

## MEMORANDUM

**Date:** January 6, 2020  
**To:** Erin Engman, Associate Planner, City of Tualatin  
**From:** Jackie Sue Humphreys, Clean Water Services (CWS)  
**Subject:** Tualatin Industrial Park, AR 19-0008, 2S122D000600

Please include the following comments when writing your conditions of approval:

### **PRIOR TO ANY WORK ON THE SITE**

A Clean Water Services (CWS) Storm Water Connection Permit Authorization must be obtained. Application for CWS Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 19-5 as amended by R&O 19-22, or prior standards as meeting the implementation policy of R&O 18-28, and is to include:

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit. If site area and any offsite improvements required for this development exceed five-acres of disturbance, project will require a 1200-C Erosion Control Permit.
- c. Detailed plans showing the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 19-5, Section 4.04. Access shall be provided for maintenance of facility per R&O 19-5, Section 4.07.6.

- e. If use of an existing offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.
- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Application may require additional permitting and plan review from CWS Source Control Program. For any questions or additional information, please contact Source Control at (503) 681-5175.
- i. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

## CONCLUSION

This Land Use Review does not constitute CWS approval of storm or sanitary sewer compliance to the NPDES permit held by CWS. CWS, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.

**From:** [Rich Mueller](#)  
**To:** [Tabitha Boschetti](#)  
**Subject:** Tualatin Industrial Park  
**Date:** Tuesday, January 07, 2020 10:06:54 AM

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Hi Tabitha,

I am not sure the current status of this project. I did want to follow up with you regarding the trail easement we are seeking.

Here is the basic information regarding the trail easement:

This regional trail section is called the Ice Age Tonquin Trail, referred to on the plan sheet as the Woolly Monmouth Trail.

No buildings, structures, impervious surface, use, activity or other development within the easement. Landscaping is allowed.

Minimum 16' easement to accommodate a 12' multi use pathway (pedestrian & bike trail) with 2' shy on each side of the trail.

Turn radius that meets ASHTO bike standards or approved exception.

The City and Metro will survey, execute and record the trail easement(s).

Please let me know if you have questions or would like additional information.

Thanks,

Rich Mueller  
Parks Planning & Development Manager  
City of Tualatin | Parks & Recreation Department  
18880 SW Martinazzi Ave | Located at 8515 SW Tualatin Road, Tualatin, OR 97062  
Phone: 503.691.3064 | Fax: 503.691.9786  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)



December 11, 2019

Tabitha Boschetti  
Assistant Planner  
City of Tualatin  
18880 SW Martinazzi Avenue  
Tualatin, Oregon 97062

**Re: Tualatin Industrial Park**  
**Tax Lot I.D: 2S122DO00600, 2S127AA00500, 2S122DD00700**

Dear Tabitha,

Thank you for the opportunity to review the proposed site plan surrounding the above-named development project. These notes are provided regarding the plans received December 10, 2019 and are based on the current New Construction Guide version 4.2C. There may be more or less requirements needed based upon the final project design, however, Tualatin Valley Fire & Rescue will endorse this proposal predicated on the following criteria and conditions of approval.

### **FIRE APPARATUS ACCESS:**

1. **FIRE APPARATUS ACCESS ROADS:** Access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. **Exception:** Approved agricultural and equine structures complying with ORS 455.315 are not required to have fire apparatus access roads (see New Construction Guide Appendix C). Access roads are not required to be modified for commercial buildings that undergo a change in occupancy, change in use, or conversion from agricultural or equine exempt to non-exempt unless there is a change to the structure's square footage or building footprint. (OFC 503.1.1)
2. **FIRE ACCESS ROAD DISTANCE FROM BUILDINGS:** The access shall extend to within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. (OFC 503.1.1)
3. **ADDITIONAL ACCESS ROADS – COMMERCIAL/INDUSTRIAL HEIGHT:** Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access. (D104.1)
4. **ADDITIONAL ACCESS ROADS – COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE:** Buildings or facilities having a gross building area of more than 62,000 square feet shall have at least two approved separate means of fire apparatus access. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems. (OFC D104.2)
5. **AERIAL FIRE APPARATUS ROADS:** Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the

highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2)

**Plans indicate 26' wide roads.**

6. **AERIAL APPARATUS OPERATIONS:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the Fire Marshal. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4)
7. **MULTIPLE ACCESS ROADS SEPARATION:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses. (OFC D104.3)

**Plans indicate two access roads.**

8. **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)
9. **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)
10. **NO PARKING:** Parking on emergency access roads shall be as follows (OFC D103.6.1-2):
  1. 20-26 feet road width – no parking on either side of roadway
  2. 26-32 feet road width – parking is allowed on one side
  3. Greater than 32 feet road width – parking is not restricted**Note:** For specific widths and parking allowances, contact the local municipality.
11. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)

**See attached sheets for locations of fire lanes.**

12. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)
13. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3)
14. **TURNING RADIUS:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)

15. **ACCESS ROAD GRADE:** Fire apparatus access roadway grades shall not exceed 15%. Alternate methods and materials may be available at the discretion of the Fire Marshal (for grade exceeding 15%).
  16. **AERIAL APPARATUS OPERATING GRADES:** Portions of aerial apparatus roads that will be used for aerial operations shall be as flat as possible. Front to rear and side to side maximum slope shall not exceed 10%.
  17. **GATES:** Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):
    1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
    2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
    3. Electric gates shall be equipped with a means for operation by fire department personnel
    4. Electric automatic gates shall comply with ASTM F 2200 and UL 325.
- If any gates are proposed they shall meet the above requirements.**
18. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)
  19. **TRAFFIC CALMING DEVICES:** Shall be prohibited on fire access routes unless approved by the Fire Marshal. (OFC 503.4.1). Traffic calming measures linked here: <http://www.tvfr.com/DocumentCenter/View/1578>

