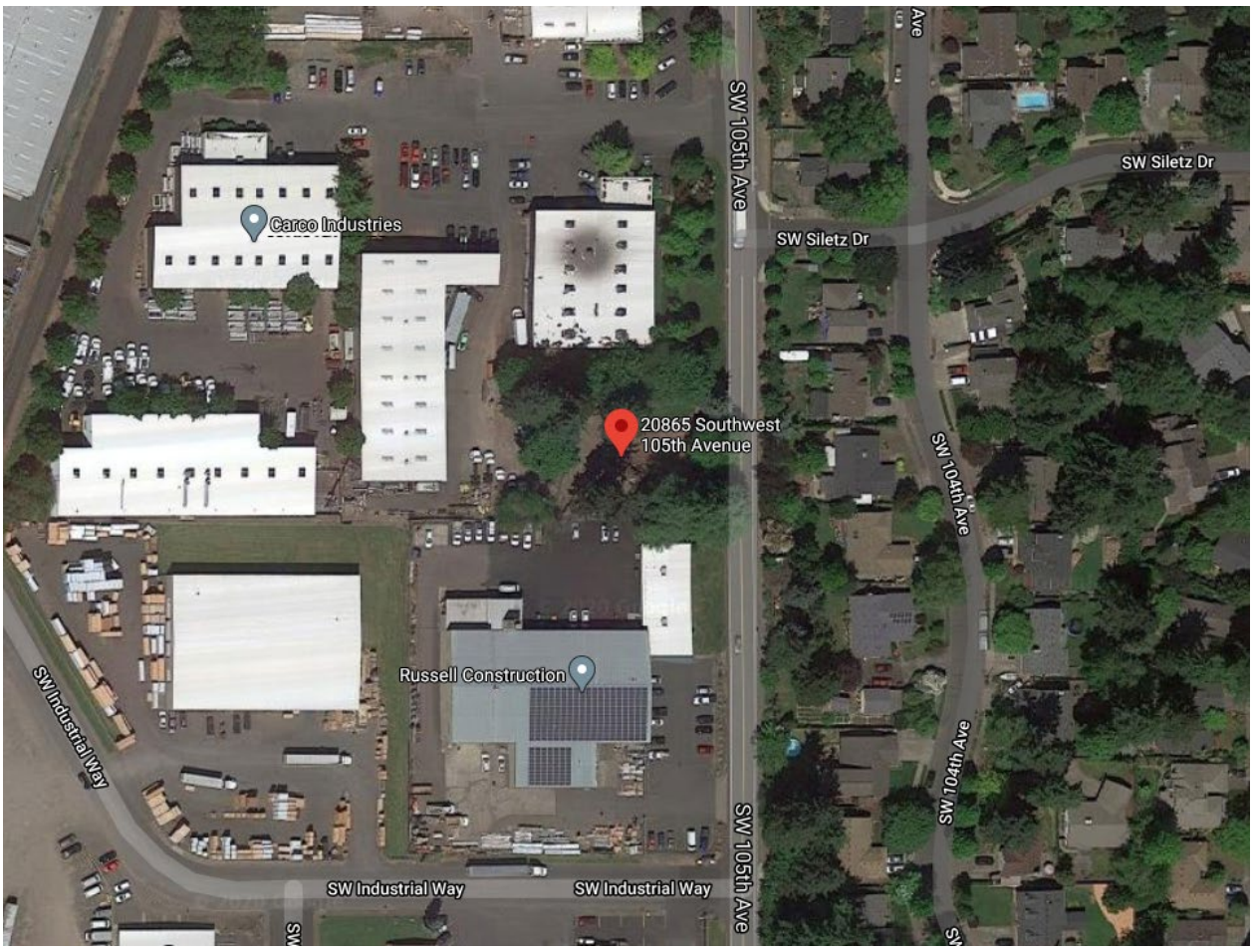
MOORE PROJECT

LAND USE APPLICATION | TUALATIN, OREGON

APPLICATION NARRATIVE & PROJECT INFORMATION



20865 SW 105th Avenue, Tualatin OR 97062

PROJECT INFOMATION

Project Name:	Moore Project
Project Address:	20865 SW 105th Avenue Tualatin, OR 97062
Applicant/Owner:	*Piazza Living Trust*
Applicant's Representative:	Novak Architecture Inc. 17020 SW Upper Boones Ferry Road Suite 200 Portland, OR 97224

