

# 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: AR-15-02 (Community Development Dept.: Planning Division)											
PROPOSAL	To construct an addition of 14,000 square feet (sq ft) for warehousing to the southwest of the existing industrial building owned and occupied by Barker Cabinets.											
PROPERTY Name of				BARKER CABINETS	BUILDING ADI	DITION	J			•		_
	n/a	Applio Street	Address	19355 SW 125 <sup>th</sup> C								_
		Tax M	ap and Lot	2S1 21DA 00600	-							_
		No(s). Plann	ng District	General Manufacti	uring (MG)	Ove	erla	ys	NRPO		Flood Plain ⊠	_
		Previo	ous ations	AR-95-54	Additional	Appl	lica	ations:	n/a	CIO	MERCIAL MANUFACTURING	 i
L		7.19.11.1		<del>                                     </del>	L		*******			, 00		_
	Receipt of application 2/10/2015		2/10/2015	Deemed Complete	2/27/2015			Name: Colin Cortes			3	
	Notice of application submi			<del></del>	3/3/2015			Title:	Assista	ant Planner		
្ល	Project	Status	/ Developme	nt Review meeting	3/12/2015		Ş	E-mail: ccortes@ci.tualatin.or.us				
DATES	Comments due for staff report			3/17/2015		CONTACT		Phone: 503-691-3024				
			☐ TPC				Notes: You may view the application					
	City Co	uncil (	CC)	⊠ n/a	⊠ n/a			materials through this City web page: www.tualatinoregon.gov/projects				
·												=
City S				☐ Wilsonville I	Planning Div.				□ 0i	DOT M	Region 1 aintenance Dist. 2A	
⊠ Bt	ity Manager uilding Offic	ial		*Paper Copies						DOT R	all Div.	
	nief of Polic ty Attorney	е		Countles ☐ Clackamas	County Bent of	f			Utilitie	20		
⊠ Ci	ty Engineer			Transporta	ition and Dev.				□ Republic Services			
XI C	ommunity Dommunity S	ev. Direct ervices D	or irector	⊠ Washingtor Land Use			R's)					
ΧE	conomic De	v. liaison				and Transportation (AR's) County LRP (Annexations)			⊠ Fr	ontier (	Communications [phone]	
X E	ngineering <i>l</i> nance Direc	Associate		Regional Gove	rnmont			<ul><li>✓ Northwest Natural [gas]</li><li>✓ Portland General Electric (I</li></ul>				
XIG	IS technicia	n(s)		⊠ Metro					⊠ Tr	iMet	, ,	
A V A IS	Manager perations D	irector*		School Distric	ie							
Ž P	arks and Re	creation		Lake Oswe	go School Dist.	7J			⊠uì	nited S	tates Postal Service	
	Coordinator anning Mar	agor.		⊠ Sherwood S ☐ Tigard-Tual	SD 88J atin SD 23J (TT	.eu				USPS) (ve)	(Washington; 18850 SW Teton	
X SI	reet/Sewer	Supervis	or		Vilsonville SD 3				□ U:	SPS (C	Clackamas)	
Water Supervisor				•				⊠w	ashing	ton County dated Communications		
State Agencies Neighboring Cities ☐ Oregon Dept.				ot. of Aviation						(WCCCA)		
۱ ۲.	urham ing City Plai	nnina Cor	nmission	☐ Oregon De Conservat		nment				ional F		
בוֹ וֹנֵי	ake Oswego	) )	minocion.	(DLCD) (v	tion and Development							
⊒ R	☐ Rivergrove PC				Dept. of State Lands:							
∃ ĭi	Tigard Community Dev. Dept.				Wellands Program  ☑ Oregon Dept. of Transportation				П			

41.030 Conditional Uses Permitted	Section 56.045 Lot Size for Conditional Uses (MC)	
	57.030 Conditional Uses (MUCOD)	
Uses (RML)	60.040 Conditional Uses (ML)	
41.070 Setback Requirements for	60.041 Restrictions on Conditional	
42.030 Conditional Uses Permitted	Uses (ML)  G1.030 Conditional Uses (MG)	
42.050 Lot Size for Conditional	61.031 Restrictions on Conditional Uses (MG)	
42.070 Setback Requirements for	62.030 Conditional Uses (MP)	
43.030 Conditional Uses Permitted	L 62.031 Restrictions on Conditional Uses (MP)	
	64.030 Conditional Uses (MBP)	
☐ 43.060 Lot Size for Conditional Uses (RH)	64.050 Lot Size for Permitted and Conditional Uses (MBP)	
☐ 43.090 Setback Requirements for Conditional Uses (RH)	64.065 Setback Requirements for Conditional Uses (MBP)	
☐ 44.030 Conditional Uses Permitted (RH-HR)	68.030 Criteria for Designation of a Landmark	
☐ 44.050 Lot Size for Conditional Uses (RH-HR)	68.060 Demolition Criteria	
44.070 Setback Requirements for Conditional Uses (RH-HR)	68.070 Relocation Criteria	
49.030 Conditional Uses (IN)	68.100 Alteration and New Construction Criteria	
49.040 Lot Size for Permitted and Conditional Uses (IN)	68.110 Alteration and New Construction Approval Process	
49.060 Setback Requirements for	☐ 73.130 Standards	
_	□ 73.160 Standards     □	
	73.190 Standards – Single-Family and Multi-Family Uses	
Plan – Additional Permitted Uses and	73.220 Standards	
50.040 Conditional Uses (CO)	73.227 Standards	
52.030 Conditional Uses (CR)	☐ 73.230 Landscaping Standards	
53.050 Conditional Uses (CC)	☐ 73.300 Landscape Standards – Multi-Family Uses	
☐ 53.055 Central Urban Renewal Area – Conditional Uses (CC)	73.310 Landscape Standards – Commercial, Industrial, Public and	
54.030 Conditional Uses (CG)	Semi-Public Uses	
56.030 Conditional Uses (MC)	73.320 Off-Street Parking Lot Landscaping Standards	
Planning Division	73.470 Standards	
	(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)   43.030 Conditional Uses Permitted (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)   49.040 Setback Requirements for Conditional Uses (IN)   50.020 Permitted Uses (CO)   50.030 Central Urban Renewal Plan — Additional Permitted Uses (CO)   50.040 Conditional Uses (CC)   53.055 Central Urban Renewal Area — Conditional Uses (CC)   54.030 Conditional Uses (CC)	



