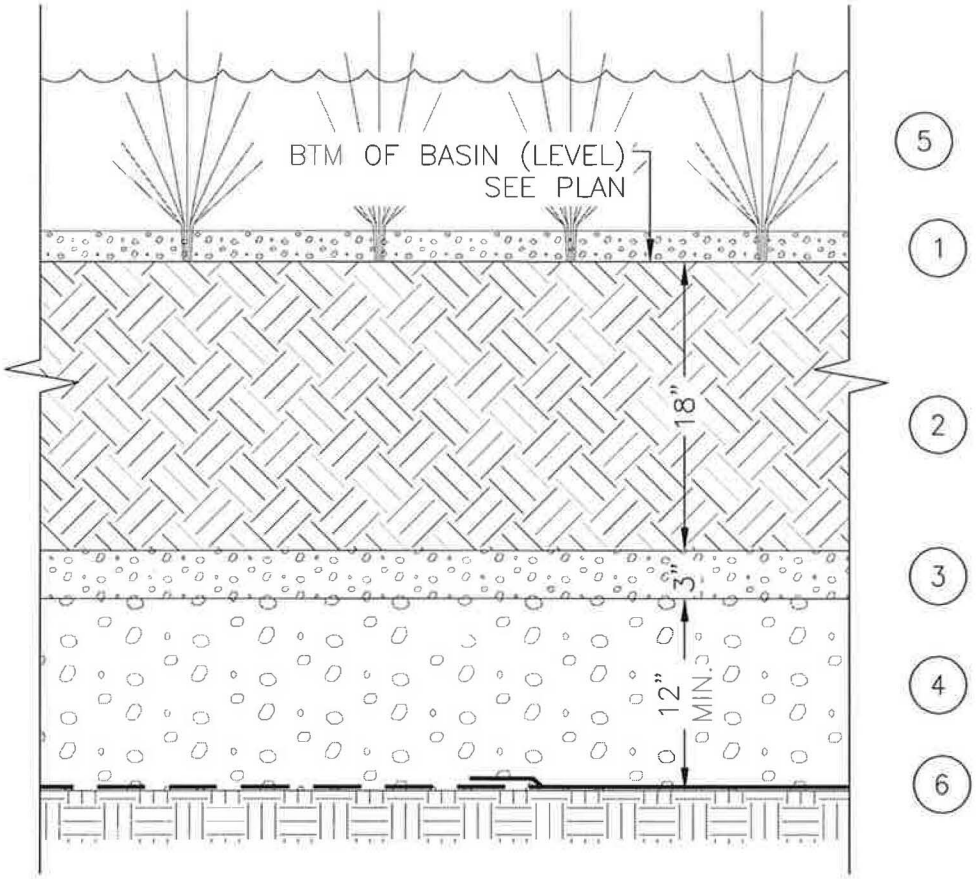
Discarded OutFlow Max=0.04 cfs @ 7.70 hrs HW=126.56' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Pond 2P: Chambers



Sherwin Williams

VII. Details



(X) KEY NOTES

1 INSTALL {GEOJUTE PLUS OR COCONUT FIBER MATTING} {2" THICK LAYER OF PEA GRAVEL OR OTHER NON–FLOATING MULCH}.

2 STORMWATER FACILITY GROWING MEDIA PER SPECS.

3 DRAINAGE LENS COURSE ($\frac{3}{4}$" – NO. 4 OPEN GRADED AGGREGATE).

4 DRAINAGE FILL PER SPECS.

5 PLANTING SEE LANDSCAPE PLANS.

6 PERVIOUS DRAINAGE FABRIC, WRAP UP SIDES AND OVERLAP TOP DRAINAGE LENS

6 TYPICAL STORMWATER FACILITY SECTION

SCALE: NTS

VIII. O&M

Sherwin Williams

STORMWATER OPERATIONS & MAINTENANCE PLAN

Sherwin Williams

October 12, 2018

Prepared by:
Craig Harris
AAI Engineering
47875 SW Griffith Drive, Suite 300
Beaverton, OR 97005

Responsibility

The Catchbasins, Conveyance Piping, and Water Quality/Infiltration Facility, are to be maintained by the Sherwin Williams owner. These facilities have been designed for ease of maintenance outlined herein.

Sherwin Williams contact info:

Primary:

TBD

Department of Environmental Quality - (503) 229-5696
Oregon Emergency Response System - (800) 452-0311

Description

The runoff from the proposed building and new asphalt/concrete will be collected in new downspouts (Building) and catchbasins (AC). The runoff from the building and paved surfaces will be routed through a new storm conveyance system, to a Water Quality/Infiltration Facility.

Sherwin Williams

Facilities Description Table

Facility Name	Type	Size (SF)	Area Treated	* IA Treated (SF)	Discharge Point
WQ/Infiltration Facility	Vegetated	970SF	Asphalt/Roof	16,091SF	Infiltration to native soils

*** IA = Impervious Area**

The Water Quality/Infiltration facility is a vegetated basin designed to retain stormwater runoff onsite and allow it to percolate through the growing medium and vegetation to provide water quality. It has been designed to retain up to and including the runoff volume of the 100yr design storm and infiltrate it into the native soil.

Inspection/Maintenance Schedule

Each part of the system shall be inspected and maintained quarterly and within 48 hours after each major storm event. For this O&M Plan, a major storm event is defined as 1.0 inches of rain (or more) in 24 hours. All components of the storm system as described above must be inspected and maintained frequently or they cease to function effectively. The Facility owner shall keep a log, recording all inspection dates, observations, and maintenance activities. Receipts shall be saved when maintenance is performed and there is record of expense. Inspection and maintenance reports will be submitted annually to Water Environment Services.

The following items shall be inspected and maintained as stated:

Catchbasins, Pipes (conveyance):

- Sediment shall be removed biannually, more frequently if site produces a high volume of sediment.
- Debris shall be removed from inlets and outlets quarterly, or as necessary to maintain free flow of runoff.
- Quarterly inspections for clogging shall be performed, or if "ponding" is observed in manholes or at Catchbasin inlets.
- Grates shall be tamper proof.

Water Quality/Infiltration Facility:

- Vegetation or roots from large shrubs and trees that limit or interfere with the facilities operations shall be prevented.
- Fallen leaves and debris from deciduous plant foliage shall be raked and removed biannually.
- Nuisance and prohibited vegetation of all species shall be removed biannually. Invasive vegetation shall be removed and replaced with approved species.
- Dead vegetation shall be removed to maintain less than 10% of area coverage or when facilities function is impaired. Vegetation shall be replaced within 3 months or immediately if the season is appropriate in order to maintain cover density and control erosion where soils are exposed.
- Inlets and outlets shall be inspected quarterly and after any large rain event.
- Any trash or debris that collects in the planter and may inhibit planter function shall be removed quarterly.

Source Control

Source control measures prevent pollutants from mixing with stormwater. Typical non-structural control measures include raking and removing leaves, pavement sweeping, vacuum sweeping, and limited and controlled application of pesticides, herbicides and fertilizers.

- Source control measures shall be inspected and maintained quarterly.
- Signage shall be maintained.

Spill Prevention

Spill prevention measures shall be exercised when handling substances that can contaminate stormwater. Virtually all sites present dangers from spills. It is important to exercise caution when handling substances that can contaminate stormwater. Activities that pose the chance of hazardous material spills shall not take place near collection facilities.

- The proper authority and property owner shall be contacted immediately if a spill is observed.
- A spill kit shall be kept near spill-prone operations and refreshed annually.
- Employees shall be trained on spill control measures.
- Shut-off valves shall be tested quarterly.
- Release of pollutants shall be corrected within 12 hours.

Insects and Rodents

Insects and Rodents shall not be harbored in any part of the storm system.

- Pest control measures shall be taken when insects/rodents are found to be present. Standing water and food sources shall be prevented.

- Holes in the ground shall be filled.
- Inlets and outfalls shall be inspected and cleaned regularly to ensure no rodent activity, which can clog or decrease the efficiency of the storm system.
- Pest control measures shall be taken when insects/rodents are found to be present. Standing water and food sources shall be prevented.

Access

Access shall be maintained for the Catchbasins and Water Quality/Infiltration Facility so operations and maintenance can be performed as regularly scheduled.

Sherwin Williams

Stormwater Facility Monitoring Log

Pollution prevention

- All sites shall implement best management practices (BMP's), to prevent hazardous wastes, litter, or excessive oil and sediment from contaminating stormwater. Record Time/Date, weather and site conditions if site activities are found to contaminate stormwater.

Maintenance

- Record date, description and contractor (if applicable) for all structure repairs, landscape maintenance and facility cleanout activities.

Date: _____ Initials: _____

Work performed by: _____

Work performed: _____

_____

Details: _____

_____

Date: _____ Initials: _____

Work performed by: _____

Work performed: _____

_____

Details: _____

_____

IX. Geotechnical Report

Sherwin Williams

Geotechnical Report

At this time we do not have a Geotechnical Report. We will retain a Geotechnical Engineer and obtain the report prior to final plan submittal. Our calculations and designs will be modified according to the results of the Geotechnical Report.

Technical Memorandum

REGISTERED PROFESSIONAL ENGINEER
83582PE
OREGON
DEC. 17, 2014
WILLIAM R. FARLEY
RENEWS: 12/31/2019

LANCASTER ENGINEERING
321 SW 4th Ave., Suite 400
Portland, OR 97204
phone: 503.248.0313
fax: 503.248.9251
lancasterengineering.com

To: Ed Bruin

From: Rocky Martin, EI

Date: October 12, 2018

Subject: 8930 SW Old Tualatin Sherwood Road Transportation Analysis Letter

Introduction

This memorandum is written to provide findings regarding transportation safety and operation within the vicinity of the proposed Sherwin Williams paint supply store to be located at 8930 SW Old Tualatin Sherwood Road in Tualatin, Oregon. Since it is anticipated that the proposed project will not significantly impact the nearby transportation system, the scope of this report was limited to an analysis of trip generation for the reasonable worst-case development under the existing zoning as well as a safety analysis at the intersection of SW Tualatin Sherwood Road at SW 89th Avenue.

Project Location and Description

The subject site is approximately 0.52 acres and is located southwest of the intersection of SW Tualatin Sherwood Road at SW 89th Avenue. Traffic entering and exiting the site will be required to use the traffic signal at the intersection of SW Tualatin Sherwood Road at SW 89th Avenue or use the right-in/right-out only intersection of SW Tualatin Sherwood Road at SW Mohave Court.

A 3,500 square-foot paint supply store is proposed to be constructed on the site. The proposed store will take access via a private roadway serving several other industrial businesses that is reached using SW 89th Avenue/SW Old Tualatin Sherwood Road.

A map of the site vicinity is shown in Figure 1, with the site marked in red (image from TualGIS).

Figure 1: Site Vicinity

Trip Generation

Although the proposed development is a 3,500 square-foot paint supply store, the City of Tualatin requires analysis of the reasonable worst-case development scenario under the existing zoning of the property. Per Chapter 60 of the City's Development Code[1], Light Manufacturing (ML) zoning can accommodate uses such as manufacturing, contractor offices, industrial offices, machine shops, and sales of industrial supplies. After a review of the allowed uses, it was determined that the paint supply store could qualify as the reasonable worst-case development scenario of the site.

Based on the requirements outlined in the City's Development Code, the 0.52-acre site was reduced by 9,750 square feet to accommodate a front-yard setback of 30 feet from SW Tualatin Sherwood Road as well as the access road to the east. Then – based on an assumed 400 square feet needed per parking space, 25 square feet

[1] https://www.tualatinoregon.gov/developmentcode/tdc-chapter-60-light-manufacturing-planning-district-ml

of green space required per parking space, and 4.0 parking spaces per 1,000 square feet of building space – a gross floor area of 4,775 square feet was calculated to be the maximum developable building area.

To estimate the trip generation from the proposed facility, trip rates were taken from the *Trip Generation Manual*, *Tenth Edition*, published by the Institute of Transportation Engineers (ITE). The trip rates used were those given for land-use category 816, *Hardware-Paint Store*, based on square footage. The following table summarizes trip generation for this building size. Detailed trip generation calculations are included in the appendix to this report

Table 1: Trip Generation Summary

		AM Peak Hour			PM Peak Hour			Weekday
	Size	In	Out	Total	In	Out	Total	Total
Worst Cast Development								
Hardware/Paint Store	4,775 sf	3	2	5	6	7	13	44

The information for average daily trips (ADT) was taken from a Washington County document that provided count data along county-jurisdiction roadways at various locations. The count data used was gathered at a location 0.50 miles west of the intersection of SW Tualatin Sherwood Road at Boones Ferry Road on April 18, 2017. According to the document, there were 16,328 eastbound vehicles and 18,679 westbound vehicles for a daily total of 35,007 vehicles at this location.[2]

Per Washington County's Resolution and Order Number 86-95, the impact area of a proposed land-use action is road links where site generated traffic equals or exceeds 10 percent of the existin average daily traffic. Based on the calculated daily trip generation under the reasonable worst-case development scenario, it is projected that the site will have less than a 0.13 percent impact to SW Tualatin Sherwood Road. Accordingly, it is projected that the site will have negligible impact on the transportation system and no further analysis is needed.

Safety Analysis

Using Data obtained from the Oregon Department of Transportation's (ODOT) Crash Analysis and Reporting Unit, a review of the most recent available three years of crash history (from January 2014 to December 2016) at the study intersections was performed. The crash data was evaluated based on the number of crashes, the type of collisions, the severity of the collisions, and the resulting crash rate for the intersection. Crashes are categorized in terms of severity based upon the most severe injury sustained in the crash. Crash rates provide the ability to compare safety risks at different intersections by accounting for both the number of crashes that have occurred during the study period and the number of vehicles that typically

[2] https://www.co.washington.or.us/LUT/Divisions/TrafficEngineering/Programs/upload/2017-publish-public.pdf, page 12, count station reference #441.

travel through the intersection. Crash rates were calculated using the count data provided by Washington County. Crash rates greater than one or two crashes per million entering vehicles (CMEV) may be indicative of a need for further investigation and possible mitigation.

At the intersection of SW 89th Avenue at SW Tualatin Sherwood Road, there were 8 turning-movement collisions, 2 rear-end collisions, and 1 pedestrian collision. Of the reported crashes, there were 6 reports of property damage only, 4 reports of Injury C – *Possible Injury or Complaint of Pain*, 1 report of Injury B – *Non-Incapacitating Injury*. Based on the 35,007 daily vehicle count provided by Washington County, the 13 crashes over three years provides a CMEV of 0.288.

The pedestrian collision occurred when a vehicle did not yield the right of way to a pedestrian and attempted to execute an east-to-south left turn, striking the pedestrian in the west-east crosswalk. The crash resulted in the pedestrian suffering a possible injury or complaining of pain.

Based on the review of the crash data, no significant trends or crash patterns were found that are indicative of a safety concern.

Conclusions

Based on the trip generation calculations, even if developed under the reasonable worst-case development scenario for the existing zoning, the site is not projected to generate more than one percent of the ADT along SW Tualatin Sherwood Road. Accordingly, the proposed development is anticipated to have negligible impact on the transportation system and no further analysis is needed.

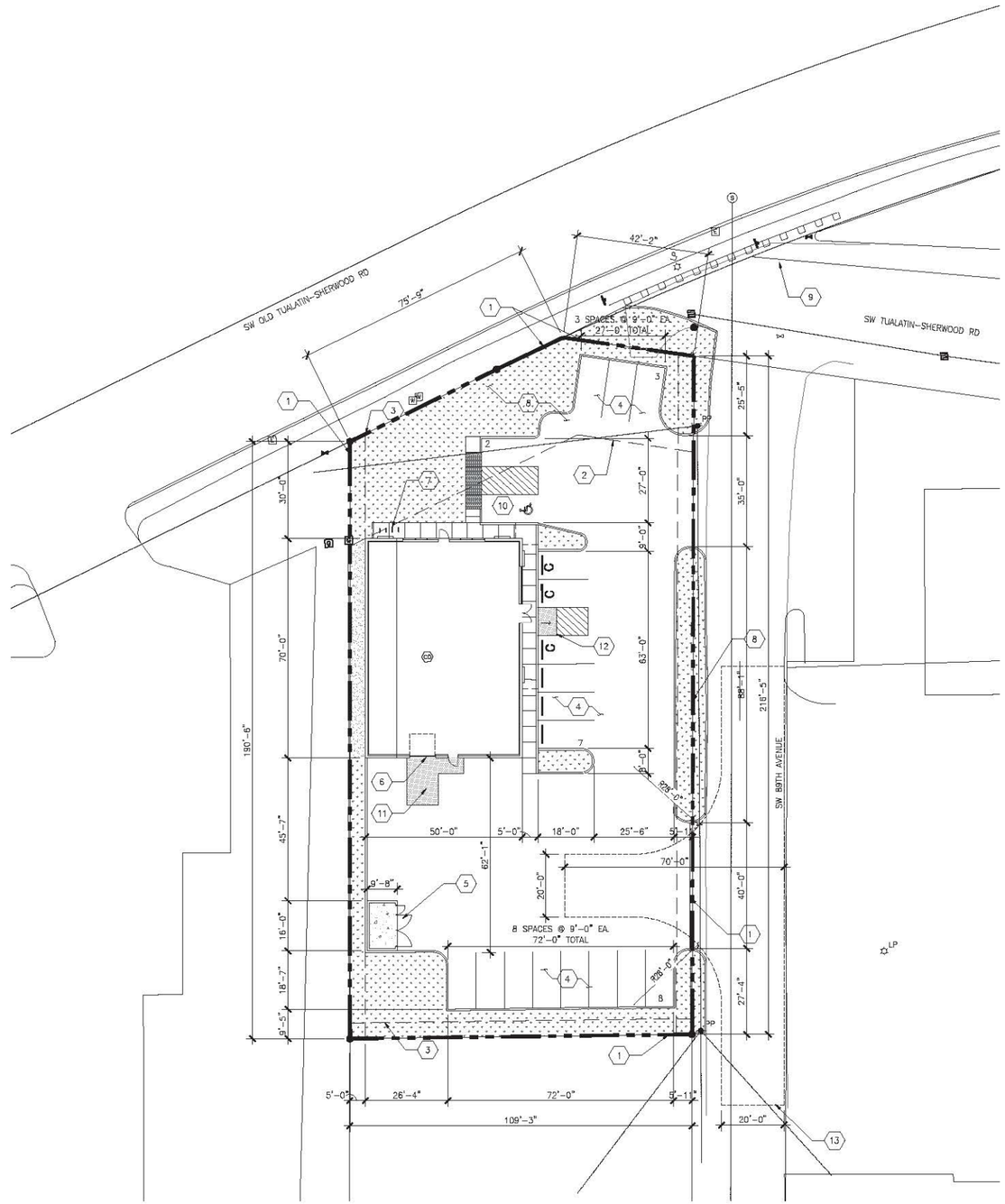
Based on a review of the crash history at the intersection, no significant trends or crash patterns were found that are indicative of a safety concern.

If you have any questions or require further assistance, please feel free to contact us.

Sincerely,

Richard C. Martin
p. (503) 248-0313
e. rocky@lancasterengineering.com

Appendix



PLAN NORTH PROJECT NORTH

1 A0.1 SITE PLAN

1" = 20'-0"

PROJECT INFO

SITE AREA:	23,175
BUILDING AREA:	3,500 SF
BUILDING HEIGHT:	19'-0"
LANDSCAPING AREA:	5265 SF
LANDSCAPING AREA REQUIREMENTS:	2690 SF
LANDSCAPING AREA PROVIDED:	4570 SF
INTERIOR LANDSCAPE REQUIREMENTS:	475 SF
INTERIOR LANDSCAPE PROVIDED:	695 SF
PARKING AREA:	3242 SF
PARKING AREA PERCENTAGE:	13.9%
PARKING COUNTS:	18 STANDARD SPACES (9X18) (14 SPACES REQUIRED) 1 ADA SPACE (1 SPACE REQUIRED) 19 SPACES TOTAL
BIKE PARKING COUNTS:	3500 X (.5 PER 1000) = **2** SPACES NO COVERED SPACES REQUIRED
TRASH ENCLOSURE SIZE:	330 SF

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- TYPICAL CURB RADIUS = 3' UNLESS NOTED OTHERWISE. PLEASE NOTE WHERE TYPICAL RADII ARE NOTED PLEASE REFERENCE SIMILAR ISLANDS OR CONDITIONS WHERE THESE OCCUR
- EXISTING CONDITIONS BASED ON BOUNDARY SURVEY BY WEDDLE SURVEYING INC., DECEMBER, 2017
- PRIOR TO SITE CLEARING, GRADING OR CONSTRUCTION IN THE VEGETATED CORRIDOR, WATER QUALITY AND SENSITIVE AREAS SHALL BE SURVEYED, STAKED AND TEMPORARILY FENCED. VEGETATED CORRIDOR SHALL REMAIN FENCED AND UNDISTURBED DURING CONSTRUCTION.

LEGEND

AC	ASPHALTIC CONCRETE
CB	CATCH BASIN
CONC.	CONCRETE
E	ELECTRICAL BOX
	FIRE HYDRANT
	FOUND SURVEY MONUMENT
	GAS VALVE
G	GAS METER
	GUY ANCHOR
NG	NATURAL GROUND
PP LP	POWER POLE/LIGHT POLE
S	SANITARY MANHOLE
	SIGN
W	WATER METER
	WATER VALVE

KEYNOTE

1. PROPERTY LINE
2. FRONT SET BACK – 30'-0"
3. SIDE SET BACK – 5'-0"
4. PARKING
5. NEW TRASH ENCLOSURE
6. DRIVE-IN OVERHEAD DOOR
7. BIKE PARKING
8. NEW LANDSCAPE
9. (E) GUARD RAIL
10. ADA PARKING SPACE
11. STRIPED LOADING AREA
12. DELIVERY RAMP
13. FIRE APPARATUS TURNAROUND

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 PRE-APPLICATION 9/10/2018

CIDA
1991 25 2016
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670
WWW.CIDAINC.COM

(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR

SITE PLAN
A0.1
JOB NO. 170209.00

E:\Jobs\17\170209.00 Sherwin-Williams\Current\A0.1 - Site Plotting Sep 10, 2018 - 4:37pm

TRIP GENERATION CALCULATIONS

Land Use: Hardware/Paint Store
Land Use Code: 816
Setting/Location: General Urban/Suburban
Variable: 1,000 Sq Ft Gross Floor Area
Variable Value: 4.78

AM PEAK HOUR

Trip Rate: 1.08

	Enter	Exit	Total
Directional Distribution	54%	46%	
Trip Ends	**3**	**2**	**5**

PM PEAK HOUR

Trip Rate: 2.68

	Enter	Exit	Total
Directional Distribution	47%	53%	
Trip Ends	**6**	**7**	**13**

WEEKDAY

Trip Rate: 9.14

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	**22**	**22**	**44**

Source: TRIP GENERATION, Tenth Edition

CITY OF TUALATIN, WASHINGTON COUNTY

89TH AVE at TUALATIN-SHERWOOD, City of Tualatin, Washington County, 01/01/2012 to 12/31/2016

1 - 4 of 18 Crash records shown.

SER# / INVEST / RD DPT / UNLOC?	S P E D	A L C	D R U G S	S C H L	W O R K	DATE / DAY / TIME / LAT	CLASS / DIST / FROM / LONG	CITY STREET / FIRST STREET / SECOND STREET / LRS	RD CHAR / DIRECT / LOCTN	INT-TYPE (MEDIAN) / LEGS (#LANES)	INT-REL / TRAF- / CONTL	OFFRD / RNDBT / DRVWY	WTHR / SURF / LIGHT	CRASH / COLL / SVRTY	V#	SPCL USE / TRLR QTY / OWNER	MOVE / FROM / TO	P#	PRTC TYPE	INJ SVRTY	AGE	SEX	LICNS RES	PED LOC	ERROR	ACT	EVENT	CAUSE
07066	N N	N	N	N	N	12/11/2012	16	SW TUALATIN-SHERWOOD	INTER	CROSS	N	N	RAIN	S-1STOP	01	NONE 0	STRGHT											07
CITY						TU	0	SW 89TH AVE	E		TRF SIGNAL	N	WET	REAR		PRVTE	E -W									000		00
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CITY OF TUALATIN, WASHINGTON COUNTY

89TH AVE at TUALATIN-SHERWOOD, City of Tualatin, Washington County, 01/01/2012 to 12/31/2016

5 - 8 of 18 Crash records shown.

SER# / INVEST / RD DPT / UNLOC?	S P E D	A L C	R U G S	S C H L	W O R K	DATE / DAY / TIME / LAT	CLASS / DIST / FROM / LONG	CITY STREET / FIRST STREET / SECOND STREET / LRS	RD CHAR / DIRECT / LOCTN	INT-TYPE (MEDIAN) / LEGS (#LANES)	INT-REL / TRAF- / CONTL	OFFRD / RNDBT / DRVWY	WTHR / SURF / LIGHT	CRASH / COLL / SVRTY	V#	SPCL USE / TRLR QTY / OWNER	MOVE / FROM / TO	P#	PRTC TYPE	INJ SVRTY	A G E	S E X	LICNS RES	PED LOC	ERROR	ACT EVENT	CAUSE
01782	N	N	N	N	N	04/07/2012	16	SW TUALATIN-SHERWOOD	INTER	CROSS	N	N	CLR	O-1 L-TURN	01	NONE 0	STRGHT										02
CITY						SA	0	SW 89TH AVE	CN		TRF SIGNAL	N	DRY	TURN		PRVTE	W -E								000		00
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N						45 22 52.2541207	-122 46 3.7248128																OR<25				
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CITY						SA	0	SW 89TH AVE	CN		TRF SIGNAL	N	DRY	TURN		PRVTE	E -S								000		00
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03087	N	N	N	N	N	06/15/2012	16	SW TUALATIN-SHERWOOD	INTER	CROSS	N	N	CLR	O-1 L-TURN	01	NONE 0	TURN-L										02
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CITY						FR	0	SW 89TH AVE	CN		TRF SIGNAL	N	DRY	TURN		PRVTE	W -E								000		00
N						1P			03	0		N	DAY	INJ		PSNGR CAR		01	DRVR	NONE	23	M	OTH-Y		000	000	00
N						45 22 52.2541199	-122 46 3.7247879																N-RES				

CITY OF TUALATIN, WASHINGTON COUNTY

89TH AVE at TUALATIN-SHERWOOD, City of Tualatin, Washington County, 01/01/2012 to 12/31/2016

9 - 12 of 18 Crash records shown.

SER# / INVEST / RD DPT / UNLOC?	S P E D	A L C	R U G S	S C H L	W O R K	DATE / DAY / TIME / LAT	CLASS / DIST / FROM / LONG	CITY STREET / FIRST STREET / SECOND STREET / LRS	RD CHAR / DIRECT / LOCTN	INT-TYPE (MEDIAN) / LEGS (#LANES)	INT-REL / TRAF- / CONTL	OFFRD / RNDBT / DRVWY	WTHR / SURF / LIGHT	CRASH / COLL / SVRTY	V#	SPCL USE / TRLR QTY / OWNER	MOVE / FROM / TO	P#	PRTC TYPE	INJ SVRTY	A G E	S E X	LICNS RES	PED LOC	ERROR	ACT EVENT	CAUSE
															01	NONE 0 PRVTE PSNGR CAR	STRGHT W -E	02	PSNG	INJB	25	M			000	000 000	00 00
															02	NONE 0 PRVTE PSNGR CAR	TURN-L E -S	01	DRVR	INJC	59	F	OR-Y OR<25		028,004	000 000	00 04
05296	N	Y	N	N	N	09/20/2013	16	SW TUALATIN-SHERWOOD	INTER	CROSS	N	N	CLR	ANGL-OTH	01	NONE 0	STRGHT										33,04
CITY			FR				0	SW 89TH AVE	CN		TRF SIGNAL	N	DRY	ANGL		PRVTE	N -S								000	00
N N			12A 45 22 52.2541199				-122 46 3.7247879		02	1		N	DLIT	PDO		PSNGR CAR		01	DRVR	NONE	21	M	OR-Y OR>25		051,020	000	33,04
															02	NONE 0 PRVTE PSNGR CAR	STRGHT E -W	01	DRVR	NONE	41	M	OR-Y OR<25		000	000 000	00 00
02635	N	N	N	N	N	05/09/2014	16	SW TUALATIN-SHERWOOD	INTER	CROSS	N	N	RAIN	O-1 L-TURN	01	NONE 0	STRGHT										02
CITY			FR				0	SW 89TH AVE	CN		TRF SIGNAL	N	WET	TURN		PRVTE	E -W								000	00
N N			3P 45 22 52.25 3.72				-122 46		02	1		Y	DAY	INJ		PSNGR CAR		01	DRVR	INJC	40	M	OR-Y OR<25		000	000	00
															02	NONE 0 PRVTE PSNGR CAR	TURN-L W -N	01	DRVR	NONE	41	M	OR-Y OR<25		004,028	019 000	00 02
04615	N	N	N	N	N	08/12/2014	16	SW TUALATIN-SHERWOOD	INTER	3-LEG	N	N	CLR	O-1 L-TURN	01	NONE 0	STRGHT										02
CITY			TU				0	SW 89TH AVE	CN		TRF SIGNAL	N	DRY	TURN		PRVTE	W -E								000	00
N N			8P 45 22 52.25 3.72				-122 46		03	1		N	DAY	INJ		PSNGR CAR		01	DRVR	INJC	26	M	SUSP OR<25		000	000	00
															01	NONE 0 PRVTE PSNGR CAR	STRGHT W -E	02	PSNG	INJC	21	F			000	000 000	00 00
															01	NONE 0 PRVTE PSNGR CAR	STRGHT W -E	03	PSNG	INJC	24	F			000	000 000	00 00
															02	NONE 0 PRVTE PSNGR CAR	TURN-L E -S	01	DRVR	NONE	40	F	OR-Y OR<25		028,004	000 000	00 02

CITY OF TUALATIN, WASHINGTON COUNTY

89TH AVE at TUALATIN-SHERWOOD, City of Tualatin, Washington County, 01/01/2012 to 12/31/2016

13 - 17 of 18 Crash records shown.

SER# / INVEST / RD DPT / UNLOC?	S P E D	A L C	D R S L	S G H K	W O R	DATE / DAY / TIME / LAT	CLASS / DIST / FROM / LONG	CITY STREET / FIRST STREET / SECOND STREET / LRS	RD CHAR / DIRECT / LOCTN	INT-TYPE (MEDIAN) / LEGS (#LANES)	INT-REL / TRAF- / CONTL	OFFRD / RNDBT / DRVWY	WTHR / SURF / LIGHT	CRASH / COLL / SVRTY	V#	SPCL USE / TRLR QTY / OWNER	MOVE / FROM / TO	P#	PRTC TYPE	INJ SVRTY	A G E	S E X	LICNS RES	PED LOC	ERROR	ACT	EVENT	CAUSE
07878	N	N	N	N N		12/28/2014	16	SW TUALATIN-SHERWOOD	INTER	CROSS	N	N	CLR	O-1 L-TURN	01	NONE 0	STRGHT											04
CITY						SU	0	SW 89TH AVE	CN		TRF SIGNAL	N	DRY	TURN		PRVTE	W -E									000		00
N						6P			03	0		N	DLIT	PDO		PSNGR CAR		01	DRVR	NONE	43	M	OR-Y		000	000		00
N						45 22 52.25	-122 46 3.72																OR<25					
															02	NONE 0	TURN-L											
																PRVTE	E -S									000		00
																PSNGR CAR		01	DRVR	NONE	18	M	SUSP		004,020	000		04
																							OR<25					
01359	N	N	N	N N		03/13/2015	16	SW TUALATIN-SHERWOOD	INTER	CROSS	N	N	CLR	O-1 L-TURN	01	NONE 0	STRGHT											02
CITY						FR	0	SW 89TH AVE	CN		TRF SIGNAL	N	DRY	TURN		PRVTE	W -E									000		00
N						7A			03	0		N	DAY	INJ		PSNGR CAR		01	DRVR	INJB	46	F	OR-Y		000	000		00
N						45 22 52.25	-122 46 3.72																OR<25					
															02	NONE 0	TURN-L											
																PRVTE	E -S									000		00
																PSNGR CAR		01	DRVR	INJB	26	F	OR-Y		028,004	000		02
																							OR<25					
00955	N	N	N			02/20/2015	14	SW TUALATIN-SHERWOOD	INTER	3-LEG	N	N	CLR	O-1 L-TURN	01	NONE 0	STRGHT											02
NONE						FR	0	SW 89TH AVE	CN		TRF SIGNAL	N	DRY	TURN		PRVTE	E -W									000		00
N						7A			02	0		Y	DAY	PDO		PSNGR CAR		01	DRVR	NONE	00	F	OR-Y		000	000		00
N						45 22 52.25	-122 46 3.72																OR<25					
															02	NONE 0	TURN-L											
																PRVTE	W -N									019		00
																PSNGR CAR		01	DRVR	NONE	61	F	OR-Y		004,028	000		02
																							OR<25					
08118	N	N	N	N N		12/29/2015	14	SW TUALATIN-SHERWOOD	INTER	3-LEG	N	N	RAIN	O-1 L-TURN	01	NONE 0	STRGHT											02
CITY						TU	0	SW 89TH AVE	CN		TRF SIGNAL	N	WET	TURN		PRVTE	W -E									000		00
N						1P			03	0		N	DAY	PDO		PSNGR CAR		01	DRVR	NONE	36	M	OR-Y		000	000		00
N						45 22 52.25	-122 46 3.72																OR<25					
															02	NONE 0	TURN-L											
																PRVTE	E -S									000		00
																PSNGR CAR		01	DRVR	NONE	31	M	OR-Y		028,004	000		02
																							OR<25					
02279	N	N	N	N N		04/07/2016	14	SW TUALATIN-SHERWOOD	INTER	3-LEG	N	N	CLR	O-1 L-TURN	01	NONE 9	TURN-L											04
CITY						TH	0	SW 89TH AVE	CN		TRF SIGNAL	N	DRY	TURN		N/A	E -S									000		00
N						1P			03	1		N	DAY	PDO		PSNGR CAR		01	DRVR	NONE	00	Unk	UNK		000	000		00
N						45 22 52.25	-122 46 3.72																UNK					
															02	NONE 9	STRGHT											
																N/A	W -E									000		00
																PSNGR CAR		01	DRVR	NONE	00	Unk	UNK		000	000		00
																							UNK					

CITY OF TUALATIN, WASHINGTON COUNTY

89TH AVE at TUALATIN-SHERWOOD, City of Tualatin, Washington County, 01/01/2012 to 12/31/2016

SER# INVEST RD DPT UNLOC?	S P E E D	 A L C	D R U G S	 S C H L	 W O R K	DATE DAY TIME LAT	CLASS DIST FROM LONG	CITY STREET FIRST STREET SECOND STREET LRS	RD CHAR DIRECT LOCTN	INT-TYPE (MEDIAN) LEGS (#LANES)	INT-REL TRAF- CONTL	OFFRD RNDBT DRVWY	WTHR SURF LIGHT	CRASH COLL SVRTY	V#	SPCL USE TRLR QTY OWNER TYPE	MOVE FROM TO	P#	PRTC TYPE	INJ SVRTY	A G E	S E X	LICNS RES	PED LOC	ERROR	ACT	EVENT	CAUSE
07486	N	N	N		Y	11/01/2016	14	SW TUALATIN-SHERWOOD	INTER	CROSS	N	N	RAIN	O-1 L-TURN	01	NONE 9	STRGHT											02
CITY						TU	0	SW 89TH AVE	CN		TRF SIGNAL	N	WET	TURN		N/A	W -E									000		00
N						7A			03	1		N	DAWN	PDO		PSNGR CAR		01	DRVR	NONE	00	Unk	UNK		000	000		00
N						45 22 52.25	-122 46 3.72																UNK					
															02	NONE 9	TURN-L											
																N/A	E -S									000		00
																PSNGR CAR		01	DRVR	NONE	00	Unk	UNK		000	000		00
																							UNK					

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

6" LED Housing

L7XLED T24

LED
IC/Non-IC
New Construction

FEATURES & SPECIFICATIONS

INTENDED USE

Recessed housing rated IC or Non-IC. For new construction only.

Approved for all ceiling and wiring types.

Approved for direct burial in insulation.

CONSTRUCTION

Air-tight standard. Tested to meet current energy codes.

Aluminum foam-gasketed housing with galvanized steel pan.

Galvanized bar hangers span up to 24" o.c. and feature built in nailer and integral T-bar clips. Two locking screws hold fixture in position.

Galvanized steel junction box with four built-in Romex clamps; five ½" and two ¾" nominal knockouts with slots for pryout. Rated for through branch wiring.

Maximum 4 (2 in, 2 out) No 12 AWG conductors. Rated for 90° C.

Ground wire provided.

Removable J-box doors for easy access.

Trim retention (TOR): Two side-mounted torsion springs on the trim and 2 receiving brackets in the can ensure a consistently tight fit with the ceiling.

ELECTRICAL

Quick disconnect provided for power connection to the LED modules.

Paint overspray masked by disposable disconnect plug.

Housing and LED module combination is IC rated and thermally protected.

120 volts only.

INSTALLATION

Air-tight housing suitable for air-tight installations. Refer to energy codes for proper installation.

2 x 8 wood joist or T-bar installation.

Expandable bar hangers allow for off center mounting in wood joist or T-bar ceilings.

Length of 25¼" maximum 13¼" minimum or cut to fit 9" on center joist construction.

Vertical adjustment of housing allows for flush mounting with ceiling face.

Suitable to ceilings up to 1-1/2" thick.

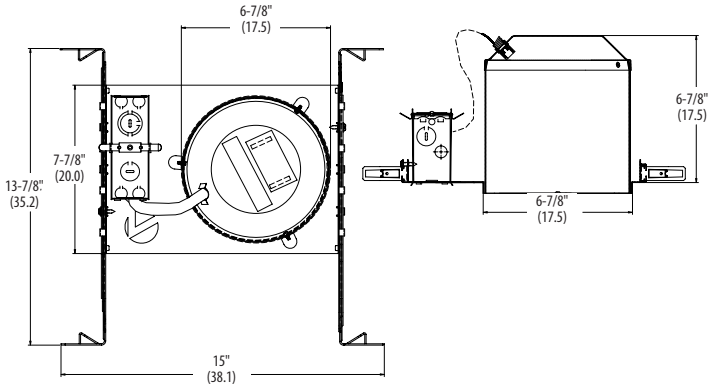
LISTINGS

UL Listed to US and Canadian safety standards.

Wet location listed, Title 24 compliant.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



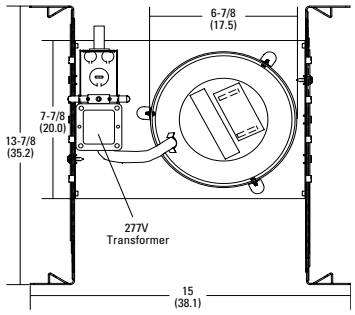
Specifications

Height: 6-7/8 (17.5)

Length: 15 (38.1)

Width: 13-7/8 (35.2)

Ceiling cutout: 7 (17.8)



All dimensions are inches (centimeters) unless otherwise specified.

option 277V step down transformer

ORDERING INFORMATION For shortest lead times, configure products using **bolded options**.