## **FIREFIGHTING WATER SUPPLIES:**

20. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration shall be determined in accordance with OFC Table B105.2. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi residual. (OFC B105.3)  
**Note:** OFC B106, Limiting Fire-Flow is also enforced, except for the following:
  - The maximum needed fire flow shall be 3,000 GPM, measured at 20 psi residual pressure.
  - Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1

**A construction type of Type IIB was assumed for both buildings. Building A would require a fire flow of 7,750GPM with fire sprinklers a reduction of 75% is applied. Requiring a fire flow of 2,258GPM. Building B would require a fire flow of 8,000GPM with fire sprinklers a reduction of 75% is applied. Requiring a fire flow of 2,000GPM.**

21. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)

**Provide documentation of a fire hydrant flow test or modeling.**

22. **WATER SUPPLY DURING CONSTRUCTION:** Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)

## FIRE HYDRANTS:

23. **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1)
- This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
  - The number and distribution of fire hydrants required for commercial structure(s) is based on Table C105.1, following any fire-flow reductions allowed by section B105.3.1. Additional fire hydrants may be required due to spacing and/or section 507.5 of the Oregon Fire Code.

24. **FIRE HYDRANT(S) PLACEMENT:** (OFC C104)

- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 507.5.1)
- Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the Fire Marshal.
- Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets may be considered when approved by the Fire Marshal.
- Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the Fire Marshal.

### **Plans indicate locations of existing and proposed fire hydrants.**

25. **PRIVATE FIRE HYDRANT IDENTIFICATION:** Private fire hydrants shall be painted red in color. Exception: Private fire hydrants within the City of Tualatin shall be yellow in color. (OFC 507)

### **If private hydrants are proposed ensure they are painted yellow in color.**

26. **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the Fire Marshal. (OFC C102.1)
27. **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)
28. **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6 & OFC 312)
29. **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)
30. **FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS:** FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13)
- Fire department connections (FDCs) shall normally be located remotely and outside of the fall-line of the building when required. FDCs may be mounted on the building they serve, when approved.
  - FDCs shall be plumbed on the system side of the check valve when sprinklers are served by underground lines also serving private fire hydrants.

### **See attached sheets for locations of FDC's.**

## BUILDING ACCESS AND FIRE SERVICE FEATURES

31. **EMERGENCY RESPONDER RADIO COVERAGE:** In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. (OFC 510, Appendix F, and OSSC 915) <http://www.tvfr.com/DocumentCenter/View/1296>.
- **Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit.**
  - Testing shall take place after the installation of all roofing systems; exterior walls, glazing and siding/cladding; and all permanent interior walls, partitions, ceilings, and glazing.

**The alternative application is attached.**

32. **KNOX BOX:** A Knox Box for building access may be required for structures and gates. See Appendix B for further information and detail on required installations. Order via [www.tvfr.com](http://www.tvfr.com) or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1)

**A Knox box will be required for each building.**

33. **FIRE PROTECTION EQUIPMENT IDENTIFICATION:** Rooms containing controls to fire suppression and detection equipment shall be identified as "**Fire Control Room**." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1)

**Label door as above.**

34. **PREMISES IDENTIFICATION:** New and existing buildings shall have approved address numbers; building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property, including monument signs. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. (OFC 505.1)

**While 4" is the code minimum the recommended height of the address numbers on the building should be 12" or greater.**

If you have questions or need further clarification, please feel free to contact me at **503-259-1419**.