# City of Tualatin

www.tualatinoregon.gov

CITY OF TUALATIN RECEIVED

FEB 1 0 2015

COMMUNITY DEVELOPMENT PLANNING DIVISION

## **APPLICATION FOR ARCHITECTURAL REVIEW**

Direct Communication to:			
Name: AS MICHAUD		He: PISOZECT	MANAGER
Company Name: TS CRAY COMS	IRUCTION		
Current address: PO BOX 1000	10-1	<u>.</u>	710 0-1 6071 11 0
City: SHERWOOD	State: OR		ZIP Code: 97140
Phone: 503-692-4675 Fax: 50	73-692-9292	Email: a Mich	aud EtsgrayconsTruction.com
Applicant			
Name: AS INTU-1AUD	C	ompany Name: TS	GRAY CONSTRUCTEON
Address:			
City:	State:		ZIP Code:
Phone:	<u> </u>	Email:	
Applicant's Signature:		Date: 2	12/15
Property Owner			
Name: BRUCE BARKER			
Address: 19355 SW 125th CT			
City: TULLATIN	State: OP_		ZIP Code: 97062
Phone: \$63-476-1060, Fax:		Email:	
Property Owner's Signature:		Date 2/2	2/15
(Note: Letter of authorization is required if no	t signed by owner)	•	
Architect			article of the second of the s
Name: HAYDEH CONSULTIN			
Address: 12480 SW C8M AV			
City: TTCARD	State: OC		ZIP Code: 977223
Phone: 503~968-9994 Fax:		Email:	
Landscape Architect			
Name:			
Address:			
City:	State:		ZIP Code:
Phone: Fax:		Email:	NI TYNGA DIBINYO SUNGGO CUURUUN HURUN KOON JANKA KANTA KANTA KANTA BURKA BURKA KANTA KANTA KANTA KANTA KANTA K
Engineer			
Name: HAYDEN CONSULTER	IL ENGTHEER	25	
Address:			
City:	State:		ZIP Code:
Phone: Fax:		Email:	
Project	Contract Pales (SEC)		
Project Title: BARKER CABINE	T EXPANSTON		
Address: 1935 SW 125m CT			
City: TURLETTEH	State: O 2		ZIP Code: 97062
Brief Project Description:			
19,000 SF ADD TO	TELT-UP	BUILDEN	<u> </u>
Proposed Use:			
STOPAGE			

Value of Improvements:	4	
value of improvemente.	\$682,424	

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET, AND THE SURROUNDING PERTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature:

ı			, 1	incr
ı	Date:	2	1 1	11
١		41	21	1>

Office Use			
Case No: AR-15-0 2	Date Received: 2	10115	Received by:
Fee: Complete Review (\$115-\$5040):	\$2410.00	Receipt No:	125086
Application Complete as of:		ARB hearing d	ate (if applicable):
Posting Verification:	V	6 copies of dra	wings (folded)
1 reproducible 8 1/2" X 11" vicinity map		1 reproducible	8 1/2" X 11" site, grading, LS, Public Facilities plan
Neighborhood/Developer meeting materials	3		