LEGAL DESCRIPTION

Tax Lot:	25127A000501
Tax Map:	2527A
Lot Size:	.54 Acres
Land Use:	Commercial
Proposed Building Use:	Office

ZONING INFORMATION

Zoning Classification:	ML (Light Manufacturing)
Site Total Area:	23,522 S.F.
Developed Area (after dedications):	22,500 S.F.
Site Setbacks:	TBD by Architectural Review
Street Dedications	1,022 S.F.

ADDITIONAL INFORMATION

Building Coverage:	3,250 S.F. / 15%
Landscaping:	10,110 S.F. / 45%
Parking Stalls Provided:	14 stalls provided.
Bike Spaces:	8 spaces provided.

TUALATIN MUNICIPAL CODE

TMC 03-02 | SEWER REGULATIONS; RATES

Proposed building will have a small impact on the City's sanitary system.

A new sanitary connection to serve the proposed commercial office building will be required. The proposed uses for the building will be commercial office in nature, standard domestic waste flows. The sanitary sewer extension to serve the proposed building will comply with City Engineering/PW requirements and Building/Plumbing requirements. All appropriate fees will be paid for the new sanitary sewer connection. The requirements of TMC 03-02 will be met.

TMC 03-03 | WATER SERVICE

Proposed building will have a small impact on the City's water system.

The proposed commercial office building will require a new water meter and service to the building. The water demand for the building will be small, in all likelihood less than a standard single-family home. The building will not require a fire sprinkler connection, but landscape irrigation will be a part of the domestic flow. Proper backflow device will be installed as required for commercial sites. The requirements of TMC 03-03 will be met.

TMC 03-05 | SOIL, EROSION, SURFACE WATER MANAGEMENT, WATER QUALITY FACILITIES, AND BUILDING AND SEWERS

Proper measures will be taken to make sure the requirements of this section are met.

Erosion Control measures will be a part of the permit plans submitted for approval. While the disturbance area of the site will be less than 1 acre and thus a 1200-CN permit is not required, never-the-less measures will be installed to prevent sediment or erosion from leaving the site. Stormwater Management and Water Quality facilities will be in accordance with the requirements of TDC 74 and Clean Water Service requirements. A proposed stormwater facility is shown as part of the application plans. Building sewer installation will meet the requirements of the Oregon Plumbing Specialty Code as enforced by the City of Tualatin. The requirements of TMC 03-05 will be met.

TUALATIN DEVELOPMENT CODE

PROJECT SUMMARY:

The applicant is proposing the new construction of a two story, 3,994 SF office building in the Light Manufacturing (ML) zone. Offices are designed for executive, administrative and professional uses related to the sales and service of industrial products as allowed per TDC Table 60-1.

TDC CHAPTER 33 - APPLICATIONS AND APPROVAL CRITERIA

TDC 33.020 | ARCHITECTURAL REVIEW

Project encourages originality, flexibility and innovation in site planning, landscaping, and architectural design by providing a building with unique architectural features and a site plan that provides a natural flow throughout the property while successfully following code requirements.

Project captures the city's natural beauty and visual character and charm by ensuring the building structure relates to its site and surrounding sites. Building's exterior appearance reflects the time and thought put into it through the use of varied siding materials including vertical board and batten, horizontal lap siding with accents of Corten steel and a 2'-0" stone building skirt.