Sincerely,

*Tom Mooney*

Tom Mooney  
Deputy Fire Marshal II

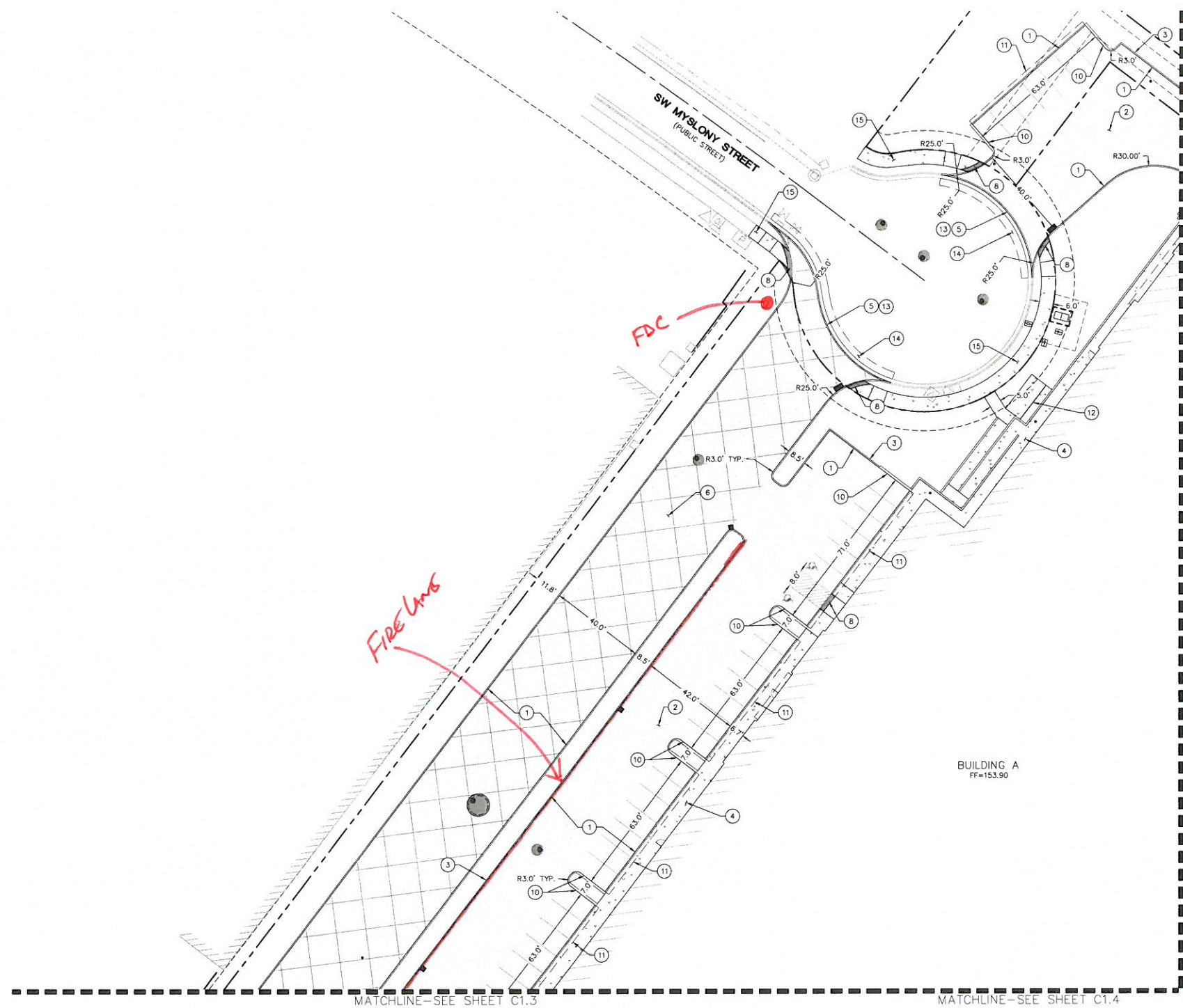
thomas.mooney@tvfr.com

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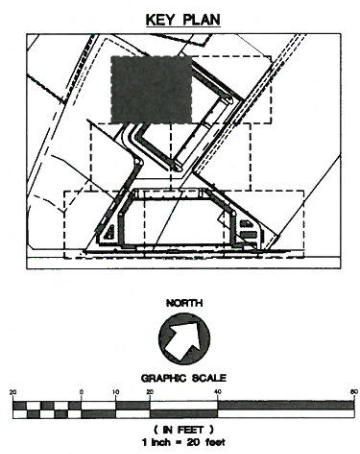


A full copy of the New Construction Fire Code Applications Guide for Commercial and Multi-Family Development is available at <http://www.tvfr.com/DocumentCenter/View/1296>

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- SHEET NOTES**
- SEE SHEET C1.0 FOR GENERAL SITE PLAN NOTES AND LEGEND.
  - SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
- CONSTRUCTION NOTES**
- INSTALL PRIVATE 6" WIDE CONCRETE CURB
  - INSTALL ASPHALT SURFACE
  - INSTALL WALL, DESIGN BUILD BY CONTRACTOR
  - INSTALL PRIVATE SIDEWALK
  - INSTALL 40' WIDE COMMERCIAL DRIVEWAY
  - INSTALL HEAVY ASPHALT SURFACE
  - INSTALL 6" WIDE PUBLIC SIDEWALK
  - INSTALL ADA RAMP
  - INSTALL TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
  - INSTALL PRIVATE 9" WIDE CONCRETE CURB
  - 3' WIDE VEHICLE OVERHANG
  - INSTALL BICYCLE RACK, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
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  - INSTALL PRIVATE CONCRETE SURFACE
  - INSTALL WHEELSTOPS
  - INSTALL 26" WIDE DRIVEWAY



**PHELAN**  
DEVELOPMENT  
450 Newport Center Drive, Suite 405  
Newport Beach, CA 92660



**AAI** alpha associates, inc.  
**ENGINEERING**  
425 SW Griffin Drive, Suite 300, Beaverton, OR 97005  
503.622.3000 ext 1503.622.5239 fax 1 www.aaieng.com