Example: L7XLED T24

L7XLED T24			
Series	**Options**		**Packaging**
L7XLED T24	SDT 277V	Non-IC 277V step-down transformer (277V to 120V). Only available with REALITY LED Module (REAL6)	**R6** Resale pack of six U Unit

Accessories: *Order as separate catalog number.*

ATK6 R6	6" Air-tight trim kit
HS6875	6-7/8" hole saw

REALITY™ ENERGY STAR® (ESL) Open Narrow Flange LED Module (Wet location)

ORDERING INFORMATION For shortest lead times, configure products using **bolded options**.

Example: REAL6 D6MW ESL 1000L 35K .60SC L7XLED T24

		ESL					
Series/Finish		**Type**	**Lumen output**[1]	**Color temperature**	**Distribution**	**Voltage**	**Options**
Series	Finish						
REAL6 D6 6" ENERGY STAR retrofit module	**MW** Matte white A Clear diffuse AZ Clear specular BN Brushed nickel BLZ Black specular BZA Antique bronze ORB Oil-rubbed bronze WT Wheat diffuse	**ESL** ENERGY STAR® qualified	**600L** 8W, 600 lumens **1000L** 11W, 1000 lumens	27K 2700 K **30K** 3000 K 35K 3500 K 40K 4000 K	**.60SC** .60 spacing criteria .90SC .90 spacing criteria	**(blank)** 120V	PFMW Matte white plastic flange ring PFBL Black plastic flange ring ISH Insect shield

Notes
1 Total system delivered lumens.

P Series Open and Baffle Wide Flange LED Modules (Wet Location)

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: 6BP TRMW LED 27K 90CRI L7XLED T24

Series/Finish		**Lamp**	**CCT / CRI / W / Lumens**[1]	**Voltage**
6BPMW	6" Baffle LED module, matte white	LED	(blank) 3000 K / 83 CRI / 12.7W / 725L	(blank) 120V
6BP TRMW	6" Baffle LED module, black baffle, matte white flange		27K 90CRI 2700 K / 93 CRI / 11.2W / 600L	
6BPBN	6" Baffle LED module, brushed nickel		30K 90CRI 3000 K / 93 CRI / 11.2W / 600L	
6BPORB	6" Baffle LED module, oil-rubbed bronze		40K 90CRI 4000K / 92CRI / 9.9W / 650L	
6OPA	6" Open LED module, clear diffuse	HL LED	(blank) 3000 K / 83 CRI / 15.2W / 950L	
6OPAZ	6" Open LED module, clear specular		27K 90CRI 2700 K / 93 CRI / 16.5W / 860L	
6OPA TRMW	6" Open LED module, clear diffuse, matte white flange		30K 90CRI 3000 K / 93 CRI / 16.5W / 860L	
6OPAZ TRMW	6" Open LED module, clear specular, matte white flange		40K 90CRI 4000 K / 92CRI / 16.4W / 950L	

Notes
1 Total system delivered lumens.

E Series Baffle Wide Flange LED Modules (Wet Location)

ORDERING INFORMATION For shortest lead times, configure products using **bolded options**.

Example: 65BEMW LED 27K L7XLED T24

	LED		
Series/Finish	**Lamp**	**CCT / CRI / W / Lumens**[1]	**Voltage**
65BEMW 5" / 6" Baffle LED module, matte white	**LED**	**27K** 2700 K / 82CRI / 11.9W / 640L **30K** 3000 K / 82CRI / 11.9W / 687L **40K** 4000 K / 82CRI / 11.9W / 711L **27K 90CRI** 2700 K / 93CRI / 10.3W / 650L **30K 90CRI** 3000 K / 93CRI / 10.1W / 690L **40K 90CRI** 4000 K / 93CRI / 10.4W / 770L	(blank) 120V

Notes
1 Total system delivered lumens.

LITHONIA LIGHTING®
An AcuityBrands Company

DOWNLIGHTING: One Lithonia Way Conyers, GA 30012 Phone: 800-315-4935 Fax: 770-860-3129 www.lithonia.com

LED Gimbal Module (Damp location)

ORDERING INFORMATION For shortest lead times, configure products using **bolded options**.

Example: 6G1MW LED
L7XLED T24

6G1			LED		
Series/Finish			**Lamps**	**CCT / CRI / W / Lumens[2]**	**Voltage**
Series		Finish			
6G1	6" Gimbal Module	**MW** Matte white	**LED**	(blank) 3000 K / 83CRI / 10.8W / 620L	**(blank)** 120V
		MB Matte black[1]		27K 90CRI 2700 K / 91CRI / 11W / 680L	
		BN Brush nickel[1]		30K 90CRI 3000 K / 91CRI / 10.3W / 790L	
		ORB Oil-rubbed bronze[1]		40K 90CRI 4000 K / 94CRI / 10.5W / 820L	

Notes

1 Available in 30K 83CRI only.

2 Total system delivered lumens.

LED iGimbal Module (Damp location)

ORDERING INFORMATION For shortest lead times, configure products using **bolded options**.

Example: 6iGMW LED 30K 90CRI
L7XLEDT 24

6iG			LED		
Series/Finish			**Lamps**	**CCT / CRI / W / Lumens[2]**	**Voltage**
Series		Finish			
6iG	6" Gimbal module	**MW** Matte white	**LED**	27K 90CRI 2700 K / 92CRI / 11.9W / 720L	**(blank)** 120V
		MB Matte black		30K 90CRI 3000 K / 92CRI / 12.2W / 750L	
		BN Brush nickel[1]		40K 90CRI 4000 K / 95CRI / 11.6W / 770L[3]	
		ORB Oil-rubbed bronze[1]			

Notes

1 Minimum 90-day lead time for non-standard color finishes; minimum 50-piece order quantity.

2 Total system delivered lumens.

3 Minimum 90-day lead time for 4000 K color temperature; minimum 50-piece order quantity.

LITHONIA LIGHTING®
An AcuityBrands Company

DOWNLIGHTING: One Lithonia Way Conyers, GA 30012 Phone: 800-315-4935 Fax: 770-860-3129 www.lithonia.com

UMN-91261

Martini 32 Single Head Streetlight

7144 NE Progress Ct | T:503.645.0500
Hillsboro.Oregon 97124 | F:503.645.8100
www.ligmanlightingusa.com

LIGMAN LIGHTING USA

Length - 28.7”

Height - 3.5”

Weight 28.6 lbs

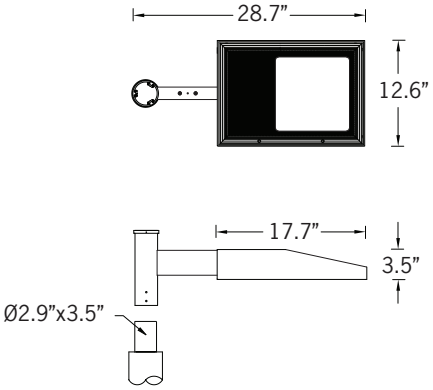
IP54
Suitable for wet locations

IK07
Impact Resistant [Vandal Resistant]

EPA - 1.81

POLE NOT INCLUDED

TURTLE FRIENDLY



Martini Product Family

UMN-31671

UMN-91271

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded “fit for purpose” long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B3 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Slim, adjustable area-lighting column fixture family. Sharp, sleek profile hides copious precise beam options coupled with added adjustability.

A slim pole mount area light with a variety of different distributions to suit all lighting designer’s requirements. The Martini can be utilized to suit specific light patterns using the asymmetrical type II, III, IV and symmetrical lens optics, as well as variations of these for precise light distribution requirements. An example of this is using a combination of Type II & Type IV distribution optics inside the same fixture.

This luminaire is suitable for most applications and complies to dark sky requirements. Designed for lighting private roadways, car parks, exhibition areas, service stations and truck stops. Internal house side shields are available as an option.

Available with a selection of integral electronic drivers and dimming electronic drivers as well as a provision to install wireless lighting controls to integrate with building management systems, as well as integrated occupancy sensors [contact the factory for more information] Easy access to the luminaire for maintenance.
For 58w Martini, please see UMN-91262

UMN-91261

Martini 32 Single Head Streetlight

7144 NE Progress Ct | T:503.645.0500
Hillsboro.Oregon 97124 | F:503.645.8100
www.ligmanlightingusa.com

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UMN - 91261 - 39w - T2 - W30 - 02 - 120/277v - Options

LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
39w LED 4248 Lumens	T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution M - Medium 30˚ W - Wide 52˚ VW - Very Wide 64˚ EW - Extra Wide 108˚	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

ADDITIONAL OPTIONS

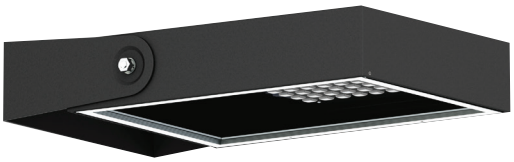
DIM - 0-10v Dimming
NAT - Natatorium Rated
F - Frosted Lens
HSS - House Side Shield
AMB - Turtle Friendly Amber LED

Intertek

UMS-31191
Mustang 36 Surface

7144 NE Progress Ct | T:503.645.0500
Hillsboro.Oregon 97124 | F:503.645.8100
www.ligmanlightingusa.com

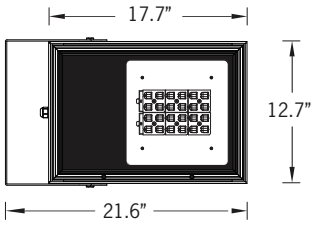
LIGMAN LIGHTING USA

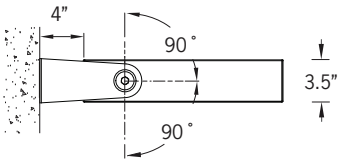


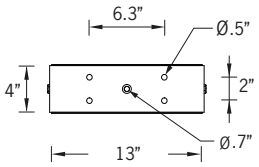
Length 21.6" | Height 3.5" | Weight 18.7 lbs

IP54 • Suitable For Wet Locations

IK07 • Impact Resistant (Vandal Resistant)

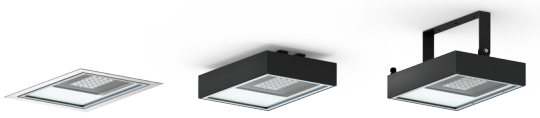






Mounting Detail

Mustang Product Family



UMS-91181 | UMS-91131 | UMS-91161

UMS-90281 | UMS-90291

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B3 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Rectangular, adjustable area-lighting wall fixture family. Timeless angular form factor with a multitude of output choices to suit all area applications.

This narrow profile wall mounted luminaire is designed to complement the Mustang ceiling mount and pole top area luminaire.

This fixture is available in 39w and 58w versions with Type II, III & IV distributions, as well as Type V distribution in a medium, wide, very wide and extra wide beam spreads.

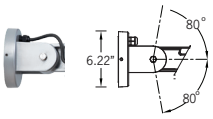
This fixture can be aimed by tilting the housing using one of the two specifiable options of wall mount brackets, namely the stirrup bracket or small adjustable arm.

Other options include; frosted lens, integral photo cell and occupancy sensor.

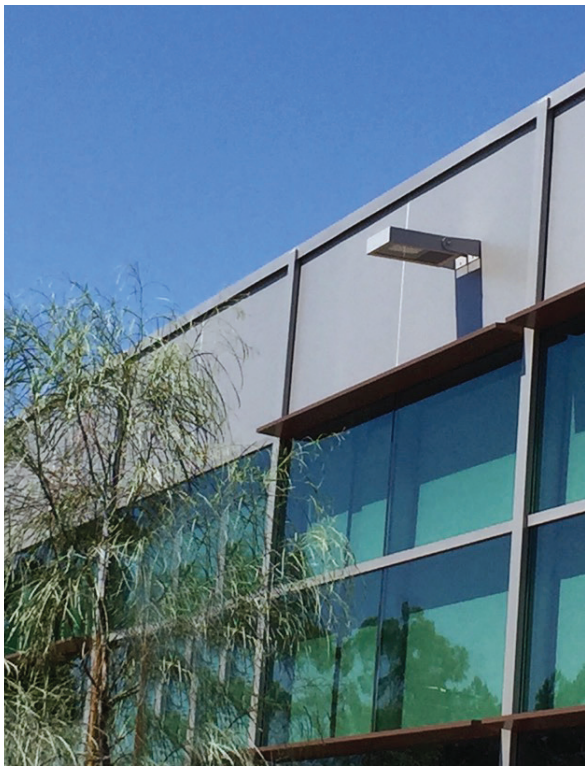
The luminaire is suitable for downward light distribution for exterior applications, however can be used for upward lighting in dry locations.

For 58w Mustang, see UMS-31192

Additional Options (Consult Factory For Pricing)



SAM
Small Adjustable Arm



UMS-31191

Mustang 36 Surface

7144 NE Progress Ct | T:503.645.0500
Hillsboro.Oregon 97124 | F:503.645.8100
www.ligmanlightingusa.com

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE		NOTE	
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ORDERING EXAMPLE || UMS - 31191 - 39w - M - W30 - 02 - 120/277v - Options

LAMP

39w LED
4248 Lumens

BEAM

M - Medium 30˚
W - Wide 52˚
VW - Very Wide 64˚
EW - Extra Wide 108˚
T2 - Type II Distribution
T3 - Type III Distribution
T4 - Type IV Distribution

LED COLOR

W27 - 2700K
W30 - 3000K
W35 - 3500K
W40 - 4000K

FINISH COLOR

01 - BLACK RAL 9011
02 - DARK GREY RAL 7043
03 - WHITE RAL 9003
04 - METALLIC SILVER RAL 9006
05 - MATTE SILVER RAL 9006
06 - LIGMAN BRONZE
07 - CUSTOM RAL

VOLTAGE

120/277v
Other - Specify

ADDITIONAL OPTIONS

NAT - Natatorium Rated
DIM - 0-10v Dimming
SAM - Small Adjustable Arm
OCC - Occupancy Sensor with Integrated Photocell
F - Frosted Lens
AMB - Turtle Friendly Amber LED

Intertek

Sherwin Williams

8930 SW Old Tualatin-Sherwood Rd.
Tualatin, OR 97062

ARCHITECTURAL REVIEW NARRATIVE

10/12/18

PROJECT NUMBER: 170209.02.00

15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

PROJECT SUMMARY

The property address is 8930 SW Old Tualatin-Sherwood Rd. This site is .5 acres and is currently undeveloped, the site is zoned ML (Light Manufacturing). This project is proposing the construction of a 3,500 square foot building to house a Sherwin Williams retail store. This will include associated parking, trash enclosure and landscape.

TABLE OF CONTENTS

Title 03: Utilities and Water Quality

CHAPTER 03-02: SEWER REGULATIONS; RATES

3-2-020 Application, Permit and Inspection Procedure.

Response: Proposed sanitary sewer connections will follow the procedures below. As shown on C3.0, the project is proposing a 4" sanitary sewer line connection to SW 89th Ave. Sanitary sewer line design will be in conformance with Public Works Construction Code.

(1) No person shall connect to any part of the sanitary sewer system without first making an application and securing a permit from the City for such connection, nor may any person substantially increase the flow, or alter the character of sewage, without first obtaining an additional permit and paying such charges therefore as may be fixed by the City, including such charges as inspection charges, connection charges and monthly service charges.

(2) Upon approval of the application and payment of all charges, the City will issue a sewer connection permit for the premises covered in the application. The application and permit shall be on forms provided by the City.

(3) After approval of the application, evidenced by the issuance of a permit, no change shall be made in the location of the sewer, the grade, materials, or other details from those described in the permit or as shown on the plans and specifications for which the permit was issued except with written permission from the City. The applicant's signature on an application for any permit as set forth shall constitute an agreement to comply with all of the provisions, terms and requirements of this and other City of Tualatin ordinances, rules and regulations, laws of the State of Oregon, and with the plans and specifications filed with the application, if any, together with such corrections or modifications as may be made or permitted by the City, if any. Such agreement shall be binding upon the applicant and may be altered only by the City upon the written request for the alteration from the applicant.

(4) It shall be the duty of the person doing the work authorized by permit to notify the City that said work is ready for inspection.

(5) All sewer construction work shall be inspected by an inspector acting for the City to insure compliance with all requirements of the City. No sewer shall be covered at any point until it has been inspected and passed for acceptance. No sewer shall be connected to the City's public sewer until the work covered by the permit has been completed, inspected, and approved by the inspector. All sewers shall be tested for leakage in the

presence of the inspector and shall be cleaned of all debris accumulated from construction operations.

(6) When any work has been inspected and the test results are not satisfactory, a written notice to that effect shall be given instructing the owner of the premises, or the agent of such owner, to repair the sewer or other work authorized by the permit in accordance with the ordinances, rules and regulations of the City.

(7) All costs and expenses incident to the installation and connection of any sewer or other work for which a permit has been issued shall be borne by the owner. The owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the work. [Ord. 496-80 §2, 1/14/80]

3-2-030 Materials and Manner of Construction.

Response: Proposed sanitary sewer connections will follow the procedures below. As shown on C3.0, the project is proposing a 4" sanitary sewer line connection to SW 89th Ave. Sanitary sewer line design will be in conformance with Public Works Construction Code.

(1) All building sewers, side sewers and connections to the main sewer shall be so constructed as to conform to the requirements of the Oregon State Plumbing Laws and rules and regulations and specifications for sewerage construction of the City.

(2) Old building sewers may be used in connection with new buildings only when they are found, upon examination and test by the City Inspector, to meet all requirements of the City.

(3) A public works permit must be secured from the City and other agency having jurisdiction by owners or contractors intending to excavate in a public street for the purpose of installing sewers or making sewer connections.

(4) The City and its officers, agents or employees shall not be answerable for any liability or injury or death to any person or damage to any property arising during or growing out of the performance of any work by any such applicant. The applicant shall be answerable for and shall save the City and its officers, agents and employees harmless from any liability imposed by law upon the City or its officers, agents or employees, including all costs, expenses, fees and interest incurred in defending same. [Ord. 496-80 §3, 1/14/80]

03-03: WATER SERVICE

3-3-040 Separate Services Required.

Response: As shown on C3.0, the project is proposing a fire line connection and water line connection to exiting main line under SW 89th Ave. Water line design will be in conformance with Public Works Construction Code. See C3.0 for domestic water meter location.

(1) Except as authorized by the City Engineer, a separate service and meter to supply regular water service or fire protection service shall be required for each building, residential unit or structure served. For the purposes of this section, trailer parks and multi-family residences of more than four dwelling units shall constitute a single unit unless the City Engineer determines that separate services are required.

(2) For nonresidential uses, separate meters shall be provided for each structure. Separate meters shall also be provided to each buildable lot or parcel on which water service is or will be provided. [Ord. 839-91 §4, 7/22/9]

3-3-110 Construction Standards.

Response: As shown on C3.0, the project is proposing a fire line connection and water line connection to exiting main line under SW 89th Ave. Water line design will be in conformance with Public Works Construction Code. See C3.0 for domestic water meter location. No public water line extension is proposed.

All water line construction and installation of services and equipment shall be in conformance with the City of Tualatin Public Works Construction Code. In addition, whenever a property owner extends a water line, which upon completion, is intended to be dedicated to the City as part of the public water system, said extension shall be carried to the opposite property line or to such other point as determined by the City Engineer. Water line size shall be determined by the City Engineer in accordance with the City's Development Code or implementing ordinances and the Public Works Construction Code. [Ord. 839-91 §10, 7/22/91]

3-3-120 Backflow Prevention Devices and Cross Connections.

Response: As shown on C3.0, the project is proposing water line connections to exiting main line under SW 89th Ave. Domestic backflow assembly and fire vault are provided and located on C3.0 Utility Plan.

(1) Except where this ordinance provides more stringent requirements, the definitions, standards, requirements and regulations set forth in the Oregon Administrative Rules

pertaining to public water supply systems and specifically OAR 333 Division 61 in effect on the date this ordinance becomes effective are hereby adopted and incorporated by reference.

(2) The owner of property to which City water is furnished for human consumption shall install in accordance with City standards an appropriate backflow prevention device on the premises where any of the following circumstances exist:

(a) Those circumstances identified in regulations adopted under subsection (1) of this section;

(b) Where there is a fire protection service, an irrigation service or a nonresidential service connection which is two inches (2") or larger in size;

(c) Where the potable water supply provided inside a structure is 32 feet or more, higher than the elevation of the water main at the point of service connection;

(3) All double check detector assemblies used for system containment on fire protection services shall be approved by the Oregon State Health Division. The meter register on all double check detector assemblies shall be indicated in cubic feet measurement.

(4) Except as otherwise provided in this subsection, all irrigation systems shall be installed with a double check valve assembly. Irrigation system backflow prevention device assemblies installed before the effective date of this ordinance, which were approved at the time they were installed but are not on the current list of approved device assemblies maintained by the Oregon State Health Division, shall be permitted to remain in service provided they are properly maintained, are commensurate with the degree of hazard, are tested at least annually, and perform satisfactorily. When devices of this type are moved, or require more than minimum maintenance, they shall be replaced by device assemblies which are on the Health Division list of approved device assemblies.

(5) Any installation, corrective measure, disconnection or other change to a backflow prevention device shall be performed at the sole expense of the owner of the property. All costs or expenses for any correction or modification to the City's system caused by or resulting from a cross connection shall be the responsibility of the owner and/or the user of the cross connection.

(6) Any backflow prevention device which is installed on property for the protection of the City water supply shall be tested at the time of installation and immediately after the device is moved or relocated. The property owner shall forward the results of such testing to the Operations Director within ten (10) days of the date of installation or relocation. [Ord. 839-91 §12, 7/22/91]

3-3-130 Control Valves.

Response: As shown on C3.0, the project is proposing control valves on both the main supply lateral and the domestic branch to control flows to the site.

The customer shall install a suitable valve, as close to the meter location as practical, the operation of which will control the entire water supply from the service. The operation by the customer of the curb stop in the meter box is prohibited. [Ord. 839-91 §13, 7/22/91]

CHAPTER 03-05: SOIL EROSION, SURFACE WATER MANAGEMENT, WATER QUALITY FACILITIES, AND BUILDING AND SEWERS

EROSION CONTROL

3-5-060 Permit Process.

Response: The project is under one acre and Erosion Control Measures are shown on the Grading Plan and included in the detail sheets.

(1) Applications for an Erosion Control Permit. Application for an Erosion Control Permit shall include an Erosion Control Plan which contains methods and interim facilities to be constructed or used concurrently and to be operated during construction to control erosion. The plan shall include either:

(a) A site specific plan outlining the protection techniques to control soil erosion and sediment transport from the site to less than one ton per acre per year as calculated using the Soil Conservation Service Universal Soil Loss Equation or other equivalent method approved by the City Engineer, or

(b) Techniques and methods contained and prescribed in the Soil Erosion Control Matrix and Methods, outlined in TMC 3-5.190 or the Erosion Control Plans - Technical Guidance Handbook, City of Portland and Unified Sewerage Agency, January, 1991.

(2) Site Plan. A site specific plan, pre-pared by an Oregon registered profession-al engineer, shall be required when the site meets any of the following criteria:

(a) greater than five acres;

(b) greater than one acre and has slopes greater than 20 percent;

(c) contains or is within 100 feet of a City-identified wetland or a waterway identified on FEMA floodplain maps; or

(d) greater than one acre and contains highly erodible soils. [Ord. 846-91 §6, 10/28/1991]

ADDITIONAL SURFACE WATER MANAGEMENT STANDARDS

3-5-200 Downstream Protection Requirement.

Response: This project proposes to infiltrate all runoff on site, up to and including the 100 year design storm. No downstream protection requirements are needed.

Each new development is responsible for mitigating the impacts of that development upon the public storm water quantity system. The development may satisfy this requirement through the use of any of the following techniques, subject to the limitations and requirements in TMC 3-5-210:

(1) Construction of permanent on-site stormwater quantity detention facilities designed in accordance with this title;

(2) Enlargement of the downstream conveyance system in accordance with this title and the Public Works Construction Code;

(3) The payment of a Storm and Surface Water Management System Development Charge, which includes a water quantity component designated to meet these requirements. [Ord. 846-91 §20, 10/28/1991]

3-5-220 Criteria for Requiring On-Site Detention to be Constructed.

Response: This project proposed to infiltrate all runoff on site, up to and including the 100 year design storm. No runoff will leave the site so this section does not apply.

The City shall determine whether the onsite facility shall be constructed. If the onsite facility is constructed, the development shall be eligible for a credit against Storm and Surface Water System Development Charges, as provided in City ordinance.

On-site facilities shall be constructed when any of the following conditions exist:

(1) There is an identified downstream deficiency, as defined in TMC 3-5-210, and detention rather than conveyance system enlargement is determined to be the more effective solution.

(2) There is an identified regional detention site within the boundary of the development.

(3) There is a site within the boundary of the development which would qualify as a regional detention site under criteria or capital plan adopted by the Unified Sewerage Agency.

(4) The site is located in the Hedges Creek Subbasin as identified in the Tualatin Drainage Plan and surface water runoff from the site flows directly or indirectly into the Wetland Protected Area (WPA) as defined in TDC 71.020. Properties located within the Wetland Protection District as described in TDC 71.010, or within the portion of the subbasin east of SW Tualatin Road are excepted from the on-site detention facility requirement. [Ord. 846-91 §22, 10/28/1991; Ord. 952-95 § 4, 10/23/1995]

3-5-230 On-Site Detention Design Criteria.

Response: This project proposed to infiltrate all runoff on site, up to and including the 100 year design storm. No runoff will leave the site so this section does not apply.

(1) Unless designed to meet the requirements of an identified downstream deficiency as defined in TMC 3-5.210, stormwater quantity onsite detention facilities shall be designed to capture run-off so the run-off rates from the site after development do not exceed predevelopment conditions, based upon a 25-year, 24-hour return storm.

(2) When designed to meet the requirements of an identified downstream deficiency as defined in TMC 3-5.210, stormwater quantity on-site detention facilities shall be designed such that the peak runoff rates will not exceed predevelopment rates for the 2 through 100 year storms, as required by the determined downstream deficiency.

(3) Construction of on-site detention shall not be allowed as an option if such a detention facility would have an adverse effect upon receiving waters in the basin or subbasin in the event of flooding, or would increase the likelihood or severity of flooding problems downstream of the site. [Ord. 846-91 §23, 10/28/1991]

3-5-240 On-Site Detention Design Method.

Response: This project proposed to infiltrate all runoff on site, up to and including the 100 year design storm. No runoff will leave the site so this section does not apply.

(1) The procedure for determining the detention quantities is set forth in Section 4.4 Retention/Detention Facility Analysis and Design, King County, Washington, Surface Water Design Manual, January, 1990, except subchapters 4.4.5 Tanks, 4.4.6 Vaults and Figure 4.4.4G Permanent Surface Water Control Pond Sign. This reference shall be used for procedure only. The design criteria shall be as noted herein. Engineers desiring to utilize a procedure other than that set forth herein shall obtain City approval prior to submitting calculations utilizing the proposed procedure.

(2) For single family and duplex residential subdivisions, stormwater quantity detention facilities shall be sized for the impervious areas to be created by the subdivision, including all residences on individual lots at a rate of 2640 square feet of impervious surface area per dwelling unit, plus all roads which are assessed a surface water management monthly fee under Unified Sewerage Agency rules. Such facilities shall be constructed as a part of the subdivision public improvements. Construction of a single family or duplex residence on an existing lot of record is not required to construct stormwater quantity detention facilities.

(3) All developments other than single family and duplex, whether residential, multi-family, commercial, industrial, or other uses, the sizing of stormwater quantity detention facilities shall be based on the impervious area to be created by the development, including structures and all roads and impervious areas which are assessed a surface water management monthly fee under Unified Sewerage Agency rules. Impervious

surfaces shall be determined based upon building permits, construction plans, site visits or other appropriate methods deemed reliable by City. [Ord. 846-91 §24, 10/28/1991]

3-5-280 Placement of Water Quality Facilities.

Response: No existing or created wetlands are on this site. This section does not apply.

Title III specifies that certain properties shall install water quality facilities for the purpose of removing phosphorous. No such water quality facilities shall be constructed within the defined area of existing or created wetlands unless a mitigation action, approved by the City, is constructed to replace the area used for the water quality facility. [Ord. 846-91 §28, 10/28/1991; Ord. 972-97 § 3, 2/24/1997; Ord. 1068-01 §2, 3/26/2001; Ord. 1068-01, 03/26/2001]

PERMANENT ON-SITE WATER QUALITY FACILITIES

3-5-290 Purpose of Title.

Response: This project proposed to infiltrate all runoff on site with a vegetated facility that is also designed for water quality.

The purpose of this title is to require new development and other activities which create impervious surfaces to construct or fund on-site or off-site permanent water quality facilities to reduce the amount of phosphorous entering the storm and surface water system. [Ord. 846-91 §29, 10/28/1991]

3-5-300 Application of Title.

Response: This project proposed to infiltrate all runoff on site with a vegetated facility that is also designed for water quality.

Title III of this Chapter shall apply to all activities which create new or additional impervious surfaces, except as provided in TMC 3-5.310. [Ord. 846-91 §30, 10/28/1991]

3-5-310 Exceptions.

Response: This section does not apply.

(1) Those developments with application dates prior to July 1, 1990, are exempt from the requirements of Title III. The application date shall be defined as the date on which a complete application for development approval is accepted by the City in accordance with City regulations.

(2) Construction of one and two family (duplex) dwellings are exempt from the requirements of Title III.

(3) Sewer lines, water lines, utilities or other land development that will not directly increase the amount of storm water run-off or pollution leaving the site once construction has been completed and the site is either restored to or not altered from its approximate original condition are exempt from the requirements of Title III. [Ord. 846-91 §31, 10/28/1991]

3-5-320 Definitions.

Response: Not sure what response is needed.

(1) "Stormwater Quality Control Facility" refers to any structure or drainage way that is designed, constructed and maintained to collect and filter, retain, or detain surface water run-off during and after a storm event for the purpose of water quality improvement. It may also include, but is not limited to, existing features such as constructed wetlands, water quality swales, low impact development approaches ("LIDA"), and ponds which are maintained as stormwater quality control facilities.

(2) "Low impact development approaches" or "LIDA: means stormwater facilities constructed utilizing low impact development approaches used to temporarily store, route or filter run-off for the purpose of improving water quality. Examples include; but are not limited to, Porous Pavement, Green Roofs, Infiltration Planters/Rain Gardens, Flow-Through Planters, LIDA Swales, Vegetated Filter Strips, Vegetated Swales, Extended Dry Basins, Constructed Water Quality Wetland, Conveyance and Stormwater Art, and Planting Design and Habitats.

(3) "Water Quality Swale" means a vegetated natural depression, wide shallow ditch, or constructed facility used to temporarily store, route or filter run-off for the purpose of improving water quality.

(4) "Existing Wetlands" means those areas identified and delineated as set forth in the Federal Manual for Identifying the Delineating Jurisdictional Wetlands, January, 1989, or as amended, by a qualified wetlands specialist.

(5) "Created Wetlands" means those wetlands developed in an area previously identified as a non-wetland to replace, or mitigate wetland destruction or displacement.

(6) "Constructed Wetlands" means those wetlands developed as a water quality or quantity facility, subject to change and maintenance as such. These areas must be clearly defined and/or separated from existing or created wetlands. This separation shall preclude a free and open connection to such other wetlands. [Ord. 846-91 §32, 10/28/1991; Ord. 1319-11 §1, 3/28/2011]

3-5-330 Permit Required.

Response: An erosion control permit will be attained prior to construction.

Except as provided in TMC 3-5-310, no person shall cause any change to improved or unimproved real property that will, or is likely to, increase the rate or quantity of run-off or pollution from the site without first obtaining a permit from the City and following the conditions of the permit. [Ord. 846-91 §33, 10/28/1991]

3-5-340 Facilities Required.

Response: This section does not apply.

For new development, subject to the exemptions of TMC 3-5-310, no permit for construction, or land development, or plat or site plan shall be approved unless the conditions of the plat, plan or permit approval require permanent stormwater quality control facilities in accordance with this Title III. [Ord. 846-91 §34, 10/28/1991; Ord. 1323-11 §1, 6/13/2011]

3-5-345 Inspection Reports.

Response: Inspection Reports will be submitted as required.

The property owner or person in control of the property shall submit inspection reports annually to the City for the purpose of ensuring maintenance activities occur according to the operation and maintenance plan submitted for an approved permit or architectural review. [Ord. 1319-11§6, 3/28/2011]

3-5-350 Phosphorous Removal Standard.

Response: The water quality / infiltration facility is designed to the latest CWS requirements and will meet all design parameters.

The stormwater quality control facilities shall be designed to remove 65 percent of the phosphorous from the runoff from 100 percent of the newly constructed impervious surfaces. Impervious surfaces shall include pavement, buildings, public and private roadways, and all other surfaces with similar runoff characteristics. [Ord. 846-91 §35, 10/28/1991]

3-5-360 Design Storm.

Response: The water quality / infiltration facility is designed to the latest CWS requirements and will meet all design parameters.

The stormwater quality control facilities shall be designed to meet the removal efficiency of TMC 3-5-350 for a mean summertime storm event totaling 0.36 inches of precipitation falling in four hours with an average return period of 96 hours. [Ord. 846-91 §36, 10/28/1991]

3-5-370 Design Requirements.

Response: The water quality / infiltration facility is designed to the latest CWS requirements and will meet all design parameters.

The removal efficiency in TDC Chapter 35 specifies only the design requirements and are not intended as a basis for performance evaluation or compliance determination of the stormwater quality control facility installed or constructed pursuant to this Title III. [Ord. 846-91 §37, 10/28/1991]

3-5-380 Criteria for Granting Exemptions to Construction of On-Site Water Quality Facilities.

Response: This section does not apply.

On-site facilities shall be constructed as required by OAR 340-41-455, unless otherwise approved by the City on a case by case basis due to the size of the development, topography, or other factors causing the City to determine that the construction of onsite permanent stormwater treatment systems is impracticable or undesirable. Determinations by the City may be based upon, but not limited to, consideration of the following factors:

Site topography, geological stability, hazards to public safety, accessibility for maintenance, environmental impacts to sensitive areas, size of the site and development, existence of a more efficient and effective regional site within the basin capable of serving the site, and consistency with sub-basin master plan.

A regional public facility may be constructed to serve private non-residential development provided:

(1) The facility serves more than one lot; and

(2) All owners sign a stormwater facility agreement; and

(3) Treatment accommodates reasonable worst case impervious area for full build-out, stormwater equivalent to existing or proposed roof area is privately treated in LIDA facilities, and any detention occurs on each lot. [Ord. 846-91 §38, 10/28/1991; Ord. 1323-11 §2, 06/13/2011]

3-5-390 Facility Permit Approval.

Response: A facility permit will be attained prior to construction.

A stormwater quality control facility permit shall be approved only if the following are met:

(1) The plat, site plan, or permit application includes plans and a certification prepared by an Oregon registered, professional engineer that the proposed stormwater quality control facilities have been designed in accordance with criteria expected to achieve removal efficiencies for total phosphorous required by this Title III. Clean Water Services

Design and Construction Standards shall be used in preparing the plan for the water quality facility; and

(2) The plat, site plan, or permit application shall be consistent with the areas used to determine the removal required in TMC 3-5-350; and

(3) A financial assurance, or equivalent security acceptable to the City, is provided by the applicant which assures that the stormwater quality control facilities are constructed according to the plans established in the plat, site plan, or permit approval. The financial assurance may be combined with our financial assurance requirements imposed by the City; and

(4) A stormwater facility agreement identifies who will be responsible for assuring the long term compliance with the operation and maintenance plan. [Ord. 846-91 §39, 10/28/1991; Ord. 1323-11 §3, 06/13/2011]

3-5-400 System Development Charge.

Response: All SDC's will be paid prior to construction.

If under TMC 3-5-380, an on-site facility will not be constructed, the Storm and Surface Water System Development Charge shall be paid. [Ord. 846-91 §40, 10/28/1991]

3-5-410 Permit Fee.

Response: All review fees will be paid prior to construction.

The City shall collect a reasonable fee established by the Council by resolution for the review of plans, administration, enforcement and field inspection to carry out the provisions of this title. [Ord. 846-91 §41, 10/28/1991]

3-5-420 Residential Developments.

Response: This section does not apply.

The permanent stormwater quality control facilities for the construction of any single family and duplex subdivision shall be adequately sized for the public improvements of the subdivision and for the future construction of single family and duplex houses on the individual lots at a rate of 2,640 square feet of impervious surface per dwelling unit. [Ord. 846-91 §42, 10/28/1991]

3-5-430 Placement of Water Quality Facilities.

Response: No existing or created wetlands are on this site. This section does not apply.

No water quality facilities shall be constructed within the defined area of existing or created wetlands unless a mitigation action is approved by the City, and is constructed to replace the area used for water quality. [Ord. 846-91 §43, 10/28/1991]

STANDARD SPECIFICATIONS FOR BUILDING AND SIDE SEWERS

3-5-440 General Provisions.

Response: Sewer installation will meet these requirements.

(1) The specifications contained in this Title III, together with the State of Oregon Uniform Plumbing Code and all other applicable requirements of federal, state and local law, shall govern the installation of all building and side sewers.

(2) No person other than the owner of the property on which the sewer is being installed or a state or DEQ licensed sewer contractor may excavate or dig up such property and install building sewers within the City.

(3) Each single family residence shall be served by a side sewer discharging directly into a public sanitary sewer line. The minimum size of a side sewer shall be 4-inch for PVC and 6-inch for concrete. [Ord. 846-91 §44, 10/28/1991]

3-5-450 Building Sewers.

Response: Sewer installation will meet these requirements. (Note the section I made red I don't believe is applicable for this project)

(1) Materials.

Pipes for building sewers shall be one of the following types or approved equal:

(a) A.B.S. (Acrylonitrile Butadiene Styrene), conforming to ASTM D2751.

(b) P.V.C. (Polyvinyl Chloride), con-forming to ASTM D3034.

(c) Concrete conforming to ASTM C-14, Class 2.

(d) Ductile iron or cast iron conforming to Class 50.

(2) Joints.

The ends of pipes, collars, gaskets and retaining clamps shall be kept clean and free of foreign material when pipe is laid. All joints shall be made watertight and gastight.

(3) Cleanouts.

All changes in direction shall be made with long radius bends, 45?, 22-1/2?, tee or wye branches with straight-through opening plugged for a cleanout. Cleanouts shall be

installed in the building sewer between the building outlet and the side sewer when the distance is greater than 100 feet. All bends within the sewer shall not exceed 135? without an additional cleanout. Cleanouts shall be plugged to prevent entrance of dirt, roots, or ground water. Plugs shall be sealed with rubber gaskets and secured against back pressure.

(4) Size.

The minimum size of any building sewer shall be determined on the basis of the total number of fixture units drained by such sewer in accordance with Table 4-3 of the Oregon State Plumbing Code.

(5) Installation.

(a) Connection. Where two buildings are adjacent to one another on the same lot, each building shall have a separate connection pipe to the receiving line. The pipes from each building shall be in separated ditches to point of connection on the receiving line. A duplex may be served by one side sewer providing that a deed restriction is placed on the property requiring the owners thereof to be jointly responsible for maintenance of the building sewers and side sewer. A copy of the deed restriction shall be submitted at the time of sewer permit application. No roof, surface, foundation, footing or other ground water drain shall be connected to the sanitary system.

(b) Connection to Cesspools and Septic Tanks.

(A) Direct connection from all plumbing fixtures in the building to the sanitary sewer system is required.

(B) No connection shall be al-lowed from a cesspool, septic tank, or kitchen grease trap to the building sewer.

(C) When a private sewage disposal system is abandoned and no longer to be used, all septic tanks, cesspools, and similar private systems shall be pumped and backfilled in accordance with the Department of Environmental Quality regulations.