Building will protect and enhance the City's appeal to tourists and visitors through a combination of its unique features and attractive natural surroundings and landscaping. This will continue to support and stimulate local business and industry by promoting investment in commercial and industrial properties.

Project will stabilize and improve property values and achieve the beneficial influence of pleasant environments for living and working on behavioral patterns. It will foster civic pride and community spirit and sustain the comfort, health, tranquility and contentment of residents while attracting new residents and protecting the peace, health and welfare of the city.

TDC 33.110 | TREE REMOVAL PERMIT/REVIEW

Project controls tree removal by limiting the removal of trees to only those necessary for building application, thus protecting and enhancing the aesthetic character of Tualatin. By retaining existing trees on site, the applicant hopes to maintain air and water quality while providing a natural buffer between land uses. This existing screening will continue to provide habitat for local wildlife while preserving a desirable community.

TDC CHAPTER 60 – LIGHT MANUFACTURING ZONE (ML)

TDC TABLE 60-1 USE CATEGORIES IN THE ML ZONE

COMMERCIAL USE CATEGORY	STATUS	LIMITATIONS AND CODE REFERENCES
Office	P(L)	Permitted uses limited to: • Offices for executive, administrative, and professional uses related to the sale or service of industrial products; • Office uses if within 60 feet of the CO zone and subject to TDC 60.210(5) • Office uses including business and commercial offices, general offices, and real estate offices, but not governmental offices, are a limited use in all other locations, subject to TDC 60.210(2)

The proposed offices are for executive, administrative and professional uses related to Industrial products.

Willamette provides professional services related to industrial products i.e.: fabricated steel/metal, CAD drafting services. Property management for common ownership of the four building (20757, 20781, 20803 and 20815) will continue to share Willamette's office space and could be considered both an executive/administrative use related to industrial products.

TDC 60.300 | DEVELOPMENT STANDARDS

The project complies with all of the minimum requirements for Lot size, dimensions, setbacks and height. See site information below for reference.

Minimum Lot Size: 20,000 SF

Proposed Lot Size: 22,500 SF

Minimum Lot Width: 100 ft

Proposed Minimum Lot Width: 125 ft

Minimum Setbacks:	**Provided Setbacks:**
Front: 30 feet	Front: 65'-8"
Sides: 0-50 feet	Side: 12 feet
Rear: 0-50 feet	Rear: 14'-2"
Parking: 5 feet	Parking: 5'-6" min.

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
STRUCTURE HEIGHT		
Maximum Height	50 feet	May be increased to 85 feet if yards adjacent to structure are not less than a distance equal to one and one-half times the height of the structure
Maximum Height Adjacent to Residential District	28 feet	Measured at the 50-foot setback link, includes flagpoles. The building height may extend above 28 feet on a plane beginning at the 50-foot setback line at a slope of 45 degrees extending away from the 50-foot setback line. Flagpoles may extend to 100 feet

The closest portion of the building structure roof is 64 feet away from the front property line which is adjacent to a residential district. Using the allowances in table 60-2 for building structure heights adjacent to residential districts, the allowable building height at this distance is 42 feet. The applicant is proposing a building height of 28'-5" which conforms with the ML design standards for the TDC.

TDC CH 73A – SITE DESIGN STANDARDS

TDC 73A.010 | SITE AND BUILDING DESIGN STANDARDS

(1) Purpose.
The building form, articulation of walls, roof design, materials, and placement of windows, doors, and unique architectural features provide an overall unified and organic look pleasing to the eye while appropriately representing its use and complying with current code standards thus making it a functional, safe, innovative and attractive site and building.

(2) Objectives.
The placement, design, and relationship of proposed site elements are laid out in a way that promotes easy and safe site flow while being aesthetically pleasing to look at.

TDC 73A.300 | COMMERCIAL DESIGN STANDARDS

(1) Walkways.