### CITY OF TUALATIN FACT SHEET

General		·	<del></del> :
Proposed use:	~~~		
WAREHOUSE S	STORAGE		
Site area: 2.2	acres	Building footprint: 28665+14000	sq. ft.
Development area:	acres	Paved area: 3,044	sq. ft.
94,452	Sq. ft	Development area coverage:	%
Parking			
Spaces required (see TDC 73.400)	4 \	Spaces provided:	
(example: warehouse @ 0.3/1000 G	FA)	Total parking provided: 29 space	es
4 <u>2665</u> @ <u>0.3</u> /1000 GFA = <u>12.8</u>		Standard = 27	
@/1000 GFA = 		Handicapped accessible = 2	
@/1000 GFA =		Van pool = $\phi$	
Total parking required: 13	spaces	Compact = 2	
Handicapped accessible = 2.		Loading berths = 2.	
$Van pool = \phi$			
Compact = (max. 35% allowed) = \$\Phi\$	).		
Loading berths = 2			
Discussion			
Bicycles Covered spaces required: 4		Covered spaces provided: 4	
Covered spaces required. 1		Covered spaces provided. 1	
Landscaping			
Landscaping required:% of dvpt	area	Landscaping provided: 19.9 % of dvpt. a	rea
	are feet	18.C.D Square	
Landscaped parking island area requ		Landscaped parking island area provided	
<u> </u>			1 2 =
Trash and recycling facility		D'(1₁-	-1
Minimum standard method:	square feet		
Other method:		squai	re feet
	····		
For commercial/industrial projects	only		
Total building area:	sq. ft.	2 <sup>nd</sup> floor:	q. ft.
Main floor: 42,665	sq. ft.	i .	sq. ft.
Mezzanine:	sq. ft.	II.	sq. ft.
· ·			
For residential projects only			
Number of buildings:		Total sq. ft. of buildings:	sq. ft.
Building stories:			

## Architectural Review Checklist for Commercial, Industrial & Public - Page 11

	GENERAL INFORMATION				
Site Address:	Site Address: 19355 SIV 12574 CT				
Assessor's Map and Tax Lot #:	2S121DA00600				
Planning District:					
Parcel Size:	94,452 SF				
Property Owner:	BARKER PROPERTIES - BRUCE BARKER				
Applicant: TS CRAY CONSTRUCT TON					
Proposed Use:	STORAGE				

ARCHITECTURAL REVIEW DETAILS				
☐ Residential	☐ Industrial			
Number of parking spaces:	46 CURRENTLY 29 PROPOSED			
Square footage of building(s):	28,665 SF + 14,000 SP			
Square footage of landscaping:	21,724 SF			
Square footage of paving:	31.044 SF			
Proposed density (for residential):				

For City Personnel to complete:		
Staff contact person:		
		-



## City of Tualatin

## www.tualatinoregon.gov

February 12, 2015

AJ Michaud, Project Manager TS Gray Construction P.O. Box 1000 Sherwood, OR 97140-1000

RE: Status of AR-15-02 "Barker Cabinets Building Addition" at 19355 SW 125<sup>th</sup> Ct (Tax Lot 2S1 21DA 00600)

Dear Mr. Michaud:

Staff reviewed the degree of completion of the Architectural Review (AR) application for the aforementioned tax lots received February 10, 2015 and determined it quantitatively *incomplete* as of February 12, 2015. You are receiving this letter in compliance with Oregon Revised Statutes (ORS) 227.178(2).

What's necessary to make the submittal complete per the Tualatin Development Code (TDC) is listed below:

Item	TDC Requirement
Neighborhood/developer meeting packet: Mailing	31.063(10)(b) & (c)
affidavit; refer to form in n/d meeting packet.	
Neighborhood/developer meeting packet: <u>Sign</u>	31.063(10)(c),
posting certification; refer to form in n/d meeting packet.	31.064(2)(c)
3. Clean Water Services (CWS) Service Provider Letter	31.071(1)(r)
(SPL)	

Regarding Item 3, CWS marked a box on the filled Pre-Screening form (file 14-002723) that states:

"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."

Because CWS determined that the Pre-Screening does not serve as an SPL, the AR submittal lacks an SPL and is therefore incomplete. The Pre-Screen status is available at <a href="http://www.cleanwaterservices.org/PermitCenter/PermitStatus/EnvReview">http://www.cleanwaterservices.org/PermitCenter/PermitStatus/EnvReview</a>.

Additionally, as requested in the AR application packet please provide an Adobe PDF or PDFs of the application materials. The applicant may submit a compact disc (CD) or make use of the City file transfer protocol (FTP) site.



## City of Tualatin

## www.tualatinoregon.gov

February 27, 2015

AJ Michaud, Project Manager TS Gray Construction P.O. Box 1000 Sherwood, OR 97140-1000

RE: Status of AR-15-02 "Barker Cabinets Building Addition" at 19355 SW 125<sup>th</sup> Ct (Tax Lot 2S1 21DA 00600)

Dear Mr. Michaud:

Staff reviewed the degree of completion of the Architectural Review (AR) application for the aforementioned tax lots based on the additional information received February 23 and 27, 2015 in response to the prior incompleteness letter and determined it quantitatively complete as of February 27, 2015. You are receiving this letter in compliance with Oregon Revised Statutes (ORS) 227.178(2).

Staff will decide on the application administratively; the application will not go to a public hearing before an advisory committee or the City Council. Planning staff will draft an AR decision report. Upon completion, staff will schedule a meeting with the applicant to discuss the draft decisions and related conditions of approval. Staff will issue final decisions simultaneously on a date ranging up to approximately six to eight weeks after the date of determination of completeness.

You may contact me at 503-691-3024 or ccortes@ci.tualatin.or.us.