(6) Excavation.

All excavations required for the installation of a building sewer shall be open trench work unless otherwise approved by the City.

(7) Alignment.

All pipe shall be true to grade with the bells upgrade. Pipe shall be carefully centered prior to jointing. The bottom of the trench shall be smooth and free from rocks which may injure the pipe. The pipe shall be laid on four inches of 3/4-inch minus crushed rock

throughout its entire length, and any such piping laid in fill shall be laid on a bed of approved materials and shall be adequately supported to the satisfaction of the City.

(8) Grade.

All sewers shall be laid on a grade of not less than l/4 inch per foot for a 4-inch pipe and 3/16-inch per foot for a 6-inch pipe.

(a) Special Release. If the grade of the side sewer or building sewer is to be less than l/4 inch per foot for a 4-inch pipe, or 3/16-inch per foot for a 6-inch pipe, the property owner shall sign and acknowledge a grade release in a form approved by the City. The effect of such form shall be to release the City from all future claims for damages due to the installation of said sewer. If there is doubt about the grade, a grade release shall be procured before the pipe is laid. If upon inspection the grade is inadequate, the grade release shall be filed with the City Engineer before backfilling takes place. In all special cases, the installation of a backwater valve will be required.

(b) Elevation. In any buildings, structures, or premises in which the house waste drain is too low to permit gravity flow to the sewer, the sewage may with the approval of the City be lifted by artificial means and discharged to the sewer. Wherever a situation exists involving an unusual danger of back-up, the City may prescribe the minimum elevation at which the house drain may be discharged to the public sewer. Sewers below such mini-mum elevation shall be lifted by artificial means, or if approved by the City, a back-water sewage valve may be installed. The effective operation of the back-water valve shall be the responsibility of the owner of the property served.

(9) Backfill.

If common material is available which is free from rocks one inch in diameter, it may be used to backfill the remainder of the ditch. If suitable material is not available, 3/4-inch minus granular material shall be used to backfill the trench to a point 6 inches above the top of the pipe. The remainder of the ditch may then be backfilled with common material.

A modified method of backfilling shall be used where the house service laterals cross lawn, shrub, or planting areas be-tween the curb and the property line. In this area, backfill shall be modified so that a minimum of 18 inches and a maximum of 36 inches of compacted top soil shall be provided in the upper portions of the trench. The lower portions of the trench shall be backfilled as described above.

(10) Cover.

Cover on private property shall be not less than 12 inches from top of pipe to finished grade.

(11) Sewer and Water Lines.

Building sewers or drainage piping of materials which are not approved for use within a building shall not be laid in the same trench with water service pipes unless both of the following requirements are met.

(a) Separation. The bottom of the water pipe, at all points, shall be at least 12 inches above the top of the sewer line.

(b) Placement. The water pipe shall be placed on a shelf excavated at one side of the common trench.

(12) Testing.

All building sewers shall be tested for leakage 15 minutes prior to the City inspection and prior to backfilling the trench. Sewers shall be tested by plugging the building sewer at its point of connection with the side sewer and completely filling the building sewer with water from the lowest point to the highest point thereof. The building sewer shall be watertight and have no visible leakage.

A tee shall be installed at the property line at the expense of the installer. After the test is complete, a plug shall be inserted in the tee. After a satisfactory test has been performed, the trench shall be backfilled. [Ord. 846-91 §45, 10/28/1991]

3-5-460 Installation of Side Sewers.

Response: Sewer installation will meet these requirements.

(1) Material.

(a) Pipes for side sewers shall be one of the following types or approved equal:

(A) PVC (Polyvinyl chloride), conforming to ASTM D3034.

(B) Concrete conforming to ASTM C-14, Class 2.

(C) Ductile iron conforming to Class 51.

(2) Excavation and Backfill.

All excavation and backfill shall comply with the standards set forth in the City's Public Works Construction Code.

(3) Alignment and Grade.

Side sewers shall be laid in a straight grade and alignment from the main sewer line to the edge of right-of-way or edge of permanent easement. The grade shall be a minimum of two percent. The pipe shall be laid on a pipe base of 4-inches of 3/4 inch-minus

crushed rock. All plastic pipe shall have 3/4 inch-minus rock placed 6-inches over the top of the pipe.

(4) Markings.

The side sewers shall be marked with a detectable underground magnetic tape. The magnetic tape shall be placed from the main pipeline to the end of the side lateral. The magnetic tape shall be green in color and have the following marking depending whether it is a sanitary or storm line:

(a) CAUTION STORM DRAIN BURIED BELOW
(b) CAUTION SEWER BURIED BELOW

A 2 x 4 stake shall be installed at the end of the side sewer extending from the invert of the pipe to the ground surface. A magnetic tape shall be placed alongside the 2 x 4.

(5) Testing.

Sanitary side sewers shall be air tested in accordance with the standards set forth in the City's Public Works Construction Code. [Ord. 846-91 §46, 10/28/1991]

3-5-470 Enforcement.

Response: Noted.

(1) A violation of a provision of this ordinance or failure to comply with any permit or condition of a permit issued under this ordinance is a civil infraction; failure to take immediate steps to correct a condition which is or may result in erosion or water quality degradation or pollution. Failure to implement or comply with an erosion control plan or maintenance plan approved by the City or an amendment thereto is a civil infraction. Each day that a violation of this ordinance exists shall constitute a separate violation. [Ord. 846-91 §47, 10/28/1991; Ord. 1319-11 §2, 3/28/2011]

Title 04: Building

CHAPTER 04-02: FIRE HYDRANT LOCATIONS AND RATES OF FLOW

4-2-010 Hydrants and Water Supply for Fire Protection.

Response: The project is not proposing any new fire hydrants.

(1) Every application for a building permit and accompanying plans shall be submitted to the Building Division for review of water used for fire protection, the approximate

location and size of hydrants to be connected, and the provisions for access and egress for firefighting equipment. If upon such review it is determined that the fire protection facilities are not required or that they are adequately provided for in the plans, the Fire and Life Safety Reviewer shall recommend approval to the City Building Official.

(2) If adequate provisions for such facilities are not made, the Fire and Life Safety Reviewer shall either recommend against approval of the plans or indicate to the applicant in writing where the plans are deficient or recommend approval of plans subject to conditions. [Ord. 510-80 §1, 5/12/80; Ord. 1033-99 §1, 10/25/99; Ord. 1292-09 §6, 11/23/09]

TDC Chapter 60: Light Manufacturing Planning District (ML)

Section 60.010 Purpose.
The purpose of this district is to provide areas of the City that are suitable for industrial uses and compatible with adjacent commercial and residential uses. The district serves to buffer heavy manufacturing uses from commercial and residential areas. The district is suitable for warehousing, wholesaling, and light manufacturing processes that are not hazardous and do not create undue amounts of noise, dust, odor, vibration, or smoke. The district is also suitable for retail sale of products manufactured, assembled, packaged or wholesaled on the site provided the retail sale area, including the showroom area, is no more than 5% of the gross floor area of the building not to exceed 1,500 square feet and, with appropriate restrictions, for retail sale of products not allowed for sale in General Commercial Planning Districts, and office commercial uses where any portion of a legally created lot is within 60 feet of a CO Planning District boundary. Railroad access and screened outdoor storage will be allowed in this district, conforming to defined architectural, landscape, and environmental design standards. In accordance with the Industrial Business Park Overlay District, TDC Chapter 69, and TDC 60.037-60.038 selected small-scale mixed uses that are supportive of and secondary to industrial uses are allowed to provide services to businesses and employees. The purpose is also to allow certain commercial service uses in the Commercial Services Overlay shown in the specific areas illustrated on Map 9-5 and selected commercial uses subject to distance restrictions from residential areas and subject to the Special Commercial Setback from arterial streets as generally illustrated in Map 9-5 and specifically set forth in TDC 60.035. [Ord. 621-84 §5, 2/13/84; Ord. 942-95 §3, 3/27/95; Ord. 1003-98 §2, 4/27/98; Ord. 1046-00 §7, 2/14/00; Ord. 1133-03, 3/24/03; Ord. 1370-14 §2, 03/24/14]

> Response: The site is located in the Light Manufacturing District (ML). The proposed use meets allowed criteria and is compatible with adjacent areas. No additional overlay districts apply to this site.

Section 60.020 Permitted Uses.
No building, structure or land shall be used in this district, except for the following uses as restricted in TDC 60.021:

(1) Assembly, packaging, processing and other treatment of products, such as dairy products, and soft drinks. (2) Assembly and packaging of small electrical and electronic appliances, such as radios, televisions, phonographs, audio, video and computer equipment, and office machines.

(2) Assembly and packaging of small electrical and electronic appliances, such as radios, televisions, phonographs, audio, video and computer equipment, and office machines

(3) Assembly of the following types of products:

(a) Bicycles.

(b) Small electric generators.

(c) Small electric motors.

(d) Marine pleasure craft.

(e) Sashes and doors.

(f) Vending machines.

(4) Child day care center, provided it is in a building with manufacturing, processing, assembling, warehousing or wholesaling uses and provided all exterior walls and outdoor play areas shall be at least 400 feet from the exterior walls and pump islands of any automobile service station, irrespective of any structures in between.

(5) Contractor's office.

(6) Electrical substation.

(7) Electroplating.

(8) Greenways and Natural Areas, including but not limited to bike and pedestrian paths and interpretive stations.

(9) Laboratories: testing, medical, dental, photo, or motion picture, except structural-mechanical testing laboratories.

(10) Laundry, dry cleaning, dyeing or rug cleaning plant (non-retail).

(11) Machine shop, including automotive machine shop, of less than 7,500 gross square feet.

(12) Manufacture of musical instruments, toys and novelties.

(13) Manufacture of pottery and ceramics, using only previously pulverized clay.

(14) Manufacture of the following types of products:

(a) Cabinets.

(b) Furniture.

(c) Mattresses.

(d) Scientific, medical or dental laboratory measuring, analyzing and controlling equipment, and related tools and supplies.

(15) Marijuana facility, subject to the provisions in TDC Chapter 80.

(16) Molding of small products from plastic.

(17) Natural gas pumping station.

(18) Offices for executive, administrative, and professional uses related to the sale or service of industrial products.

(19) Other uses of similar character found by the Planning Director to meet the purpose of this district, as provided in TDC 31.070.

(20) Processing, assembly, packaging, and other treatment of small products manufactured from the following previously prepared or semi-finished materials: bone, hair, fur, leather, feathers, textiles, plastics, glass, wood, paper, cork, wire up to 1/4 inch (0.25") in diameter, rubber, and rubber compounds, precious or semi-precious stones, and similar small products composed of previously prepared or semi-finished materials.

(21) Processing, assembly, packaging, and other treatment of such products as small hand tools, optical goods, hearing aids, and scientific instruments or equipment.

(22) Processing, assembly, packaging, or other treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries.

(23) Production of agricultural crops.

(24) Public works shop and storage yard.

(25) Publishing and printing (non-retail).

(26) Sales of industrial hand tools, industrial supplies such as safety equipment and welding equipment, that are products primarily sold wholesale to other industrial firms or industrial workers.

(27) Sewer and water pump stations, pressure reading stations, water reservoir.

(28) Shared service facilities.

(29) Spinning or knitting of fibers.

(30) Storage of automobiles, boats, buses, trailers, and recreational vehicles, except not allowed in the Special Commercial Setback, TDC 60.035(1-3).

(31) Telephone exchange or switching facility.

(32) Trade or industrial schools.

(33) Transportation facilities and improvements.

(34) Warehousing related to the above uses; and warehousing for merchandise or goods normally sold or owned in commercial or residential planning districts, but excluding direct retail sales to customers from such warehouse structure, and excluding the storage of hazardous materials.

(35) Wireless communication facility.

(36) Wireless communication facility attached.

Response: The proposed development of a Sherwin Williams paint retail store is a permitted use. Although paint stores are not explicitly listed, it has similar characteristics of other uses in the area. There is an existing Sherwin Williams paint store at 19390 SW 90th Ct, Tualatin, OR 97062 is in same district.

Section 60.060 Lot Size.
Except for lots for public utility facilities, natural gas pumping stations and a wireless communication facility 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 20,000 square feet.

(2) The minimum average lot width shall be 100 feet.

(3) The minimum lot width at the street shall be 100 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 TDC 73.400(8) to (12).

(5) The minimum lot width at the street shall be 50 feet on a cul-de-sac street. [Ord. 866-92, §19, 4/27/92; Ord. 965-96, §70, 12/9/96]

Response: Lot size is 23,175 square feet. lot width at street is 216’-5” and lot width is 109’-3”. See provided tax map and A0.1 Site Plan.

Section 60.065 Central Urban Renewal Area - Lot Sizes.
The minimum lot size in the Central Urban Renewal District shall conform to the lot sizes described on Map 9-3. [Ord. 613-83 §3, 12/12/83 Ord. 635-84 §28, 6/11/84; Ord. 694-86 §6, 5/27/86; Ord. 1026-99 §78, 8/9/99; Ord. 1046-00 §12, 2/14/00]

Response: Not Applicable. Site is not located in Central Urban Renewal Area.

Section 60.070 Setback Requirements.

(1) Front yard. The minimum setback is 30 feet. When the front yard is across the street from a residential or Manufacturing Park (MP) district, a front yard setback of 50 feet is required. When a fish and wildlife habitat area is placed in a Tract and dedicated to the City at the City’s option, dedicated in a manner approved by the City to a non-profit conservation organization or is retained in private ownership by the developer, the minimum setback is 10 – 30 feet, as determined in the Architectural Review process, with the exception of front yards across the street from a residential or MP District, provided the buildings are located farther away from fish and wildlife habitat areas.

(2) Side yard. The minimum setback is 0 to 50 feet, as determined in the Architectural Review process. When the side yard is adjacent to a property line or across the street from a residential or Manufacturing Park (MP) district, a side yard setback of 50 feet is required.

(3) Rear yard. The minimum setback is 0 to 50 feet, as determined in the Architectural Review process. When the rear yard is adjacent to a property line or across the street from a residential or Manufacturing Park (MP) district, a rear yard setback of 50 feet is required.

(4) Corner lot yards. The minimum setback is the maximum setback prescribed for each yard for a sufficient distance from the street intersections and driveways to provide adequate sight distance for vehicular and pedestrian traffic at intersections and driveways, as determined in the Architectural Review process.

(5) The minimum parking and circulation area setback is 5 feet, except when a yard is adjacent to public streets or residential or Manufacturing Park District, the minimum setback is 10 feet. No setback is required from lot lines in ingress and egress areas shared by abutting properties in accordance with TDC 73.400(2).

(6) No spur rail trackage shall be permitted within 200 feet of an adjacent residential district.

(7) No setbacks are required at points where side or rear property lines abut a rail-road right-of-way or spur track.

(8) No fence shall be constructed within 10 feet of a public right-of-way.

(9) Setbacks for a wireless communication facility shall be established through the Architectural Review process, shall consider TDC 73.510, shall be a minimum of 5 feet, and shall be set back from an RL District, or an RML District with an approved small lot subdivision, no less than 175 feet for a monopole that is no more than 35 feet in height and the setback shall increase five feet for each one foot increase in height up to 80 feet in height, and the setback shall increase 10 feet for each one foot increase in height above 80 feet. [Ord. 592-83 §93, 6/13/83; Ord. 621-84, 2/13/84; Ord. 862-92, 3/23/92; Ord. 904-93, 9/13/93; Ord. 933-94, 11/28/94; Ord. 965-96, 12/9/96; Ord. 1026-99, 8/9/99; Ord. 1050-00, 3/13/00; Ord. 1098-02, 2/11/02; Ord. 1224-06 §18, 11/13/06]

Response: The proposed building front yard setback is 30’-0”. The side and rear setbacks are set at 5’-0”. See A0.1 site plan for additional information.

Section 60.085 Sound Barrier Construction.

(1) Sound barrier construction shall be used to intercept all straight-line lateral paths of 450 feet or less between a residential property within a residential planning district and any side edge of an overhead door or other doorway larger than 64 square feet, at a minimum height of eight feet above the floor elevation of the doorway.

(2) Sound barrier construction shall be used to intercept all straight-line lateral paths of 450 feet or less between a residential property within a residential planning district and any building mechanical device at a minimum height equal to the height of the mechanical object to be screened.

(3) Sound barrier construction shall consist of masonry walls or earth berms located so as to reflect sound away from, rather than toward, noise sensitive properties. This may include masonry "wing walls" attached to a building, detached masonry walls (such as at the perimeter of the site), earth berms, or combinations of the three.

(4) Wing walls must be at least as tall as the tallest overhead door they are designed to screen at the point where they meet the building. The height of the wall may be reduced along a maximum incline formed by a horizontal distance twice the vertical change in height, or 26.5 degrees from horizontal.

(5) "Straight-line lateral path" shall mean a direct line between two points as measured on a site plan. "Wing wall" shall mean a wall that is attached to a building on one side and meets the screening requirements of (1) and (2) of this section. "Building mechanical device" shall include, but is not necessarily limited to, heating, cooling and ventilation equipment, compressors, waste evacuation systems, electrical transformers, and other motorized or powered machinery located on the exterior of a building.

(6) Where existing structures (on or off site) are located such that they will reflect sound away from residential areas and will function as a sound barrier, on-site sound barrier construction shall not be required, except that at the time such structures are removed, sound barrier construction shall be required.

(7) New construction, including additions or changes to existing facilities, shall comply with the provisions of this section. When additions or changes to existing facilities are proposed, existing structures on the property may be required to comply with the provisions of this section, as determined through the Architectural Review process. Where buildings or outdoor use areas located on more than one parcel are all part of a single use as determined through the Architectural Review process, all of the parcels may be required to comply with the provisions of this section. [Ord. 812-90, §5, 9/24/90]

Response: A sound barrier is not required on this site. All adjacent lots are zoned Light Manufacturing and no residential is located within 450' of the property line.

Section 60.090 Structure Height.

(1) Except as provided in TDC 60.090(2), (3) or (4), no structure shall exceed a height of 50 feet and flagpoles which display the flag of the United States of America either alone or with the State of Oregon flag shall not exceed 100 feet above grade provided that the setbacks are not less than a distance equal to one and one-half times the flagpole height.

(2) The maximum permitted structure height provided in TDC 60.090(1) may be increased to no more than 85 feet, provided that all yards adjacent to the structure are not less than a distance equal to one and one-half times the height of the structure.

(3) Height Adjacent to a Residential District. Where a property line, street or alley separates ML land from land in a residential district, a building, flagpole or wireless communication support structure shall not be greater than 28 feet in height at the required 50 foot setback line. No building or structure, including flagpoles, shall extend above a plane beginning at 28

feet in height at the required 50 foot setback line and extending away from and above the setback line at a slope of 45 degrees, subject always to the maximum height limitation set in TDC 60.090(1) and (2).

(4) Wireless Communication Support Structure. The maximum structure height for a wireless communication support structure and antennas is 100 feet unless the wireless communication support structure and antennas are located within 300 feet of the centerline of I-5, in which case the maximum structure height is 120 feet. [Ord. 792-90 §5, 1/8/90; Ord. 965-96 §72, 12/9/96; Ord. 1026-99 §80, 8/9/99; Ord. 1046-00 §13, 2/14/00; Ord. 1116-02, 08/26/02]

Response: The proposed building is 19'-10" at the top of parapet. No other proposed structures on the site are taller than the building. See A2.0 Building Elevations for more information.

Section 60.100 Access.
All lots created after September 1, 1979, shall abut a public street, except secondary condominium lots, which shall conform to the access provisions in TDC 73.400 and TDC Chapter 75. Lots and tracts created to preserve wetlands, greenways, Natural Areas and Storm Water Quality Control Facilities identified by TDC Chapters 71, 72, Figure 3-4 of the Parks and Recreation Master Plan and the Surface Water Management Ordinance, TMC Chapter 3-5, as amended, respectively, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan, may not be required to abut a public street. [Ord. 872-92 §16, 6/29/92; Ord. 979-97 §25, 7/14/97; Ord. 1026-99 §81, 8/9/99; Ord. 1046-00 §14, 2/14/00]

Response: Not applicable. Lot was annexed into Tualatin on January 8, 1975. http://library.oregonmetro.gov/annexation/BC779.pdf

TDC Chapter 73: Community Design Standards

DESIGN STANDARDS

Section 73.140 Site Planning - Commercial, Industrial, Public and Semi-Public Uses.
Purpose.

The purpose of commercial, industrial, public and semi-public site planning design objectives is to implement the purposes and objectives of TDC 73.020(2)by focusing on the placement, design and relationship of proposed site elements such as buildings, vehicular parking and circulation areas, bikeways and bike parking, accessways, walkways, buffer areas and landscaping. [Ord. 862-92, §51, 3/23/92; Ord. 895-93, §7, 5/24/93]

Response: Proposed development will meet all applicable standards.

Section 73.150 Objectives.
All commercial, industrial, public and semi-public projects should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Site elements shall be placed and designed, to the maximum extent practicable, to:

(1) Provide convenient walkways and crosswalks which separate pedestrians from vehicles and link primary building entries to parking areas, other on-site buildings and the public right-of-way.

Response: Proposed development provides walkway from building to public right of way.

(2) Avoid barriers to disabled individuals.

Response: ADA compliant ramps and parking have been provided on this site.

(3) Locate and design drive-through facilities in a manner which does not conflict with pedestrian routes or other vehicular circulation and minimizes adverse impacts on adjacent properties.

Response: N/A. Proposed development does not have a drive through facility.

(4) Break up parking areas with landscaping (trees, shrubs and walkways) and buildings to lessen the overall impact of large paved areas.

Response: Proposed development meets all required landscaping standards for parking areas. See A0.1 Site Plan

(5) Utilize landscaping in parking areas to direct and control vehicular movement patterns, screen headlights from adjacent properties and streets, and lessen the visual dominance of pavement coverage.

Response: Proposed development meets all required landscaping standards for parking areas. See A0.1 Site Plan

(6) Provide vehicular connections to adjoining sites.

Response: N/A. There is no adjoining site. This site provides connections to SW 8th Ave.

(7) Emphasize entry drives into commercial complexes and industrial park developments with special design features, such as landscaped medians, water features and sculptures.

Response: The site is relatively small. Entry drives are easily identified from right of way.

(8) Locate, within parking lots, pedestrian amenities and/or landscaping in areas which are not used for vehicle maneuvering and parking.

Response: Proposed development meets all required landscaping standards for parking areas. See A0.1 Site Plan

(9) Encourage outdoor seating areas which provide shade during summer and sun during winter, trash receptacles and other features for pedestrian use. Plantings with a variety of textures and color are encouraged.

Response: Proposed development does not provide a seating area.

(10) Create opportunities for, or areas of, visual and aesthetic interest for occupants and visitors to the site.

Response: Proposed development meets all required landscaping standards for parking areas. See A0.1 Site Plan

(11) Conserve, protect and restore fish and wildlife habitat areas, and maintain or create visual and physical corridors to adjacent fish and wildlife habitat areas.

Response: This site is not adjacent to fish and wildlife habitat areas.

(12) Provide safe pathways for pedestrians to move from parking areas to building entrances.

Response: Proposed design has adequate pedestrian circulation. See A0.1 Site Plan.

(13) Design the location of buildings and the orientation of building entrances for commercial, public and semi-public uses such as churches, schools and hospitals to provide adequate pedestrian circulation between buildings and to provide preferential access for pedestrians to existing or planned transit stops and transit stations.

Response: Proposed design has adequate pedestrian circulation. See A0.1 Site Plan.

(14) Provide accessways between commercial, public and semi-public development and publicly-owned land intended for general public use; arterial and collector streets where a transit stop and/or a bike lane is provided or designated; and abutting residential, commercial and semi-public property.

Response: N/A. No accessway is proposed.

(15) Provide accessways between industrial development and abutting greenways where a bikeway or pedestrian path is provided or designated.

Response: N/A. No accessway is proposed.

(16) Accessways should be designed and located in a manner which does not restrict or inhibit opportunities for developers of adjacent properties to connect with an accessway, and provide continuity from property to property for pedestrians and bicyclists to use the accessway.

Response: N/A. No accessway is proposed.

(17) Provide preferential parking for carpool and vanpools to encourage employees to participate in carpools and vanpools.

Response: There is 1 proposed carpool parking space. See A0.1 Site Plan.

(18) Screen elements such as mechanical and electrical equipment, above ground sewer or water pump stations, pressure reading stations and water reservoirs from view.

Response: All mechanical equipment will be screened per code.

(19) Parking structure exteriors and underground parking should be designed to be harmonious with surrounding buildings and architecturally compatible with the treatment of buildings they serve.

Response: N/A. No parking structure is proposed.

(20) When a fish and wildlife habitat area abuts or is on the subject property the applicant and decision authority for a development application should consider locating buildings farther away from the fish and wildlife habitat area. [Ord. 635-84, § 36, 6/11/84; Ord. 649-84, §7, 11/26/84; Ord. 661-85, §10, 3/25/85; Ord. 827-91, §6 and 7, 3/25/91; Ord. 849-91, §38 and 39, 11/25/91; Ord. 862-92, §51, 3/23/92; Ord. 895-93, §8, 5/24/93; Ord. 904-93, §47, 9/13/93; Ord. 920-94, §17, 4/11/94; Ord. 965-96, §82, 12/9/96; Ord. 979-97, §52, 7/14/97; Ord. 1097-02, 2/11/02; Ord. 1224-06 §22, 11/13/06]

Response: N/A. No fish and wildlife habitat abuts the property.

Section 73.160 Standards.
The following standards are minimum requirements for commercial, industrial, public and semi-public development, and it is expected that development proposals shall meet or exceed these minimum requirements.

(1) Pedestrian and Bicycle Circulation.

(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 of concrete, asphalt, or a pervious surface

such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;

(ii) walkways shall be provided between the main building entrances and other on-site buildings and accessways. The walkways shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;

(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;

(iv) accessways 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 accessway connection exists; and to abutting publicly-owned land intended for general public use, including schools;

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

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

(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.

Response: A 6' walkway has been provided from the entrance of the building to the public right of way on SW Tualatin Sherwood Road. Bike facilities are located at the front entrance. No fences or gates are proposed on site that would inhibit pedestrian circulation. See A0.1 site plan.

(b) For Industrial Uses:

(i) a walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet wide and constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.

(ii) Walkways through parking areas, drive aisles and loading areas shall have a different appearance than the adjacent paved vehicular areas.

(iii) Accessways shall be provided as a connection between the development's walkway and bikeway circulation system and an adjacent bike lane;

(iv) Accessways may be gated for security purposes;

(v) 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.

Response: N/A. Not and industrial use.

(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.

Response: Curb ramps are provided when crossing curbs. See A0.1 site plan.

(d) Accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private access-ways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody mate-rial, and be ADA compliant, if applicable.

Response: N/A. No accessways are proposed on this site.

(e) Accessways 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 accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's re-view and approval.

Response: N/A. No accessways are proposed on this site.

(f) Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland.

Response: N/A. No accessways are proposed on this site.

(g) Accessways shall be constructed, owned and maintained by the property owner.

Response: N/A. No accessways are proposed on this site.

(2) Drive-up Uses.

(a) Drive-up uses shall provide a minimum stacking area clear of the public right-of-way and parking lot aisles from the window serving the vehicles as follows:

(i) Banks--each lane shall pro-vide a minimum capacity for five automobiles.

(ii) Restaurants--each lane shall provide a minimum capacity for eight automobiles.

(iii) Other Drive-Up Uses--each lane shall provide a minimum capacity for two to eight automobiles, as determined through the architectural review process.

(iv) For purposes of this Section, an automobile shall be considered no less than twenty feet in length. The width and turning radius of drive-up aisles shall be approved through the architectural review process.

Response: N/A. No drive-up uses are proposed on this site.

(b) Parking maneuvers shall not occur in the stacking area. The stacking area shall not interfere with safe and efficient access to other parking areas on the property.

Response: N/A. No drive-up uses are proposed on this site.

(c) Locate drive-up aisles and windows a minimum of 50 feet from residential planning districts to avoid adverse impacts. A wall or other visual or acoustic may be required through the architectural review process.

Response: N/A. No drive-up uses are proposed on this site.

(3) Safety and Security.

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

Response: Windows are located on north and east side of the building. The south side does not contain windows due to its interior use of storage, however, security cameras will be set up to monitor the pedestrian and parking areas. Lighting is maintained around the parking and pedestrian areas. See A0.1 site plan and A0.3 Lighting Plan for further information.

(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.

Response: Windows are located on north and east side of the building. The south side does not contain windows due to its interior use of storage, however, security cameras will be set up to monitor the pedestrian and parking areas. Lighting is maintained around the parking and pedestrian areas. See A0.1 site plan and A0.3 Lighting Plan for further information.

(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas.

Response: Lighting is oriented inwards. Cutoffs are provided on fixtures to eliminate shining into the right of way and adjacent properties. See A0.3 Lighting Plan for further information.

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

Response: Lights are provided over all entries and maintained at proper lighting levels. See A0.3 Lighting Plan for further information.

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

Response: Proposed shrubs in parking area will not exceed 30 inches. See L1.0 Landscape Plan.

(f) Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations shall provide a minimum 6' tall security fence or wall.

Response: N/A. Pumping stations are not proposed in this project.

(4) Service, Delivery and Screening.

(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.

Response: All mechanical equipment will located on the roof and screened per required code. Parapets or Envisor roof screens will obscure any visible equipment.

(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.

Response: N/A. No outdoor storage is proposed.

(c) Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations shall be screened with sight-obscuring fences or walls and landscaping.

Response: N/A. No pumping station is proposed.

(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 the OSSC.

Response: All proposed designs meet accessibility standards.

(6) (a) All industrial, institutional, retail and office development on a transit street designated in TDC Chapter 11 (Figure 11-5) shall provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.

Response: A walkway is proposed from the building to the pedestrian sidewalk on SW Tualatin Sherwood Rd.

(b) In addition to (a) above, new retail, office and institutional uses abutting major transit stops as designated in TDC Chapter 11 (Figure 11-5)shall:

(i) locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;

(ii) provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;

(iii) provide a transit passenger landing pad accessible to disabled persons;

(iv) provide an easement or dedication for a passenger shelter as determined by the City; and

(v) provide lighting at the major transit stop. [Ord. 862-92, §51, 3/23/92; Ord. 895-93, §9, 5/24/93; Ord. 898-93, §5, 6/14/93; Ord. 904-93, §48, 49 and 50, 9/13/93; Ord. 947-95, §8, 9, 10 and 11, 7/24/95; Ord. 965-96, §83 and 84, 12/9/96; Ord. 1008-98, §6, 7/13/98; Ord. 1046-00 §35, 2/14/00; Ord. 1103-02, , 3/25/02; Ord. 1224-06 §23, 11/13/06: Ord. 1354-13 §11, 02/25/13]

Section 73.200 Structure Design - Commercial, Industrial, Public and Semi-Public Uses.
Purpose.

The purpose of commercial, industrial, public and semi-public building design objectives and standards is to implement the purpose and objectives of TDC 73.020(2) and are intended to promote functional, safe, innovative and attractive buildings which are compatible with the surrounding environment. This concerns the building form including the articulation of walls and roof design, materials, colors, placement of elements such as windows, doors, mechanical equipment and identification features. [Ord. 705-86, §6, 9/8/86]

Response: The proposed building design has taken into account the above standards. See A2.0 Building Elevations.

Section 73.210 Objectives.
All commercial, industrial, public and semi-public projects should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Buildings shall be designed, to the maximum extent practicable, to:

(1) Minimize disruption of natural site features such as topography, trees and water features.

Response: The lot lacks natural site features. The one existing tree will need to be removed in order to reach parking requirements.

(2) Provide a composition of building elements which is cohesive and responds to use needs, site context, land form, a sense of place and identity, safety, accessibility and climatic factors. Utilize functional building elements such as arcades, awnings, entries, windows, doors, lighting, reveals, accent features and roof forms, whenever possible, to accomplish these objectives.

Response: The building is composed of multiple materials that utilize natural stone and earth tones. Awnings are placed around the building above to accent the entries and provide shelter from the weather and sun. See A2.0 Building Elevations.

(3) Where possible, locate loading and service areas so that impacts upon surrounding areas are minimized. In industrial development loading docks should be oriented inward to face other buildings or other loading docks. In commercial areas loading docks should face outward towards the public right-of-way or perimeter of the site or both.

Response: The loading area is located on the south end of the building and does not face the public right of way. See A0.1 Site Plan.

(4) Enhance energy efficiency in commercial and industrial development through the use of landscape and architectural elements such as arcades, sunscreens, lattice, trellises, roof overhangs and window orientation.

Response: Windows are placed on the north side of the building which eliminate heat gain and awnings on the east side provide some shade in the early hours. There are no windows on the south or west elevation.

(5) Locate and design entries and loading/service areas in consideration of climatic conditions such as prevailing winds, sun and driving rains.

Response: Windows were placed on the north and east side to reduce solar heat gain in the summer and protect the product. Awnings are places over the entries to protect from weather.

(6) Give consideration to organization, design and placement of windows as viewed on each elevation having windows. Surveillance over parking areas from the inside, as well as visual surveillance from the outside in, should be considered in window placement.

Response: Windows were placed on the north and east side to reduce solar heat gain in the summer and protect the product. Awnings are places over the entries to protect from weather.

(7) Select building materials which contribute to the project's identity, form and function, as well as to the surrounding environment.

Response: The building is composed of multiple materials that utilize natural stone and earth tones. General commercial aesthetics match existing context.

(8) Select colors in consideration of lighting conditions and the context under which the structure is viewed, the ability of the material to absorb, reflect or transmit light and the color's functional role (e.g., to identify and attract business, aesthetic reasons, image-building).

Response: The building is composed of multiple materials that utilize natural stone and earth tones. General commercial aesthetics match existing context

(9) Where possible, locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.

Response: Windows are located on north and east side of the building. The south side does not contain windows due to its interior use of storage, however, security cameras will be set up to monitor the pedestrian and parking areas.

(10) Where practicable locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way or other public areas. [Ord. 904-93, §51, 9/13/93; Ord. 1097-02, 2/11/02]

Response: Windows are located on north and east side of the building facing SW Old Tualatin-Sherwood Road and SW 89th Ave.

Section 73.220 Standards.
The following standards are minimum requirements for commercial, industrial, public and semi-public development and it is expected that development proposals shall meet or exceed these minimum requirements.

(1) Safety and Security.

(a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas without shining into public rights-of-way or fish and wildlife habitat areas.

Response: Lighting is oriented inwards. Cutoffs are provided on fixtures to eliminate shining into the right of way and adjacent properties. See A0.3 Lighting Plan for further information.

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

Response: Lights are provided over all entries and maintained at proper lighting levels. See A0.3 Lighting Plan for further information.

(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. [Ord. 904-93, §52, 9/13/93; Ord. 20-94, §18, 4/11/94; Ord. 1224-06 §24, 11/13/06]

Response: Proposed shrubs in parking area will not exceed 30 inches. See L1.0 Landscape Plan.

Section 73.221 Purpose and Objectives.

(1) Purpose. The purpose of fence de-sign standards in the RL and RML Planning Districts for access-restricted lot lines and property lines abutting major and minor collector and arterial and expressway streets and interstate highways (I-5 or I-205) is to implement the community design objectives of TDC 10.020.

Response: N/A. There is no proposed fence.

(3) Objectives. Fences shall be designed to the maximum extent practicable, to achieve the following:

Response: N/A. There is no proposed fence.

(a) Rear yards and side yards adjacent collector, arterial and expressway streets and interstate highways shall be screened from public view.

(b) Fences shall be constructed of highly durable materials that are low-maintenance and weather-resistant.

(c) Fence materials and design shall be compatible and harmonious with the required fence design type detailed in TDC 34.330 and 34.340. The design shall incorporate stone-look or brick-look elements. Colors shall be subdued and natural earth-tones, brown-tones, or grey-tones. [Ord. 1244-07 §5, 7/23/07, Ord. 1285-09 §4, 7/13/09]

Section 73.222 Fence Standards.

Minimum requirements for construction of fences in a RL or a RML Planning District, where an access-restricted lot line or property line abuts a public street right-of-way classified as a major or minor collector or arterial or expressway street, or a property line of a state-owned interstate highway are set forth in TDC 34.330 and 34.340. [Ord. 1244-07 §6, 7/23/07, Ord. 1285-09 §5, 7/13/09]

Response: N/A. There is no proposed fence.

Section 73.225 Mixed Solid Waste and Source Separated Recyclables Storage Areas for New or Expanded Multi-Unit Residential, Including Townhouses, Commercial, Industrial, Public and Semi-Public Development.
Purpose.

The purpose of mixed solid waste and source separated recyclables storage areas objectives and standards is to implement the purposes and objectives of TDC 73.020(2). The objectives and standards are intended to be flexible, easy and efficient to administer, and allow creativity. [Ord. 898-93, §6, 6/14/93. Ord. 1025-99, §39, 7/26/99; Ord. 1097-02, 2/11/02]

Response: A 160 SF trash enclosure will be proved on site.

Section 73.226 Objectives.
All new or expanded multi-family, including townhouses, commercial, industrial, public and semi-public projects should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Townhouses may necessitate a different balancing than multi-family developments such as apartments. Mixed solid waste and source separated recyclable storage areas shall be designed to the maximum extent practicable, to:

(1) Screen elements such as garbage and recycling containers from view.

Response: A 160 SF trash enclosure will be proved on site and conceal containers.

(2) Ensure storage areas are centrally located and easy to use.

Response: Trash enclosure is easily accessible. See A0.1 Site Plan.

(3) Meet dimensional and access requirements for haulers.

Response: Trash enclosure will meet hauler requirements. See trash hauler letter.

(4) Designed to mitigate the visual impacts of storage areas.

Response: Trash enclosure will be constructed of the same material as the buildings and painted to match.

(5) Provide adequate storage for mixed solid waste and source separated recyclables.

Response: Trash enclosure will meet hauler requirements. See trash hauler approval letter.

(6) Improve the efficiency of collection of mixed solid waste and source separated recyclables. [Ord. 898-93, §7, 6/14/93. Ord. 1025-99, §40, 7/26/99; Ord. 1097-02, 2/11/02]

Section 73.227 Standards.
The following standards are minimum requirements for mixed solid waste and source separated recyclables storage areas. To provide for flexibility in designing functional storage areas, this section provides four different methods to meet the objectives of providing adequate storage for mixed solid waste and source separated recyclables and improving the efficiency of collection. An applicant shall choose and implement one of the following four methods to demonstrate compliance: 1) minimum standards; 2) waste assessment; 3) comprehensive recycling plan; or 4) franchised hauler review, as more fully described in subsections (2), (3), (4) and (5) of this section.

(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.

Response: N/A. Not method used.

(2) Minimum Standards Method. This method specifies a minimum storage area requirement based on the size and general use category of the new or expanded development. This method is most appropriate when specific use of a new or expanded development is not known. It provides specific dimensional standards for the minimum size of storage areas by general use category.

(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.

(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 or 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.

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

(iii) The specific requirements are based on an assumed storage area height of 4 feet for mixed solid waste and source separated recyclables. Vertical storage higher than 4 feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical

or stacked storage is proposed, submitted plans shall include drawings to illustrate the layout of the storage area and dimensions for containers.

(iv) Multi-family residential developments containing 5-10 units shall provide a minimum storage area of 50 square feet. Multi-family residential developments containing more than 10 units shall provide 50 square feet plus an additional 5 square feet per unit for each unit above 10.