The applicant is requesting they be allowed to reduce the minimum sidewalk required for a commercial development from 6 foot to a 5-foot sidewalk for this project as the project is located within an industrial area. The main use for this site would be for the office tenants and high traffic for this site is not anticipated. The site would feature a main 5-foot ADA compliant concrete sidewalk as well as an additional 5 ft paved pathway behind the building for access to bicycle storage. The pathway leading to the bicycle storage from the public right of way is fully landscaped and includes patio areas for employee use.

(4) Safety and Security, Service, (5) Delivery & Screening

Every side of the proposed building has been provided with windows and exterior lighting. Site lighting bollards are proposed at the landscaped areas surrounding the paved pathways. All entrances are provided with emergency egress lights for easy identification. Storm pond is surrounded by a 4 ft high security fence, height has been reduced in order to help mitigate issues with visibility at driveway entrance.

TDC CH. 73B | LANDSCAPING STANDARDS

TDC 73B.010 LANDSCAPE STANDARDS PURPOSE AND OBJECTIVES.

(1) Purpose. Objectives.

Project will enhance the environmental and aesthetic quality of the city by encouraging retention and protection of existing trees as well as planting new trees and landscaping elements. Project will use these landscaping elements to temper effects of the sun wind, noise, and air pollution, define spaces and the use of specific areas, and unify elements within the urban environment.

TDC 73B.020 LANDSCAPE AREA STANDARDS MINIMUM AREAS BY USE AND ZONE

Project Zone:	ML (Light Manufacturing)
Minimum Area Requirement:	15 percent of the total area to be developed. (3,375 S.F.)
Total Developed Area:	22,500 S.F.
Total Proposed Landscape:	**10,110 S.F. or 45%**

TDC 73B.040 ADDITIONAL MINIMUM LANDSCAPING REQUIREMENTS FOR COMMERCIAL USES

(1) General.

a. All areas that are not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas have been fully landscaped.
b. The entire building perimeter is surrounded by landscaping areas including planting beds, paved walkways and outdoor seating areas for employees. All building areas that are visible from parking lots and the public right of way have a minimum landscaped area of 5 ft.
d. The project site is across from an RL district and will be submitted for an Architectural Review as required. Please see the landscaping plan for reference.

TDC 73B.080 MINIMUM LANDSCAPING STANDARDS FOR ALL ZONES

(1) Required Landscape Areas

All landscaped areas are shown on the Landscaping Plan on sheet L1.0 and exceeds the minimum landscaped area.

(2) Fences

The only fence proposed on site is at the storm detention pond, which is set back 10 feet from the public right of way. This is a requirement for public safety and should not have an impact to animal crossings at the public right of way.

(3) Tree Preservation

Several of the existing trees on site are remaining, tree protection fences will be installed at all remaining trees as indicated on sheet C5 – Private Grading and Erosion Control Plan. The trees to remain are already established and do not require a drip line or other irrigation. The proposed landscaping materials beneath the preserved trees are compatible with the tree species as required.

(4) Grading

Grading plan has been provided by a licensed Civil engineer and has been designed to meet the city landscaping requirements.

(5) Irrigation

All landscaped areas are being provided with an automatic underground or drip irrigation system as listed on sheet L1.0.

(6) Re-vegetation in Un-landscaped Areas

Native landscaping plants are being proposed, the existing site is not currently landscaped other than existing trees which are being preserved or replanted wherever possible.

TDC 73B.090 MINIMUM STANDARDS TREES AND PLANS

(1) Deciduous Shade Trees
(2) Deciduous Ornamental Trees
(3) Coniferous Trees
(4) Evergreen and Deciduous Shrubs
(5) Groundcovers
(6) Lawns

See proposed Landscape Plan for additional information.

CH. 73C | PARKING STANDARDS

TDC 73C.010 |OFF STREET PARKING - GENERAL REQUIREMENTS

Project parking lot will comply with all parking lot design standards. See site plan with off-street parking.