**TUALATIN INDUSTRIAL**  
TUALATIN, OR

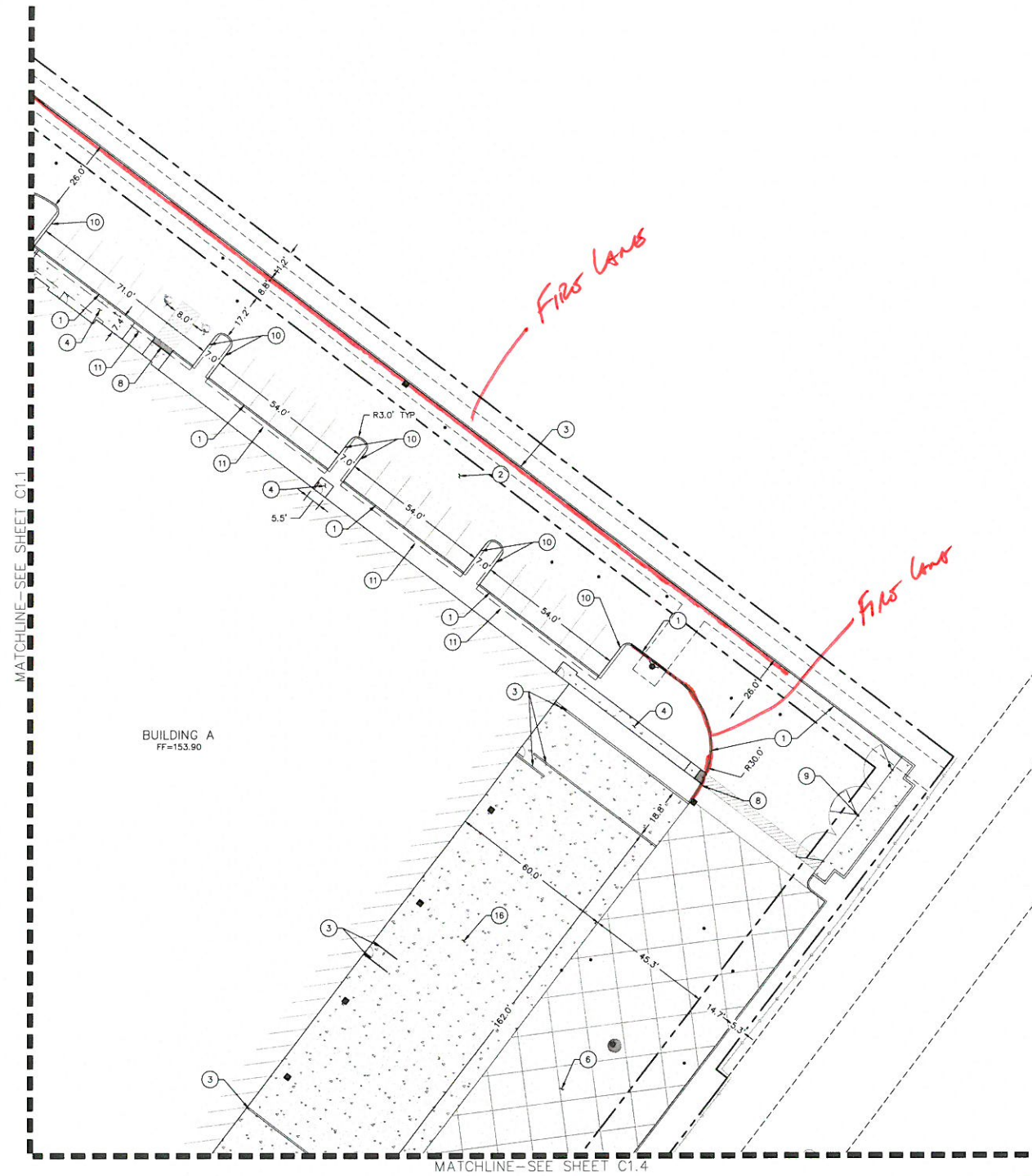
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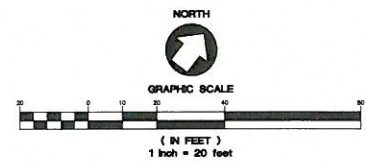
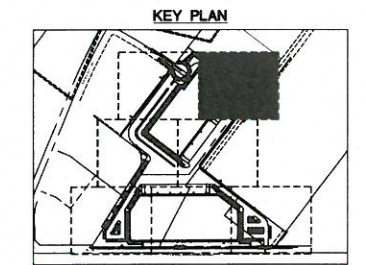
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JOB NUMBER: A19173.10

10/28/2019 - LAND USE SUBMITTAL



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10/28/2019 - LAND USE SUBMITTAL



**PHELAN**  
DEVELOPMENT  
450 Newport Center Drive, Suite 405  
Newport Beach, CA 92660



**AAI** alphan associates, inc.  
**ENGINEERING**  
4875 SACRAMENTO Drive, Suite 200, Beaverton, OR 97005  
503.620.2020 Int | 503.620.6539 Fax | www.aaieng.com

**TUALATIN INDUSTRIAL**  
TUALATIN, OR

SHEET TITLE  
HARDSCAPE  
PLAN -  
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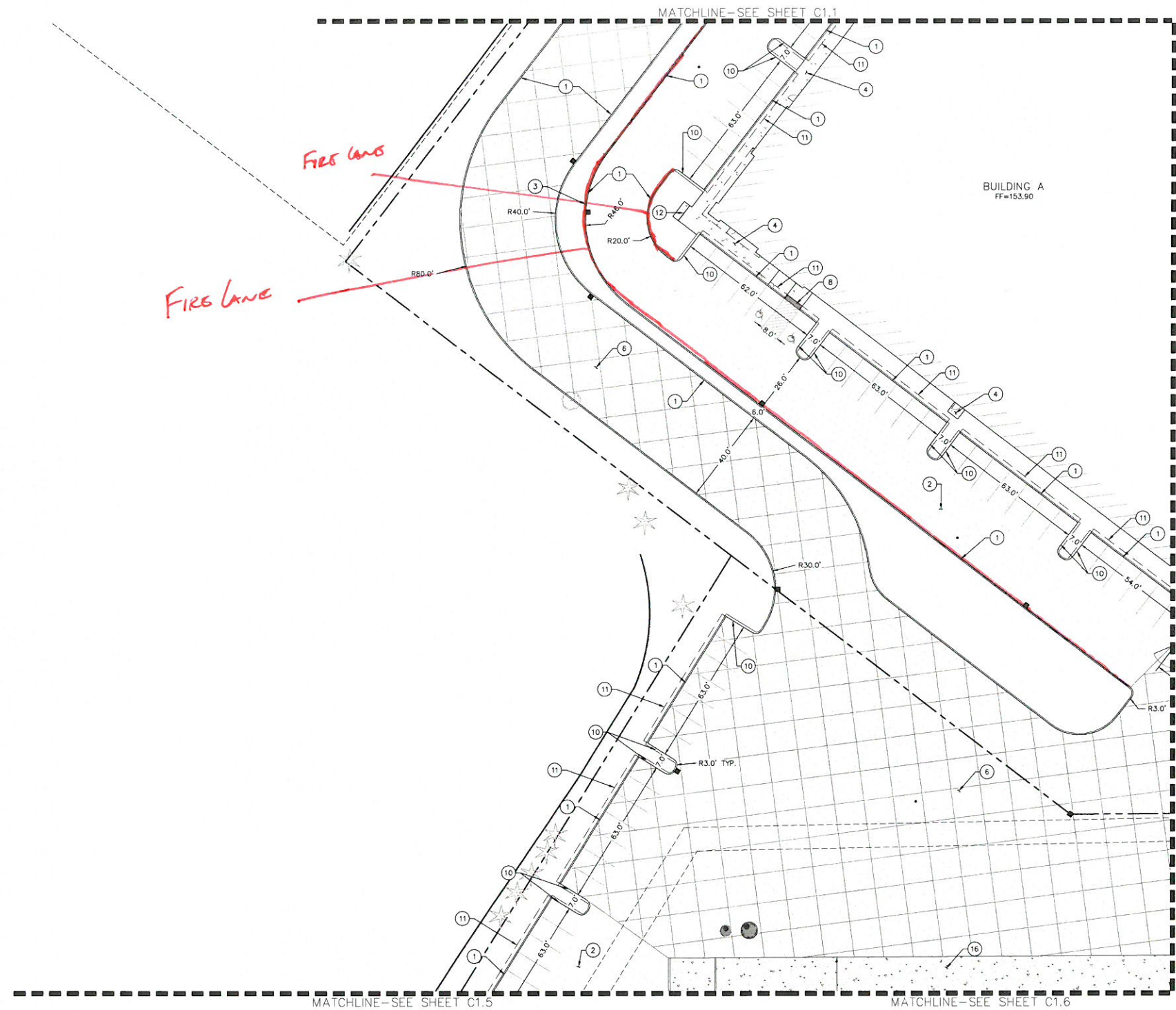
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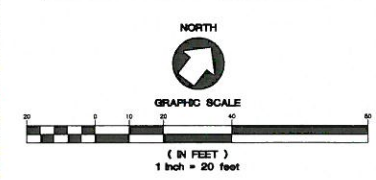
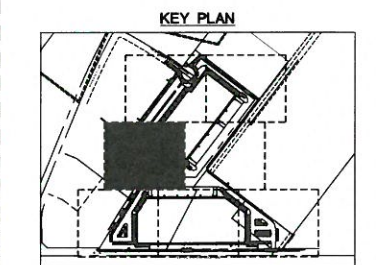
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**PHELAN**  
DEVELOPMENT  
450 Newport Center Drive, Suite 405  
Newport Beach, CA 92660