Sincerely,

Colin Cortes, AICP, CNU-A

**Assistant Planner** 

cmc

cc: Bruce Barker, Barker Cabinets, 19355 SW 125<sup>th</sup> Ct, Tualatin, OR 97062-8026

Aguilla Hurd-Ravich, AICP, Planning Manager

Bethany Veil, Engineering Associate Lynette Sanford, Office Coordinator Tony Doran, EIT, Engineering Associate

file: AR-15-02

# NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

Modica	
NEIGHBORHOOD / DEVELOPER MEETING	
//2010 _:m. SW	
503	18"
24"	•

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and 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**. 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 >.

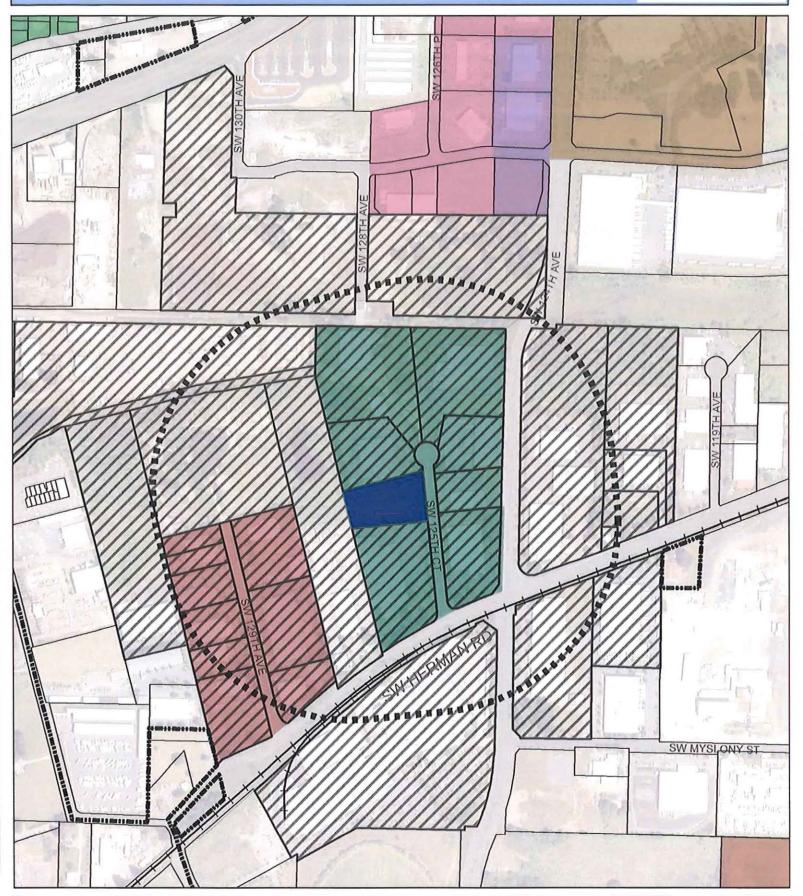
As the applicant for the
BARKER CABINET EXPANSION project, I
hereby certify that on this day, $1/6/2015$ sign(s) was/were posted on the
subject property in accordance with the requirements of the Tualatin Development Code
and the Community Development Department - Planning Division.
Applicant's Name: AS MICHAUD
(PLEASE PRINT)
Applicant's Signature:
Date: 1/6/2015
CITY OF TUALATIN
RECEIVED

FEB 2 3 2015

COMMUNITY DEVELOPMENT PLANNING DIVISION

## AR-15-02

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.









ASSESOOR MAPS

# NEIGHBORHOOD/DEVELOPER MEETING AFFIDAVIT OF MAILING

STATE OF OREGON ) ) SS
COUNTY OF WASHINGTON )
I, <u>AS MTCHAUD</u> , being first duly sworn, depose and say:
That on the day of SANUARY, 2015, I served upon the persons shown on Exhibit "A," 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.
A Mulus Signature
SUBSCRIBED AND SWORN to before me this
My commission expires: 4-19-701Ь .

CITY OF TUALATIN RECEIVED

FEB 2 3 2015

# ARCHITECTURAL REVIEW CERTIFICATION OF SIGN POSTING



# ARCHITECTURAL REVIEW AR-[YY]-\_\_

For more information call 503-691-3026 or visit www.tualatinoregon.gov

18"

24"

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 < <a href="https://www.tualatinoregon.gov/planning/land-use-application-sign-templates">www.tualatinoregon.gov/planning/land-use-application-sign-templates</a>>.

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the BARKER CABINETS EXPANSION
project, I hereby certify that on this day, 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: AS MICHAUD - TS GRAY CONSTRUCTION
(PLEASE PRINT) Applicant's Signature:



February 5th, 2014

RE: Neighborhood/Developer Meeting for Proposed Addition to Barker Cabinets Building

Dear Property Owner/Neighborhood Representative:

There were no attendees to the neighbor meeting conducted at 5:00 PM on January 22<sup>nd</sup>, 2014 therefore there are no meeting minutes.