TDC 73C.020 | PARKING LOT DESIGN STANDARDS

(2) Drive aisle is constructed of asphalt
(3) Parking stalls are constructed of asphalt
(4) Parking lots will be maintained by owner as required. See Sisul Engineering sheet C5 -Grading and Erosion Control Plan.
(5) See site plan. Wheel stops will be used along front of building. Curbing is being provided at all other parking and drive aisle areas.
(6) ADA parking stalls comply with 2009 ICC A117.1. See site plan for parking space details and accessibility.
(7) See site plan, sub-compact stalls do not exceed one (1) stall.

(8) See site plan, none of the parking stalls require backing out of the parking lot.
(9) See site plan.
(10) Drive aisles meet the minimum requirements with the smallest length being 24'-0".
(11) See lighting plan for compliance with the city artificial lighting requirements.
(12) See landscaping plan for parking lot landscaping complying with requirements of TDC 73C.200.
(13) Parking area has been landscaped to reduce visibility from residential areas. The site design currently exceeds the minimum setback requirements for parking areas which will also reduce visibility for residential areas.

TDC 73C.050 BICYCLE PARKING REQUIREMENTS AND STANDARDS

(1) Requirements. Bicycle parking facilities must include:

(a) Building will contain two secure covered areas for bike parking, see Site Plan for details

(b) Stationary racks which accommodate locking frame and both wheels will be provided in the secure covered bike parking area.

(2) Standards. Bicycle parking must comply with the following:

(a) Bike racks will be wall mounted with two feet between each bike rack. Overhead clearance will meet the 7 ft requirement.

(b)See A201 for room dimensions of 10'-6" x 7'-9" which more than satisfies the 5 ft maneuvering area. Floor surface will be constructed of concrete.

(c) Pathway to bicycle parking constructed of pavers.

(d) Signage for bike parking will be located at the building entrance and at bicycle parking location.

(e) Both areas of the bicycle parking will be located at the rear entrance to the building. Bicycle parking and entrances are well lit illuminating adjacent landscaping. See Lighting Plan.

(f) Bicycle parking for building tenants provided at no cost

TDC 73C.100. OFF-STREET PARKING MINIMUM/MAXIMUM REQUIREMENTS

(1) The following are the minimum and maximum requirements for off-street motor vehicle parking in the city, except these standards do not apply in the Core Area Parking District. The Core Area Parking District standards are in TDC 73C.110.

USE	MINIMUM MOTOR VEHICLE PARKING	MAXIMUM MOTOR VEHICLE PARKING	BICYCLE PARKING	PERCENTAGE OF BICYCLE PARKING TO BE COVERED
(e) Commercial				
(vi) General Office	2.7 spaces per 1,000 square feet of gross floor area	Zone A: 3.4 spaces per 1,000 SF GFA Zone B: 5.9 spaces per 1,000 SF GFA	2, or 0.33 spaces per 1,000 gross square feet, whichever is greater	First ten spaces or 40 percent, whichever is greater

**See Site Plan for parking lot stall count (13) with one (1) ADA accessible parking stall and unloading/loading zone for the ADA stall.*

Commercial/General office: 2.7 spaces per 1,000 S.F. gross floor area

Gross Floor Area: 3,868 S.F.

Parking required: 10 stalls required.

Parking provided: 14 stalls provided.

(2) In addition to the general parking requirements in subsection (1), the following are the minimum number of off-street vanpool and carpool parking for commercial, institutional, and industrial uses.

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

**Site will feature two (2) Vanpool/Carpool Stalls and will be properly marked with the appropriate signage.*

TDC 73C.130. PARKING LOT DRIVEWAY AND WALKWAY MINIMUM REQUIREMENTS

(3) Commercial Uses.

Ingress and egress for commercial uses must not be less than the following:

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 feet thereafter	Curbs required; walkway 1 side only
100-249	2	32 feet for first 50 feet from ROW, 24 feet thereafter	Curbs required; walkway 1 side only
Over 250	As required by City Manager	As required by City Manager	As required by City Manager

** See Site Plan. Proposed stalls number (14) fourteen, which meets the minimum number required. Pavement width at driveway is 36'-0" which continues for approximately 100 ft, then transitions to 26'-11" which then transitions to 24'-0"*

(5) One-way Ingress or Egress.