(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.

Response: N/A. Not method used.

(3) Waste Assessment Method. This method tailors the storage area size to a waste assessment and management program for the specific user of a new or expanded building. It is most appropriate when the specific use of a building is known and the type and volume of mixed solid waste to be generated can be estimated. A pre-application conference is required if the waste assessment method is proposed. The applicant shall obtain a waste assessment form from the Planning Department. The form shall be used to estimate the volumes of both mixed solid waste and source separated recyclables generated. From this information, the applicant can design a specific management, storage and collection system.

Techniques such as a compactor or cardboard baler may be implemented to minimize the square footage of the storage area. If this method of compliance is selected the waste assessment form shall be completed and submitted as part of the Architectural Review application. The plans must identify the size and location of interior, or exterior storage area(s) or both, specialized equipment to be used, and collection schedule required to accommodate the volumes of waste projected in the waste assessment. The application shall demonstrate that the mixed solid waste and source separated recyclable volumes expected to be generated can be stored in less space than required by the Minimum Standards Method. If the application does not demonstrate that the waste assessment method requires less space, through the Architectural Review process the minimum standards method may be required. The waste assessment method shall be reviewed and approved as part of the Architectural Review process.

Response: N/A. Not method used.

(4) Comprehensive Recycling Plan Method. The comprehensive recycling plan method is most appropriate when an applicant has independently developed a comprehensive recycling plan which addresses mixed solid waste and source separated recyclable collection and storage for the proposed use. This method can be used when a

comprehensive recycling plan has been developed for a specific development. It is most suited to uses such as hospitals, schools and industrial developments. The comprehensive recycling plan shall be submitted at the time plans are submitted for Architectural Review. The applicant shall submit plans and text that show how mixed solid waste and source separated recyclables generated by the proposed development will be served under a comprehensive recycling plan.

The application shall also demonstrate that the mixed solid waste and source separated recyclables volumes expected to be generated can be stored in less space than is required by the Minimum Standards Method. If the application does not demonstrate that the comprehensive recycling plan method requires less space, through the Architectural Review process the minimum standards method may be required. The comprehensive recycling plan method shall be reviewed and approved as part of the Architectural Review process.

Response: N/A. Not method used.

(5) Franchised Hauler Review Method. The franchised hauler review method provides for a coordinated review of the pro-posed site plan by the franchised hauler serving the subject property. This method can be used when there are unique conditions associated with the site, use, or waste stream that make compliance with any of the three other methods impracticable. The objective of this method is to match a specific hauler program (types of equipment, frequency of collection, etc.) to the unique characteristic(s) of the site or development. The applicant shall coordinate with the franchised hauler to develop a plan for storage and collection of mixed solid waste and source separated recyclables to be generated. A narrative describing how the proposed site meets one or more unique conditions, plus site plan and architectural drawings showing the size and location of storage area(s) required to accommodate anticipated volumes shall be submitted for Architectural Review. Additionally, a letter from the franchised hauler shall be submitted with the application that de-scribes the level of service to be provided by the hauler, including any special equipment and collection frequency, which will keep the storage area from exceeding its capacity. For purposes of this subsection the following constitute unique conditions:

(a) Use of either of the three other methods of compliance would interfere with the use of the proposed development by reducing the productive space of the proposed development, or make it impossible to comply with the minimum off-street parking requirements of the underlying planning district, or

(b) The site is of an irregular shape or possesses steep slopes that do not allow for access by collection vehicles typically used by the franchised hauler to serve uses similar in size and scope to the proposed use, or

(c) The proposed use will generate unique wastes that can be stacked, folded, or easily consolidated without the need for specialized equipment, such as a

compactor, and can therefore be stored in less space than is required by the Minimum Standards Method.

If the application does not demonstrate that the franchised hauler method requires less space, through the Architectural Review process the minimum standards method may be required. The franchised hauler method shall be reviewed and approved as part of the Architectural Review process.

Response: We are currently working with the franchise provider to obtain approval. We have included the correspondence in the submittal package. At this time, we believe the size of the enclosure is appropriate for the needs of the tenant, but will continue discussion to verify that the enclosure is sized for the bins that will be needed. We have adjusted the location of the enclosure in response to the franchies' concern.

(6) Location, Design and Access Standards for Storage Areas. The following location, design and access standards are applicable for storage areas:

(a) Location Standards

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

Response: Trash enclosure will house both trash and recycling.

(ii) Indoor and outdoor storage areas shall comply with Building and Fire Code requirements.

Response: Trash enclosure complies with fire code.

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

Response: There is only 1 exterior trash enclosure.

(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.

Response: Trash enclosure complies with setbacks and is more than 30' away from front yard. See A0.1 Site Plan.

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

Response: Trash enclosure is easily visible from right of way and security cameras will be located on south side of building. See A0.1 Site Plan.

(vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process. Storage areas shall be appropriately screened according to TDC 73.227(6)(b)(iii).

Response: Trash enclosure is in parking area and properly screens containers.

(vii) 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.

Response: Trash enclosure is accessible and does not obstruct vehicle traffic.

(b) Design Standards

(i) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.

Response: Trash enclosure is 160 sf and can accommodate required containers.

(ii) Storage containers shall meet Fire Code standards and be made and covered with water proof materials or situated in a covered area.

Response: Trash enclosure complies with fire code.

(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.

Response: Trash enclosure is 6’ tall and the gate opening is 10’ wide.

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

Response: Trash enclosure is on concrete.

(v) Storage areas and containers shall be clearly labeled to indicate the type of material accepted.

Response: Trash enclosure will be properly labeled.

(c) Access Standards

(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.

Response: Trash enclosure access is not limited at any time of day.

(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.

Response: Trash enclosure is easily accessible and is not covered.

(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. [Ord. 898-93, §8, 6/4/93]

Response: Trash enclosure is accessible and does require the collection vehicle to back out of a driveway onto a public street. See A0.1 Site Plan.

LANDSCAPING

Section 73.230 Landscaping Standards.
Purpose.

The purpose of this section is to establish standards for landscaping within Tualatin in order to enhance the environmental and aesthetic quality of the City:

(1) By encouraging the retention and protection of existing trees and requiring the planting of trees in new developments;

Response: The one existing tree is to be removed. Trees on adjacent site will be protected during construction. See L1.0 Landscape Plan.

(2) By using trees and other landscaping materials to temper the effects of the sun, wind, noise, and air pollution.

Response: Trees will be planted around perimeter of site adjacent to streets to temper noise and air pollution. Trees will provide shade in parking lot. See L1.0 Landscape Plan.

(3) By using trees and other landscaping materials to define spaces and the uses of specific areas; and

Response: Trees and other landscaping define the spaces. See L1.0 Landscape Plan.

(4) Through the use of trees and other landscaping materials as a unifying element within the urban environment. [Ord. 705-86, §6, Sept. 8, 1986]

Response: Trees and other landscaping will be planted in context of the urban environment and enhance the public walkways. See L1.0 Landscape Plan.

Section 73.231 Landscape Guide-lines for the Central Design District.

(1) Purpose. The purpose of the landscaping guidelines section is to enhance the environmental and aesthetic quality of the Central Design District.

Response: N/A. Not located in Central Design District.

(2) All multi-family residential, commercial, industrial, public and semi-public projects in the Central Design District should strive to meet the Design Guidelines of TDC 73.610 for landscaping to the maxi-mum extent practicable. Landscape Architects and developers shall consider the landscaping elements of TDC 73.610 in designing new projects. In case of conflicts between guidelines and or between guidelines and objectives in TDC Chapter 73, the proposal shall provide a balance. [Ord. 1097-02, 02/11/02]

Response: N/A. Not located in Central Design District.

Section 73.240 Landscaping General Provisions.

(1) The following standards are minimum requirements.

(2) The minimum area requirement for landscaping for conditional uses for RL, RML, RMH, RH and RH/HR Planning Districts, listed in TDC 40.030, 41.030, 42.030, 43.030 and 44.030, excluding 40.030(3), 40.030 (4)(j), 40.030 (4)(m), 40.030 (4)(n) and 41.030(2) shall be twenty-five (25) percent of the total area to be developed. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping shall be twenty (20) percent of the total area to be developed as determined through the AR process.

Response: N/A. Not a conditional use.

(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 land area to be developed, except within the Core Area Parking District, where the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted in accordance with the

planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

Response: Site is in ML district. 32% landscaping is provided on site.

(4) The minimum area requirement for landscaping for uses in IN, CN, CO/MR, MC and MP Planning Districts shall be twenty-five (25) percent of the total land area to be developed. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

Response: N/A. Not in this district.

(5) The minimum area requirement for landscaping for uses in the Industrial Business Park Overlay Planning District and the Manufacturing Business Park Planning District shall be twenty (20) percent of the total land area to be developed.

Response: N/A. Not in this overlay.

(6) The minimum area requirement for landscaping for approved Industrial Master Plans shall be 20% of the total land area to be developed.

Response: N/A.

(7) For properties within the Hedges Creek Wetland Protection District which have signed the "Wetlands Mitigation Agreement", the improved or unimproved wetland buffer area may reduce the required landscaping to 12.5 percent as long as all other landscape requirements are met.

Response: N/A.

(8) Developments not in a Low Density Residential (RL) or Manufacturing Park (MP) Planning District, but which abut an RL or MP Planning District shall provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses in the district and the adjacent Low Density Residential (RL) or Manufacturing Park (MP) Planning District as approved through the Architectural Review process.

Response: N/A.

(9) Yards adjacent to public streets, except as described in the Hedges Creek Wetlands Mitigation Agreement, TDC 73.240(7), shall be planted to lawn or live groundcover and

trees and shrubs and be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.

Response: Landscape will be planted per code with trees and shrubs. Landscape will be maintained by owner. See L1.0 Landscape Plan.

(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.

Response: Landscape will be planted per code with trees and shrubs. See L1.0 Landscape Plan.

(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 be 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. Disturbed soils are encouraged to be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

Response: Landscape has been designed so that the ground will be cover by grass and other plan material. See L1.0 Landscape Plan.

(12) In the MP District, wetland buffer areas up to 50 feet in width may be counted toward the required percentage of site landscaping, subject to the following:

Response: N/A. Not in this district.

(a) The amount of wetland buffer area which may be counted as landscaping is limited to a maximum of two and one-half percent (2.5 percent) of the total land area to be developed.

(b) All portions of the required buffer area to be counted as landscape shall be within the boundaries of the subject property. No credit may be claimed for wetland buffer areas lying outside the lot lines of the subject parcel.

(c) Where wetlands mitigation in the buffer has not yet occurred at the time of development, the developer shall perform, or bear the cost of, all necessary mitigation work in the course of site development, in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers and the Unified Sewerage Agency.

(d) Where wetlands mitigation in the buffer has already been performed in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of

State Lands and the US Army Corps of Engineers, the developer shall include an enhanced mitigation plan approved by the Oregon Division of State Lands and the Unified Sewerage Agency as part of the Architectural Review submittal. The developer shall complete all work required by the enhanced wetland mitigation plan in conjunction with development of the site.

(13) Landscape plans for required landscaped areas that include fences should carefully integrate any fencing into the plan to guide wild animals toward animal crossings under, over, or around transportation corridors. [Ord. 882-92 §15, 12/14/92; Ord. 890-93 §9, 4/12/93; Ord. 904-93 §53 and 54, 9/13/93; Ord. 993-94 §48, 11/28/94; Ord. 1025-99 §41, 7/26/99; Ord. 1035-99 §16, 11/8/99; Ord. 1070-01 §11, 4/9/01; Ord. 1070-01, 4/9/01; Ord. 1216-06, 7/24/06; Ord. 1224-06 §25, 11/13/06; Ord. 1321-11 §49, 4/25/11]

Response: N/A. No permanent fencing is proposed.

Section 73.250 Tree Preservation.

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

Response: N/A. There are not existing trees on this site to be preserved. Adjacent lot has existing trees that overhang onto this lot and will be protected accordingly.

(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.

Response: Adjacent trees will be protected by tree protection fence. See L1.0 Landscape Plan.

(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.

Response: Adjacent trees will be protected by tree protection fence. See L1.0 Landscape Plan.

(c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in TDC 31.060.

Response: Adjacent trees will be protected by tree protection fence. See L1.0 Landscape Plan.

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

Response: No storage shall be located in drip line of existing trees. See L1.0 Landscape Plan for tree locations.

(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.

Response: During any proposed encroachment of existing trees on the site a qualified arborist will be direct activities.

(f) Tree root ends shall not remain exposed.

Response: Tree root ends shall not remain exposed.

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

Response: Proposed landscaping is compatible with adjacent existing trees. See L1.0 Landscape Plan.

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials. Native trees are encouraged

Response: N/A. No preserved tree is to be removed.

(5) Pruning for retained deciduous shade trees shall be in accordance with National Arborist Association "Pruning Standards For Shade Trees," revised 1979.

Response: Pruning will be in accordance with National Arborist Association.

(6) Except for impervious surface areas, one hundred percent (100%) of the area preserved under any tree or group of trees retained in the landscape plan (as approved through the Architectural Review process) shall apply directly to the percentage of landscaping required for a development. [Ord. 904-93, §55, 9/13/93; Ord. 1224-06, §26, 11/13/06]

Response: There on no preserved trees location on this site. Adjacent lot trees will be protected.

Section 73.260 Tree and Plant Specifications.

(1) The following specifications are minimum standards for trees and plants:

(a) Deciduous Trees:

Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1 1/2") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be characteristically shaped specimens.

Response: Deciduous trees are specified 1.5" cal. B&B.

(b) Coniferous Trees.

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

Response: Coniferous Trees are not proposed for this project.

(c) Evergreen and Deciduous 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.

Response: Evergreen & deciduous shrubs are specified as minimum 1 gallon size.

(d) Groundcovers.

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.

Response: English ivy is not specified for this project.

(e) Lawns.

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.

Response: Lawn will be a local seed mix and shall provide 100 percent coverage and be weed free.

(2) Landscaping shall be installed in accordance with the provisions of Sunset New Western Garden Book (latest edition), Lane Publishing Company, Menlo Park, California or the American Nurserymen Association Standards (latest edition).

Response: Landscaping will be installed in accordance with the latest edition of the American Nurserymen Association standards.

(3) The following guidelines are suggested to ensure the longevity and continued vigor of plant materials:

(a) Select and site permanent landscape materials in such a manner as to produce a hardy and drought-resistant landscaped area.

(b) Consider soil type and depth, spacing, exposure to sun and wind, slope and contours of the site, building walls and overhangs, and compatibility with existing native vegetation preserved on the site or in the vicinity.

Response: The landscape plan has been designed with these guidelines. Approximately half of the shrubs are native and the remaining plantings are hardy and drought tolerant once established.

(4) All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species.

Response: Noted

(5) All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:

(a) It will not interfere with designated pedestrian or vehicular access; and

(b) It will not constitute a traffic hazard because of reduced visibility. [Ord. 904-93, §57, 9/13/93]

Response: Plantings will be installed and maintained to adhere with visibility standards.

Section 73.270 Grading.

(1) After completion of site grading, top-soil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.

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

(3) Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways.

(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.

Response: Noted

Section 73.280 Irrigation System Required.

Except for townhouse lots, landscaped areas shall be irrigated with an automatic underground or drip irrigation system. [Ord. 1025-99, §42, 7/26/99]

Response: A fully automatic underground irrigation system will be installed.

Section 73.290 Re-vegetation in Un-landscaped Areas.
The purpose of this section is to ensure erosion protection, and in appropriate areas to encourage soil amendment, for those areas not included within the landscape percentage requirements so native plants will be established, and trees will not be lost.

(1) Where vegetation has been removed or damaged in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, vegetation shall be replanted.

(2) Plant materials shall be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons.

(3) The use of native plant materials is encouraged to reduce irrigation and maintenance demands.

(4) Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity. [Ord. 1224-06 §27, 11/13/06]

Response: Noted

Section 73.300 Landscape Standards - Multi-family Uses.
All areas within a development, including townhouses, not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas shall be landscaped. Townhouse developments may include hard surfaces in outdoor areas such as patios and storage areas as determined in the Architectural Review process. [Ord. 1025-99, §43, 7/2/99]

Response: N/A. Not multi family.

Section 73.310 Landscape Standards - Commercial, Industrial, Public and Semi-Public Uses.

(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.

Response: A minimum 5’ setback has been provided along all building perimeters. Pedestrian sidewalks abut the perimeter of the building for ingress and egress. Landscape has been provided in appropriate areas. See A0.1 Site Plan & L1.0 Landscape Plan.

(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.

Response: Noted.

(3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped. [Ord. 882-92, §16, 12/14/92; Ord. 904-93, §58, 9/13/93]

Response: All open areas of the site are landscaped as per this code.

OFF-STREET PARKING LOT LANDSCAPING

Section 73.320 Off-Street Parking Lot Landscaping Standards.

(1) General Provisions. In addition to the goals stated in TDC 73.110 and 73.140, the goals of the off-street parking lot standards are to create shaded areas in parking lots, to reduce glare and heat buildup, provide visual relief within paved parking areas, emphasize circulation patterns, reduce the total number of spaces, reduce the impervious surface area and stormwater runoff and enhance the visual environment. The design of the off-street parking area shall be the responsibility of the developer and should consider visibility of signage, traffic circulation, comfortable pedestrian access, and aesthetics. Trees shall not be cited as a reason for applying for or granting a variance on placement of signs.

Response: All general provisions for off street parking lot standards will be met. See A0.1 Site Plan & L1.0 Landscape Plan.

(2) Application. Off-street parking lot landscaping standards shall apply to any surface vehicle parking or circulation area.
[Ord. 904-93, §59, 9/13/93; Ord. 1224-06 §28, 11/13/06]

Response: All general provisions for off street parking lot standards will be met. See A0.1 Site Plan & L1.0 Landscape Plan.

Section 73.330 Parking Lot Landscaping - Multi-family Uses.

Response: N/A. Not multi family.

(1) Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.

(2) 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.

(3) Except for townhouse lots, a minimum 10-foot landscape setback shall be provided between the property lines and parking areas. This area shall be planted with deciduous trees an average of not more than 30 feet on center and shrubs at least 30 inches in height which provide screening of vehicular headlights. Trees shall meet the requirements of TDC 73.360(7). Native trees and shrubs are encouraged.

(4) Except for townhouse lots, provide a landscaped transition area of at least 10 feet in width between parking and vehicle circulation areas and buildings and shared outdoor areas. Deciduous shade trees located at not less than 30 feet on center shall be located in this transition area. The trees shall meet the requirements of TDC 73.360(7). Groundcover plants mixed with low shrubs must completely cover the remainder of this area within three years. Native trees and shrubs are encouraged. [Ord. 882-92, §17, 12/14/92. Ord. 1025-99, §44, 7/26/99; Ord. 1224-06 §29, 11/13/06]

Section 73.340 Off-Street Parking Lot and Loading Area Landscaping - Commercial, Industrial, Public and Semi-Public Uses, and Residential and Mixed Use Residential Uses within the Central Design District.

(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 underground parking where this provision shall not apply.

Response: All general provisions for off street parking lot standards will be met. See A0.1 Site Plan & L1.0 Landscape Plan.

(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). For conditional uses in multifamily residential planning districts the landscape width shall be at least 10 feet except for uses allowed by TDC 40.030(3), 40.030(5)(j), 40.030(5)(m), 40.030(5)(n) and 41.030(2).

Response: A minimum 5’ setback has been provided along all building perimeters. See A0.1 Site Plan & L1.0 Landscape Plan.

(a) The landscape area shall contain:

Response: Deciduous trees and shrubs will meet below criteria. See L1.0 Landscape Plan Plant Schedule.

(i) Deciduous trees an average of not more than 30 feet on center. The trees shall meet the requirements of TDC 73.360(7).

(ii) Plantings which reach a mature height of 30 inches in three 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.

(iv) Native trees and shrubs are encouraged.

(b) Where off-street parking areas on separate lots are adjacent to one another and are connected by vehicular access, the landscaped strips required in subsection (2) of this section are not required. [Ord. 882-92, §18, 12/14/92; Ord. 904-93, § 61, 9/13/93; Ord. 920-94, §19, 4/11/94; Ord. 1224-06 §30, 11/13/06]

Response: N/A. Not on separate lots.

Section 73.350 Off-Street Parking Lot Landscape Island Requirements - Multi-Family Uses.

Response: N/A. Not multi family.

(1) Except for townhouse lots that are not required to have landscape island areas, a minimum of 25 square feet per parking stall shall be improved with landscape island areas. They may be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping. They shall be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands. They shall be dispersed throughout the parking area (see TDC 73.380(3). They shall be planted with groundcover or shrubs. They shall be planted with deciduous shade trees when needed to meet the parking lot shade tree requirements. Native plant materials are encouraged. Landscape square footage requirements shall not apply to parking structures and underground parking.

(2) Landscape island areas with trees shall be a minimum of 5 feet in width (from inside of curb to curb).

(3) A minimum of one deciduous shade tree shall be provided for every four parking spaces to lessen the adverse impacts of glare, reduce heat from paved surfaces, and to emphasize circulation patterns. Required shade trees shall be within 5 feet of the face of a perimeter parking lot curb and shall be uniformly distributed throughout the parking lot (see TDC 73.380(3)), except that within the Central Design District landscape islands and shade trees may be placed to frame views of the Tualatin Commons water feature or identified architectural focal elements. The trees shall meet the requirements of TDC 73.360(7).

(4) Required plant material in landscape islands shall achieve 90 percent coverage within three years. Native shrubs and trees are encouraged. [Ord. 882-92, §19, 12/14/92; Ord. 904-93, §62, 9/13/93; Ord. 1025-99, §45, 7/26/99; Ord. 1224-06 §31, 11/13/06]

Section 73.360 Off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses.

(1) A minimum of 25 square feet per parking stall shall be improved with landscape island areas. They may be lower than the surrounding parking surface to al-low them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping. They shall be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands. They shall be dispersed throughout the parking area [see TDC 73.380(3)]. They shall be planted with groundcover or shrubs that will completely cover the island area within 3 years. They shall be planted with deciduous shade trees when needed to meet the parking lot shade tree requirements. Native plant materials are encouraged. Landscape square footage requirements shall not apply to parking structures and underground parking.

Response: There are 19 Stalls provided. 475 sf of landscape is required, 695 sf of landscape is provided. See A0.1 Site Plan.

(2) Landscaped island areas with deciduous parking lot shade trees shall be a minimum of 5 feet in width (from inside of curb to curb).

Response: All landscape islands are a minimum of 5’ wide. Smallest proposed landscape island is 8’ wide. See A0.1 Site Plan.

(3) A minimum of one deciduous shade tree shall be provided for every four (4) parking spaces to lessen the adverse impacts of glare, reduce heat from paved surfaces, and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot (see TDC 73.380(3)), except that within the Central Design District landscape islands and shade trees may be placed to frame views of the Tualatin Commons water feature or identified architectural focal elements. The trees shall meet the requirements of TDC 73.360(7). Parking lot shade tree requirements shall not apply to parking structures and underground parking.

Response: There are 8 shade trees uniformly distributed in the parking lot that cover ever 4 spaces. Existing trees also provide additional shade.

(4) Landscape 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 under-ground parking.

Response: Landscape islands are provided at all isle ends. See A0.1 Site Plan & L1.0 Landscape Plan.

(5) Required plant material in landscape islands shall achieve 90 percent coverage within three years. Native shrubs and trees are encouraged.

Response: Landscape islands will achieve 90 percent coverage within 3 years. Islands are planted with Emerald Carpet. See L1.0 Landscape Plan.

(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 under-ground parking which shall be determined through the Architectural Review process.

Response: N/A. Site is of a private street.

(b) In the Central Design District where driveway access is on local streets, not collectors or arterials, and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, 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 5 feet back from the property line, except for parking structures and underground parking which shall be determined through the Architectural Review process.

Response: N/A.

(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. [Ord. 882-92, §20, 12/14/92; Ord. 904-93, §64, 9/13/93; Ord. 920-94, §20, 4/11/94; Ord. 945-95, §1, 5/8/95; Ord. 1224-06 §32, 11/13/06]

Response: Proposed deciduous trees meet all of the above criteria. See L1.0 Landscape Plan for plan schedule.

Section 73.370 Off-Street Parking and Loading.

(1) General Provisions.

(a) At the time of establishment of a new structure or use, or change in use, or change in use of an existing structure, within any planning district of the City, off-street parking spaces, off-street vanpool and carpool parking spaces for commercial, institutional and industrial uses, off-street bicycle parking, and off-street loading berths shall be as provided in this and following sections, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process, based upon clear findings that a greater number of spaces are necessary at that location for protection of public health, safety and welfare or that a lesser number of vehicle parking spaces will be sufficient to carry out the objectives of this section. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between guidelines or objectives in TDC Chapter 73, the proposal shall provide a balance.

Response: Proposed off-street parking and loading will meet the applicable general provisions of this code.

(b) At the time of enlargement of an existing multi-family residential, commercial, institutional or industrial structure or use, TDC 73.370 shall apply to the existing and enlarged structure or use.

Response: N/A.

(c) Except where otherwise specified, the floor area measured shall be the gross floor area of the building primary to the function of the particular use of the property other than space devoted to off-street parking or loading.

Response: Floor area measured as gross floor area.

(d) Where employees are specified, the term shall apply to all persons, including proprietors, working on the premises during the peak shift.

Response: N/A.

(e) Calculations to determine the number of required parking spaces and loading berths shall be rounded to the nearest whole number.

Response: Calculation were rounded to the nearest whole number.

(f) If the use of a property changes, thereby increasing off-street parking or loading requirements, the increased parking/loading area shall be provided prior to commencement of the new use.

Response: N/A.

(g) Parking and loading requirements for structures not specifically listed herein shall be determined by the Community Development Director, based upon requirements of comparable uses listed.

Response: N/A.

(h) When several uses occupy a single structure, the total requirements for off-street parking may be the sum of the requirements of the several uses computed separately or be computed in accordance with TDC 73.370(1)(m), Joint Use Parking.

Response: N/A.

(i) Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces may be located on a separate parcel, provided the parcel is not greater than five hundred (500) feet from the entrance to the building to be served, measured along the shortest pedestrian route to the building. The applicant must prove that the parking located on another parcel is functionally located and that there is safe vehicular and pedestrian access to and from the site. The parcel upon which parking facilities are located shall be in the same ownership as the structure.

Response: N/A.

(j) Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business.

Response: Parking spaces will not be used for storage of vehicles or materials.

(k) Institution of on-street parking, where none is previously provided, shall not be done solely for the purpose of relieving crowded parking lots in commercial or industrial planning districts.

Response: N/A.

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

Response: N/A. No shared parking.

(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.

(vi) Areas in the Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor would be better protected.

(m) Joint Use Parking. Joint use of parking spaces may occur where two or more separate developments or multiple uses in a development are able to jointly use some or all of the same required parking spaces because their parking demands occur at different times. Joint use of parking spaces may be allowed if the following standards are met:

Response: N/A. No joint use parking.

(i) There shall be no substantial conflict in the principal operating hours of the buildings or uses for which the joint use parking is proposed. Future change of use, such as expansion of a building or establishment of hours of operation which conflict with or affect a joint use parking agreement are prohibited, unless approval is obtained through the Architectural Review process;

(ii) The joint use parking spaces shall be located no more than 500 feet from a building or use to be served by the joint use parking;

(iii) The number and location of parking spaces, hours of use and changes in operating hours of uses subject to joint use shall be approved through the Architectural Review process;

(iv) Legal documentation, to the satisfaction of the City Attorney, shall be submitted verifying the joint use parking between the separate developments. Joint use parking agreements may include provisions covering maintenance, liability, hours of use and cross easements; and

(v) The City Attorney approved legal documentation shall be recorded by the applicant at the Washington or Clackamas County Recorder's Office and a copy of the recorded document submitted to the Planning Department prior to issuance of a building permit.

(vi) Areas in the Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor would be better protected.

(n) Bicycle parking facilities shall include long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms (indoor or outdoor) in which the bicycle is stored and short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels. The Community Development Director, their designee, or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking pursuant to Section 73.370.

Response: Only short term bicycle parking is required under this use.

(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.

Response: Bicycle parking will meet dimensions standards.

(p) A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.

Response: Bicycle parking will meet dimensions standards.

(q) Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.

Response: Bicycle parking will meet dimensions standards.

(r) Required bicycle parking shall be located in convenient, secure, and well-lighted locations approved through the Architectural Review process. Lighting, which may be provided, shall be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas.

Response: Bicycle parking is located at front entry under lighted canopy.

(s) Long-term bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.

Response: Only short term bicycle parking is required under this use.

(t) Bicycle parking may be provided within the public right-of-way in the Core Area Parking District subject to approval of the City Engineer and provided it meets the other requirements for bicycle parking.

Response: N/A.

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

Response: Appropriate signage will be proved.

(v) Required bicycle parking spaces shall be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This shall not preclude the operation of private for-profit bicycle parking businesses.

Response: No cost for bike parking.

(w) Parking on existing residential, commercial and industrial development may be redeveloped as a transit facility as a way to encourage the development of transit supportive facilities such as bus stops and pullouts, bus shelters and park and ride stations. Parking spaces converted to such uses in conjunction with the transit agency and approved through the Architectural Review process will not be required to be replaced.

Response: N/A.

(x) Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.

Response: The proposed vanpool parking stall in 9’ wide.

(2) Off-Street Parking Provisions.

(a) The following are the minimum and maximum requirements for off-street motor vehicle parking in the City, except for minimum parking requirements for the uses in TDC 73.370(2)(a) (Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv) within the Core Area Parking District (CAPD). Minimum standards for off-street motor vehicle parking for the uses in 73.370(2) (a) Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv in the CAPD are in TDC 73.370(2)(b). The maximum requirements are divided into Zone A and Zone B, as shown on the Tualatin Parking Zone Map, Figure 73-3. The following are exempt from calculation of maximum parking requirements: parking structures; fleet parking; parking for vehicles for sale, lease or rent; car/vanpool parking; dedicated valet parking; and user-paid parking.

Response: Proposed building is Commercial Retail under 100,000 sf. 14 parking stalls are required by code, 19 stalls have been provided. 2 bike parking stalls will be installed under canopy near front entry. See A0.1 Site Plan.

USE	MINIMUM MOTOR VEHICLE PARKING REQUIREMENT	MAXIMUM MOTOR VEHICLE PARKING REQUIREMENT	BICYCLE PARKING REQUIREMENT	PERCENTAGE OF BICYCLE PARKING TO BE COVERED
Residential Uses:				
(i) Detached single-family dwelling, residential home, residential facilities (located in low density (RL) planning districts) Townhouse	2.00 vehicle parking spaces per dwelling unit, residential home or residential facility (stalls or spaces within a residential garage not included, except as approved in Architectural Review).	None	None Required	N/A

(ii) Multi-family dwellings in subdivisions	1.50 spaces per unit, in addition to garage	None	Developments with four or more units; none required if a garage is provided as an integral element of a unit; otherwise 1.00 space per unit	100
(iii) Multi-family dwellings in complexes with private internal driveways	1.0 space/studio, 1.25 space/1 bedr., 1.50 space/2 bedr., 1.75 space/3= bedr. in addition to garage	None	Developments with four or more units; none required if a garage is provided as an integral element of a unit; otherwise 1.00 space per unit	100
(iv) Retirement housing facility	1.00 space per dwelling unit	None	0.50 space per unit	50
(v) Boarding house, lodging	1.00 space per guest house accommodation	None	0.25 space per guest house accommodation	50
(vi) Congregate care, assisted living and residential care facilities	0.50 space per dwelling unit	None	2, or 0.20 spaces per dwelling unit, whichever is greater	50
(vii) Residential facilities (located in other than low	1.00 space per 3 beds, plus 1.00 space per employee	None	2, or 1.00 space for every 6 beds,	50

density residential planning districts)			whichever is greater	
(viii) Dwelling units within the Central Design District except as specified in (d), (e), and (f) above	1.50 space per dwelling unit, including garage	None	Developments with four or more units; none required if a garage is provided as an integral element of a unit; otherwise 1.00 space per unit	100
Institutions:				
(i) Convalescent home, nursing home or sanitarium	1.00 space per 2 beds for patients or residents	None	2, or 1.00 space for every 6 beds, whichever is greater	50
(ii) Hospital	1.00 space per 500 sq. ft. of gross floor area	None	1 space per 1,000 gross sq. ft.	First 10 spaces or 40% whichever is greater
Places of Public Assembly:				
(i) Library, reading room	1.00 space per 400 sq. ft. of public area	None	2, or 1.5 spaces per 1,000 gross sq. ft., whichever is greater	10
(ii) Nursery, primary, elementary or middle school,	2.00 spaces per employee	None	4, or 1.00 space per 5 students based on the design capacity	75

child day care center			of the facility, whichever is greater	
(iii) Senior high school	0.2 spaces per student and staff	Zone A and Zone B: 0.3 spaces per student plus 1.00 space per staff	4, or 1.00 space per 5 students based on the design capacity of the facility, whichever is greater	25
(iv) Other places of public assembly, including churches	1.00 space per 4 seats or 8 feet of bench length	Zone A: 0.6 spaces per seat Zone B: 0.5 spaces per seat	1.0 space per 40 seats or 80 feet of bench length	35
<u>Commercial Amusements:</u>				
(i) Theater	1.00 space per 4 seats	Zone A: 0.4 spaces per seat Zone B: 0.5 spaces per seat	1.0 space per 30 seats	10
(ii) Bowling alley	5.00 spaces per lane	None	4, or 0.50 spaces per lane, whichever is greater	40
(iii) Dance hall, skating rink	4.3 spaces per 1,000 sq. ft. gross floor area	Zone A: 5.4 spaces per 1,000 sq. ft. gross floor area	2.0 spaces per 1,000 sq. ft. of floor area	50

		Zone B: 6.5 spaces per 1,000 sq. ft. gross floor area		
(iv) Racquet court, health club	1.00 space per 1,000 sq. ft. gross floor area	Zone A: 1.3 spaces per 1,000 sq. ft. gross floor area Zone B: 1.5 spaces per 1,000 sq. ft. gross floor area	2.0 spaces per 1,000 sq. ft. of exercise area	50
<u>Commercial</u>				
(i) Retail shops (under 100,000 sq. ft. gross floor area)	4.00 spaces per 1,000 sq. ft. of gross floor area	Zone A: 5.1 spaces per 1,000 sq. ft. gross floor area Zone B: 6.2 spaces per 1,000 sq. ft. gross floor area	0.50 space per 1,000 sq. ft. of gross floor area	50
(ii) Retail store handling exclusively bulky merchandise such as furniture or automobiles and service or repair shops	1.00 space per 400 sq. ft. of sales floor area	Zone A: 5.1 spaces per 1,000 sq. ft. gross floor area Zone B: 6.2 spaces per 1,000 sq. ft.	2, or 0.20 space per 1,000 sq. ft. of sales floor area, whichever is greater	50

		gross floor area		
(iii) Shopping center (over 100,000 sq. ft. of gross floor area)	4.1 spaces per 1,000 sq. ft. of gross floor area	Zone A: 5.1 spaces per 1,000 sq. ft. gross floor area Zone B: 6.2 spaces per 1,000 sq. ft. gross floor area	0.50 space per 1,000 sq. ft. of gross floor area	50
(iv) Banks/Savings and loans	4.30 spaces per 1,000 sq. ft. of gross floor area	Zone A: 5.4 spaces per 1,000 sq. ft. gross floor area Zone B: 6.5 spaces per 1,000 sq. ft. gross floor area	2, or 0.33 spaces per 1,000 sq. ft. whichever is greater	10
(v) Medical & dental offices	3.90 spaces per 1,000 sq. ft. of gross floor area	Zone A: 4.9 spaces per 1,000 sq. ft. gross floor area Zone B: 5.9 spaces per 1,000 sq. ft. gross floor area	2, or 0.33 spaces per 1,000 gross sq. ft. ;whichever is greater	First 10 spaces or 40%, whichever is greater
(vi) General office	2.70 spaces per 1,000 sq. ft. of gross floor area	Zone A: 3.4 spaces per 1,000 sq. ft.	2, or 0.50 spaces per 1,000 gross sq.	First 10 spaces or 40%,

		gross floor area Zone B: 4.1 spaces per 1,000 sq. ft. gross floor area	ft. whichever is greater	whichever is greater
(viii) Restaurant	10.00 spaces per 1,000 sq. ft. of gross floor area	Zone A: 19.1 spaces per 1,000 sq. ft. gross floor area Zone B: 23.0 spaces pe 1,000 sq. ft. gross floor area	2.00 spaces per 1,000 gross sq. ft.	25
(ix) Drive-up restaurant	9.90 spaces per 1,000 sq. ft. of gross floor area	Zone A: 12.4 spaces per 1,000 sq. ft. gross floor area Zone B: 14.9 spaces per 1,000 sq. ft. gross floor area	2.00 spaces per 1,000 gross sq. ft	25
(x) Motel	1.00 space per room	None	0.20 space per room	10
(xi) Mortuary	1.00 space per 4 seats or an 8 feet of bench length in chapels	None	1.0 space per 40 seats or 80 feet of bench length	10

(xii) Office furniture and office furniture sales	1.00 space per 550 gross sq. ft.	None	2, or 0.20 space per 1,000 sq. ft. of sales floor area, whichever is greater	10
(xiii) Park and ride lots	None	None	5% of auto spaces	100
(xiv) Major transit stops (not Park and Ride lots)	None	None	4	100
(xv) Wireless communication facility	1.0 space	None	N/A	N/A
Industrial				
(i) Manufacturing	1.60 spaces per 1,000 sq. ft. of gross floor area	None	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater
(ii) Warehousing	0.30 spaces per 1,000 sq. ft. of gross floor area	Zone A: 0.4 spaces per 1,000 sq. ft. gross floor area Zone B: 0.5 spaces per 1,000 sq. ft. gross floor area	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater
(iii) Wholesale establishment	3.00 spaces per 1,000 sq. ft. of gross floor area	None	2, or 0.50 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater

(b) The following are the minimum requirements for off-street motor vehicle parking in the Core Area Parking District (CAPD) for the uses in TDC 73.370(2)(a)(Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: i, ii, iv; Commercial Amusements: i, ii; and Commercial: i, ii, xi, xii, xiv).

Response: N/A.

(i) Core Area Parking District (CAPD) off-street motor vehicle parking standards are required at 75% of the applicable off-street motor vehicle parking requirements identified in TDC 73.370(1)(h), 73.370(1)(m) and 73.370(2)(a).

(ii) Off-street motor vehicle parking requirements: (Refer to Core Area Parking District Ordinance TMC Chapter 11-3 for fee schedules and regulations regarding the Core Area Parking District.)

(A) Commercial, semi-public, and public uses except as outlined under TDC 73.370(2)(b)(ii)(B). A minimum of 75% of required CAPD off-street motor vehicle parking shall be provided for the first two floors of gross leasable area for commercial, semi-public, and public uses above grade, except as outlined under TDC 73.370(2)(b)(ii)(B).

(B) Development of a publicly-owned community center on Tract 8 of the Tualatin Commons shall be exempt from providing off-street motor vehicle parking and the impact fee within the CAPD.

(C) Residential Uses:

(1) Common-wall Dwellings including townhouses and condominiums. A minimum of 75% of required CAPD off-street motor vehicle parking shall be provided.

(2) Multi-Family Dwellings. A minimum of 75% of required CAPD off-street motor vehicle parking shall be provided for the first two floors of living units, above grade.