Regards,

AJ Michaud

**TS Gray Construction** 

503-692-4675



February 5th, 2014

**RE: Legal Description for the Subject Property** 

Dear Property Owner/Neighborhood Representative:

Description on the deed is as follows:

Herman Road Business Center Lot 6

Regards,

AJ Michaud

**TS Gray Construction** 

503-692-4675





CleanWater	W Services 14-002/23
Sensitive Area Pre-Scree	ening Site Assessment
1. Jurisdiction: CTTY OF TUALATTY	
2. Property Information (example 1S234AB01400) Tex lot ID(s): 2S121DA00600  Site Address: 19355 SW 12577 CT City, State, Zip: TUNLATIN, OR 97062	3. Owner Information Name: BRUCE BARKER Company: BARKER CABENETS Address: 19355 SW 125TM CT City, State, Zip: TUALATEN, OR 97061. Phone/Fax:
Nearest Cross Street: 125 4 HERMAN	E-Mail:
4. Development Activity (check all that apply)  Addition to Single Family Residence (rooms, deck, garage)  Lot Line Adjustment Residential Condominium Residential Subdivision Single Lot Commercial Other 14,000 SF AD) TO BUDG- OVER EXECTENC PARKING LOT	5. Applicant Information Name: AT MTCHAUD Company: TS CRAY CONSTRUCTION Address: PO BOX (OOO City, State, Zip: SHERWOOD, OR. 97140 Phone/Fax: \$03-692-4675   \$03-692-992 E-Mail: 918 rgpi.ne+
6. Will the project involve any off-site work? Yes No C	) Unknown
7. Additional comments or information that may be needed to	understand your project
This application does NOT replace Grading and Erosion Control Permits, Co 1200-C Permit or other permits as issued by the Department of Environments COE. All required permits and approvals must be obtained and completed u By signing this form, the Owner or Owner's authorized agent or representative, act to enter the project site at all reasonable times for the purpose of inspecting project.	al Quality, Department of State Lands and/or Department of the Army inder applicable local, state, and federal law.  knowledges and agrees that employees of Clean Water Services have authority at 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 a Print/Type Name AT MICHAUD	Print/Type Title PROT MNGR
Signature	Date 9/30/14
FOR DISTRICT USE ONLY  Sensitive areas potentially exist on site or within 200' of the site. THE APPLICA SERVICE PROVIDER LETTER. If Sensitive Areas exist on the site or within 2 may also be required.	
Based on review of the submitted materials and best available information Se Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need discovered. This document will serve as your Service Provider letter as require approvals must be obtained and completed under applicable local, State, and	to evaluate and protect water quality sensitive areas if they are subsequently ed by Resolution and Order 07-20, Section 3.02.1. All required permits and
Based on review of the submitted materials and best available information the sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Asse quality sensitive areas if they are subsequently discovered. This document will s 07-20, Section 3.02.1. All required permits and approvals must be obtained a	ssment does NOT eliminate the need to evaluate and protect additional water serve as your Service Provider letter as required by Resolution and Order
☐ This Service Provider Letter is not valid unless CWS approved si☐ The proposed activity does not meet the definition of development or the lot	
SERVICE PROVIDER LETTER IS REQUIRED.	MOS PAULEU BUELS SESSO ONO SZ.U4U(Z). NO STIE ASSESSMENT OK
Reviewed by _ Jaurie Harris	Date 10/09/14

### CITY OF TUALATIN RECEIVED

FEB 2 7 2015



COMMUNITY DEVELOPMENT PLANNING DIVISION

CWS File Number

### **Service Provider Letter**

14-002723
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This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 07-20).

Jurisdiction:	City of Tualatin	Review Type:	Allowed Use
Site Address	19355 SW 125th CT	SPL Issue Date:	February 25, 2015
/ Location:	Tualatin, OR 97062	SPL Expiration Da	te: February 24, 2017
Applicant Inforn	nation:	Owner Information	1:
Name	AJ Michaud	Name _E	Bob Gray
Company	TS GRAY CONSTRUCTION	Company <u>E</u>	BARKER PROPERTIES LLC
Address	PO BOX 1000	Address _1	19355 SW 125TH CT
		<u>.                                    </u>	TUALATIN OR 97062
Phone/Fax	(503) 692-4675	Phone/Fax	(503) 476-1060
E-mail:	ajmichaud@tsgrayconstruction.net	E-mail:	
the constitution of the co	Tax lot ID		Development Activity
2S121DA006	00	Redevelopment	t – 13,086 sq. ft. addition to replace
		a portion of the	existing parking lot
		······	
	•		
Pre Sensitive Area P	-Development Site Conditions: resent: X On-Site X Off-Site	Post Sensitive Area Pre	Development Site Conditions:  esent: X On-Site X Off-Site
Vegetated Corrid	<u> </u>	Vegetated Corrido	
Vegetated Corrid			
Enhancement o Vegetated Corri	f Remaining dor Required:	Square Footage t	to be enhanced: 5,167
	Encroachments into Pre-De	evelopment Vegetated (	Corridor:
••	n of Encroachment: all (replacement mitigation not required per sec		Square Footage:
	Mitigation	Requirements:	
Type/Location	gutton		Sq. Ft./Ratio/Cost
None			0
140110			
<b>V</b>	<b>V</b>	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	An 1 1   0   1   2   1
	Attached X Development Figures Attached		
	e Provider Letter does NOT elim eas if they are subsequently dis		evaluate and protect water quali property.