**AAI** ENGINEERING  
REGISTERED PROFESSIONAL ENGINEER  
4875 SW Garfield Drive, Suite 300, Beaverton, OR 97005  
503.627.3030 Int'l 503.627.6539 Fax 1 www.aaieng.com

**TUALATIN INDUSTRIAL**  
TUALATIN, OR

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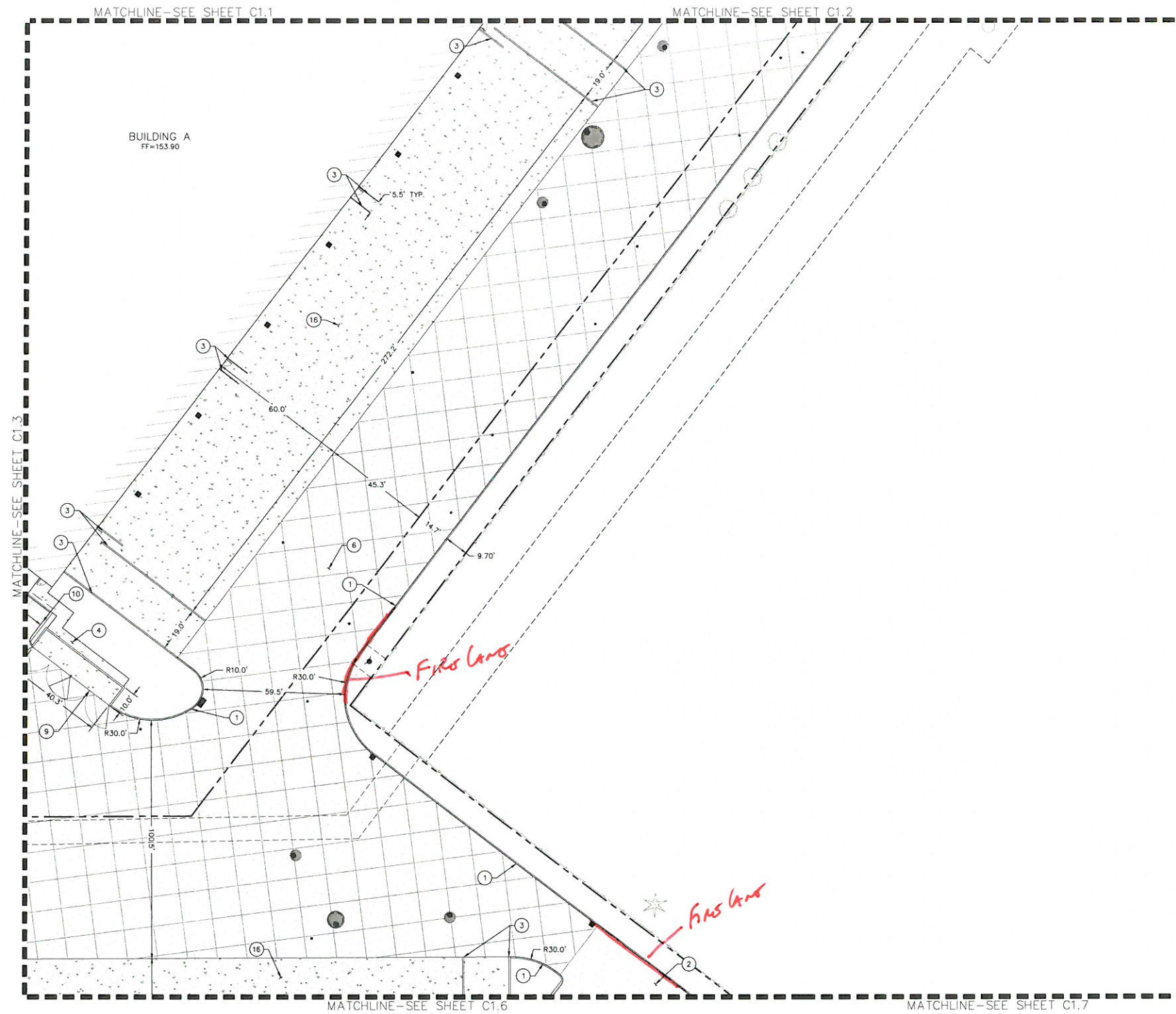
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**C1.3**