(3) Retirement Housing, Residential Homes and Residential Facilities. A minimum of 75% of required CAPD off-street motor vehicle parking shall be provided for the first two floors of dwelling units, above grade.

(iii) CAPD off-street motor vehicle parking required under TDC 73.370(2)(b)(i) shall be provided for residential uses and gross leasable area of commercial, semi-public, and public uses below grade and above the second floor, except as outlined under TDC 73.370(2)(b)(ii)(B).

(iv) At the time of enlargement of an existing structure or use there shall be no net loss of existing off-street motor vehicle parking in addition to

providing new off-street motor vehicle parking required under TDC 73.370(2)(b).

(v) Outdoor dining facilities are exempt from providing off-street motor vehicle parking within the CAPD.

(3) Off-Street Vanpool and Carpool Parking Provisions.

Response: 2 vanpool spaces are proposed. See A0.1 Site Plan.

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

Number of Required Parking Spaces	Number of Vanpool or Carpool Spaces
0 to 10	1
10 to 25	2
26 and greater	1 for each 25 spaces

[Ord. 882-92 §1, 12/14/92; Ord. 895-93 §10, 11 and 12, 5/24/93; Ord. 904-93 §66 and 67, 9/13/93; Ord. 920-94 §21, 4/11/94; Ord. 930-94 §2, 8/8/94; Ord. 956-96 §37, 1/8/96; Ord. 965-96 §85, 12/9/96; Ord. 1025-99 §96, 7/26/99; Ord. 1026-99, 8/9/99; Ord. 1046-00 §36, 2/14/00; Ord. 1097-02, 2/11/02; Ord. 1224-06 §33, 11/13/06, Ord. 1277-09 §3, 3/9/09; Ord. 1345-12 §1, 5/14/12; Ord. 1354-13 §12 & 13, 02/25/13]

Section 73.380 Off-Street Parking Lots.
A parking lot, whether an accessory or principal use, intended for the parking of automobiles or trucks, shall comply with the following:

(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.

Response: Parking stall dimensions meet required code for standard and compact parking spaces at 90 degrees. See A0.1 Site Plan.

(2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by TDC 73.370(2). Stalls in excess of the number required by TDC 73.370(2) can be sub-compact stalls.

Response: 3 compact stalls are proposed, 21% of total parking stalls required.

(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. For parking lots within the Central Design District that are designed to frame views of the central water feature or identified architectural focal elements as provided in TDC 73.350(3), this requirement shall not apply and the location of parking lot landscape islands shall be determined through the Architectural Review process.

Response: Parking stalls no not exceed 8 continuous spaces. See A0.1 Site Plan.

(4) Parking lot drive aisles shall be constructed of asphalt or concrete, including pervious concrete. Parking stalls shall be constructed of asphalt or concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material. Drive aisles and parking stalls shall be maintained adequately for all-weather use and drained to avoid water flow across sidewalks. Pervious surfaces such as pervious concrete, pavers and grasscrete, but not gravel or woody material, are encouraged for parking stalls in or abutting the Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or in a Clean Water Services Vegetated Corridor.Parking lot landscaping shall be provided pursuant to the requirements of TDC 73.350 and TDC 73.360. Walkways in parking lots shall be provided pursuant to TDC 73.160.

Response: Parking stalls are constructed of asphalt.

(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.

Response: N/A.

(6) Artificial lighting, which may be pro-vided, shall be deflected to not shine or create glare in a residential planning district, an adjacent dwelling, street right-of-way in such a manner as to impair the use of such way or a Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor.

Response: Cutoffs on light fixtures will eliminate shine and glare onto adjacent sites. See A0.3 Lighting Plan.

(7) Groups of more than 4 parking spaces shall be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.

Response: Proposed parking lot design does not involve movement or maneuvering within the street.

(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.

(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.

Response: Parking bumpers are provided where necessary. See A0.1 Site Plan.

(10) Disability parking spaces and accessibility shall be provided in accordance with applicable federal and state requirements.

Response: 1 ADA parking stall is required and provided. See A0.1 Site Plan.

(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. [Ord. 882-92, §22, 12/14/92; Ord. 904-93, §68, 69 and 70, 9/13/93; Ord. 920-94, §22, 4/11/94; Ord. 956-96, §38, 1/8/96; Ord. 1224-06 §34, 11/13/06; Ord. 1354-13 §14, 02/25/13]

Response: Minimum aisle width is 25’-6”. See A0.1 Site Plan.

Section 73.390 Off-Street Loading Facilities.

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

Response: N/A.

Square Feet of Floor Area	Number of Berths
Less than 5,000	0
5,000 - 25,000	1
25,000 - 60,000	2
60,000 and over	3

(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'

(b) Industrial uses - 12' x 60'

(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.

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

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

(5) A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of a school or child day care center having a capacity greater than 25 students.

(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.

(7) Subject to Architectural Review approval, the Community Development Director may allow the standards in this Section to be relaxed within the Central Design District, where a dense mix of uses is desirable in close proximity, pedestrian circulation is strongly emphasized, and the orientation of structures around a central water feature virtually eliminates the possibility of reserving any side of a building solely for truck access. Adjustments may include, but are not limited to, reduction in the number of loading berths required, adjustment of loading berth size specifications and right-of-way restrictions, shared loading berths and maneuvering areas for use by more than one building, alteration or elimination of screening requirements, and requirements for maintenance of berths in a clean and visually appealing condition. The Community Development Director, their designee, or the Architectural Review Board may allow a loading area adjacent to or within a street right-of-way in the Central Design District where the loading and unloading operations meet all of the following criteria:

(a) short in duration (i.e., less than one hour);

(b) infrequent (fewer than three operations daily);

(c) does not obstruct traffic during peak traffic hours;

(d) does not interfere with emergency response services;

(e) is acceptable to the applicable roadway authority; and

(f) the design standards for the abut-ting road allow on-street parking. [Ord. 882-92, §23, 12/14/92; Ord. 956-96, §39, 1/8/96; Ord. 1354-13 §15, 02/25/13]

Section 73.400 Access.

(1) The provision and maintenance of vehicular and pedestrian ingress and egress from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. Access management and spacing standards are provided in this section of the TDC and TDC Chapter 75. No building or other permit shall be issued until scale plans are presented that show how the ingress and egress requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing ingress and egress requirements, it shall be unlawful and a violation of this code to begin or maintain such altered use until the required increase in ingress and egress is provided.

Response: Proposed access to lot will meet standards, however, lot is on a private street.

(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. Copies of said deeds, easements, leases or contracts shall be placed on permanent file with the City Recorder.

Response: N/A.

(3) Joint and Cross Access.

Response: N/A.

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

(b) A system of joint use driveways and cross access easements may be required and may incorporate the following:

(i) a continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards.

(ii) a design speed of 10 mph and a maximum width of 24 feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, and loading vehicles;

(iii) stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access via a service drive;

(iv) a unified access and circulation system plan for coordinated or shared parking areas.

(c) Pursuant to this section, property owners may be required to:

(i) Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;

(ii) Record an agreement with the deed that remaining access rights along the roadway will be dedicated to the city and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;

(iii) Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners;

(iv) If (i-iii) above involve access to the state highway system or county road system, ODOT or the county shall be contacted and shall approve changes to (i-iii) above prior to any changes.

(4) Requirements for Development on Less than the Entire Site.

Response: N/A.

(a) To promote unified access and circulation systems, lots and parcels under the same ownership or consolidated for the purposes of development and comprised of more than one building site shall be reviewed as one unit in relation to the access standards. The number of access points permitted shall be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage. All necessary easements, agreements, and stipulations shall be met. This shall also apply to phased development plans. The owner and all lessees within the affected area shall comply with the access requirements.

(b) All access must be internalized using the shared circulation system of the principal commercial development or retail center. Driveways should be designed to avoid queuing across surrounding parking and driving aisles.

(5) Lots that front on more than one street may be required to locate motor vehicle accesses on the street with the lower functional classification as determined by the City Engineer.

(6) Except as provided in TDC 53.100, all ingress and egress shall connect directly with public streets. [Ord. 882-92, § 24,12/14/92]

Response: N/A. Lot is located off private street. City of Tualatin is aware of this condition and has approved the use of the private street.

(7) Vehicular access for residential uses shall be brought to within 50 feet of the ground floor entrances or the ground floor landing of a stairway, ramp or elevator leading to dwelling units.

Response: N/A.

(8) To afford safe pedestrian access and egress for properties within the City, a sidewalk shall be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section shall be constructed to City standards, except in the case of streets with inadequate right-of-way width or where the final street design and grade have not been established, in which case the sidewalks shall be constructed to a design and in a manner approved by the City Engineer. Sidewalks approved by the City Engineer may include temporary sidewalks and sidewalks constructed on private property; provided, however, that such sidewalks shall provide continuity with sidewalks of adjoining commercial developments existing or proposed. When a sidewalk is to adjoin a future street improvement, the sidewalk construction shall include construction of the curb and gutter section to grades and alignment established by the City Engineer.

Response: N/A. Lot is located off private street. City of Tualatin is aware of this condition and has approved the use of the private street.

(9) The standards set forth in this Code are minimum standards for access and egress, and may be increased through the Architectural Review process in any particular instance where the standards provided herein are deemed insufficient to protect the public health, safety, and general welfare.

Response: City of Tualatin is aware of this condition and has approved the use of the private street.

(10) Minimum access requirements for residential uses:

Response: N/A.

(a) Ingress and egress for single-family residential uses, including townhouses, shall be paved to a minimum width of 10 feet. Maximum driveway widths shall not exceed 26 feet for one and two car garages, and 37 feet for three or more car garages. For the purposes of this section, driveway widths shall be measured at the property line.

(b) Ingress and egress for multi-family residential uses shall not be less than the following:

Dwelling Units	Minimum Number Required	Minimum Width	Walkways, Etc.
2	1	16 feet	No walkways or curbs required
3-19	1	24 feet	No walkways or curbs required
20-49	1 or 2	24 feet 16 feet (one way)	6-foot walkway, 1 side only; curbs required
50-499	1 or 2	32 feet 24 feet	6-foot walkway, 1 side only; curbs required
Over 500	As required by City Engineer	As required by City Engineer	As required by City Engineer

(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses.

In the Central Design District, when driveway access is on local streets, not collectors or arterials and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, ingress and egress shall not be less than 24 feet. In all other cases, ingress and egress for commercial uses shall not be less than the following:

Response: N/A.

Required Parking Spaces	Minimum Number Required	Minimum Pavement Width	Minimum Pavement Walkways, Etc.
1-99	1	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only

100-249	2	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only
Over 250	As required by City Engineer	As required by City Engineer	As required by City Engineer

(12) Minimum Access Requirements for Industrial Uses.
Ingress and egress for industrial uses shall not be less than the following:

Required Parking Spaces	**Minimum Number Required**	**Minimum Pavement Width**	**Minimum Pavement Walkways, Etc.**
1-250	1	36 feet for first 50' from ROW, 24' thereafter	No curbs or walkway required
Over 250	As required by City Engineer	As required by City Engineer	As required by City Engineer

(13) One-way Ingress or Egress.

When approved through the Architectural Review process, one-way ingress or egress may be used to satisfy the requirements of Subsections (7), (8), and (9). However, the hard surfaced pavement of one-way drives shall not be less than 16 feet for multi-family residential, commercial, or industrial uses.

Response: Both proposed access driveways are two way.

(14) Maximum Driveway Widths and Other Requirements.

(a) Unless otherwise provided in this chapter, maximum driveway widths shall not exceed 40 feet.

Response: Maximum proposed driveway width is 40'. See A0.1 Site Plan.

(b) Except for townhouse lots, no driveways shall be constructed within 5 feet of an adjacent property line, except when two adjacent property owners elect to provide joint access to their respective properties, as provided by Subsection (2).

(c) There shall be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Engineer.

Response: Minimum distance between driveway is 87'-8". See A0.1 Site Plan.

(15) Distance between Driveways and Intersections.

Except for single-family dwellings, the minimum distance between driveways and intersections shall be as provided below. Distances listed shall be measured from the stop bar at the intersection.

Response: N/A.

(a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.

(b) At the intersection of two local streets, driveways shall be located a minimum of 30 feet from the intersection.

(c) If the subject property is not of sufficient width to allow for the separation between driveway and intersection as provided, the driveway shall be constructed as far from the intersection as possible, while still maintaining the 5-foot setback between the driveway and property line as required by TDC 73.400(14)(b).

(d) When considering a public facilities plan that has been submitted as part of an Architectural Review plan in accordance with TDC 31.071(6), the City Engineer may approve the location of a driveway closer than 150 feet from the intersection of collector or arterial streets, based on written findings of fact in support of the decision. The written approval shall be incorporated into the decision of the City Engineer for the utility facilities portion of the Architectural Review plan under the process set forth in TDC 31.071 through 31.077.

Response: N/A.

(16) Vision Clearance Area.

(a) Local Streets - A vision clearance area for all local street intersections, local street and driveway intersections, and local street or driveway and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 10 feet from the intersection point of the right-of-way lines, as measured along such lines (see Figure 73-2 for illustration).

Response: Vision clearance complies with figure 73-2.

(b) Collector Streets - A vision clearance area for all collector/arterial street intersections, collector/arterial street and local street intersections, and collector/arterial street and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 25 feet from the intersection point of the right-of-

way lines, as measured along such lines. Where a driveway intersects with a collector/arterial street, the distance measured along the driveway line for the triangular area shall be 10 feet (see Figure 73-2 for illustration).

Response: N/A.

(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 (see Figure 73-2 for illustration).

Response: No obstruction to vision clearance it proposed.

(17) Major driveways, as defined in 31.060, in new residential and mixed-use areas are required to connect with existing or planned streets except where prevented by topography, rail lines, freeways, pre-existing development or leases, easements or covenants, or other barriers. [Ord. 895-93 §3, 5/24/93; Ord. 945-95, 5/8/95; Ord. 1025-99, §7, 7/26/99; Ord. 1026-99 §97, 8/9/99; Ord. 1103-02, 3/25/02; Ord. 1096-02, 1/28/02; Ord. 1354-13 §16, 02/25/13]

Response: N/A.

TDC Chapter 74: Public Improvement Requirements

IMPROVEMENTS

Section 74.110 Phasing of Improvements.
The applicant may build the development in phases. If the development is to be phased the applicant shall submit a phasing plan to the City Engineer for approval with the development application. The timing and extent or scope of public improvements and the conditions of development shall be determined by the City Council on subdivision applications and by the City Engineer on other development applications. [Ord. 895-93, 5/24/1993]

Response: The proposed development will be accomplished in one phase.

Section 74.120 Public Improvements.

(1) Except as specially provided, all public improvements shall be installed at the expense of the applicant. All public improvements installed by the applicant shall be constructed and guaranteed as to workmanship and material as required by the Public Works Construction Code prior to acceptance by the City. No work shall be undertaken on any public improvement until after the construction plans have been approved by the City Engineer and a Public Works Permit issued and the required fees paid.

Response: The property has minimal frontage on public right of way. At this time, we do not anticipate any required public improvements. If public improvements are required, they will be accomplished as described.

(2) In accordance with the Tualatin Basin Program for fish and wildlife habitat the City intends to minimize or eliminate the negative affects of public streets by modifying right-of-way widths and street improvements when appropriate. The City Engineer is authorized to modify right-of-way widths and street improvements to address the negative affects on fish and wildlife habitat. [Ord. 895-93, 5/24/1993; Ord. 1224-06 §35, 11/13/06]

Response: We do not anticipate any improvements that would have negative impact on fish and wildlife habitat.

Section 74.130 Private Improvements.
All private improvements shall be in-stalled at the expense of the applicant. The property owner shall retain maintenance responsibilities over all private improvements. [Ord. 895-93, 5/24/1993]

Response: Property owner will install and be responsible for proposed utilities on private property.

Section 74.140 Construction Timing.

(1) All the public improvements required under this chapter shall be completed and accepted by the City prior to the issuance of a Certificate of Occupancy; or, for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.

(2) All private improvements required under this chapter shall be approved by the City prior to the issuance of a Certificate of Occupancy; or for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations. [Ord. 895-93, 5/24/1993]

Response: All private improvements and any required public improvements will be completed prior to receiving a Certificate of Occupancy.

RIGHT-OF-WAY

Section 74.210 Minimum Street Right-of-Way Widths.

The width of streets in feet shall not be less than the width required to accommodate a street improvement needed to mitigate the impact of a proposed development. In cases where a street is required to be improved according to the standards of the TDC, the width of the right-of-way shall not be less than the minimums indicated in TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G.

Response: It is our understanding that the private driveway that fronts on, and provides access to the property may remain private, and no right-of-way dedication will be required for this development. The following sections are not applicable.

(2) For development applications other than subdivisions and partitions, wherever existing or future streets adjacent to property proposed for development are of inadequate right-of-way width, the additional right-of-way necessary to comply with TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G of the Tualatin Community Plan shall be dedicated to the City for use by the public prior to issuance of any building permit for the proposed development. This right-of-way dedication shall be for the full width of the property abutting the roadway and, if required by the City Engineer, additional dedications shall be provided for slope and utility easements if deemed necessary.

(3) For development applications that will impact existing streets not adjacent to the applicant's property, and to construct necessary street improvements to mitigate those impacts would require additional right-of-way, the applicant shall be responsible for obtaining the necessary right-of-way from the property owner. A right-of-way dedication deed form shall be obtained from the City Engineer and upon completion returned to the City Engineer for acceptance by the City. On subdivision and partition plats the right-of-way dedication shall be accepted by the City prior to acceptance of the final plat by the City. On other development applications the right-of-way dedication shall be accepted by the City prior to issuance of building permits. The City may elect to exercise eminent

domain and condemn necessary off-site right-of-way at the applicant's request and expense. The City Council shall determine when condemnation proceedings are to be used.

(4) If the City Engineer deems that it is impractical to acquire the additional right-of-way as required in subsections (1)-(3) of this section from both sides of the center-line in equal amounts, the City Engineer may require that the right-of-way be dedicated in a manner that would result in unequal dedication from each side of the road. This requirement will also apply to slope and utility easements as discussed in TDC 74.320 and 74.330. The City Engineer's recommendation shall be presented to the City Council in the preliminary plat approval for subdivisions and partitions, and in the recommended decision on all other development applications, prior to finalization of the right-of-way dedication requirements.

Section 74.220 Parcels Excluded from Development.
On subdivision development applications which include land partitioned off or having adjusted property lines from the original parcel, but do not include the original parcel, the applicant shall be responsible for obtaining any necessary right-of-way from the owner of the original parcel if the right-of-way is needed to accommodate street improvements required of the applicant. The applicant shall submit a completed right-of-way dedication deed to the City Engineer for acceptance. The right-of-way dedication shall be accepted by the City prior to the City approving the final subdivision plat. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 49, 11/28/94]

Response: This application is not for a subdivision, this standard does not apply.

EASEMENTS AND TRACTS

Section 74.310 Greenway, Natural Area, Bike, and Pedestrian Path Dedications and Easements.

(1) Areas dedicated to the City for Greenway or Natural Area purposes or easements or dedications for bike and pedestrian facilities during the development application process shall be surveyed, staked and marked with a City approved boundary marker prior to acceptance by the City.

(2) For subdivision and partition applications, the Greenway, Natural Area, bike, and pedestrian path dedication and easement areas shall be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; or

(3) For all other development applications, Greenway, Natural Area, bike, and pedestrian path dedications and easements shall be submitted to the City Engineer; building permits shall not be issued for the development prior to acceptance of the dedication or

easement by the City. [Ord. 895-93, 5/24/1993; Ord. 933-94 §50, 11/28/94; Ord. 979-97 §52, 7/14/97; Ord. 1026-99 §98, 8/9/99].

Response: There are no proposed easements or tracts on the property for Greenway, Natural Areas, Bike or Pedestrian Paths. This section does not apply.

Section 74.320 Slope Easements.

(1) The applicant shall obtain and convey to the City any slope easements determined by the City Engineer to be necessary adjacent to the proposed development site to support the street improvements in the public right-of-way or accessway or utility improvements required to be constructed by the applicant.

(2) For subdivision and partition applications, the slope easement dedication area shall be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; or

(3) For all other development applications, a slope easement dedication shall be submitted to the City Engineer; building permits shall not be issued for the development prior to acceptance of the easement by the City. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 51, 11/28/94]

Response: Slope easements are not required for the development of this property. This section does not apply.

Section 74.330 Utility Easements.

(1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.

(2) For subdivision and partition applications, the on-site public utility easement dedication area shall be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; and

(3) For subdivision and partition applications which require off-site public utility easements to serve the proposed development, a utility easement shall be granted to the City prior to approval of the final plat by the City. The City may elect to exercise eminent domain and condemn necessary off-site public utility easements at the applicant's request and expense. The City Council shall determine when condemnation proceedings are to be used.

(4) For development applications other than subdivisions and partitions, and for both on-site and off-site easement areas, a utility easement shall be granted to the City; building permits shall not be issued for the development prior to acceptance of the easement by

the City. The City may elect to exercise eminent domain and condemn necessary off-site public utility easements at the applicant's request and expense. The City Council shall determine when condemnation proceedings are to be used.

(5) The width of the public utility easement shall meet the requirements of the Public Works Construction Code. All subdivisions and partitions shall have a 6-foot public utility easement adjacent to the street and a 5-foot public utility easement adjacent to all side and rear lot lines. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 52, 11/28/94]

Response: Since the property frontage is along a private easement, no public utility easements are proposed. No public utility easement requirements have been noted along Tualatin-Sherwood, but the building is set back sufficiently to provide any required easements.

Section 74.340 Watercourse Easements.

(1) Where a proposed development site is traversed by or adjacent to a watercourse, drainage way, channel or stream, the applicant shall provide a storm water easement, drainage right-of-way, or other means of preservation approved by the City Engineer, conforming substantially with the lines of the watercourse. The City Engineer shall determine the width of the easement, or other means of preservation, required to accommodate all the requirements of the Surface Water Management Ordinance, existing and future storm drainage needs and access for operation and maintenance.

(2) For subdivision and partition applications, any watercourse easement dedication area shall be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; or

(3) For all other development applications, any watercourse easement shall be executed on a dedication form submitted to the City Engineer; building permits shall not be issued for the development prior to acceptance of the easement by the City.

(4) The storm water easement shall be sized to accommodate the existing water course and all future improvements in the drainage basin. There may be additional requirements as set forth in TDC Chapter 72, Greenway and Riverbank Protection District, and the Surface Water Management Ordinance. Water quality facilities may require additional easements as described in the Surface Water Management Ordinance. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 53, 11/28/94]

Response: There are no watercourses, drainage ways, channels or streams near the proposed development. This section is not applicable.

Section 74.350 Tracts.

A dedicated tract or easement will be required when access to public improvements for operation and maintenance is required, as determined by the City Engineer. Access for maintenance vehicles shall be constructed of an all-weather driving surface capable of carrying a 50,000-pound vehicle. The width of the tract or easement shall be 15-feet in order to accommodate City maintenance vehicles. In subdivisions and partitions, the tract shall be dedicated to the City on the final plat. In any other development, an access easement shall be granted to the City and recorded prior to issuance of a building permit. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 54, 11/28/94]

Response: No access to public improvements of operation and maintenance has been noted by the City Engineer. This section is not applicable.

TRANSPORTATION

Section 74.410 Future Street Extensions.

(1) Streets shall be extended to the proposed development site boundary where necessary to:

(a) give access to, or permit future development of adjoining land;

(b) provide additional access for emergency vehicles;

(c) provide for additional direct and convenient pedestrian, bicycle and vehicle circulation;

(d) eliminate the use of cul-de-sacs except where topography, barriers such as railroads or freeways, existing development, or environmental constraints such as major streams and rivers prevent street extension.

(e) eliminate circuitous routes. The resulting dead end streets may be approved without a turnaround. A reserve strip may be required to preserve the objectives of future street extensions.

Response: The development is served by a private driveway easement on the adjacent property, which was put into effect at the time of the original subdivision. It is our understanding that the private driveway that fronts on, and provides access to the property may remain private, and a street extension will not be required for this development.

Emergency vehicles can access the proposed development along this easement and a hammerhead will be provided to meet dimensional requirements for fire truck turnaround.

Pedestrian access will be from Tualatin-Sherwood, which has a small amount of frontage on the property. Bicycle access will be provided via the private access drive.

The balance of this section is not applicable and text has been truncated.

(2) Proposed streets shall comply with the general location, orientation and spacing identified in the Functional Classification Plan (Figure 11-1), Local Streets Plan (TDC 11.630 and Figure 11-3) and the Street Design Standards (Figures 74-2A through 74-2G).

(3) During the development application process, the location, width, and grade of streets shall be considered in relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets.

(4) The City Engineer may require the applicant to submit a street plan showing all existing, proposed, and future streets in the area of the proposed development.

(5) The City Engineer may require the applicant to participate in the funding of future off-site street extensions when the traffic impacts of the applicant's development warrant such a condition. [Ord. 895-93, 5/24/1993; Ord. 933-94 §55, 11/28/94; Ord. 1026-99 §99, 8/9/99; Ord. 1103-02, 3/25/02; Ord. 1354-13 §18, 02/25/13]

Section 74.420 Street Improvements.

When an applicant proposes to develop land adjacent to an existing or proposed street, including land which has been excluded under TDC 74.220, the applicant should be responsible for the improvements to the adjacent existing or proposed street that will bring the improvement of the street into conformance with the Transportation Plan (TDC Chapter 11), TDC 74.425 (Street Design Standards), and the City' s Public Works Construction Code, subject to the following provisions:

Response: The private access easement providing access to this site is on the adjacent property. At this time, we are not proposing any improvements to this private drive.

The balance of this section is not applicable and text has been truncated.

Section 74.425 Street Design Standards.

(1) Street design standards are based on the functional and operational characteristics of streets such as travel volume, capacity, operating speed, and safety. They are necessary to ensure that the system of streets, as it develops, will be capable of safely and efficiently serving the traveling public while also accommodating the orderly development of adjacent lands.

Response: The private access easement providing access to this site is on the adjacent property. At this time, we are not proposing any improvements to this private drive.

The balance of this section is not applicable and text has been truncated.

Section 74.430 Streets, Modifications of Requirements in Cases of Unusual Conditions.

(1) When, in the opinion of the City Engineer, the construction of street improvements in accordance with TDC 74.420 would result in the creation of a hazard, or would be impractical, or would be detrimental to the City, the City Engineer may modify the scope of the required improvement to eliminate such hazardous, impractical, or detrimental results. Examples of conditions requiring modifications to improvement requirements include but are not limited to horizontal alignment, vertical alignment, significant stands of trees, fish and wildlife habitat areas, the amount of traffic generated by the proposed development, timing of the development or other conditions creating hazards for pedestrian, bicycle or motor vehicle traffic. The City Engineer may determine that, although an improvement may be impractical at the time of development, it will be necessary at some future date. In such cases, a written agreement guaranteeing future performance by the applicant in installing the required improvements must be signed by the applicant and approved by the City.

Response: It is our understanding that the City Engineer is not requiring any public dedications or improvements at this time, since such improvements are impractical due to the property configuration put in place at the time of the subdivision. At this time, we have not been directed to provide any agreement regarding future improvements.

(2) When the City Engineer determines that modification of the street improvement requirements in TDC 74.420 is warranted pursuant to subsection (1) of this section, the City Engineer shall prepare written findings of modification. The City Engineer shall forward a copy of said findings and description of modification to the applicant, or his authorized agent, as part of the Utility Facilities Review for the proposed development, as provided by TDC 31.072. The decision of the City Engineer may be appealed to the City Council in accordance with TDC 31.076 and 31.077.

Response: We anticipate such findings to be part of the City's review.

(3) To accommodate bicyclists on streets prior to those streets being upgraded to the full standards, an interim standard may be implemented by the City. These interim standards include reduction in motor vehicle lane width to 10 feet [the minimum specified in AASHTO's A Policy on Geo-metric Design of Highways and Streets (1990)], a reduction of bike lane width to 4-feet (as measured from the longitudinal gutter joint to the centerline of the bike lane stripe), and a paint-striped separation 2 to 4 feet wide in lieu of a center turn lane. Where available roadway width does not provide for these minimums, the roadway can be signed for shared use by bicycle and motor vehicle travel. When width constraints occur at an intersection, bike lanes should terminate 50 feet from the intersection with appropriate signing. [Ord. 895-93, 5/24/1993; Ord. 1124-02, 12/9/02; Ord. 1224-06 §37, 11/13/06]

Response: Bicycle access is provided via the private access drive.

Section 74.440 Streets, Traffic Study Required.

(1) The City Engineer may require a traffic study to be provided by the applicant and furnished to the City as part of the development approval process as provided by this Code, when the City Engineer determines that such a study is necessary in connection with a proposed development project in order to:

(a) Assure that the existing or proposed transportation facilities in the vicinity of the proposed development are capable of accommodating the amount of traffic that is expected to be generated by the proposed development, and/or

(b) Assure that the internal traffic circulation of the proposed development will not result in conflicts between on-site parking movements and/or on-site loading movements and/or on-site traffic movements, or impact traffic on the adjacent streets.

Response: The size and impact of the proposed development does not warrant a full traffic study. A Transportation Analysis Letter was completed by Lancaster Engineering and has been included in the submittal package.

(2) The required traffic study shall be completed prior to the approval of the development application.

Response: The Transportation Analysis Letter has been completed and is included in the submittal package.

(3) The traffic study shall include, at a minimum:

(a) an analysis of the existing situation, including the level of service on adjacent and impacted facilities.

(b) an analysis of any existing safety deficiencies.

(c) proposed trip generation and distribution for the proposed development.

(d) projected levels of service on adjacent and impacted facilities.

(e) recommendation of necessary improvements to ensure an acceptable level of service for roadways and a level of service of at least D and E for signalized and unsignalized intersections respectively, after the future traffic impacts are considered.

(f) The City Engineer will determine which facilities are impacted and need to be included in the study.

(g) The study shall be conducted by a registered engineer.

(4) The applicant shall implement all or a portion of the improvements called for in the traffic study as determined by the City Engineer. [Ord. 895-93, 5/24/1993; Ord. 1103-02, 3/25/02]

Response: The scope of the Transportation Analysis Letter was completed by Lancaster Engineers as directed by the City Engineer.

Section 74.450 Bikeways and Pedestrian Paths.

(1) Where proposed development abuts or contains an existing or proposed bikeway, pedestrian path, or multi-use path, as set forth in TDC Chapter 11, Transportation Figure 11-4, the City may require that a bikeway, pedestrian path, or multi-use path be constructed, and an easement or dedication provided to the City.

(2) Where required, bikeways and pedestrian paths shall be provided as follows:

(a) Bike and pedestrian paths shall be constructed and surfaced in accordance with the Public Works Construction Code.

(b) The applicant shall install the striping and signing of the bike lanes and shared roadway facilities, where designated. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 57, 11/28/94; Ord. 1354-13 §21, 02/25/13]

Response: We do not believe that any additional improvements or dedications will be required for bikeways or pedestrian paths.

Section 74.460 Accessways in Residential, Commercial and Industrial Subdivisions and Partitions.

(1) Accessways shall be constructed by the applicant, dedicated to the City on the final residential, commercial or industrial subdivision or partition plat, and accepted by the City.

Response: The private access easement providing access to this site is on the adjacent property. At this time, we are not proposing any additional dedications or improvements along this private drive.

(2) The balance of this section is not applicable and text has been truncated.

Section 74.470 Street Lights.

(1) Street light poles and luminaries shall be installed in accordance with the Public Works Construction Code.

(2) The applicant shall submit a street lighting plan for all interior and exterior streets on the proposed development site prior to issuance of a Public Works Permit. [Ord. 895-93, 5/24/1993]

Response: There is an existing street light at SW Tualatin Sherwood directly to the north of the property. It is our assumption that additional street lighting along Tualatin-Sherwood is not required. No new street lighting is proposed along the private drive.

Section 74.475 Street Names.

(1) No street name shall be used which will duplicate or be confused with the names of existing streets in the Counties of Washington or Clackamas, except for extensions of existing streets. Street names and numbers shall conform to the established pattern in the surrounding area.

(2) The City Engineer shall maintain the approved list of street names from which the applicant may choose. Prior to the creation of any street, the street name shall be approved by the City Engineer. [Ord. 895-93, 5/24/1993]

Response: The private street is designated as SW 89th Avenue. No new street names are proposed.

Section 74.480 Street Signs.

(1) Street name signs shall be installed at all street intersections in accordance with standards adopted by the City.

(2) Stop signs and other traffic control signs (speed limit, dead-end, etc.) may be required by the City.

(3) Prior to approval of the final subdivision or partition plat, the applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street signs, traffic control signs and street name signs. The location, placement, and cost of the signs shall be determined by the City. [Ord. 895-93, 5/24/1993; Ord.. 1192-05, 7/24/05]

Response: We do not anticipate installation of any new Street signs as part of the proposed development.

Section 74.485 Street Trees.

(1) Prior to approval of a residential subdivision or partition final plat, the applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees. The location, placement, and cost of the trees shall be determined by the City. This sum shall be calculated on the interior and exterior streets as indicated on the final subdivision or partition plat.

(2) In nonresidential subdivisions and partitions street trees shall be planted by the owners of the individual lots as development occurs.

(3) The Street Tree Ordinance specifies the species of tree which is to be planted and the spacing between trees. [Ord. 895-93, 5/24/1993; Ord. 1192-05, 7/25/05]

Response: New street trees will be provided along the SW Tualatin Sherwood Road frontage as indicated on the landscape plan. Although these are not official 'Street Trees', new trees will also be provided along the frontage of the private access drive as indicated on the landscape plan.

UTILITIES

Section 74.610 Water Service.

(1) Water lines shall be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans shall be submitted to the City Engineer for review and approval prior to construction.

Response: A new water line connection will be provided as indicated on the utility plan.

(2) If there are undeveloped properties adjacent to the subject site, public water lines shall be extended by the applicant to the common boundary line of these properties. The lines shall be sized to provide service to future development, in accordance with the City's Water System Master Plan, TDC Chapter 12.

Response: There is an existing water line in the public street. No additional extension is anticipated.

(3) As set forth is TDC Chapter 12, Water Service, the City has three water service levels. All development applicants shall be required to connect the proposed development site to the service level in which the development site is located. If the development site is located on a boundary line between two service levels the applicant shall be required to connect to the service level with the higher reservoir elevation. The applicant may also be required to install or provide pressure reducing valves to supply appropriate water pressure to the properties in the proposed development site. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 59, 11/28/94]

Response: We are not anticipating a pressure reducing valve at this time.

Section 74.620 Sanitary Sewer Service.

(1) Sanitary sewer lines shall be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.

Response: A new sanitary sewer line shall be provided to the property connected to the main in the private street.

(2) If there are undeveloped properties adjacent to the proposed development site which can be served by the gravity sewer system on the proposed development site,

the applicant shall extend public sanitary sewer lines to the common boundary line with these properties. The lines shall be sized to convey flows to include all future development from all up stream areas that can be expected to drain through the lines on the site, in accordance with the City's Sanitary Sewer System Master Plan, TDC Chapter 13. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 60, 11/28/94]

Response: There is an existing sewer main extending the length of the private street. No additional main in anticipated being required.

Section 74.630 Storm Drainage System.

(1) Storm drainage lines shall be installed to serve each property in accordance with City standards. Storm drainage construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.

Response: A new storm line will be provided to collect the on-site storm water. The line will discharge to a on-site swale. The storm system is shown on the utility plan.

(2) The storm drainage calculations shall confirm that adequate capacity exists to serve the site. The discharge from the development shall be analyzed in accordance with the City's Storm and Surface Water Regulations.

Response: Storm drain calculations are included in the submittal package.

(3) If there are undeveloped properties adjacent to the proposed development site which can be served by the storm drainage system on the proposed development site, the applicant shall extend storm drainage lines to the common boundary line with these properties. The lines shall be sized to convey expected flows to include all future development from all up stream areas that will drain through the lines on the site, in accordance with the Tualatin Drainage Plan in TDC Chapter 14. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 61, 11/28/94; Ord. 952-95, § 2, 10/23/95]

Response: We are not currently extending the storm system to the adjacent properties.

Section 74.640 Grading.

(1) Development sites shall be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.

Response: This project proposed to infiltrate all runoff on site, up to and including the 100 year design storm. No runoff will leave the site.

(2) A development applicant shall submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Engineer may require the applicant to remove all excess material from the development site. [Ord. 895-93, 5/24/1993]

Response: A grading plan is included in the submittal package.

Section 74.650 Water Quality, Storm Water Detention and Erosion Control.
The applicant shall comply with the water quality, storm water detention and erosion control requirements in the Surface Water Management Ordinance. If required:

(1) On subdivision and partition development applications, prior to approval of the final plat, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be satisfied and obtain a Stormwater Connection Permit from Clean Water Services; or

(2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services.

(3) For on-site private and regional non-residential public facilities, the applicant shall submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City. [Ord. 895-93, 5/24/1993; Ord. 952-95, § 3, 10/23/95; Ord. 1070-01, 4/9/01; Ord. 1327-11 §1; 6/27/11]

Response: Permanent on-site water quality facility and storm water detention facilities will by provided. Preliminary design documents are included in this submittal. We will follow the required documentation and approval process.

Section 74.660 Underground.
(1) All utility lines including, but not limited to, those required for gas, electric, communication, lighting and cable television services and related facilities shall be placed underground. Surface-mounted transformers, surface-mounted connection boxes and meter cabinets may be placed above ground. Temporary utility service facilities, high capacity electric and communication feeder lines, and utility transmission lines operating at 50,000 volts or above may be placed above ground. The applicant shall make all necessary arrangements with all utility companies to provide the underground services. The City reserves the right to approve the location of all surface-mounted transformers.

(2) Any existing overhead utilities may not be upgraded to serve any proposed development. If existing overhead utilities are not adequate to serve the proposed development, the applicant shall, at their own expense, provide an underground system. The applicant shall be responsible for obtaining any off-site deeds and/or easements necessary to provide utility service to this site; the deeds and/or easements shall be

submitted to the City Engineer for acceptance by the City prior to issuance of the Public Works Permit. [Ord. 895-93, 5/24/1993]

Response: The electrical lines serving the property are currently overhead. We will work with PGE to determine if lines need to be run underground and as well as installation of a new transformer.

Section 74.670 Existing Structures.

(1) Any existing structures requested to be retained by the applicant on a proposed development site shall be connected to all available City utilities at the expense of the applicant.

Response: There are no existing structures to be retained on this site. This section does not apply.

(2) The applicant shall convert any existing overhead utilities serving existing structures to underground utilities, at the expense of the applicant.

(3) The applicant shall be responsible for continuing all required street improvements adjacent to the existing structure, within the boundaries of the proposed development site. [Ord. 895-93, 5/24/1993]

Section 74.700 Removal, Destruction or Injury of Trees.

It is unlawful for a person, without a written permit from the Operations Director, to remove, destroy, break or injure a tree, plant or shrub, that is planted or growing in or upon a public right-of-way within the City , or cause, authorize, or procure a person to do so, authorize or procure a person to injure, misuse or remove a device set for the protection of any tree, in or upon a public right-of-way. [Ord. 963-96, § 9, 6/24/96. Ord. 1079-01, § 1, 7/23/01; Ord. 1079-01, 7/23/01]

Response: The proposal does not include the removal of any tree or other plant material within the right of way.

Section 74.705 Street Tree Removal Permit.

(1) A person who desires to remove or destroy a tree, as defined in TDC 31.060, in or upon public right-of-way shall make application to the Operations Director on City forms.