14-002723

- 16. Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2, Table 2-1 and Section 2.10, Table 2-2.
- 17. Clean Water Services shall require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.

### **FINAL PLANS**

- 18. Final construction plans shall include landscape plans. In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
- 19. A Maintenance Plan shall be included on final plans including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
- 20. Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
- 21. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. Fencing and signage details to be included on final construction plans.

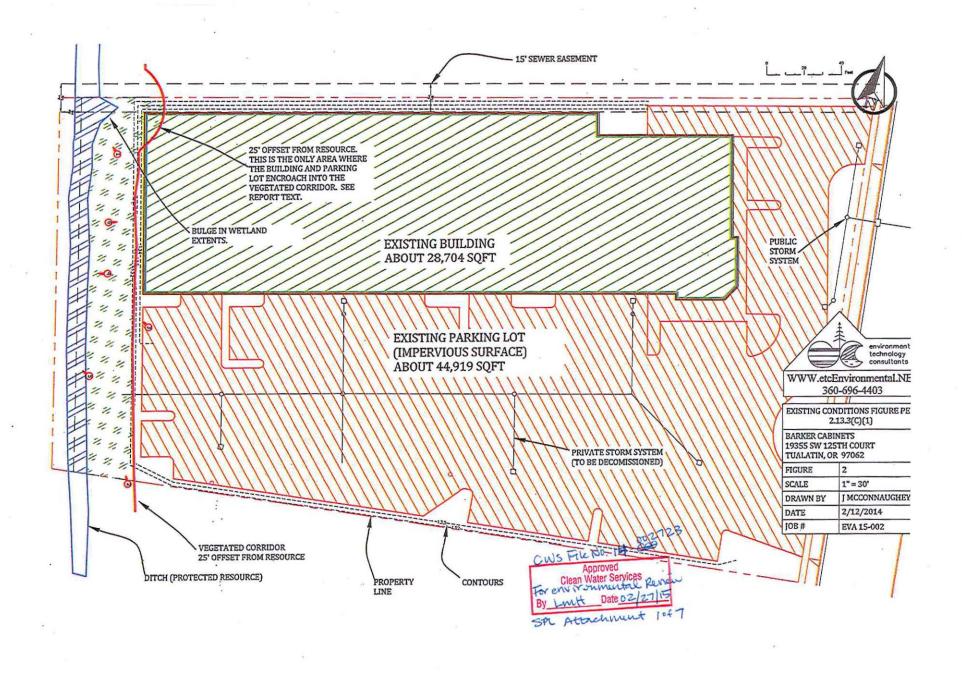
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

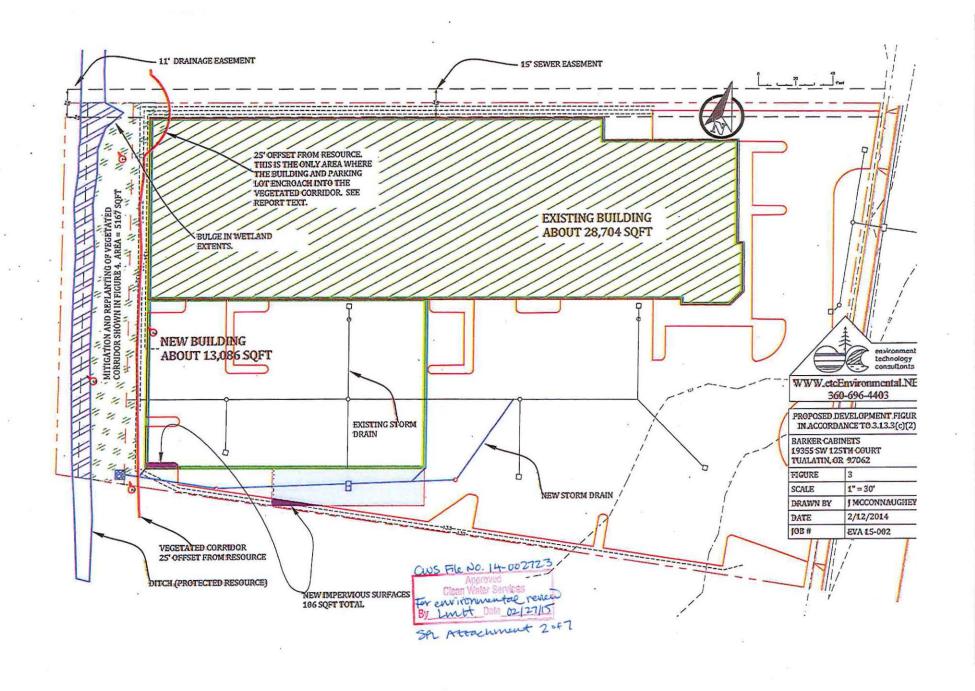
Please call (503) 681-3639 with any questions.