When approved through the Architectural Review process, one-way ingress or egress may be used to satisfy the requirements. However, the hard surfaced pavement of one-way drives must not be less than 16 feet for multi-family residential, commercial, or industrial uses.

(6) Maximum Driveway Widths and Other Requirements.

(a) Driveway width does not exceed 36'-0", See Site Plan

(b) Driveway is constructed near the middle of the project site. Minimum distance from edge of driveway to property line is approximately 40 ft. See Site Plan and Landscape Plan.

(d) Does Not Apply. Property will have (1) one driveway to serve as an entrance/exit.

(e) See Remarks on TDC 75 for distance requirements

(f) See Remarks on TDC 75 for vision clearance requirements

TDC 73C PARKING LOT LANDSCAPING

TDC 73C.200. PARKING LOT LANDSCAPING STANDARDS PURPOSE AND APPLICABILITY

(1) Purpose. (2) Applicability.

The site has been designed to retain several of the existing trees and plant several new trees which will provide large, shaded areas on site throughout the year. 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 must be the responsibility of the developer and should consider visibility of signage, traffic circulation, comfortable pedestrian access, and aesthetics

TDC 73C.220. COMMERCIAL PARKING LOT LANDSCAPING REQUIREMENTS

Commercial uses must comply with the following landscaping requirements for parking lots in all zones:

(1) General.

Landscaping has been provided at entire perimeter of parking areas and drive aisle. See landscape plan.

(2) Clear Zone.

See landscape plan for designated clear zone.

(3) Perimeter.

See landscape plan for perimeter landscaping at all off-street parking and vehicular circulation areas complying with TDC 73C.220

(4) Landscape Island.

(a) Curbs will be utilized throughout the parking and drive aisle areas; this requirement does not apply.

(b) Curbs are being utilized on site, see site plan.

(c) See site plan, one island will be utilized on site

(d) Parking spaces do not exceed 8 spaces in a row, this requirement does not apply

(e) See landscaping plan for reference. Deciduous trees on site exceed the minimum quantity required for commercial parking lots.

(f) Multiple groundcover species are being provided on site, see landscaping plan for reference.

(g) Native plant materials have been proposed wherever possible. See landscaping plan for reference.

(h) The landscape islands with trees all exceed the minimum 5 ft requirement. See landscaping plan for reference.

(i) Scheduled plant species in landscape islands will provide 90% coverage within three years.

(5) Driveway Access.

(a) Landscape areas are at least five feet in width on each side of the site access, see site plan.

(b) Landscape area exceeds the minimum requirement of 25 feet from the right-of-way line, see site plan.

CH. 73D | WASTE AND RECYCLABLES MANAGEMENT STANDARDS

Waste and recyclable storage areas of this project will be designed to screen garbage and recycling bins from view to mitigate the visual impact, ensure storage areas are centrally located and easy to use, meet dimensional and access requirements for haulers, provide adequate storage for mixed solid waste and source separated recyclables, and improve. See attached trash enclosure details and location as approved by Republic Services.

TDC 73D.010 APPLICABILITY AND OBJECTIVES

(2) Objectives.

(a) See Landscape Plans and Trash Enclosure designs. Landscaping is provided all sides of trash enclosure to maintain screening as required.

(b) See Site Plan for centrally located trash enclosure. The layout was submitted to the Republic Services for review and was approved as designed.

(c) See letter from Republic Services which provides approval for current trash enclosure design and access.

(d) See Landscape Plan for reference, trash enclosure has been oriented to face the building and away from the road. The trash enclosure This in combination with the landscaping screen should mitigate any visual impacts.