Response: The proposal does not include the removal of any street trees.

Section 74.706 Street Tree Fees.

A person who applies to remove a street tree under TDC 74.705 shall pay all costs incurred by the City as reflected in the applicable fees listed in the city of Tualatin Fee Schedule. City actions and associated fees include but are not limited to inspection of a street tree requested for removal, removal of a street tree, removal of a stump, planting of a street tree, and inspection(s) to determine if the applicant has fulfilled permit requirements. [Ord. 1279-09 §4, 3/23/09]

Response: This section is not applicable.

Section 74.707 Street Tree Voluntary Planting.
A person who desires to plant a tree in or upon a public right-of-way may plant or have the City plant a species of street tree permitted by TDC Chapter 74 Schedule A without a City permit, if the tree is not a re-placement for a tree that the person has removed. Such a person may submit a request to the City with payment of fee(s) so that the City may plant a street tree. If a stump exists where a street tree is to be planted, the person shall remove the stump or pay a fee to the City as established in TDC 74.706 so that the City may remove the stump on behalf of the person. In all instances, a person who desires to plant a tree shall comply with other applicable TDC sections and any additional requirements of the Operations Director. [Ord. 1279-09 §5, 3/23/09]

Response: The new street trees are included in the submittal package.

Section 74.708 Street Tree Emergencies.

(1) If emergency conditions occur that require the immediate cutting or removal of street trees to avoid danger or hazard to persons or property, the Operations Director shall issue emergency permits without payment of fees and formal applications. If the Operations Director is unavailable, the adjacent property owners may proceed to cut the trees without permits to the extent necessary to eliminate the immediate danger or hazard. If a street tree is cut under this section without filing of an application with the Operations Director, the person doing so shall report the action to the Operations Director within two City business days without payment of fee and shall provide such information and evidence as may be reasonably required by the Operations Di-rector to explain and justify the removal.

(2) In all instances, a person who removes a street tree as a result of an emergency must replace it within sixty (60) days of notifying the Operations Director. The City reserves the right to waive this requirement.

(3) A person who fails to comply with TDC 74.708 shall pay an enforcement fee and a restoration fee to the City of Tualatin, as set forth in TDC 34.220(3), in addition to civil penalties in TDC 31.111.

(4) If no emergency is found to exist, no person shall cut or remove a street tree without complying with the requirement of the Tualatin Development Code. [Ord. 1279-09 §6, 3/23/09]

Response: We do not anticipate any street tree emergencies associated with this development.

Section 74.710 Open Ground.
When impervious material or substance is laid down or placed in or upon a public right-of-way near a tree, at least nine square feet of open ground for a tree up to three inches in diameter shall be provided about the base of the trunk of each tree. [Ord. 963-96, § 9, 6/24/96]

Response: We are not proposing the installation of any new impervious material near the street trees.

Section 74.715 Attachments to Trees.
It is unlawful for a person to attach or keep attached a rope, wire, chain, sign or other device to a tree, plant or shrub in or upon a public right-of-way or to the guard or stake intended for the protection of such tree, except as a support for a tree, plant or shrub. [Ord. 963-96, § 9, 6/24/96]

Response: Nothing will be attached to the trees in the public right of way under this proposal.

Section 74.720 Protection of Trees During Construction.
(1) During the erection, repair, alteration or removal of a building or structure, it is unlawful for the person in charge of such erection, repair, alteration or removal to leave a tree in or upon a public right-of-way in the vicinity of the building or structure without a good and sufficient guard or protectors to prevent injury to the tree arising out of or by reason of such erection, repair, alteration or removal.

(2) Excavations and driveways shall not be placed within six feet of a tree in or upon a public right-of-way without written permission from the City Engineer. During excavation or construction, the person shall guard the tree within six feet and all building material or other debris shall be kept at least four feet from any tree. [Ord. 963-96, § 9, 6/24/96]

Response: Trees in the vicinity of the construction will be protected as required.

Section 74.725 Maintenance Responsibilities.
Trees, shrubs or plants standing in or upon a public right-of-way, on public or private grounds that have branches projecting into the public street or sidewalk shall be kept trimmed by the owner of the property adjacent to or in front of where such trees, shrubs or plants are growing so that:

(1) The lowest branches are not less than 12 feet above the surface of the street, and are not be less than 14 feet above the surface of streets designated as state highways.

(2) The lowest branches are not less than eight feet above the surface of a sidewalk or footpath.

(3) No plant, tree, bush or shrub shall be more than 24 inches in height in the triangular area at the street or highway corner of a corner lot, or the alley-street intersection of a lot, such an area defined by a line across the corner between the points on the street right-of-way line measured 10 feet back from the corner, and extending the line to the

street curbs or, if there are no curbs, then to that portion of the street or alley used for vehicular traffic.

(4) Newly planted trees may remain untrimmed if they do not interfere with street traffic or persons using the sidewalk or obstruct the light of a street electric lamp.

(5) Maintenance responsibilities of the property owner include repair and upkeep of the sidewalk in accordance with the City Sidewalk Maintenance Ordinance. [Ord. 963-96, § 9, 6/24/96]

Response: Maintenance requirements are noted.

Section 74.740 Prohibited Trees.
It is unlawful for a person to plant a tree within the right-of-way of the City of Tualatin that is not in conformance with Schedule A. Any tree planted subsequent to adoption of this Chapter not in compliance with Schedule A shall be removed at the expense of the property owner. [Ord. 963-96, § 9, 6/24/96]

Response: No trees will be planted without prior approval of the City of Tualatin.

Section 74.745 Cutting and Planting Specifications.
The following regulations are established for the planting, trimming and care of trees in or upon the public right-of-way of the City.

(1) When trees are cut down, the stump shall be removed to a depth of six inches below the surface of the ground or finish grade of the street, whichever is of greater depth.

(2) Trees shall be planted in accordance with Schedule A, except when a greater density is allowed under a special permit from the Operations Director. [Ord. 963-96, § 9, 6/24/96. Ord. 1079-01, § 5, 7/23/01]

Response: We are proposing the removal of the one tree within the development area. This tree is not within the right of way. Trees planting in the right of way will be planted as required to meet the standards.

Section 74.750 Removal or Treatment by City.
The Operations Director may remove or cause or order to be removed a tree, plant or shrub, planted or growing in or upon a public right-of-way which by its nature causes an unsafe condition or is injurious to sewers or public improvements, or is affected with an injurious fungus disease, insect or other pest. When, in the opinion of the Operations Director, trimming or treatment of a tree or shrub located on private grounds, but having branches extending over a public right-of-way is necessary, the Operations Director may trim or treat such a branch or branches, or cause or order branches to be trimmed or treated. [Ord. 963-96, § 9, 6/24/96; Ord. 1079-01, § 6, 7/23/01]

Response: This standard is noted. No action anticipated at this time.

Section 74.755 Appeal of Permit Denial.
When application for a permit under this Chapter is denied by the Operations Director, an order is issued by the Operations Director directing certain trees, shrubs or plants to be trimmed or removed, or a permit is granted by the Operations Director containing conditions which the applicant deems unreasonable, the applicant may appeal to the Council in writing and filed with the City Recorder within 10 City business days after the denial of the permit sought or the making of the order the appellant deems unreasonable. After hearing, the Council may either grant or deny the application, rescind or modify the order from which the appeal was taken. [Ord. 963-96, § 9, 6/24/96. Ord. 1079-01, § 7, 7/23/01]

Response: This standard is noted. We do not anticipate denial or appeal to be necessary.

Section 74.760 Penalties.
A person who violates this ordinance or fails to trim a tree or shrub for which notice to do so was provided, shall, upon conviction, be fined not more than $100.00. [Ord. 963-96, § 9, 6/24/96]

Response: This standard is noted.

Section 74.765 Street Tree Species and Planting Locations.
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. If the Operations Director determines that none of the species in Schedule A is appropriate or finds appropriate a species not listed, the Director may substitute an unlisted species. [Ord. 963-96, § 9, 6/24/96; Ord. 1279-09 §7, 3/23/09]

Response: The proposed street trees will be planted in accordance with required approvals.

SHERWIN-WILLIAMS

TUALATIN, OR

THE SHERWIN-WILLIAMS CO. — OWNER

11410 ALAMEDA DR
STRONGVILLE, OH 44149-3005
(T): (440) 846-4306
(F): (440) 846-4285
CONTACT: ENGINEERING/CONSTRUCTION DEPT.

EDGE DEVELOPMENT — CONTRACTOR

735 SW 20TH PLACE, SUITE 200
PORTLAND, OR, 97205
(T): (503) 292-7733
CONTACT: ED BRUIN
CCB #:147657

CIDA, INC. — ARCHITECT / STRUCTURAL ENGINEER

15895 SW 72ND AVE, SUITE 200
PORTLAND, OREGON 97224
(T): (503) 226-1285
(F): (503) 226-1670
CONTACT: TARA LUND

AAI ENGINEERING — CIVIL ENGINEER / LANDSCAPE

4875 SW GRIFFITHS DR, SUITE 300
BEAVERTON, OR 97005
(T): (503) 620-3030
CONTACT: CRAIG HARRIS

LEGAL DESCRIPTION

MAP/TAX LOT: 2S123DA01300

ZONING CODE INFORMATION

ZONE: ML

SITE AREA:

BUILDING COVERAGE:	3,500 SF, 15.10%
LANDSCAPE:	5,269 SF, 22.74%
TOTAL SITE AREA:	23,175 SF (.5 AC±)

PARKING PROVIDED:

TYPE	SIZE	# PROVIDED
STANDARD	9' X 18'	18 STALLS
H/C ACCESSIBLE	9' X 18'	1 STALLS
TOTAL PROVIDED PARKING:		19 STALLS

BUILDING SETBACKS REQUIRED:

NORTH:	30 FT (64 FT PROVIDED)
EAST:	5 FT (51 FT PROVIDED)
SOUTH:	5 FT (58 FT PROVIDED)
WEST:	5 FT (5 FT PROVIDED)

BUILDING HEIGHT LIMIT: 50 FT (19 FT PROVIDED)

BUILDING CODE INFORMATION

DESIGN CODE: 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

OCCUPANCY: F-1, S-1, B (NON-SEPARATED)

CONSTRUCTION TYPE: II-B
BUILDING AREA:

1ST FLOOR:	3,500 SF
TOTAL BUILDING AREA:	3,500 SF

SEE FIRE AND LIFE SAFETY SHEET FOR FULL CODE SUMMARY

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A BUILDING TO HOUSE A SHERWIN-WILLIAMS RETAIL STORE. THIS WILL INCLUDE ASSOCIATED PARKING AREA, TRASH ENCLOSURE AND LANDSCAPE.

RELEASES

		14	13	12	11	10	9	8	7	6	5	4	3	2	1 ARCHITECTURAL REVIEW 10/12/18
	COVER SHEET														
•	CS1 COVER SHEET														•
	FLS1 FIRE & LIFE SAFETY														
	GN1 GENERAL NOTES														
	CIVIL														
•	C0.0 GENERAL NOTES														•
•	C0.1 EXISTING CONDITIONS PLAN														•
•	C1.0 HARDSCAPE PLAN														•
•	C2.0 GRADING & EROSION CONTROL PLAN														•
•	C3.0 UTILITY PLAN														•
•	C4.0 DETAILS														•
•	C4.1 DETAILS														•
•	C4.2 DETAILS														•
	LANDSCAPE														
•	L1.0 LANDSCAPE PLAN														•
•	L2.0 LANDSCAPE DETAILS														•
•	L2.1 IRRIGATION DETAILS														•
•	L3.0 LANDSCAPE SPECS														•
	ARCHITECTURAL														
•	A0.1 ARCHITECTURAL SITE PLAN														•
	A0.2 SITE DETAILS														
•	A0.3 LIGHTING PLAN														•
	A1.1 FLOOR PLAN														
	A1.2 REFLECTED CEILING PLAN														
	A1.3 ROOF PLAN														
	A2.1 EXTERIOR ELEVATIONS														
	A3.1 BUILDING SECTIONS														
	A4.1 WALL SECTIONS														
	A4.2 WALL SECTIONS														
	A5.1 DOOR SCHEDULE & DETAILS														
	A5.2 WINDOW SCHEDULE & DETAILS														
	A6.1 ENLARGED T.R. PLANS & ELEVATIONS														
	A8.1 DETAILS														
	STRUCTURAL														
	S0.1 STRUCTURAL GENERAL NOTES														
	S1.1 FOUNDATION PLAN														
	S1.2 ROOF FRAMING PLAN														
	S2.1 PANEL ELEVATIONS														
	S3.1 FOUNDATION/PANEL DETAILS														
	S4.1 ROOF FRAMING DETAILS														
	S5.1 MEZZANINE FRAMING & DETAILS														

NORTH
1 CS1 VICINITY MAP
NO SCALE

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 PRE-APPLICATION 9/10/2018
2 ARCHITECTURAL REVIEW 10/12/2018

CIDA
ARCHITECTURE
ENGINEERING
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INTERIORS
15895 SW 72ND AVE SUITE 200
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TEL: 503.226.1285
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(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

COVER SHEET
CS1
JOB NO. 170209.02

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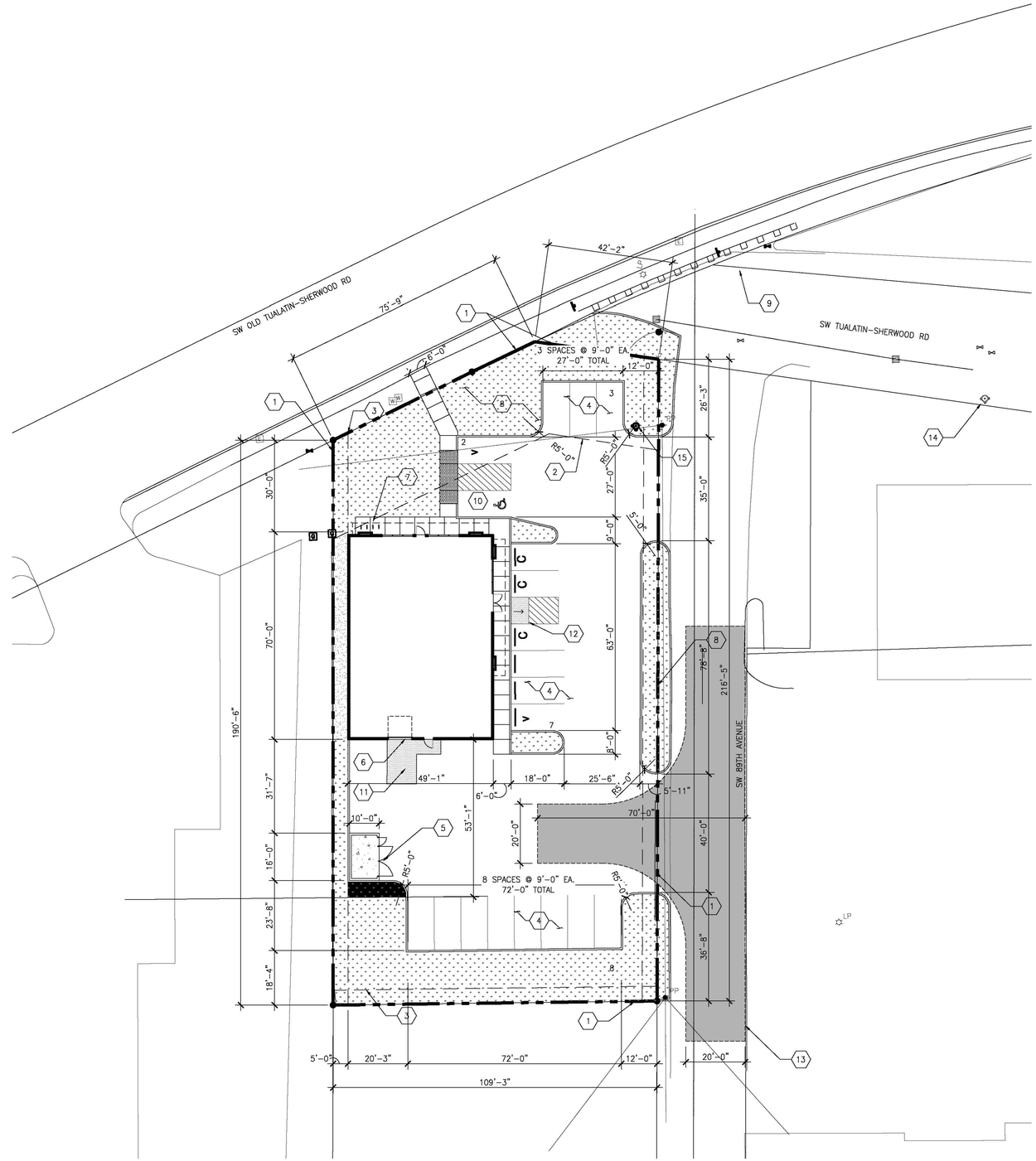

PLAN NORTH PROJECT NORTH

1 A0.1 **SITE PLAN**

1" = 20'–0"

PROJECT INFO

SITE AREA:	23,175
BUILDING AREA:	3,500 SF
BUILDING HEIGHT:	19'–0"
LANDSCAPING AREA:	
LANDSCAPING AREA REQUIREMENTS:	3,476 SF
LANDSCAPING AREA PROVIDED:	7,573 SF
INTERIOR LANDSCAPE REQUIREMENTS:	475 SF
INTERIOR LANDSCAPE PROVIDED:	695 SF
PARKING AREA:	3,147 SF
PARKING AREA PERCENTAGE:	13.9%
PARKING COUNTS:	18 STANDARD SPACES (9X18) (14 SPACES REQUIRED) 1 ADA SPACE (1 SPACE REQUIRED) 19 SPACES TOTAL
BIKE PARKING COUNTS:	3,500 X (.5 PER 1,000) = **2** SPACES 50% COVERED SPACES REQUIRED
TRASH ENCLOSURE SIZE:	160 SF

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- TYPICAL CURB RADIUS = 3' UNLESS NOTED OTHERWISE. PLEASE NOTE WHERE TYPICAL RADII ARE NOTED PLEASE REFERENCE SIMILAR ISLANDS OR CONDITIONS WHERE THESE OCCUR
- EXISTING CONDITIONS BASED ON BOUNDARY SURVEY BY WEDDLE SURVEYING INC., DECEMBER, 2017
- PRIOR TO SITE CLEARING, GRADING OR CONSTRUCTION IN THE VEGETATED CORRIDOR, WATER QUALITY AND SENSITIVE AREAS SHALL BE SURVEYED, STAKED AND TEMPORARILY FENCED. VEGETATED CORRIDOR SHALL REMAIN FENCED AND UNDISTURBED DURING CONSTRUCTION.

LEGEND

AC	ASPHALTIC CONCRETE
	CATCH BASIN
CONC.	CONCRETE
E	ELECTRICAL BOX
	FIRE HYDRANT
	FOUND SURVEY MONUMENT
	GAS VALVE
G	GAS METER
	GUY ANCHOR
NG	NATURAL GROUND
PP LP	POWER POLE/LIGHT POLE
S	SANITARY MANHOLE
	SIGN
W	WATER METER
	WATER VALVE

KEYNOTE

1. PROPERTY LINE
2. FRONT SET BACK – 30'–0"
3. SIDE SET BACK – 5'–0"
4. PARKING
5. NEW TRASH ENCLOSURE
6. DRIVE–IN OVERHEAD DOOR
7. BIKE PARKING
8. NEW LANDSCAPE
9. (E) GUARD RAIL
10. ADA PARKING SPACE
11. STRIPED LOADING AREA
12. DELIVERY RAMP
13. FIRE APPARATUS TURNAROUND
14. EXISTING FIRE HYDRANT
15. NEW FDC

PRELIMINARY PLAN ONLY–NOT FOR CONSTRUCTION

ISSUED	DATE
1 PRE–APPLICATION	9/10/2018
2 ARCHITECTURAL REVIEW	10/12/2018

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(NEW CONSTRUCTION) FOR

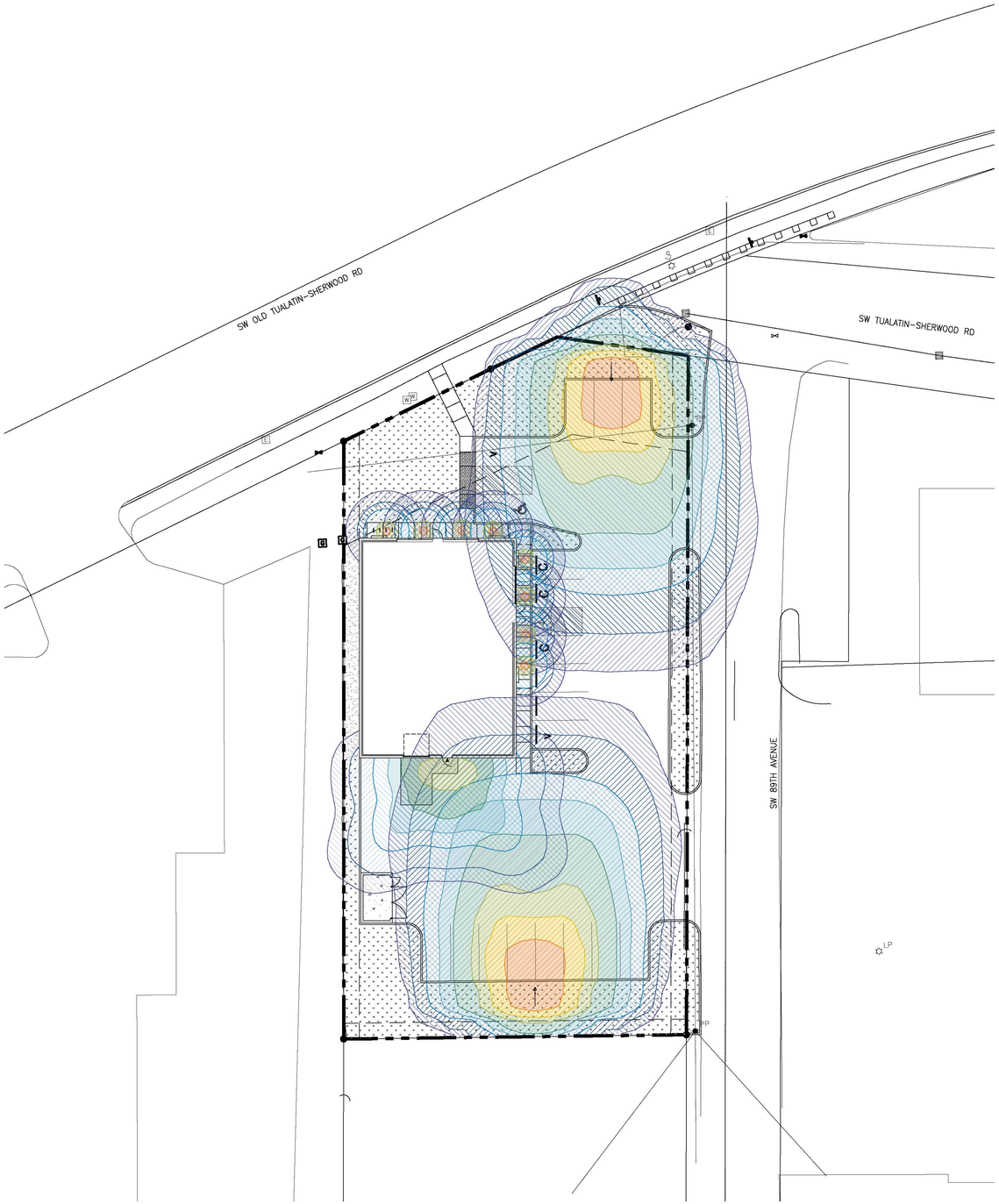
SHERWIN WILLIAMS

8930 SW OLD TUALATIN–SHERWOOD RD
TUALATIN, OR 97062

SITE PLAN

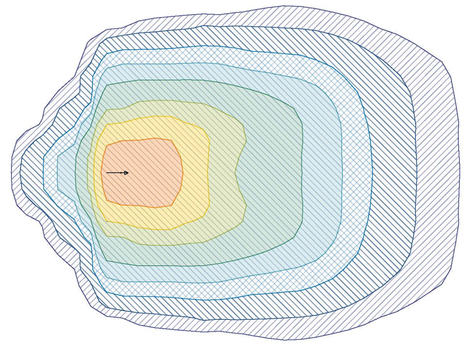
A0.1

JOB NO. 170209.02

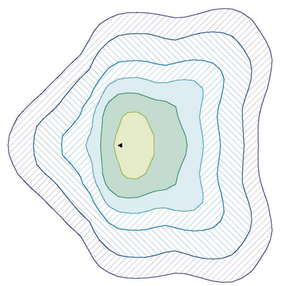


FOOTCANDLE LEVELS

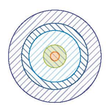
- .1 FOOTCANDLE
- .2 FOOTCANDLE
- .5 FOOTCANDLE
- 1 FOOTCANDLE
- 2 FOOTCANDLE
- 5 FOOTCANDLE
- 10 FOOTCANDLE
- 20 FOOTCANDLE
- 50 FOOTCANDLE



SINGLE LAMP LED LIGHT W/ ARM-MOUNTING HEIGHT: 22'-0" - LIGMAN, MARTINI - POLE CUT OFF FIXTURE TO ELIMINATE LIGHT AT ADJACENT PROPERTY



BUILDING MOUNTED LED LIGHT FIXTURE - MOUNTING HEIGHT 13'-0" - LIGMAN, MUSTANG



UNDER CANOPY MOUNTED LED LIGHT FIXTURE - MOUNTING HEIGHT 10'-0" - LITHONIA, REAL6

PLAN NORTH / PROJECT NORTH

1 / A0.3 SITE LIGHTING PLAN

1"=20'

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED	DATE
1 PRE-APPLICATION	9/10/2018
2 ARCHITECTURAL REVIEW	10/12/2018

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(NEW CONSTRUCTION) FOR

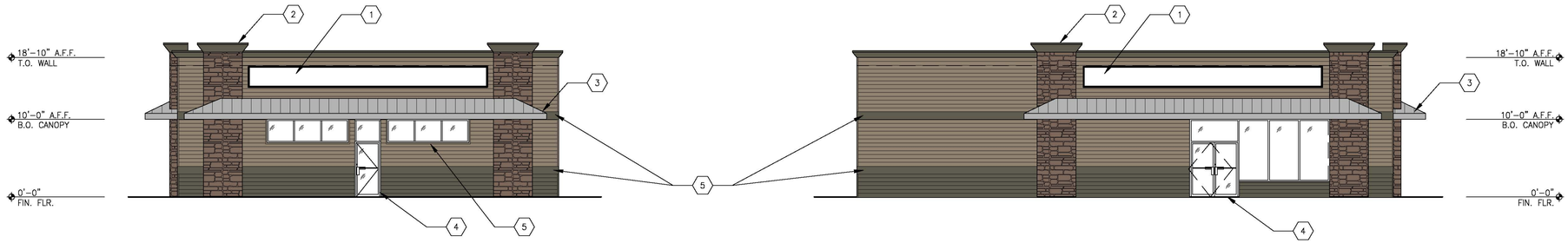
SHERWIN WILLIAMS

8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

SITE LIGHTING PLAN

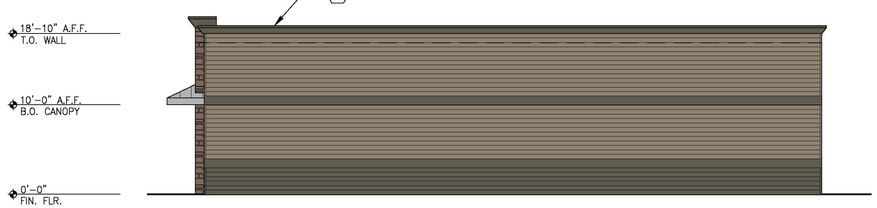
A0.3

JOB NO. 170209.02

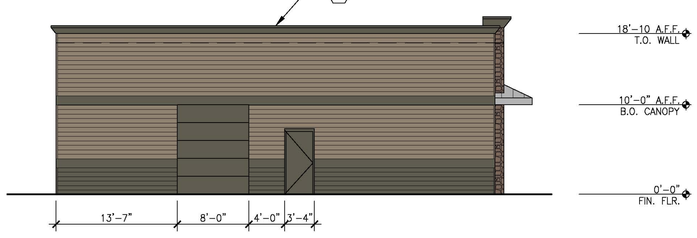


1 A2.0 **NORTH ELEVATION**
1/8" = 1'-0"

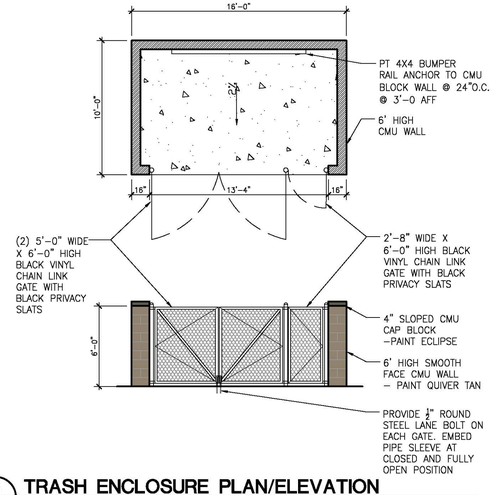
2 A2.0 **EAST ELEVATION**
1/8" = 1'-0"



3 A2.0 **WEST ELEVATION**
1/8" = 1'-0"



4 A2.0 **SOUTH ELEVATION**
1/8" = 1'-0"



5 A2.0 **TRASH ENCLOSURE PLAN/ELEVATION**
3/16" = 1'-0"

EXAMPLE

LEGEND

CULTURED STONE --
#CVS-2010 SUEDE
DRYSTACK LEDGESTONE

HARDIE BOARD PAINTED -- #SW
6151 QUIVER TAN

HARDIE BOARD PAINTED -- #SW
6166 ECLIPSE

KEYNOTES

1. SIGN BY OTHERS
2. METAL CAP PAINTED- #SW 6166 ECLIPSE
3. STANDING SEAM MTL. ROOF & FACIA CANOPY W/ GALV. FINISH -- INSTALL MINI CLEAN SNOW/ICE BREAK LINES @ ALL CANOPIES
4. ALUMINUM STOREFRONT - CLEAR
5. 12" HARDIE TRIM BOARD
6. 2" HARDIE TRIM BOARD AROUND OPENINGS

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 PRE-APPLICATION 9/10/2018
2 ARCHITECTURAL REVIEW 10/12/2018

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ENGINEERING
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PORTLAND, OREGON 97224
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(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

BUILDING ELEVATIONS
A2.0
JOB NO. 170209.02

GENERAL NOTES

1. CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
2. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
3. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
4. WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED – DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
5. BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
6. CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
7. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2014 OREGON PLUMBING SPECIALTY CODE AND REQUIREMENTS OF THE CITY OF TUALATIN.
8. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
9. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
10. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF AAI ENGINEERING, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
11. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
12. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR SHALL ADHERE TO CITY OF TUALATIN FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
14. TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO CITY OF TUALATIN FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
16. NOTIFY CITY OF TUALATIN INSPECTOR 72 HOURS BEFORE STARTING WORK. A PRECONSTRUCTION MEETING WITH THE OWNER, THE OWNER'S ENGINEER, CONTRACTOR AND THE CITY OF TUALATIN REPRESENTATIVE SHALL BE REQUIRED.
17. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
18. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
19. EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED DURING CONSTRUCTION OR REPLACED IN ACCORDANCE WITH OREGON REVISED STATUTES 209.140 – 209.155.

CONSTRUCTION NOTES

DEMOLITION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
2. EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
3. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
4. ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
5. CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
6. SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

1. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
2. CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
3. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
4. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

1. CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
2. BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
3. ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 1 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.

WATER

1. ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.
2. ALL WATER AND FIRE PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKS PER DETAIL.
3. ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.

EARTHWORKS

1. CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.
3. SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.

PAVING

1. SEE ARCHITECTURAL PLANS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

MATERIAL NOTES

1. GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.
2. STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE CONFORMING TO THE PROJECT SPECIFICATIONS; AS INDICATED IN THE PLANS. PIPES WITH LESS THAN 2' OF COVER SHALL BE C900/C905 PVC, HDPE OR DUCTILE IRON PIPE.
3. PRIVATE WATER MAINS 4-INCH DIAMETER AND LARGER SHALL BE DUCTILE IRON PIPE SCH 80; AS INDICATED IN THE PLANS.
4. PRIVATE WATER LINES 3-INCH DIAMETER AND SMALLER SHALL BE TYPE K COPPER OR PVC; AS INDICATED IN THE PLANS.
5. CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.

SEPARATION STATEMENT

ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10'. MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" INCHES ABOVE THE SEWER.

REGISTERED PROFESSIONAL ENGINEER
58417
OREGON
JULY 15, 2005
CLAYTON N. HARRIS
PRELIMINARY
EXPIRES: 6/30/2019

ISSUED DATE
1 PRE-APPLICATION 9/10/2018

AAI alpha associates, inc.
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(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

GENERAL NOTES

C0.0

JOB NO. 170209.02

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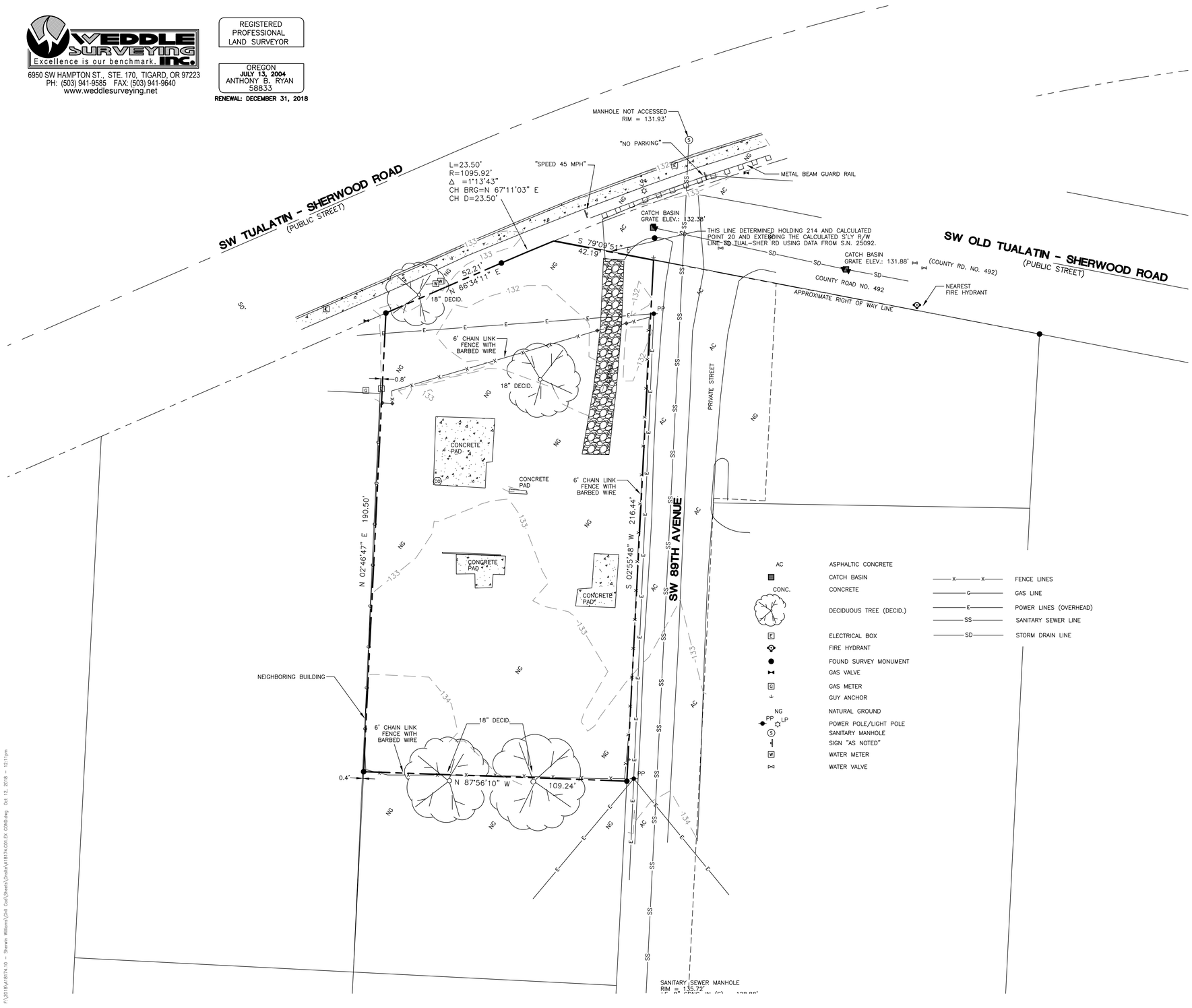
www.weddlesurveying.net

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 2004
ANTHONY B. RYAN
58833
RENEWAL: DECEMBER 31, 2018



AC	ASPHALTIC CONCRETE
	CATCH BASIN
CONC.	CONCRETE
	DECIDUOUS TREE (DECID.)
E	ELECTRICAL BOX
	FIRE HYDRANT
	FOUND SURVEY MONUMENT
	GAS VALVE
G	GAS METER
	GUY ANCHOR
NG	NATURAL GROUND
PP LP	POWER POLE/LIGHT POLE
S	SANITARY MANHOLE
	SIGN "AS NOTED"
W	WATER METER
	WATER VALVE

X X	FENCE LINES
G	GAS LINE
E	POWER LINES (OVERHEAD)
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS PER SURVEY NO. 25,092, WASHINGTON COUNTY SURVEY RECORDS. THIS IS NOT A RECORDABLE BOUNDARY SURVEY. INSUFFICIENT RIGHT-OF-WAY MONUMENTATION PRECLUDED PRECISE DETERMINATION OF COUNTY ROAD 492 (OLD TUALATIN-SHERWOOD ROAD).

2. UNDERGROUND UTILITIES ARE SHOWN PER SURFACE MARKINGS AND AS-BUILT INFORMATION PROVIDED BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE, NON-EXISTENCE OR COMPLETENESS OF ANY SUBSURFACE UTILITIES SHOWN, OR NOT SHOWN ON THE MAP. CALL 811 BEFORE DIGGING.