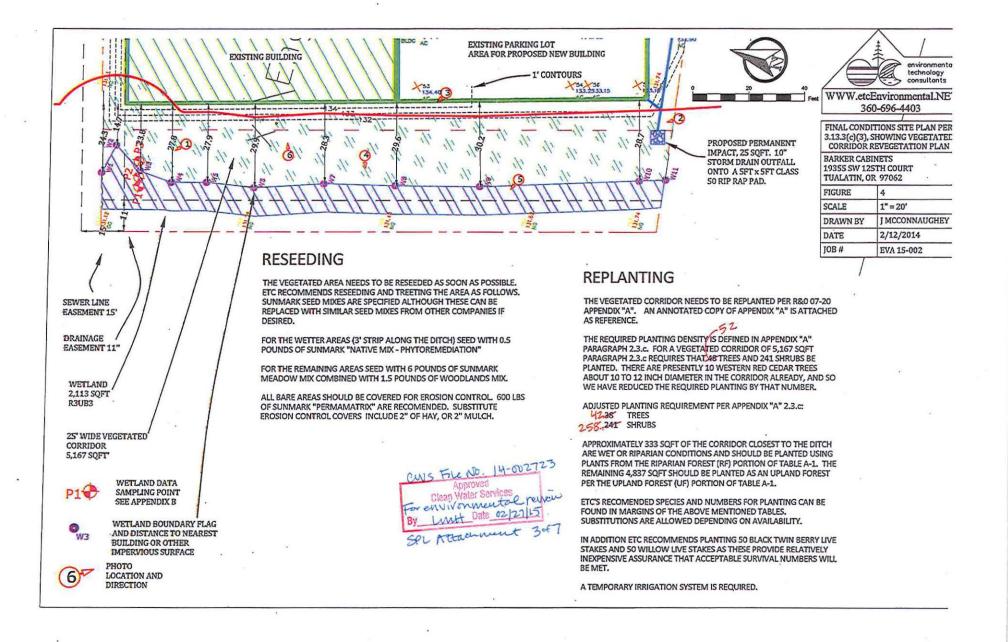
**Laurie Harris** 

**Environmental Plan Review** 

Attachments (7)







## SUGGESTED PLANT COMMUNITIES FOR REVEGETATION FOR WETTER AREAS WITHIN ABOUT 3 FEET OF DITCH EDGE

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- 31	VC.	ノい	

	≇Minimum ≥	Plant	: Water:		Minimun		Spacing
reductive and expendence of the street and	Species	Calegory		Requireme		Plant	Formal
Plant/Commiunities	Gomposition		enls.	nls	Size	Height	
Shrub / Scrub Wetland (SS)							
Pacific willow (Salix laslandra)	50	Tree	Wet	Sun	Live stake	3',	Single
Silka willow (Salix sitchensis)	7	Tree	Moist	Sun	1 gal	3'	Cluster
Douglas hawthorne (Crataegus douglasii)		Tree	Moist	Part	2 gal	2'	Cluster
Pacific Crabapple (Malus fusca)		Tree	Moist	Part	2 gal	2'	Cluster
Scouler willow (Salix scouleriana)	150	Shrub	Moist	Sun	1-gal	3'	Cluster
Red-osler dogwood (Cornus sericea)		Shrub	Wet	Part	1 gal	2'	Cluster
Clustered rose (Rosa pisocarpa)		Shrub	Wet	Part	1 gal	1.5'	Cluster
Douglas's spiraea (Spiraea douglasii)		Shrub	Wet	Sun	1 gal	1.5'	Cluster
Nodding beggartick (Bidens cernua)		Herb	Wet	Sun	1 gal	1.5'	Cluster
Spreading rush (Juncus patens)		Herb	Moist	Part	plugs	6ª	Mass
Western manna-grass (Glyceria occidentalis)		Grass	Wet	Sun	seed	na	Mass
Emergent Marsh (EM)							
, ,							
Nodding beggarstick (Bidens cernua)		Herb	Moist	Sun	1 gal	1.5'	Cluster
Hardstem bulrush (Scirpus acutus)		Herb	Wet	Sun	plugs	1.5'	Cluster
Small-fruited bulrush (Scirpus microcarpus)		Herb	Wet	Sun	plugs	6"	Mass
Creeping spike rush (Eleocharis palustris)		Herb	Wet	Sun	seed, plugs	4 <sup>#</sup>	Mass
Wapato (Sagittaria latifolia)		Herb	Wet	Sun	bulbs	na	Cluster
American water plantain (Alisma plantago-		Herb	Wet	Sun	bulbs	na	Cluster
Soft stemmed bulrush (Scirpus taberaemontani)		Herb	Wet	Sun -	plugs	1.5'	Cluster
American brooklime (Veronica americana)		Herb	Wet	Sun	plugs	na	Cluster
Marsh speedwell (Veronica scutellata)		Herb	Wet	Sun	plugs	na	Cluster
American sloughgrass (Beckmannia		Grass	Wet	Sun	seed, plugs	na	Mass
Western manna-grass (Glyceria occidentalis)		Grass	Wet	Sun	seed	na	Mass