(e)(f) Mixed Solid Waste and Recyclables will be collected in two separate trash receptacles, recommended by the franchised hauler while Glass will have a separate collection container. Please see Trash Enclosure plan for further explanation.

TDC 73D.020 DESIGN METHODS

Project will comply with all design standards of this chapter. See attached trash enclosure details and location as approved by Republic Services.

(3) The applicant will opt to comply with option 4 as we have been in contact with Republic Services on the matter. See responses below for compliance method.

TDC 73D.060 FRANCHISED HAULER REVIEW METHOD

Republic Services, the franchised hauler contracted to service the waste management for the area was consulted on the matter. Site plans, trash enclosure designs were submitted to Republic Services. It was determined that the minimum standards would be more than sufficient to service the area. Please see attached correspondence, site plans and letter from Republic Services.

TDC 73D.070. LOCATION, DESIGN AND ACCESS STANDARDS

(1) Location Standards.

(a) The storage area for source separated recyclables and mixed solid waste is all in the same location for collection. See attached Trash Enclosure Plan.

(b) All storage area space requirements can be satisfied with a single exterior location on site.

(c) Exterior trash and recycling storage area has been located in a central, visible location in the parking area. Trash enclosure has been located outside of all setbacks and is screened with landscaping as required. See site plan for proposed location.

(2) Design Standards.

(a) The dimensions of the storage area have been designed to accommodate containers consistent with current methods of local collection. See attached Trash Enclosure Plan.

(b) Indoor and outdoor storage areas have been designed to comply with Oregon Building and Fire Code requirements. Trash enclosure is constructed from non-combustible materials.

(c) Exterior trash enclosure is over 6 feet in height and is constructed of CMU blocks. The trash enclosure is fully enclosed on three sides and enclosed on one side by a site obstructing metal gate. See site plan trash enclosures for additional information.

(d) Evergreen plants have been placed around the enclosure walls, excluding the gate or entrance openings as required. See Attached Landscape Plan for reference.

(e) Gate opening at trash enclosure is twelve feet wide and must has embedded gate stop pins to secure the gate in a closed and open position.

(f) No cover proposed at trash enclosure.

(g) Separate pedestrian access has been provided from the parking lot, see site plan.

(h) Exterior trash enclosure has an asphalt floor surface.

(i) Storage areas and containers are being provided by Republic Services and will be clearly labeled to indicate the type of material accepted.

(3) Access Standards.

(a) Access to the trash enclosure will be made available during operating business hours and the franchised hauler will be given a key to access the enclosure to service the trash receptacles weekly.

(b) Trash enclosure area has been designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access. Trash enclosure design and location has been submitted to Republic Services and has been approved. See attached letter with Republic Services determination.

(c) Trash enclosure area has been reviewed by Republic services and has been approved for all circulation and turning requirements to safely exit the site in a forward motion. Two of the parking stalls will need to be clear on service days in order to provide safe exiting which the applicant has agreed to. See attached letter with Republic Services determination.

(d) Trash enclosure is located towards the back of the site and does not obstruct the visibility for pedestrian and vehicular traffic from the public right of way adjacent to the site. See attached Site plan.

TDC CH. 74 | PUBLIC IMPROVEMENT REQUIREMENTS

Project will abide by all public improvement requirements of this chapter. See civil plans and stormwater reports for additional information.

TDC 74.210 MINIMUM STREET RIGHT OF WAY WIDTHS

A street right-of-way dedication is proposed that would add 17 feet to the west side of SW 105th along this site's frontage, for a total of 37 feet of half right-of-way along the site's frontage. This is setting up the right-of-way for a total future width of 74 feet, which is in accordance with the City's Major Collector Street right-of-way width, per the Tualatin TSP.

TDC 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. A Public Utility Easement along the site's frontage will be granted. No additional easements are expected will be required.