BENCHMARK:
THE BENCHMARK USED FOR THIS PROJECT IS AN OPUS-DERIVED (STATIC GPS) ELEVATION ON WEDDLE SURVEYING INC. CONTROL POINT NO. 200.
ELEVATION: 133.42' NAVD 88 (GEOID 12B)

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 feet

REGISTERED PROFESSIONAL ENGINEER
58417
OREGON
JULY 15, 2003
CRAIG N. HARRIS
PRELIMINARY
EXPIRES: 6/30/2019

ISSUED DATE
1 PRE-APPLICATION 9/10/2018

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(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

EXISTING CONDITIONS
C0.1
JOB NO. 170209.02

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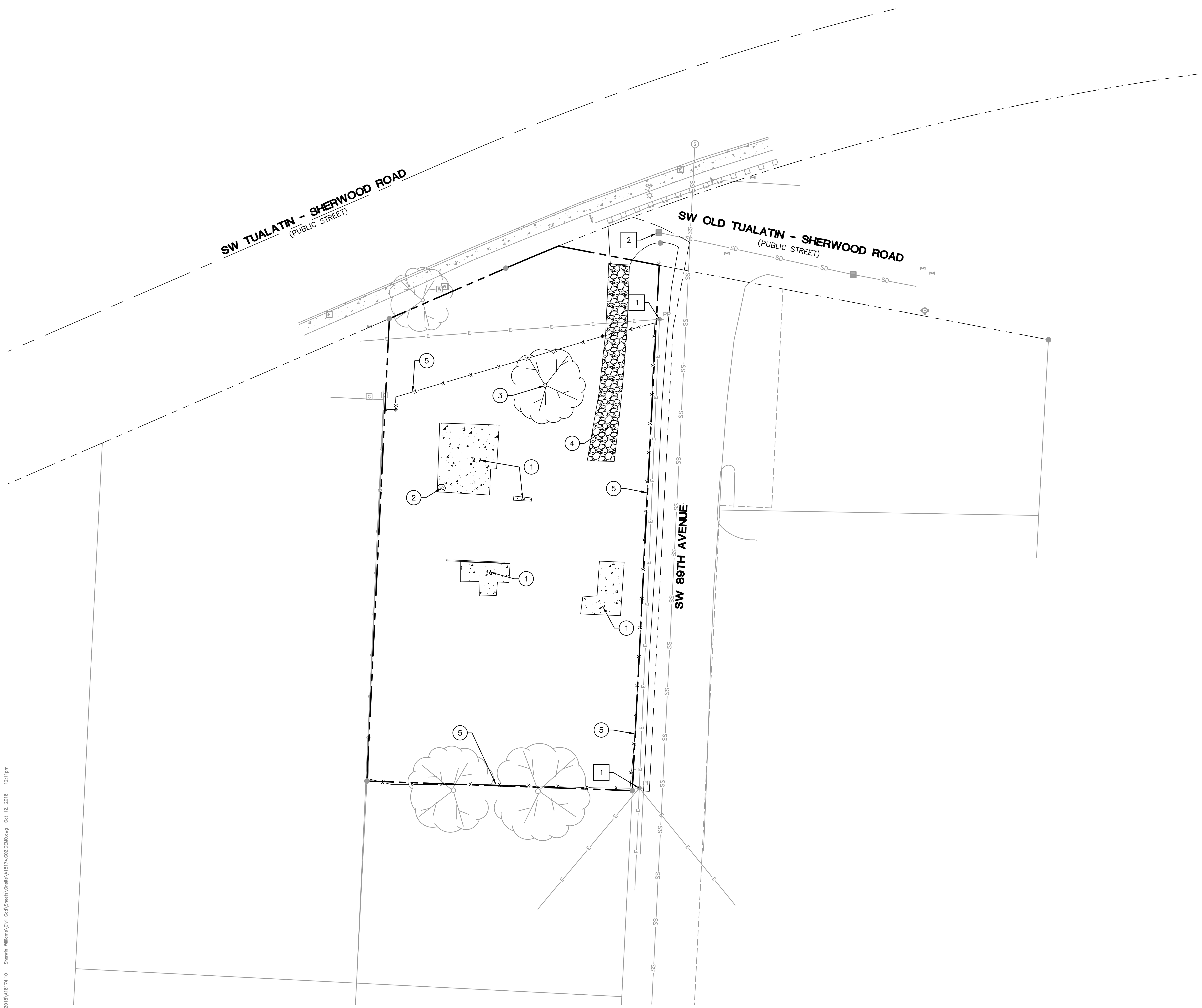

SHEET NOTES

1. SEE SHEET C0.0 FOR GENERAL SHEET NOTES.
2. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
3. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
6. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
8. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
9. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
10. PROTECT ALL EXISTING UTILITY STRUCTURES AND UNDERGROUND MAINS TO REMAIN.
11. PROTECT ALL EXISTING VEGETATION TO REMAIN.

[X] PROTECTION NOTES

1 PROTECT EXISTING POWER POLE AND GUY WIRES
2 PROTECT EXISTING CATCH BASIN

(X) DEMOLITION NOTES

1 REMOVE EXISTING CONCRETE PAD
2 REMOVE EXISTING CLEANOUT
3 REMOVE EXISTING TREE
4 REMOVE EXISTING GRAVEL PAD
5 REMOVE EXISTING FENCE

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 feet

EXPIRES: 6/30/2019

PRELIMINARY

ISSUED DATE
1 PRE-APPLICATION 9/10/2018

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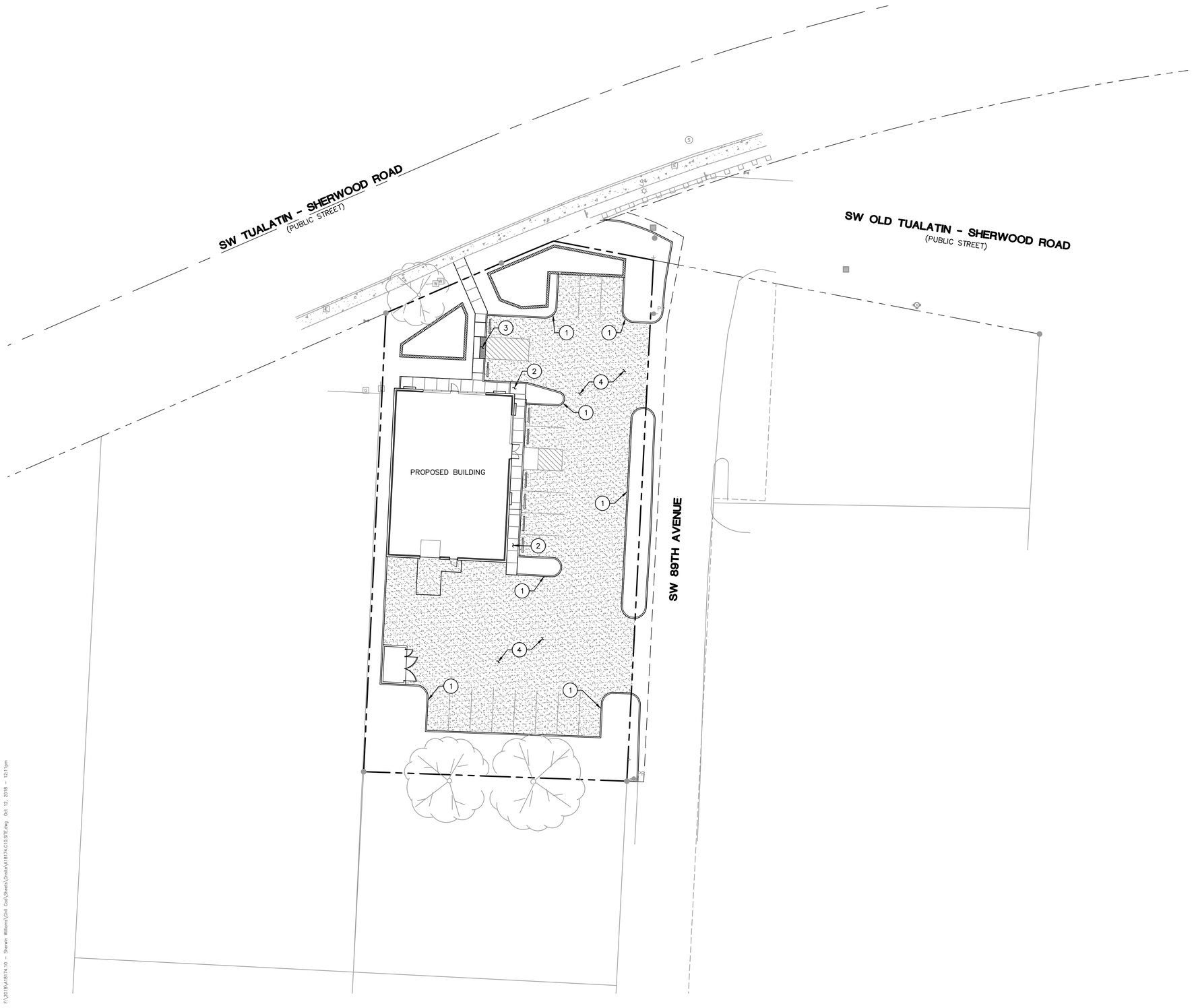
(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

DEMOLITION PLAN
C0.2
JOB NO. 170209.02



SHEET NOTES

1. SEE SHEET C0.0 FOR GENERAL SHEET NOTES.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.

(X) CONSTRUCTION NOTES

1 INSTALL PRIVATE CURB PER DETAIL 4/C4.0
2 INSTALL PRIVATE SIDEWALK PER DETAIL 2/C4.0
3 INSTALL PRIVATE ADA RAMP PER DETAIL 6/C4.0
4 INSTALL PRIVATE ASPHALT CONCRETE PER DETAIL 1/C4.0

LEGEND

PROPERTY LINE
PROPOSED CURB
CONCRETE SIDEWALK SURFACING
ASPHALT SURFACING
SAWCUT

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 feet

REGISTERED PROFESSIONAL ENGINEER
58417
OREGON
JULY 15, 2005
CRAIG N. HARRIS
EXPIRES: 6/30/2019
PRELIMINARY

ISSUED DATE
1 PRE-APPLICATION 9/10/2018

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(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
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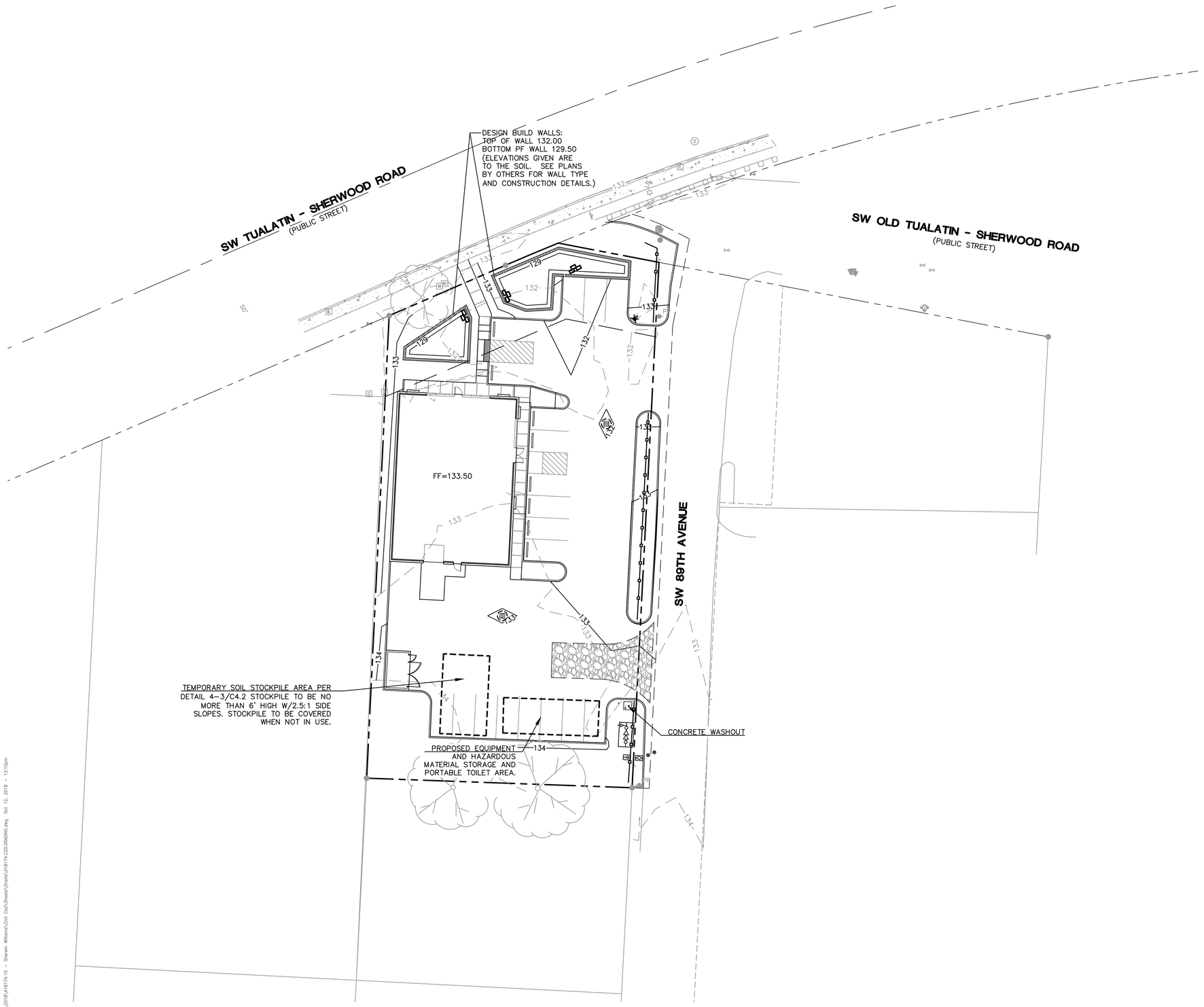
HARDSCAPE PLAN
C1.0
JOB NO. 170209.02



SHEET NOTES

1. SEE SHEET C0.0 FOR GENERAL SHEET NOTES.
2. CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
3. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
4. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
5. ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
6. FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
7. GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

GRADING LABEL LEGEND

CALLOUT — DESCRIPTION
- SPOT ELEVATION
- DESCRIPTION LISTED BELOW.

XX.XX XX

BS	BOTTOM OF STAIRS
EX	EXISTING GRADE
FF	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G	GROUND
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF STAIRS

LEGEND

EXISTING CONTOUR MINOR — 102
EXISTING CONTOUR MAJOR — 100
PROPOSED CONTOUR MINOR — 102
PROPOSED CONTOUR MAJOR — 100
GRADE BREAK — GB — GB
SEDIMENT FENCE PER DETAIL 4-23/C4.2
INLET PROTECTION PER DETAIL 4-19/C4.2
CONCRETE WASHOUT PER DETAIL 1/C4.2
OUTFALL PROTECTION PER DETAIL 4-18/C4.2
CONSTRUCTION ENTRANCE PER DETAIL 4-13/C4.2

NORTH

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 feet

PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER
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JULY 15, 2003
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(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

GRADING & EROSION CONTROL PLAN
C2.0
JOB NO. 170209.02

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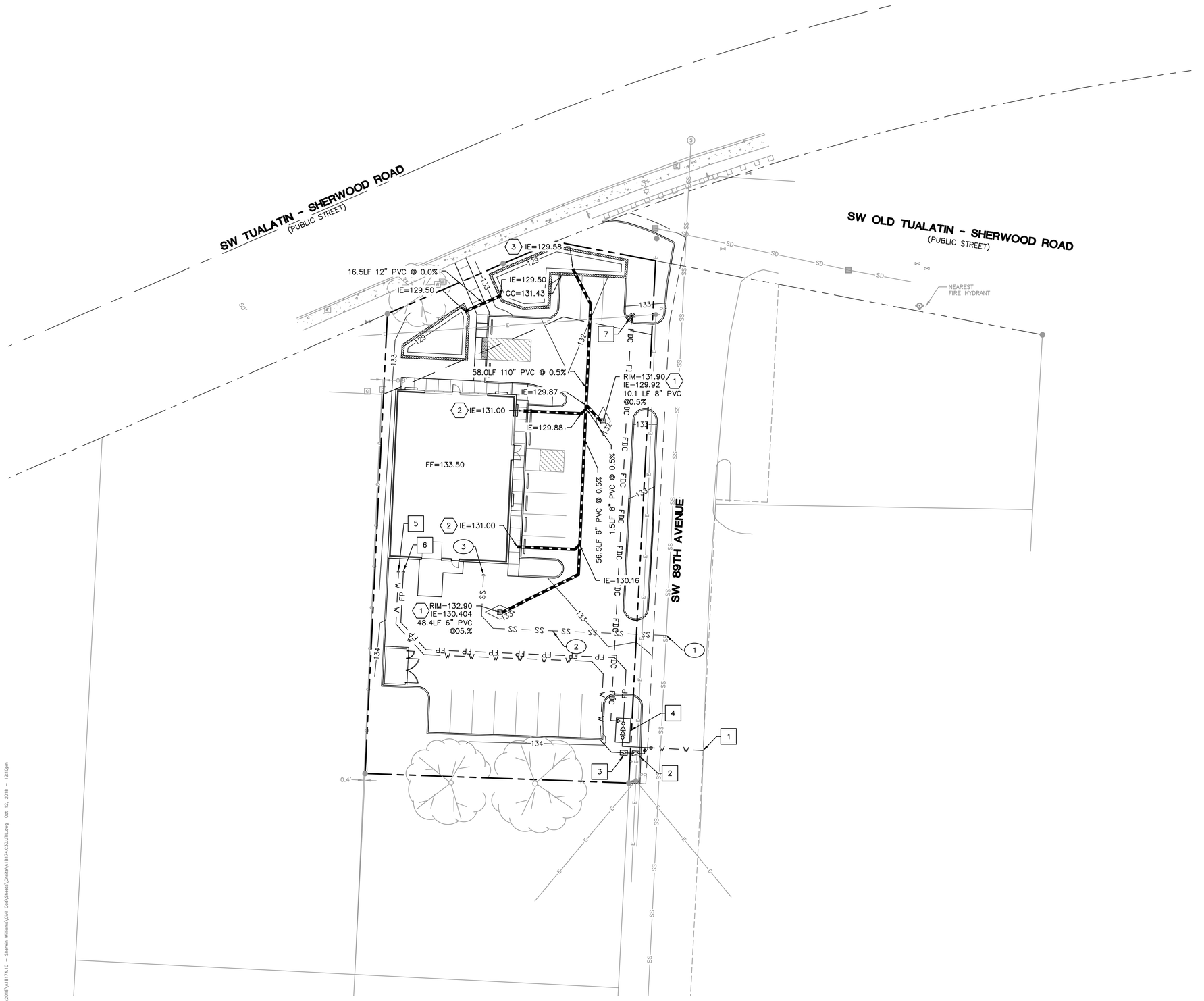

SHEET NOTES

1. SEE SHEET C0.0 FOR GENERAL SHEET NOTES.
2. STRUCTURES HORIZONTAL LOCATIONS AND PIPE INVERTS ARE BASED ON THE CENTER OF THE STRUCTURE.
3. PIPE BEDDING AND BACKFILL UTILITIES SHALL BE DONE PER DETAIL 1/C4.1.
4. INSTALL THRUST BLOCKS ON FIRE AND WATER LINES PER DETAIL 4/C4.1.
5. ALL SANITARY PIPING SHALL BE PVC 3034 OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
6. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
7. CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. NOT ALL REQUIRED CLEAN OUTS ARE SHOWN.
8. DOMESTIC WATER AND FIRE LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
9. UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC.
10. INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.

LEGEND

SANITARY SEWER LINE	SS SS
WATER LINE	W W W
FIRE LINE	FP FP FP FP
FDC LINE	FDC FDC FDC
STORM LINE	
GAS LINE	G G G G G
FDC	

(X) STORM NOTES

1 INSTALL CATCH BASIN PER DETAIL 3/C4.1

2 DOWNSPOUT CONNECTION
30.7LF 6" PVC @ 1% MIN.

3 DISCHARGE TO WATER QUALITY/INFILTRATION BASIN.

(X) SANITARY NOTES

1 CONNECT TO EXISTING MAIN. CONTRACTOR TO VERIFY LOCATION, DEPTH AND SIZE OF EXISTING MAIN.
IE=126.85 (VERIFY DEPTH OF EXISTING MAIM)

2 4" PVC @ 2.0% MIN.

3 SANITARY POINT OF CONNECTION.
IE=128.75

[X] WATER NOTES

1 6" TAP TO EXISTING MAIN. CONTRACTOR TO VERIFY LOCATION, DEPTH AND SIZE OF EXISTING MAIN.

2 ¾" DOMESTIC WATER METER

3 1" DOMESTIC BACKFLOW ASSEMBLY

4 6" FIRE VAULT

5 1" DOMESTIC POINT OF CONNECTION

6 6" FIRE POINT OF CONNECTION

7 4" FDC

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 feet

PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER
58417
OREGON
JULY 15, 2003
CRAIG N. HARRIS
EXPIRES: 6/30/2019

ISSUED DATE
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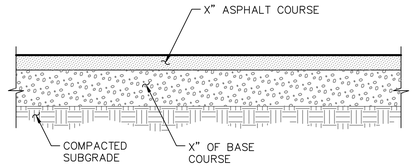
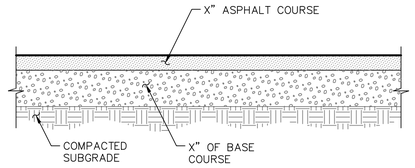
(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

UTILITY PLAN
C3.0
JOB NO. 170209.02

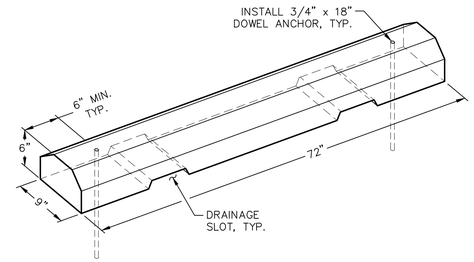


HEAVY–DUTY



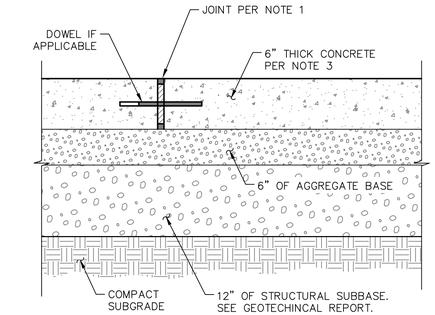
LIGHT–DUTY/PARKING STALLS

1 ASPHALT PAVEMENT SECTIONS
SCALE: NTS



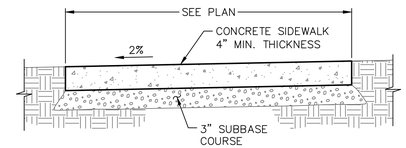
NOTES:
1. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM TO MANUFACTURER'S PRODUCTS APPROVED BY ENGINEER.

3 PRECAST CONCRETE WHEEL STOP
SCALE: NTS



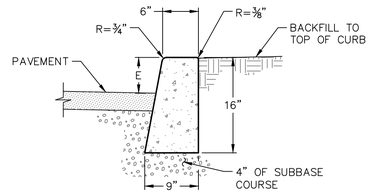
NOTES:
1. CONSTRUCT JOINTS AS FOLLOWS:
   – TRANSVERSE AND CONSTRUCTION JOINTS PER DETAIL X, SHEET X/CX.X.
   – CONTRACTION JOINTS PER DETAIL X, SHEET CX.X
2. PROVIDE MEDIUM BROOM FINISH.
3. PROVIDE THICKENED EDGE AT PERIMETER OF PAVING. SEE DETAIL X/CX.X.
4. PROVIDE ISOLATION JOINT WHEN PAVING IS ADJACENT TO A STRUCTURE OR BUILDING PER DETAIL X/CX.X.
5. PROVIDE 1–½ INCH AGGREGATE, CLASS 4,000 PAVING CONCRETE. SEE GEOTECHNICAL REPORT BY MATERIALS TESTING & INSPECTION FOR ADDITIONAL INFORMATION.

5 CONCRETE PAVEMENT SECTION
SCALE: NTS



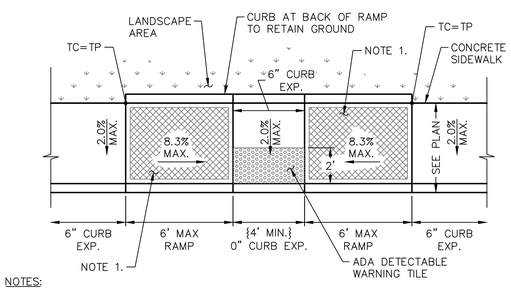
NOTES:
1. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING, AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY, UNLESS NOTED OTHERWISE.
2. CONCRETE SHALL BE 3000 P.S.I AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1–1/2" TO 3".
3. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, WHEELCHAIR RAMPS, AND AT SPACING NOT TO EXCEED 45 FEET.
4. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.

2 CONCRETE SIDEWALK
SCALE: NTS



NOTES:
1. CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
2. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
3. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
4. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.

4 CONCRETE CURB - STANDARD
SCALE: NTS



NOTES:
1. PROVIDE RAMP TEXTURING WITH AN EXPANDED METAL GRATE PLACED ON AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. EACH DIAMOND SHALL BE 1¼" LONG BY ½" WIDE WITH THE LONG SECTION AXIS ORIENTED PERPENDICULAR TO THE CURB. THE GROOVES SHALL BE ⅛" DEEP BY ¼" WIDE.

6 CURB RAMP
SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
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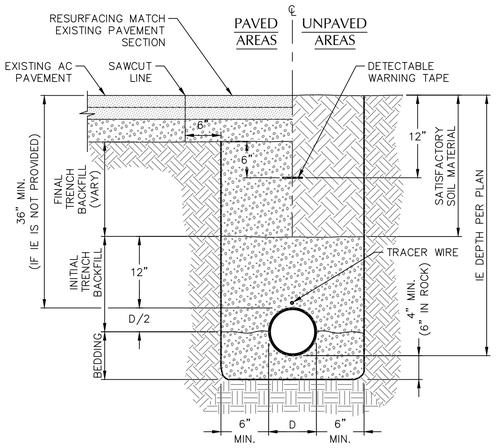
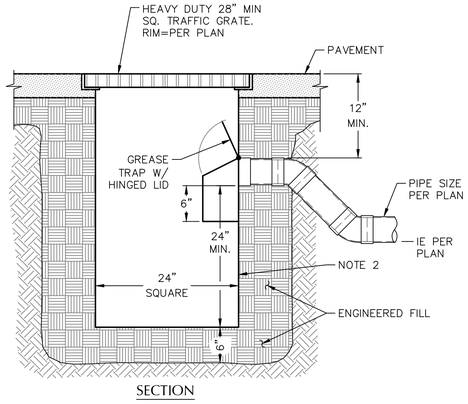
(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN–SHERWOOD RD
TUALATIN, OR 97062

DETAILS
C4.0
JOB NO. 170209.02



1 TYPICAL PIPE BEDDING AND BACKFILL

SCALE: NTS

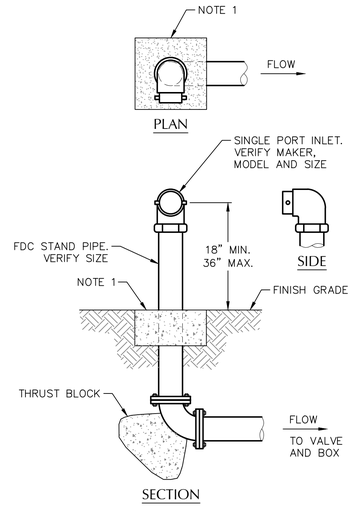


SECTION

NOTES:
1. CONTRACTOR TO WIDEN EXCAVATION AS REQUIRED TO OBTAIN COMPACTION WITH CONTRACTORS COMPACTION EQUIPMENT.
2. 1/4" STEEL PLATE, BITUMINOUS COATED. AS MANUFACTURED BY GIBSON STEEL BASINS OR APPROVED EQUAL.

3 TRAPPED CATCH BASIN

SCALE: NTS

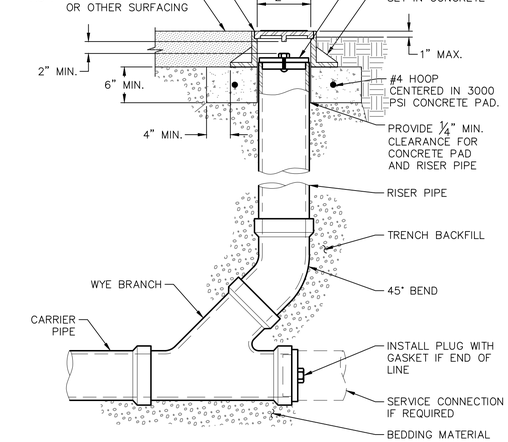


SECTION

NOTES:
1. CONCRETE ANCHOR PAD TO BE 12"x12"x6" THICK, UNLESS NOTED OTHERWISE. ELIMINATE IF INSTALLED IN CONCRETE PAVED AREA.
2. USE FLANGE OR THREADED FITTINGS.
3. CONTRACTOR SHALL PROVIDE SINGLE CHECK VALVE AND BALL DRIP VALVE IN ACCESSIBLE LOCATION INSIDE DDCV VAULT. COORDINATE WITH PLUMBING.

5 FIRE DEPARTMENT CONNECTION (FDC) SINGLE PORT

SCALE: NTS



NOTES:
1. CAST IRON FRAME AND COVER SHALL MEET H-20 LOAD REQUIREMENT.
2. FOR CARRIER PIPE SIZE 6"Ø AND LESS, PROVIDE RISER PIPE SIZE TO MATCH CARRIER PIPE.
3. FOR CARRIER PIPE SIZE 8"Ø AND LARGER, RISER PIPE SHALL BE 6"Ø.
4. RISER PIPE MATERIAL TO MATCH CARRIER PIPE MATERIAL.

2 STANDARD CLEANOUT

SCALE: NTS

1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. THE REQUIRED THRUST BEARING AREAS FOR SPECIAL CONNECTIONS ARE SHOWN ENCIRCLED ON THE PLAN; e.g. (15) INDICATES 15 SQUARE FEET BEARING AREA REQUIRED.
4. IF NOT SHOWN ON PLANS REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED BELOW, ADJUST IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS (ES) STATED IN THE SPECIAL SPECIFICATIONS.
5. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD DETAIL.

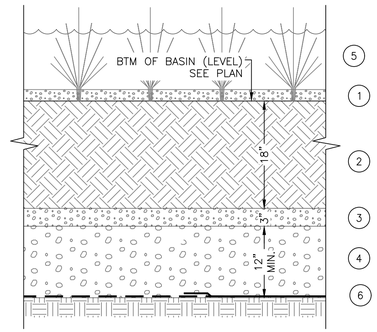
BEARING AREA OF THRUST BLOCK IN SQUARE FOOT

FITTING SIZE	TEE, WYE, PLUG, OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN A1	TEE PLUGGED ON RUN A2	45° BEND	22½° BEND	11¼° BEND
4	1.0	1.4	1.9	1.4	1.0		
6	2.1	3.0	4.3	3.0	1.6	1.0	
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.4	1.2

NOTE:
ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 p.s.i. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 p.s.i.. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURE AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150)X(2000/ SOIL BEARING STRESS)X(TABLE VALUE).

4 THRUST BLOCK

SCALE: NTS



(X) KEY NOTES

1 INSTALL {GEOJUTE PLUS OR COCONUT FIBER MATTING} {2" THICK LAYER OF PEA GRAVEL OR OTHER NON-FLOATING MULCH}.

2 STORMWATER FACILITY GROWING MEDIA PER SPECS.

3 DRAINAGE LENS COURSE (¾" – NO. 4 OPEN GRADED AGGREGATE).

4 DRAINAGE FILL PER SPECS.

5 PLANTING SEE LANDSCAPE PLANS.

6 PERVIOUS DRAINAGE FABRIC, WRAP UP SIDES AND OVERLAP TOP DRAINAGE LENS

6 TYPICAL STORMWATER FACILITY SECTION

SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
58417
OREGON
JULY 15, 2005
CRAIG N. HARRIS
EXPIRES: 6/30/2019

ISSUED DATE
1 PRE-APPLICATION 9/10/2018

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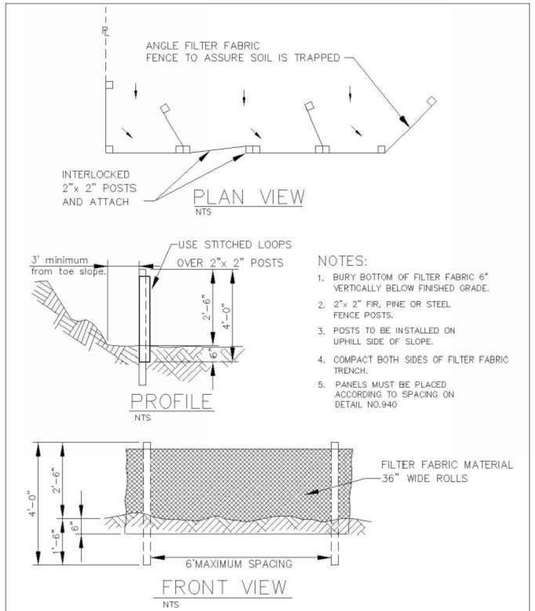
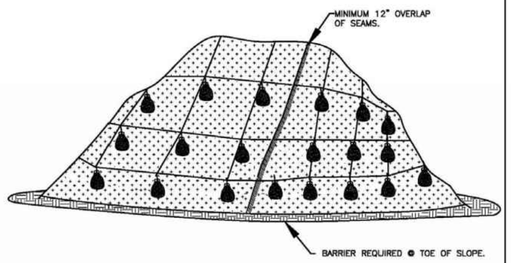
(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

DETAILS
C4.1
JOB NO. 170209.02



SEDIMENT FENCE

DETAIL DRAWING 4–23 REVISED 01–09

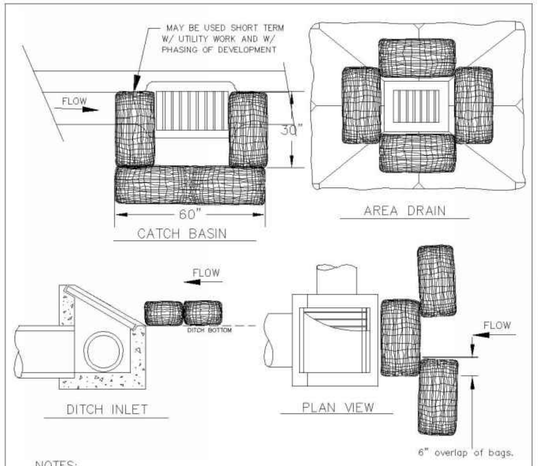


PLASTIC SHEETING

NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

PLASTIC SHEETING

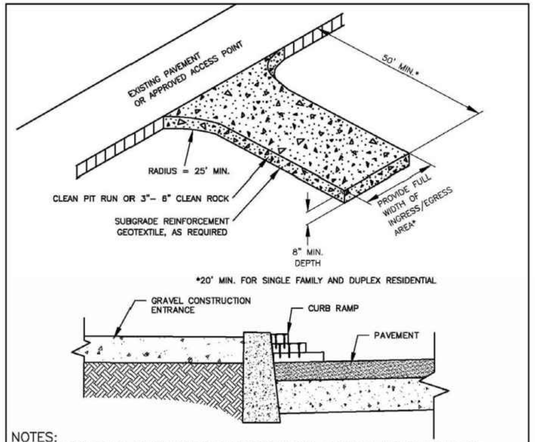
DETAIL DRAWING 4–3 REVISED 01–09



NOTES:
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO–FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2"WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO–BAGS TO PROTECT A CATCH BASIN YOU MUST HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

INLET PROTECTION TYPE 4

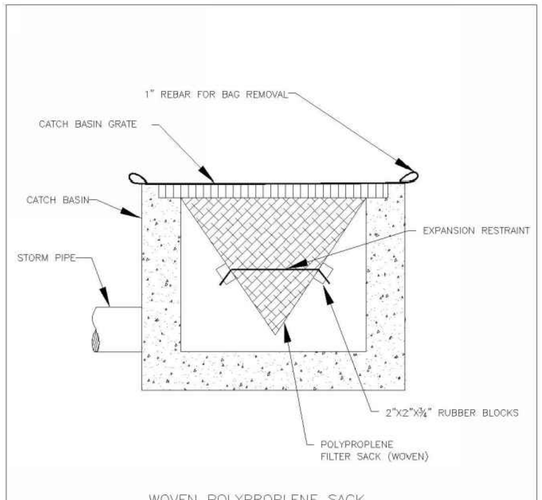
DETAIL DRAWING 4–18 REVISED 01–09



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF– WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS
   SINGLE FAMILY
   20' LONG BY 20' WIDE 8" DEEP OF ¾" MINUS CLEAN ROCK.
   COMMERCIAL
   50' LONG BY 20' WIDE 3–6" CLEAN ROCK,
   GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB–SOIL PUMPING.