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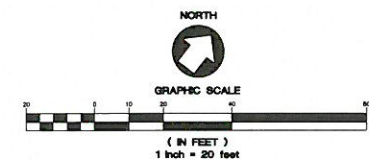
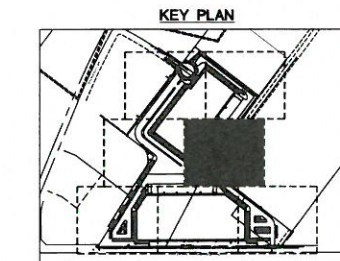


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**(X) CONSTRUCTION NOTES**

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**PHELAN**  
DEVELOPMENT  
450 Newport Center Drive, Suite 405  
Newport Beach, CA 92660



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**ENGINEERING**  
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503.620.3020 | 503.620.5339 | [www.aaieng.com](http://www.aaieng.com)

**TUALATIN INDUSTRIAL**  
TUALATIN, OR

SHEET TITLE  
HARDSCAPE  
PLAN -  
ENLARGEMENT  
DATE: 10/28/19  
DRAWN: NJD  
CHECKED: DSE  
REVISIONS:

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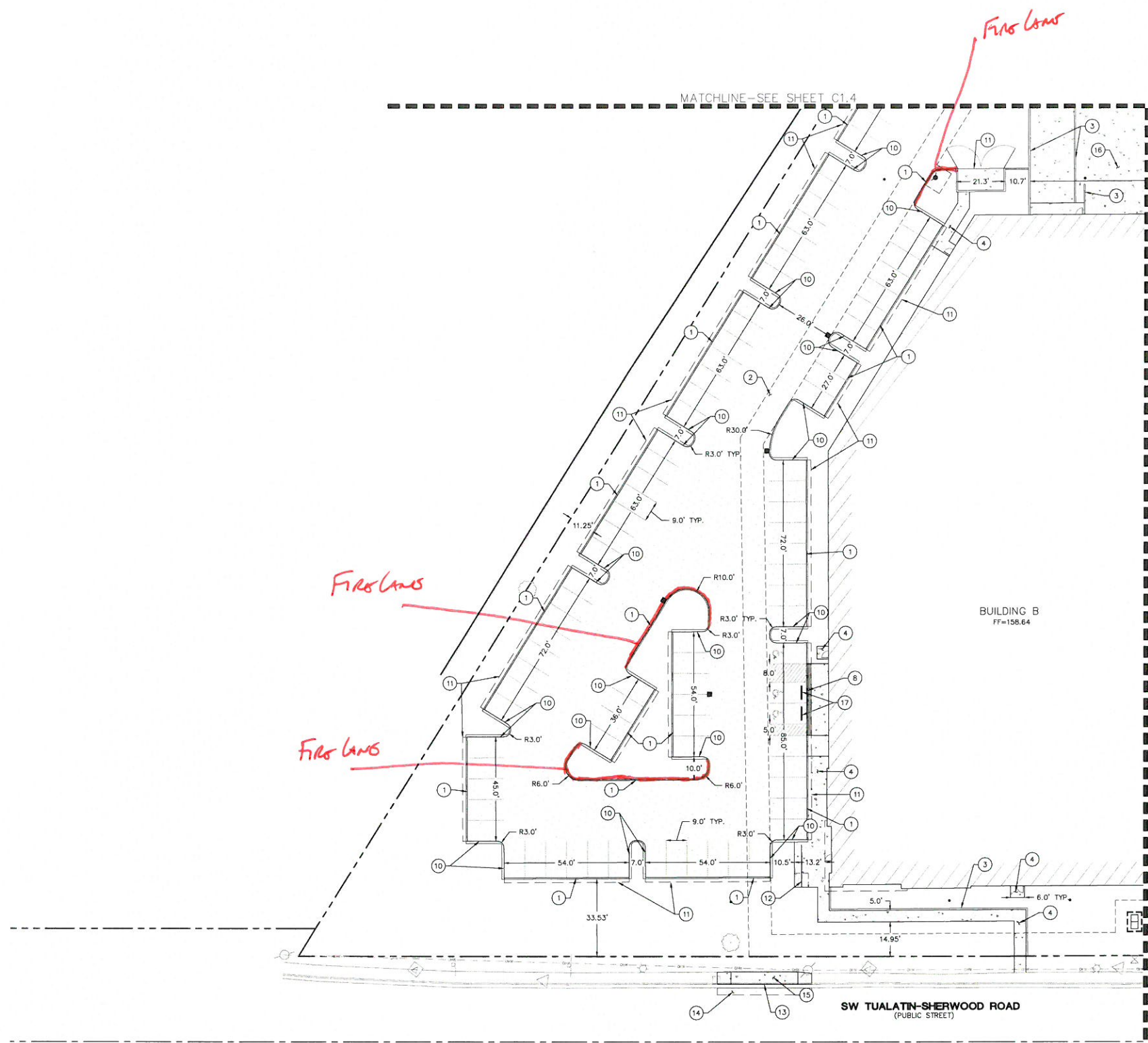
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JOB NUMBER: A19173.10

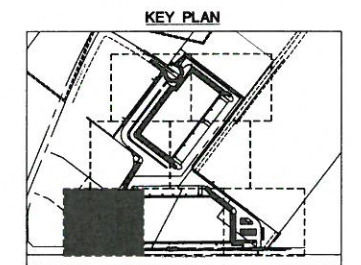
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- SHEET NOTES**
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4875 SW Griffin Drive, Suite 300, Beaverton, OR 97008  
503.620.3030 ext 503.620.5539 fax 503.620.5539