TDC 74.420 STREET IMPROVEMENTS

The applicant is requesting to pay a fee-in-lieu-of doing the street frontage improvements. As SW 105th is not currently acting as Major Collector, the need for the extra street width is not needed at this time, but eventually has more ROW dedications are gathered SW 105th the extra street width will be needed and used. The payment of a fee-in-lieu-of will meet the requirements of this code section.

TDC 74.610 WATER SERVICE

A water service will be extended to the site from the public main. No fire protection is expected to be required.

TDC 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.

A sanitary sewer connection will be required to be extended to the building. Construction plans for this improvement will be submitted to the city as part of the permit drawings. Surrounding parcels are developed and there is no need for a sanitary sewer main to be extended through the property.

TDC 74.630 STORM DRAINAGE SYSTEM

A stormwater quality and detention facility is proposed on the site. The proposed facility will be sized to meet the current Clean Water Service requirements for storm drainage. As public storm drain facility in SW 105th Avenue at the site's frontage is too low for the site's storm drainage to connect to, it is proposed to run a private storm drain line northerly, outside the right-of-way, across another parcel to a point where a perpendicular crossing can be installed to connect to the City's storm drain main at a lower depth. This connection point will be at an existing manhole at SW Siletz Drive and 105th Avenue.

Because the existing City storm drain line is too shallow to connect to along the site frontage, once you account for the vertical drop required across stormwater facility, and due to this the developer is constructing a parallel line to the street right-of-way across adjacent parcels, the developer is requesting reimbursement for the additional off-site storm drain line to serve his property. A letter from the developer with respect to this request is to be a part of the record.

TDC 74.640 GRADING

(1) Development sites shall be graded to minimize the impact of stormwater runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development. (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 materials from the development site.

The proposed grading plan minimizes the impact of stormwater runoff to adjacent properties and allows adjacent properties to drain as they did before the development.

TDC 74.650 WATER QUALITY, STORM WATER DETENTION AND EROSION CONTROL

(2) (a) As noted above a stormwater quality and detention facility is proposed as part of the site improvements. The facility proposed is an extended dry detention basin in accordance with CWS regulations.

(4) (b) 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. In order to reduce the amount of sediment discharged into the public storm system, erosion control measures are required during construction. If the site is over 1 acre in size a NPDES Erosion Control Permit is required.
The disturbance area will be less than one acre and therefore a NPDES EC permit is not required. Regardless though, an Erosion Control plan will be prepared with the final construction plans.

TDC 74.700 REMOVAL, DESTRUCTION, OR INJURY OF TREES

Only those trees necessary to be removed to allow for the development as proposed or other trees that may be dead or dying as well as an invasive species will be removed.

TDC 74.705 STREET TREE REMOVAL PERMIT

No existing trees currently in existing street right-of-way will be removed.

TDC 74.720 PROTECTION OF TREES DURING CONSTRUCTION

Trees that are intended to remain will be protected during construction to avoid damage to the extent possible.

TDC CH. 75 | ACCESS MANAGEMENT

TDC 75.010 PURPOSE

Project will promote the development of safe, convenient, and economic transportation systems and preserve the safety and capacity of the street system by limiting conflicts resulting from uncontrolled driveway access, street intersections, and turning movements while providing for appropriate access for all properties.

TDC 75.020 PERMIT FOR NEW DRIVEWAY APPROACH

Applicant has provided all submittal items for driveway approach and will submit an additional permit application for a new driveway approach if required by the city planning department. See preliminary civil plans for reference.

TDC 75.040 DRIVEWAY APPROACH REQUIREMENTS

Proposed driveway access is 36 ft complying with table 75-1 for Driveway Approach Width, see site plan and table below for reference. No through access to other parcels are being proposed for this site. A sidewalk is proposed at the public right of way for pedestrian traffic.

TABLE 75-1: Driveway Approach Width

Use	Minimum Driveway Approach Width	Maximum Driveway Approach Width
Commercial	1-99 Parking Space = 32 feet	Over 250 Parking Spaces=As Required by the City Manager, but not exceeding 40 feet