CONSTRUCTION ENTRANCE

DETAIL DRAWING 4–13 REVISED 01–09

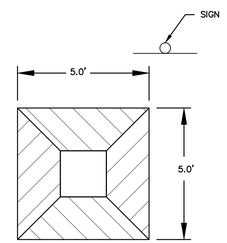


WOVEN POLYPROPLENE SACK

NOTE:
1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

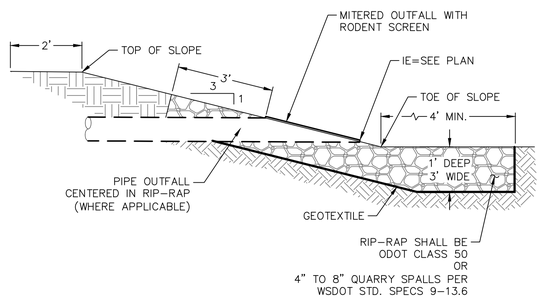
INLET PROTECTION TYPE 5

DETAIL DRAWING 4–19 REVISED 01–09



CONCRETE WASHOUT NOTES:
DEPTH = 3.0'
SIGN SHALL BE CLEARLY MARKED "CONCRETE WASHOUT AREA" IN A VISIBLE LOCATION

1 CONCRETE WASHOUT STATION
SCALE: NTS



2 TYPICAL OUTFALL RIP-RAP PROTECTION
SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
58417
OREGON
JULY 15, 2003
CRAIG N. HARRIS
PRELIMINARY
EXPIRES: 6/30/2019

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(NEW CONSTRUCTION) FOR
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DETAILS
C4.2
JOB NO. 170209.02

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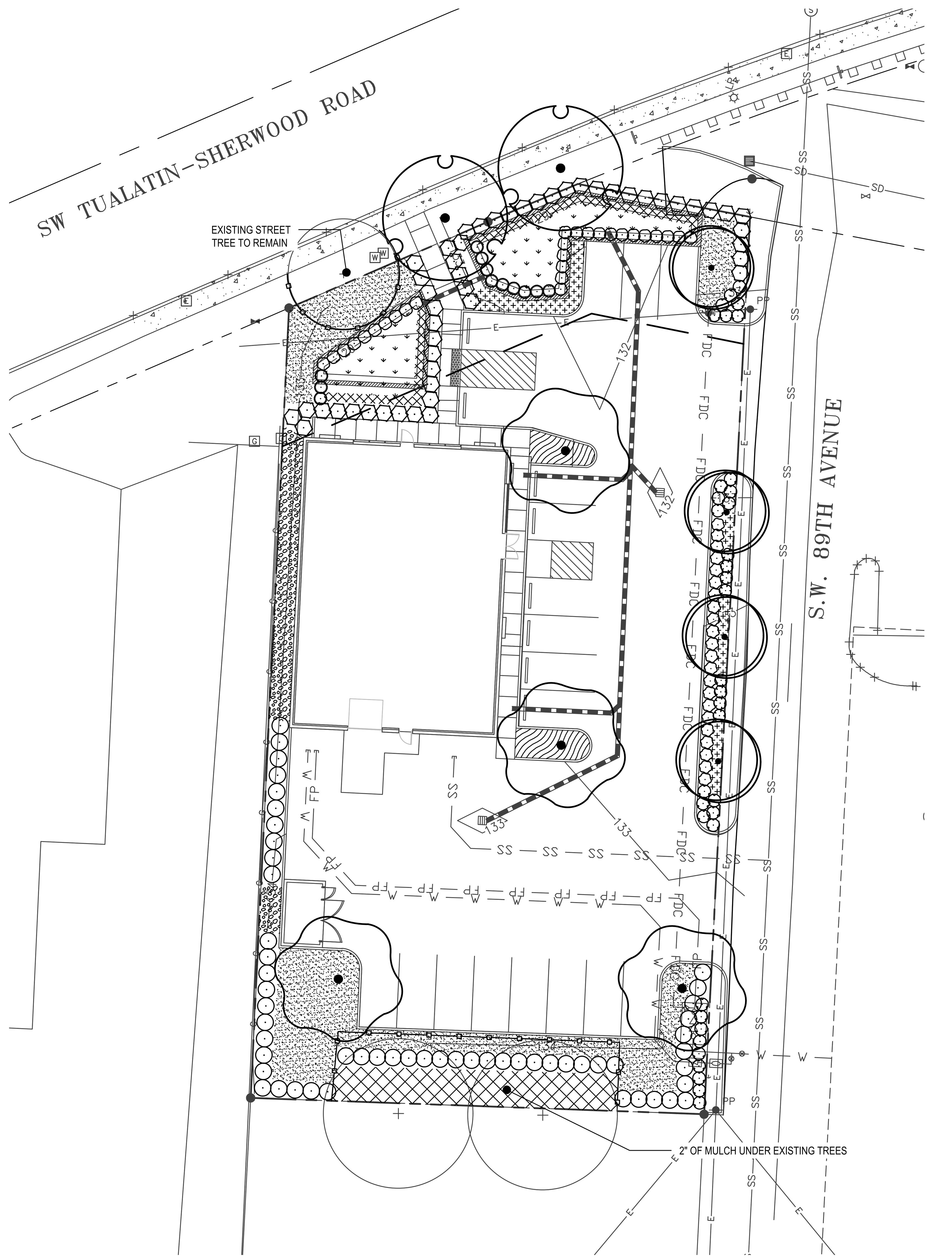


NORTH

LANDSCAPE PLAN

SCALE 1" = 20'

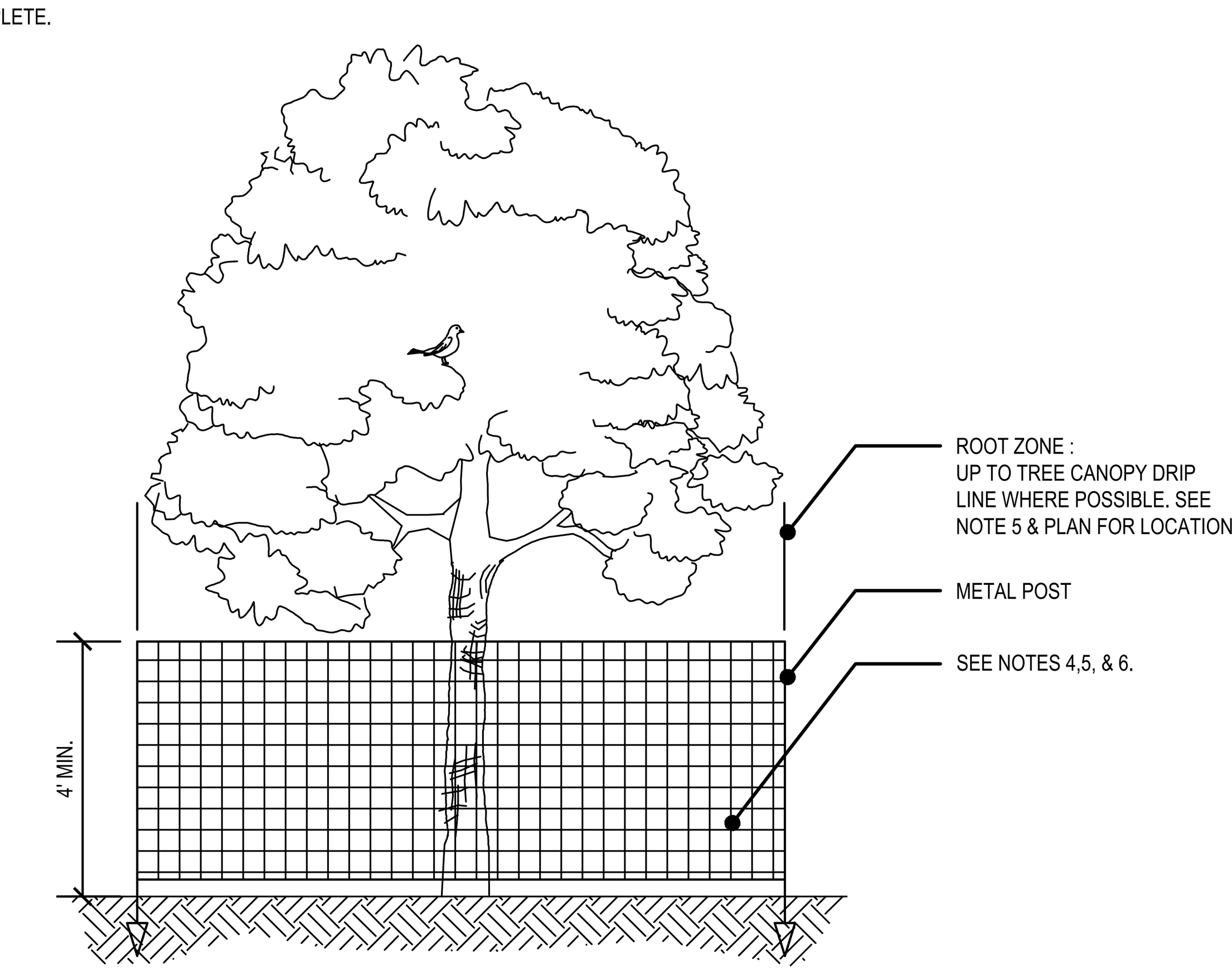
20 0 10 20 40 80 FEET

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	GI	4	GLEDITSIA TRIACANTHOS INERMIS `TRUESHADE`	THORNLESS HONEY LOCUST	1.5" CAL.	
	SC	4	SYRINGA PEKINENSIS `CHINA SNOW`	CHINA SNOW TREE LILAC	1.5" CAL.	
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	QS	2	QUERCUS ROBUR `SKYROCKET`	ENGLISH OAK	1.5" CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	IH	50	ILEX CRENATA `HELERII`	HELER JAPANESE HOLLY	1 GAL.	
	MC	22	MAHONIA AQUIFOLIUM `COMPACTA`	COMPACT OREGON GRAPE	1 GAL.	
	VO	55	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	
	WS	28	WEIGELA FLORIDA `BOKRASPIWI`	SPILLED WINE WEIGELA	1 GAL.	
	WB	8	WEIGELA FLORIDA `BRAMWELL`	FINE WINE WEIGELA	1 GAL.	
STORM WATER BASIN `A` & `B` PLANTINGS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	RP	27	ROSA PISOCARPA	CLUSTERED WILD ROSE	1 GAL.	
	SD	12	SPIRAEA DOUGLASII	WESTERN SPIREA	1 GAL.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	FC	71	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT	24" o.c.
	RE	101	RUBUS CALYCINOIDES `EMERALD CARPET`	EMERALD CARPET CREEPING RASPBERRY	4" POT	18" o.c.
		1,787 SF	LAWN			
		54	MAHONIA NERVOSA / OREGON GRAPE			
		510 510	CAREX OBNUPTA / SLOUGH SEDGE JUNCUS PATENS / CALIFORNIA GRAY RUSH			

TREE PROTECTION NOTES:

1. BEFORE WORK IS STARTED, INSTALL TREE PROTECTION FENCING. CONTACT THE PROJECT ARBORIST FOR ASSISTANCE.
2. REFER TO SECTION 34.270 TREE PROTECTION DURING CONSTRUCTION & 73.250 TREE PRESERVATION OF THE TUALATIN CITY CODE.
3. NO ENCROACHMENT OF ANY KIND IS ALLOWED WITHIN THE TREE PROTECTION FENCE ZONE DURING CONSTRUCTION.
4. INSTALL FENCE ON TREE SIDE OF EXISTING CURB FOR ALL TREES TO BE PRESERVED. ROOT PROTECTION ZONE IS AN AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE CANOPY AND BETWEEN EXISTING CURB AND PROPOSED SIDEWALK.
5. FENCING SHALL BE 4-FOOT HIGH ORANGE CONSTRUCTION FENCE WITH METAL POSTS AND BE SECURED TO THE GROUND WITH 6-FOOT METAL POSTS. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
6. FENCE SHALL BE INSTALLED PRIOR TO LAND CLEARING, FILLING OR ANY LAND ALTERATION AND SHALL REMAIN IN PLACE UNTIL AFTER CONSTRUCTION IS COMPLETE.
7. NO EXCAVATION OR COMPACTION OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES ALLOWED WITHIN THE PROTECTION FENCING.
8. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMITS OF THE FENCING.
9. WITHIN CLEARING/GRADING LIMITS OR AT THE EDGE OF THE CLEARING/GRADING LIMITS, TREE PROTECTION MAY BE INSTALLED AROUND GROUPS OF TREES.
10. DURING WORK, ANY ROOTS GREATER THAN TWO INCHES FOUND DURING EXCAVATION SHALL BE CLEANLY CUT. MULTIPLE ROOT PRUNING EVENTS FOR SINGLE TREES SHALL BE MANAGED & MONITORED BY THE PROJECT ARBORIST.
11. AFTER CONSTRUCTION IS COMPLETE, PROJECT LANDSCAPE ARCHITECT SHALL VERIFY TREE PROTECTION FENCING CAN BE REMOVED.



1 TREE PROTECTION FENCING DETAIL

N.T.S.

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA	= 23,175SF
LANDSCAPE AREA REQUIRED 15% OF SITE	= 3,476 SF
LANDSCAPE ARE PROPOSED 27.4% OF SITE	= 6,350 SF
NON VEGETATIVE GROUND COVER MULCH UNDER EXISTING TREES	= 407 SF (6.4%) = 589 SF
INTERIOR PKG. LOT LANDSCAPING REQ. 25 SF PER PKG. SPACE X 19 PKG SPACES	= 475 SF
INTERIOR PKG. LOT LANDSCAPING PROPOSED	= 569 SF
INTERIOR PKG. LOT TREES REQ. 1 PER 4 PKG SPACES (19/4)	= 5 TREES
INTERIOR PKG. LOT TREES PROPOSED	= 5 TREES
STREET TREES REQUIRED STREET TREES PROPOSED	= 2 TREES = 2 TREES

LEGEND

EXISTING TREES TO REMAIN

TREE PROTECTION FENCE

1 L1.0

TREE PROTECTION FENCE

GENERAL NOTES

1. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT AT LEAST TWO WEEKS PRIOR TO START OF LANDSCAPE WORK TO REVIEW PLANT SUBSTITUTIONS & JURISDICTIONAL REQUIREMENTS.

PLANTING NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF TUALATIN STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
2. VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES. PRIOR TO REMOVING ANY EXISTING FEATURES, REVIEW AND CONFIRM EXTENT OF DEMOLITION WITH OWNER'S REPRESENTATIVE.
4. PROTECT EXISTING ITEMS TO REMAIN DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN I.E. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES PRIOR TO EXCAVATION. 2. MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY.
6. REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE SITE.
7. MAINTAIN ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
8. COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE.
9. INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF TUALATIN STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
10. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
11. CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION. SEE SPECS.
12. CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS. SEE SPECS.
13. CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
14. ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
15. ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. SEE SPECS.
16. CONTRACTOR SHALL INSTALL RAIN SENSORS AS PER MANUFACTURE'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION.
17. CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM AND PROVIDE OWNER WITH SHOP DRAWINGS FOR APPROVAL. SEE SPECS.
18. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
19. ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

PRELIMINARY PLAN ONLY—NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
552
Teresa Katherine Long
OREGON
5-14-04

ISSUED		DATE
1	PRE-APPLICATION	9/10/2018
2	DESIGN REVIEW	10/12/2018

AAI afghan associates, inc.
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(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

LANDSCAPE PLAN

L1.0

JOB NO. 18174.20

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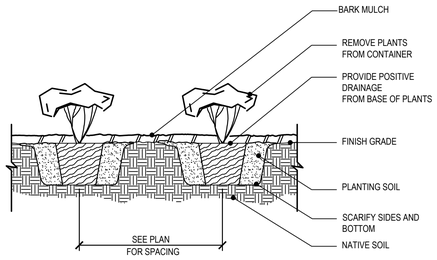
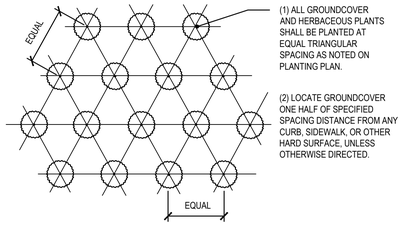


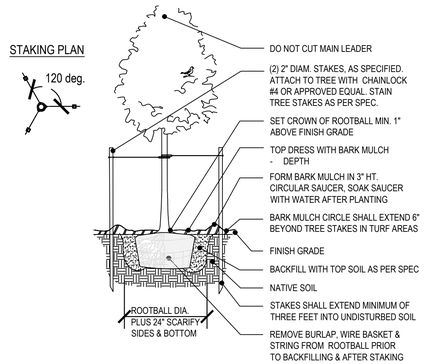
1 L2.0 GROUNDCOVER & HERBACEOUS PLANT PLANTING DETAIL

SCALE: NTS



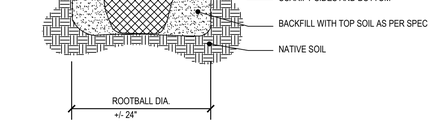
2 L2.0 GROUNDCOVER & HERBACEOUS PLANT PLANTING PLAN

SCALE: NTS



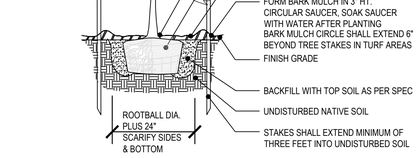
3 L2.0 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



4 L2.0 SHRUB PLANTING

SCALE: NTS



5 L2.0 CONIFER TREE PLANTING DETAIL

SCALE: NTS

PRELIMINARY PLAN ONLY—NOT FOR CONSTRUCTION

ISSUED DATE
1 PRE-APPLICATION 9/10/2018

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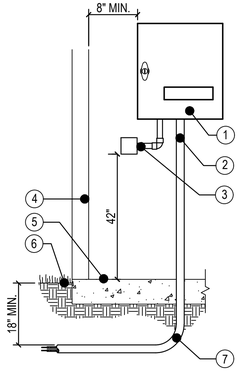
(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

LANDSCAPE DETAILS

L2.0

JOB NO. 18174.20



LEGEND

1. AUTOMATIC CONTROLLER WITH LOCKING ACCESS DOOR.
2. 2" DIA. P.V.C. CONDUIT FOR COMMON AND CONTROL WIRES TO 5' BEYOND EDGE OF BUILDING.
3. CONDUIT FOR 120 VOLT ELECTRICAL SERVICE WITH JUNCTION BOX.
4. BUILDING WALL.
5. BUILDING FLOOR.
6. FINISH GRADE.
7. SWEEP EL ON ALL ELECTRICAL CONDUIT.

NOTES

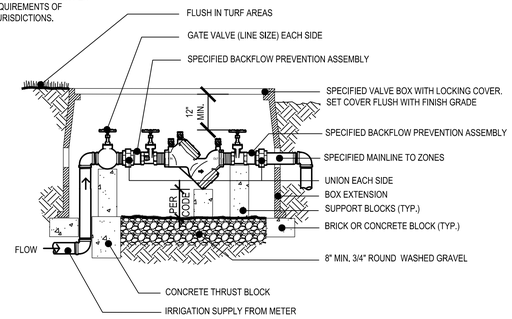
1 ALL WIRES TO BE INSTALLED AS PER LOCAL CODE.

2 VERIFY LOCATION PRIOR TO INSTALLATION.

3 INSTALL CONTROLLER PER MANUFATURER'S INSTRUCTIONS.

1 WALL MOUNTED CONTROLLER
SCALE: NTS

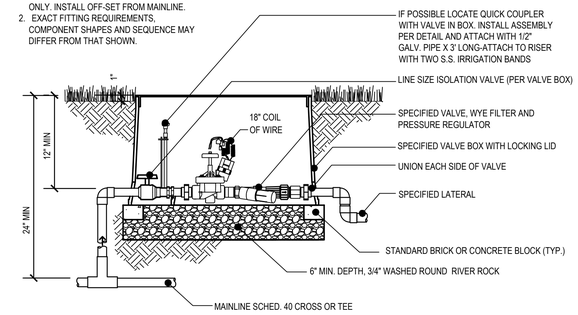
NOTE:
INSTALL BACKFLOW PREVENTOR PER CODE AND REQUIREMENTS OF PREVAILING JURISDICTIONS.



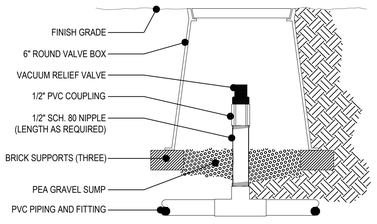
2 BACKFLOW PREVENTION DEVICE ASSEMBLY
SCALE: NTS

NOTES

1. LOCATION OF QUICK COUPLER WITHIN VALVE BOX IS SHOWN FOR CLARIFICATION ONLY. INSTALL OFF-SET FROM MAINLINE.
2. EXACT FITTING REQUIREMENTS, COMPONENT SHAPES AND SEQUENCE MAY DIFFER FROM THAT SHOWN.

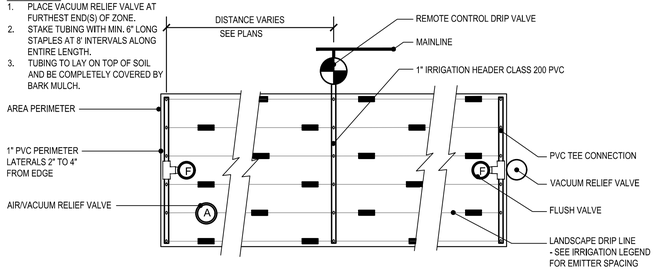


3 DRIP IR CONTROL VALVE ASSEMBLY
SCALE: NTS



4 VACUUM RELIEF VALVE
SCALE: NTS

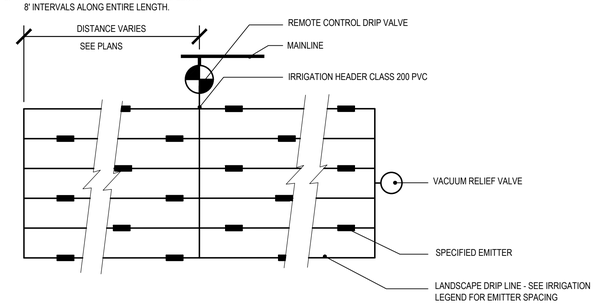
NOTES
1. PLACE VACUUM RELIEF VALVE AT FURTHEST END(S) OF ZONE.
2. STAKE TUBING WITH MIN. 6" LONG STAPLES AT 8' INTERVALS ALONG ENTIRE LENGTH.
3. TUBING TO LAY ON TOP OF SOIL AND BE COMPLETELY COVERED BY BARK MULCH.



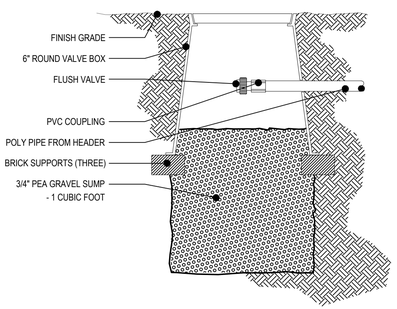
5 DRIPLINE LAYOUT DIAGRAM
SCALE: NTS

NOTES

1. PLACE VACUUM RELIEF VALVE AT FURTHEST END(S) OF ZONE.
2. STAKE TUBING WITH MIN. 6" LONG STAPLES AT 8' INTERVALS ALONG ENTIRE LENGTH.



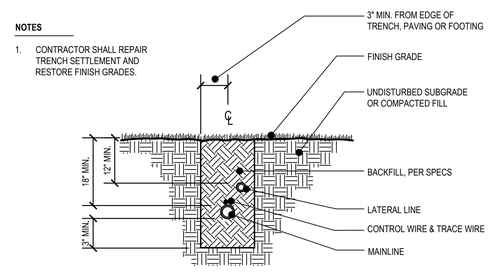
6 INLINE EMITTER TUBING INSTALLATION
SCALE: NTS



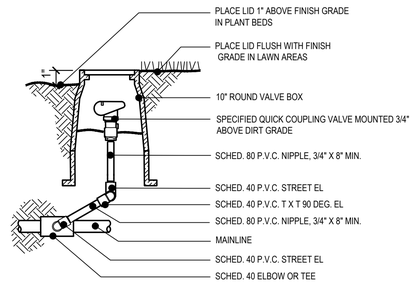
7 FLUSH VALVE
SCALE: NTS

NOTES

1. CONTRACTOR SHALL REPAIR TRENCH SETTLEMENT AND RESTORE FINISH GRADES.



8 IR TRENCHING DETAIL
SCALE: NTS



9 QUICK COUPLER VALVE DETAIL
SCALE: NTS

PRELIMINARY PLAN ONLY—NOT FOR CONSTRUCTION

ISSUED DATE
1 PRE-APPLICATION 9/10/2018

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(NEW CONSTRUCTION) FOR
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TUALATIN, OR 97062

IRRIGATION DETAILS

L2.1

JOB NO. 18174.20

Landscape Construction Specifications

General

1. Municipal, County, State and Federal laws, regarding uses and regulations governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications, and their provisions shall be carried out by the contractor.

2. The Contractor shall verify the locations of all existing utilities, structures, and services before commencing work. The location of utilities, structures, services shown on these plans are approximate only. Any discrepancies between these plans and the actual field conditions shall be reported to the Owner's representative.

3. The Contractor shall locate and protect all existing utilities, features and plants on and adjacent to the project site during construction. Contractor shall repair, at his own expense, all damage resulting from his operations or negligence.

4. The Contractor shall obtain all necessary valid licenses, permits, and insurance required to perform the work indicated herein before commencing work, and shall be responsible for coordinating work with all parties involved, including jurisdictional agencies.

5. The Contractor shall use all means necessary to protect the public at all times during the construction process.

6. In the event of conflict between pertinent codes, regulations, structural notes, and/or requirements, or the referenced standards of these Specifications, the provisions of the more stringent shall govern.

7. Weather Limitations: Soil work shall be performed only when the weather conditions do not detrimentally affect the quality of work.

Mandatory Site Inspection Schedule

1. Schedule for Mandatory site inspection procedures. The mandatory site inspections include but are not limited to the following:

   Pre-Construction Site Meeting
   Contractor shall be notified a minimum of 48 hours prior to meeting to review site conditions, proposed construction and construction schedule, and review construction specifications prior to commencement of construction operations.

   Rough Grading Inspection
   Contractor shall notify Owner's Representative a minimum 48 hours prior to request for inspection of rough soil grades. All rough grading operations shall be completed per specifications and prepared for inspection. No topsoil placement or backfilling in areas to be landscaped should occur until written approval by Owner's Representative has been issued.

   Open Trench Irrigation Inspection
   Contractor shall notify Owner's Representative 24 hours prior to inspection for written approval of irrigation trench depths, piping conditions, and pressure testing. (Refer to Irrigation Specification for inspection procedures)

   Plant Material Inspection
   Plant material quality and layout inspection and written approval shall occur with 24 hours notice to Owner's Representative prior to installation of any plant material. (Refer to Planting Specification for inspection procedures)

   Final Landscape Areas and Irrigation Performance Inspection
   Contractor shall notify Owner's Representative 48 hours prior to inspection for approval of landscape and irrigation work. Irrigation operations and coverage shall be inspected. Plant quality and layout shall be inspected. Written approval shall be issued upon inspection approval of specified construction. (Refer to relative specification sections)

Erosion Control

1. Provide and maintain positive drainage patterns throughout the construction process, and as directed by the Owner's Representative if weather or construction activity creates drainage conflicts detrimental to construction process or environmental conditions. Comply with jurisdictional requirements.

2. Maintain erosion measures throughout the landscaping process. Restore erosion control measures disturbed by landscaping operations. Remove only upon approval of Owner's Representative.

Invasive Weed Control Prior to Construction

1. Verify and identify conditions requiring eradication of invasive weeds and grasses prior to existing soil surface disturbance as directed by Owner's Representative. Stockpiled topsoil shall be treated to eradicate weeds prior to soil ripping and stockpiling. Weed eradication shall include herbicide and non-herbicide methods only administered by a currently licensed applicator. Eradication shall include and is not limited to elimination of the following invasive species from areas to be landscaped:

   Cirsium arvense (Canadian Thistle) Lotus corniculatus (Bird's foot Trefoil
   Convolvulus spp. (Morning Glory) Lythrium salicaria (Purple Loosestrife)
   Cytisus scoparus (Scotch Broom) Melilotus spp. (Sweet Clover)
   Dipsacus sylvestris (Common Teasel) Myriophyllum spicatum (Eurasian Milfoil)
   Equisetum spp. (Horsetail) Phalaris arundinaceae (Reed Canary Grass)
   Festuca arundinaceae (Tall Fescue) Rubus discolor (Himalayan Blackberry)
   Hedera helix (English Ivy) Solanum spp. (Nightshade)
   Holcus canatus (Velvet Grass) Trifolium spp. (Clovers)
   Lolium spp. (Rye Grasses)

Rough Grade Inspection

1. Conditions and quality of rough grade shall be inspected and approved by Owner's Representative prior to the commencement of specified work in areas to be landscaped. The contractor shall then be responsible for completion of activities specified herein, and defined on the plan.

2. In all plant bed areas the sub-grade shall be free of unsuitable material such as stumps, roots, rocks, concrete, asphalt, or metals, for a minimum depth of 24 inches, and in all lawn or seeded areas the sub-grade shall be free of unsuitable material for a minimum depth of 12 inches

3. The Owner's Representative, at their discretion, shall direct further rough grading or soil preparation if specified activities have not created a surface satisfactory for further work to commence. Compensation for additional surface work created by conditions unknown at the outset and as directed in writing by the Owner's Representative shall be negotiated at the time of the directive, and prior to the commencement of particular construction activities.

Finish Grading

1. Verify that rough grade in landscape areas is sufficiently below proposed final grade for planting beds and lawn areas to allow for placement of topsoil mix. Refer to grading plans for finish grade references. Verify that grades provide positive drainage at all landscape areas, and slope away from structures at a minimum of 2% slope. Final grades in all landscape areas shall be crowned at center to facilitate proposed drainage.

Installation Of Irrigation Sleeving

1. Sleeving conduit shall be installed at existing and proposed paved areas as per specifications, as directed by the Owner's Representative, or as irrigation installation requirements, prior to preparation for paving construction. Set piping to provide minimum covers of:

   18-inch for sleeving beneath walkways;
   24-inch for sleeving beneath vehicular traffic or structures.

   Mark each end of sleeving with a 2 x 4 stake with 24" exposed, clearly marked 'SLEEVE LOCATION'. Contractor shall maintain staking identification and location throughout construction process. Protect all existing paving when installing sleeving. Restore all paving damaged by sleeve installation.

2. Size of sleeving conduit pipe shall be a minimum of two times the diameter of the bell end of the pipe that is to be fed into the sleeve.

3. Set sleeving in a compacted bed of material that will not damage the pipe during compaction of surface backfill material.

Design / Build Irrigation Specification

1.1 DESIGN BUILD SUBMITTALS AND REQUIREMENTS

A. Design Criteria: Submitted plan shall meet the following criteria and shall be approved for construction only upon verification that all required criteria have been met.
   1. Drawings submitted for design approval:
      a. Must clearly illustrate irrigation heads, dripline, valve, controller and point of connection locations. Individual valves and controllers shall be numbered sequentially. The size and maximum flow through each valve and capacity of each controller shall be clearly noted.
      b. Must clearly illustrate pipe sizes from all laterals and mainline pipe.
      c. Drawings must be to a standard measurable engineering scale that is at a minimum of 1"=30'-0".
      d. Drawings must be CAD generated.
      e. Drawings must include a legend that describes all symbols and materials represented on the plan.
      f. Drawings must clearly illustrate that the proposed irrigation system meets all performance criteria described by these specifications.
      g. Must utilize graphics that clearly distinguish between lateral and mainline pipe and sleeves under pavement; dripline; manual or automatic control valves, isolation valves and drain valves; irrigation controllers and all other equipment located on the plan.

B. Irrigation system as designed and installed shall perform within the tolerances and specification of the specified manufacturers.

C. The system shall be fully adjustable to fine-tune the system performance for specific zones. Indicate water pressure and gallonage parameters at available water source on the required submittal.

D. Irrigation system shall be designed so that planting beds, sloped banks and lawn zones are on separate control valves to facilitate the different water requirements of each area.

E. System shall be designed to supply manufacturer's specified minimum operating pressure to furthest emitter from water meter. Water flow through piping shall not exceed a velocity of 5 feet per second.

F. System shall furnish components to allow operation within manufacturer's specified tolerances for optimum performance. Undersized components shall not be approved for installation.

5. Upon completion of the irrigation system installation and as a condition of it's acceptance, deliver to the Owner's representative the following 'As- built' drawings; Three prints and one reproducible sepia of all changes to the irrigation system including a Controller Zone Reference chart. Instruct owner of system components operation, system winterization, and controller adjustment processes. Instruct owner of precipitation requirements and schedule of anticipated controller adjustments as landscape matures.

6. Protect existing buildings, walls, pavements, reference points, monuments, and markers on this site. Verify location of and protect all utilities. Protect adjacent property. Protect work and materials of other trades. Protect irrigation system materials before, during, and after installation. In the event of damage, repair or replace items as necessary to the approval of the Owner's representative and at no additional cost to the Owner. Use all means necessary to protect the public from injury at all times.

7. Provide warranty for all installed materials and work for one year beyond the date of final acceptance of the irrigation system installation.

8. Verify gallonage, pressure, size, and location of service water line. The Contractor shall guarantee an irrigation system that functions to manufacturer's specifications with the source volume and pressure afforded to site. Make arrangements for water shut-off during construction if necessary, notify owner 24 hours prior to suspension of water service.

9. Irrigation trenches shall be a depth to provide a minimum cover of 18 inches for sleeving beneath walkways; 18 inches for all pressurized main lines; 36 inches for sleeving beneath asphalt paving, and 12 inches for all lateral lines. Backfill with clean fill void of material injurious to system components. All sleeving under vehicular traffic to be Class 200 PVC, all other sleeving shall be class 200 PVC Locate top of zone valves a minimum of 6" below finish grade.

10. Combine wire and piping where possible.

11. Contractor shall follow manufacturer's instructions for solvent welding of PVC pipe and fittings to achieve tight and inseparable joints. Utilize single wrap Teflon tape at all threaded joints.

12. Install all valves with fittings that facilitate maintenance removal and place valve boxes at location that are easily serviced but not in conspicuous locations. Locate in planting beds wherever possible, away from mower, edger, or de-thatcher operations.

13. Contractor shall install one manual drain valve at discharge side of each remote control valve and at all low points in mainline pipe so as to allow for complete drainage of all main lines. Mark with a painted sleeve cover and indicate locations on As-Built drawings.

14. Contractor shall provide backflow prevention as required per local and state codes, installed as per manufacturer's specifications.

15. Contractor shall install irrigation controller in accordance with manufacturer's specifications. Verify a 120 V.A.C. electrical source and a min. 1 1/2" conduit from controller location open to all electrical zone valves in field. Weatherproof any exterior wall penetrations.

16. Automatic Controller: Rainbird or Hunter capable of meeting Water Sense EPA Criteria or approved equal. Controller shall have ability for all zones to fully operate and meet both normal and specified low volume system requirements as specified herein, and as required by site conditions. Coordinate location in field with owner's representative.

17. Install all wire in accordance with manufacturer's specifications with a minimum of 18 inch looped inside valve box at each remote control valve and at the controller. All splices shall occur within valve boxes with water-proof connectors.

18. Contractor shall install all sprinkler heads with flexible risers, using flexible polyethylene pipe not to exceed 18 inches in length or PVC swing joints. Tee fittings shall extend horizontally from pipe .

19. Contractor shall thoroughly flush irrigation system after piping, risers, and valves are installed but prior to installing sprinkler heads. Thoroughly clean, adjust and balance the installed irrigation system. Adjust spray pattern of nozzles to minimize throw of water onto buildings, walls, roads and parking lots. Adjust controller for optimum performance and precipitation rates utilizing proper water conservation measures.

Topsoil Placement and Soil Preparation

1. Contractor shall submit certified topsoil analysis report for owner's approval prior to plant installation.

2. Contractor is responsible for any amendments to soil PH , fertility and/or drainage conditions necessary to ensure proper growing conditions for proposed planting.

3. Topsoil shall be friable soil from existing stockpiled material or imported, with added soil amendments as specified. It shall not be delivered while in a frozen or muddy condition. Protect from erosion at all times. Utilize existing stockpiled topsoil only under the direction of the Owner's Representative. Do not place topsoil in areas that have not been cleared of weeds listed herein. Topsoil shall meet the following requirements:

   a. Free of roots and rocks larger than 1/2 inch,
   b. Free of subsoil, debris, large weeds, foreign matter and any other material deleterious to plant material health.
   c. Acidity range (pH) of 5.5 to 7.5.
   d. Containing a minimum of 4 percent and a maximum of 25 percent inorganic matter with decaying matter of 25 percent content by volume or less.
   e. Textural gradations shall be sand: 45-75%, silt: 15-35%, clay: 05-20%.

4. Commercial fertilizer shall be an organic base, complete fertilizer containing in available form by within a minimum of 10N 10P 5K - with 50 percent of the available nitrogen in slow-release formula, Webfoot Organic Delux, or approved equal.a

5. Compost shall be yard debris compost meeting industry and jurisdictional standards.

6. Contractor shall remove all debris, rocks one inch in diameter or larger, sticks, mortar, concrete, asphalt, paper, contaminated soil and any material harmful to plant life, in all planting areas.

7. Contractor shall rototill subgrade six (6) inches deep before placing topsoil. Specified imported topsoil shall be placed at a minimum depth of **12"** in all planting areas. Do not place material during wet conditions. Do not work saturated soils in any manner. floated to a level, sloped or mounded grade between any existing or constructed point on the site, such as curbs, walls, walks, paving and the like. Final soil grades in planting beds shall be 2" below adjacent paving and curbs for mulch application.

8. Distribute following soil amendments to all landscape areas in even layers and power rototill or spade to a minimum depth of six (6) inches into topsoil, as follows;

   Planting Beds:
   a. Compost: Apply nine cubic yards per 1000 sq. ft.
   b. Commercial Fertilizer: Apply 50 pounds per 1000 sq. ft.

9. Preparation of backfill planting soil mix shall be as follows:

   Thoroughly blend and mix the following proportion of materials while in a moist condition:
   - Three cubic yards topsoil
   - 1 1/2 cubic yards compost
   - 1 1/2 cubic yards medium bark,
   - 10 pounds commercial fertilizer
   - Five pounds bonemeal

10. Keep project free from accumulation of debris, topsoil and other material. At completion of each area of work, remove debris, equipment and surplus materials. Any paved area or surfaces stained or soiled from landscaping materials shall be cleaned with a power sweeper using water under pressure. Building surfaces shall be washed with proper equipment and materials as approved by the Owner's representative.

Seed Installation

1. Seeding operations shall occur only between March 15 and October 15.

2. Seeding is not permitted during cold weather (less than 32 degrees F), hot weather (greater than 80 degrees F), when soil temperature is less than 55 degrees F, when ground is saturated, or when wind velocity is greater than 10 mph.

3. Contractor shall float rough graded seedbed. Do not disturb natural drainage patterns. Remove rocks, clumps, or debris at surface. Lightly scarify surface.

4. Contractor shall apply 10 pounds commercial fertilizer per 1,000 square feet of surface area before spreading seed.

5. Lawn Seed: Contractor shall manually broadcast or hydro-seed eight pounds of Sunmark "Northwest Supreme Lawn Mix" grass seed per 1,000 square feet.

6. Fieldgrass Seed: Contractor shall manually broadcast or hydro-seed eight pounds of Sunmark "Diamond Green" grass seed per 1,000 square feet.

7. The Contractor shall protect and maintain the seeded area by fencing, watering, feeding, reseeding, mowing and repairing as necessary to establish a thick, uniform stand of grass acceptable to the Owner's representative. Contractor to maintain lawn for a minimum of 3 mowings.

Trees, Shrubs, & Groundcover Installation

1. Contractor shall guarantee materials and workmanship in general landscape areas for one year from date of conditional acceptance. Plant material shall be in accordance with American Standard for Nursery Stock (ANSI Z60.1) , shall comply with State and Federal laws with respect to inspection for insect infestation and plant diseases and shall be free of insect pests and plant diseases.

2. Plant materials shall have a minimum of 6 inches of prepared soil under the root ball, and a minimum of 6 inches on each side of the root ball. Tree roots or root ball shall have a minimum of 12 inches of plant soil under the root ball and a minimum of 12 inches on each side of the root ball, or roots. Final grade should maintain root ball slightly above surrounding grade (not to exceed one inch) for bark mulch installation.

3. Root control barrier shall be installed in trenches, alongside hardscape structures and utility lines such as sidewalks, curbs, pavement, walls, and concrete located within 5 feet of new trees measured from the trunk. Root barrier is to be 40 - 60 mil HDPE, minimum 18" deep and extend 10' in either direction measured from the center of the trunk.

4. Mulch all planting beds after planting, final raking, grading and leveling of the planting beds with a layer of Hem/Fir medium screened bark mulch as specified on the plans.

5. Balled and burlapped trees, boxed trees or bare root trees shall be either guyed or staked as detailed on the plans.

6. Remove all dead or dying branches and criss-crossing branches from trees. Do not cut leader.

7. Keep project free from accumulation of debris, topsoil and other material. At completion of each area of work, remove debris, equipment and surplus material. All paved areas or surfaces stained or soiled from landscape material shall be cleaned with a water-pressure power sweeper. Building surfaces shall be washed with proper equipment and materials as approved by the Owner.

8. River Rock Mulch:
   River rock mulch shall be minimum 3/4" to maximum 1-1/2" diameter washed round river rock, uniform in size. All fines shall be screened from the aggregate within a one-quarter inch (1/4") tolerance. Color shall be white to light brown. Contractor shall provide the owner with samples of river rocks for approval prior to installation.

Maintenance

1. Contractor shall maintain general landscape areas for one year after accepted completion of project.

2. Maintenance shall include; all grade resettlement, weeding, policing and removal of plant material debris during maintenance period. Remove and replace dead plant material as needed at no cost to owner for maintenance period. Seasonal leaf fall removal is outside the scope of this maintenance specification.

3. Any unsatisfactory condition arising during this maintenance period shall be brought to the attention of the Owner's Representative immediately.

ISSUED DATE
1 PRE-APPLICATION 9/10/2018

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(NEW CONSTRUCTION) FOR
SHERWIN WILLIAMS
8930 SW OLD TUALATIN-SHERWOOD RD
TUALATIN, OR 97062

LANDSCAPE & IR SPECS

L3.0

JOB NO. 18174.20

ARCHITECTURAL REVIEW
CERTIFICATION OF SIGN POSTING

The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **primary yellow** composed of the **RGB color values Red 255, Green 255, 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>.

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the Sherwin Williams project, I hereby certify that on this day, (1) 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.

Applicant's Name: Gavin Russell
(PLEASE PRINT)

Applicant's Signature: _____

Date: 10-12-18