**TUALATIN INDUSTRIAL**  
TUALATIN, OR

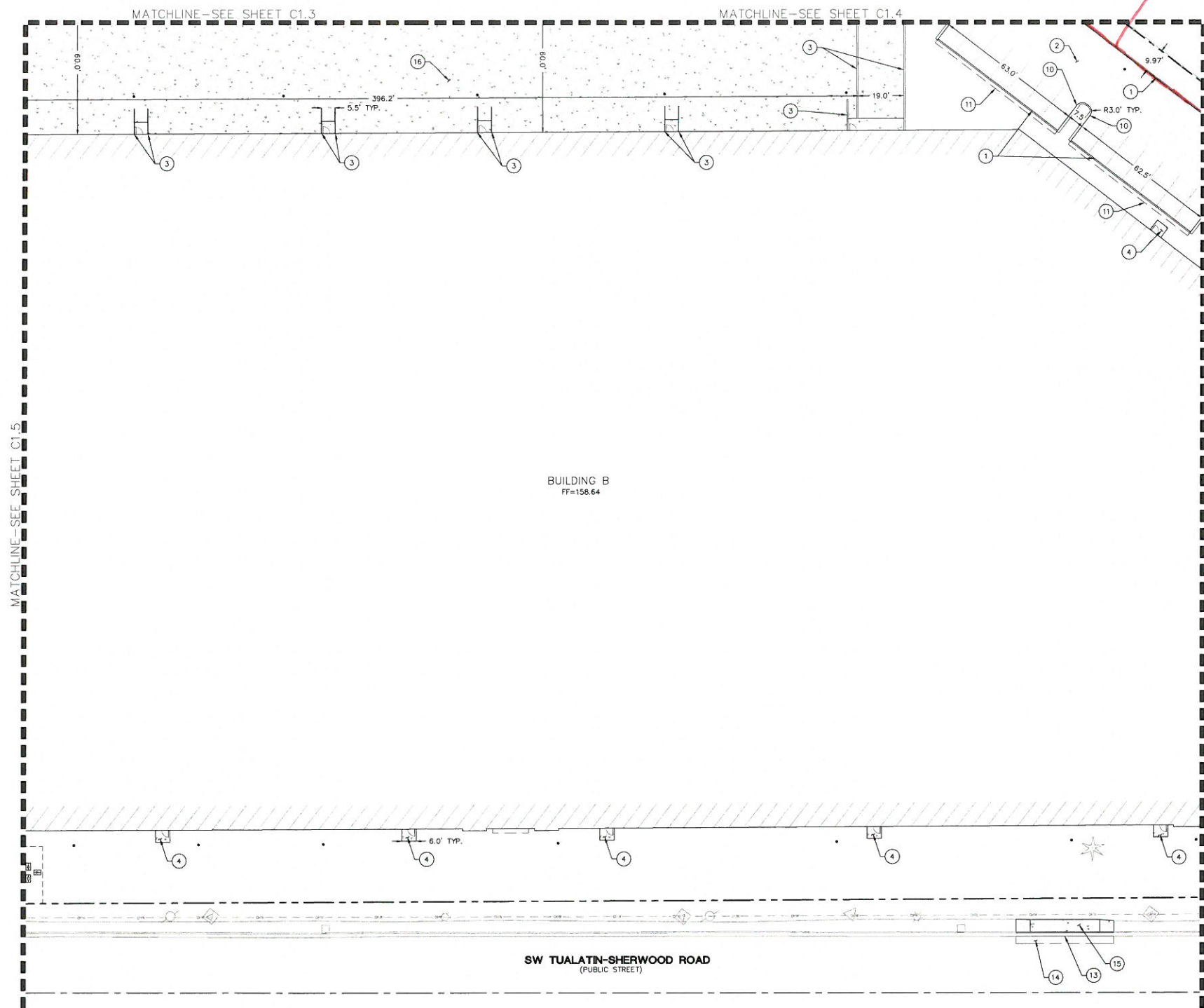
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DATE: 10/28/19  
DRAWN: NJD  
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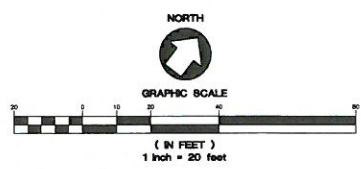
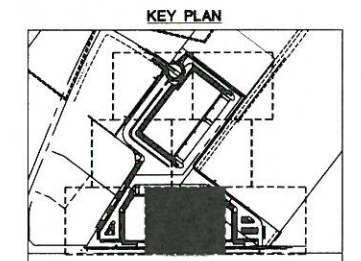


**SHEET NOTES**

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 DEVELOPMENT  
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**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE  
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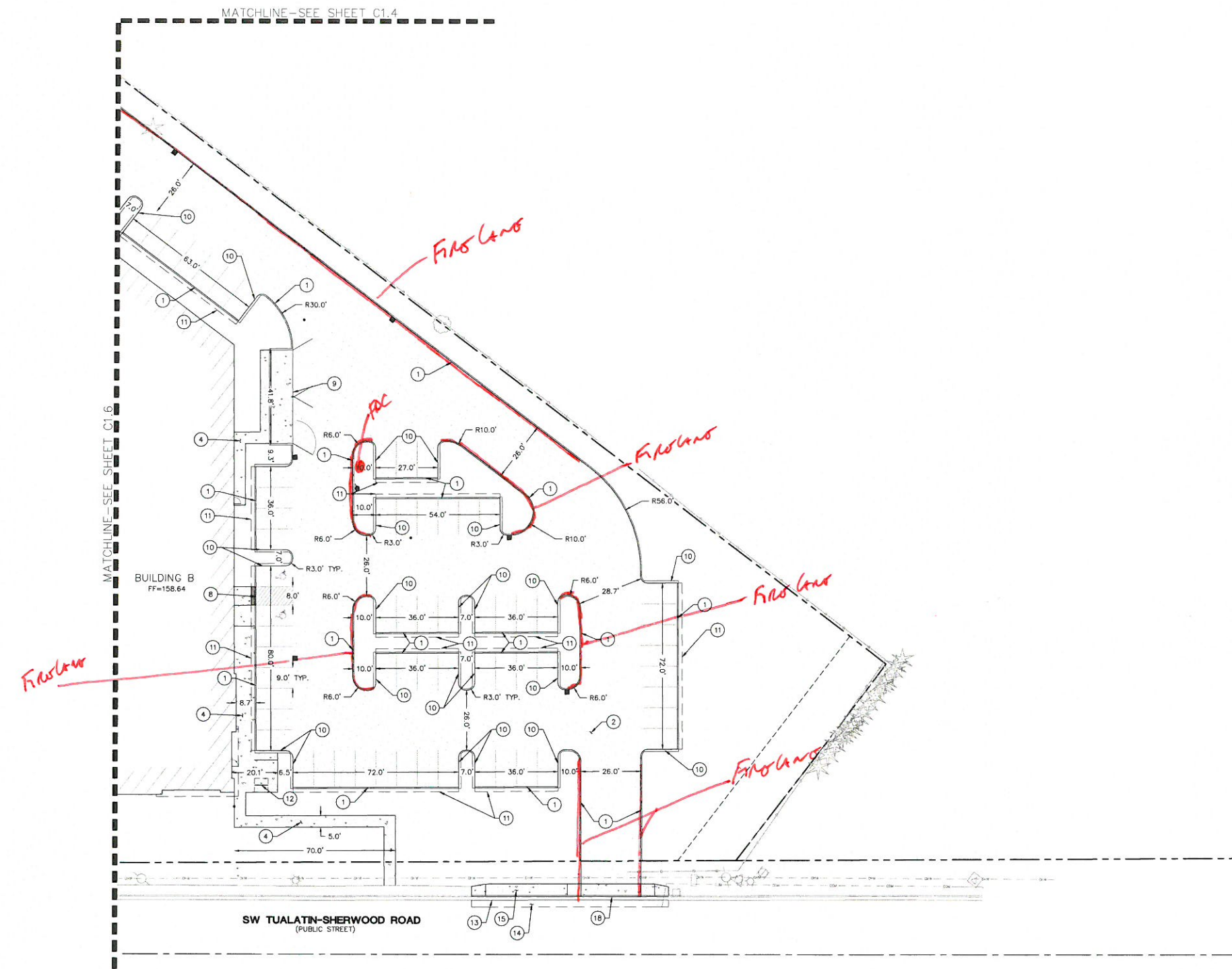
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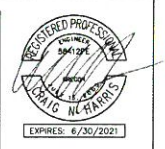
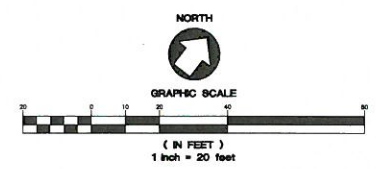
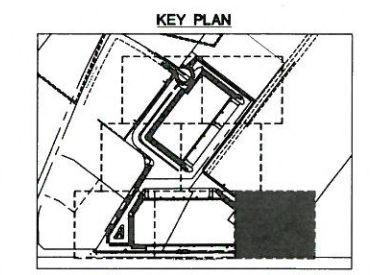
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4875 SW Griffin Drive | Suite 300 | Beaverton, OR 97005  
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**TUALATIN INDUSTRIAL**  
TUALATIN, OR

SHEET TITLE  
**HARDSCAPE PLAN ENLARGEMENT**  
DATE: 10/28/19  
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**C1.7**

JOB NUMBER: A19173.10





## WASHINGTON COUNTY, OREGON

Department of Land Use and Transportation, Operations & Maintenance Division  
1400 SW Walnut Street, MS 51, Hillsboro, Oregon 97123-5625  
(503) 846-7623 · FAX: (503) 846-7620

January 7, 2020

**To: Tabitha Boschetti - Assistant Planner**

**From: Naomi Vogel - Associate Planner**

**RE: Tualatin Industrial Park**

City File Number: **AR-19-0009**

**County File Number: CP20-901**

Tax Map and Lot Number: **2S122DO00600/2S127AA00500/2S122DD00700**

Location: **SW Tualatin-Sherwood Road/SW 112<sup>th</sup> Avenue/SW Myslony Street**

Washington County Department of Land Use and Transportation has reviewed this development application for two (2) industrial buildings totaling 317,125 square feet and submits the following conditions for the above noted development application.

### **REQUIRED CONDITIONS OF APPROVAL**

#### **I. PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT BY THE CITY OF TUALATIN:**

- A. Submit to **Washington County** Operations Division (503-846-7623) a "Right-of-Way Permit" application for the following work proposed within the right-of-way of SW Tualatin-Sherwood Road:
  - 1. Closure of all driveways on SW Tualatin-Sherwood Road to County standards.
  - 2. All work (path/utility connections) proposed within SW Tualatin-Sherwood Road right-of-way.
  - 3. A gated emergency access on SW Tualatin-Sherwood Road to County standards.
- B. The following shall be recorded with Washington County (Contact John Kidd, 503.846.7932):
  - 1. Dedication of additional right-of-way to provide 51 feet from the centerline of SW Tualatin-Sherwood Road Avenue.

2. Dedication of a 10-foot slope/drainage easement along the site's frontage of SW Tualatin-Sherwood Road.

Contact Matt Meier, P.E. at 503.846.7829 to coordinate frontage improvements with the County's MSTIP – SW Tualatin-Sherwood Road capital project.

**Thank you for the opportunity to comment. If you have any questions, please contact me at 503-846-7639.**