Approved
Clean Water Services
For environmental review
By LIMH Date 02/27/15

SPLATTACHMENT 4067

## SUGGESTED PLANT COMMUNITIES FOR REVEGETATION FOR DRYER AREAS ABOVE DITCH WETTED ZONE

FOR DRYER AREAS ABOVE DITCH WETTED ZONE  [							
	Recommended.	Calegory	RESERVED TO THE STATE OF THE ST	Ligit. Requirements	Rooting:	Plant	Spacing Formal
Disci Generalizati	numbers	Galegory	Require	Vedallelliellis	Size	Helgh	Jionnat
Plant Communities	aliquipoje 3		Seesal lesson		UILO	1,010,01	
Upland Forest (UF)							
Red alder (Alnus rubra)		Tree	Moist	Sun	1 gal	3'	Single
Big leaf maple (Acer macrophyllum)	(10)	Tree	Dry	Sun	2gal	3,	Single
Douglas Fir (Pseudolsuga menziesii)		Tree	Dry	Sun	2gal	3'	Single
Grand fir (Abies grandis)		Tree	Dry :	Sun	2 gal	2'	Single
Pacific yew (Taxus brevifolia)		Tree	Moist	Shade	2 gal	2'	Single
Cascara (Rhamnus purshiana)	,	Tree	Dry	Part	2 gal	2'	Single
Pacific dogwood (Cornus nuttallii)	18	Tree	Moist	Shade	il gal	2	Single
Bitter cherry (Prunus emarginata)		Tree	Moist	Part	2 gal	2'	Single
Vine Maple (Acer circinatum)		Tree	Moist	Part	2 gal	2'	Single
Oceanspray (Holodiscus discolor)	50	Shrub	Dry	Sun	/l gal	1.5	Single
Red elderberry (Sambucus racemosa)		Shrub	Moist	Part	1 gal	1.5'	Single
Red flowering currant (Ribes sanguineum)	50)	Shrub	Dry	Sun	1 gal	1.5	Cluster
Cascade Oregon grape (Mahonia nervosa)		Shrub	Moist	Part	1 gal	4"	Cluster
Tall Oregon grape (Mahonia aquifolium)	<b>A1</b>	Shrub	Dry	Sun	,  1 gal	6	Single
Red huckleberry (Vaccinium parvifolium)		Shrub	Moist	Shade	1 gal	1.5'	Cluster
Thimbleberry (Rubus pariflorus)		Shrub	Moist	Shade	1 gal	1.5'	Cluster
Snowberry (symphoricarpos albus)	50	Shrub	Dry	Part	i gal	1.5	Cluster
Baldhip Rose (Rosa gymnocarpa)		Shrub	Dry	Part	1 gal	1.5'	Cluster
Serviceberry (Almelanchier alnifolia)	50	Shrub	Dry	Part	2 gal	2	Single
Sword fern (Polyslichum munitum)		Shrub	Moist	Shade	2 gal	na	Cluster
Deer fern (Blechnum spicant)		Herb	Moist	Shade	1 gai	na	Cluster
Orange honeysuckle (Lonicera ciliosa)		Herb	Moist	Shade	2 gai	na	Single
Salal (Gaullheria shallon)		Herb	Moist	Part	1 gai	4ª	Cluster
Wood strawberry (Fragaria vesca)		Herb	Moist	Shade	4 <sup>n</sup>	na	Cluster
Western trillium (Trillium ovatum)		Herb	Moist	Shade	<b>4</b> <sup>n</sup>	na	Cluster
Five-stemmed mitrewort (Mitella pentandra)		Herb	Moist	Shade	1 gal	na	Cluster
Red columbine (Aquilegia formosa)	-	Herb	Dry	Part	4"	na	Cluster
False solomon's seal (Smilacina racemosa)		Herb	Moist	Shade	4"	na	Cluster
Native California brome (Bromus carinatus)		Grass	Dry	Sun	seed	na	Mass
Blue Wildrye (Elymus glaucus)		Grass	Dry	Part	seed	na	Mass

CWS File No. 14-002723

Closin Walnut Tor environmental review
By Limit 102/27/15

Spi Attachment 6 of 7



10295 SW Ridder Road, Wilsonville, OR 97070 O: 503.570.0626 F: 503.982.9307 republicservices.com

AJ Michaud Project Manager TS GRAY Construction PO Box 1000 Sherwood, OR 97140

Re: Barker Building Expansion

Dear AJ;

Thank you, for sending us your site plans for this building expansion in Tualatin.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Tualatin. We provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

I do not see where this building expansion will affect or disrupt our capabilities of servicing this site like we currently are.

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

Sincerely,

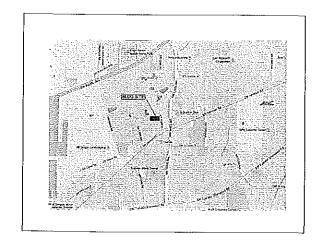
Frank J. Lonergan Operations Manager

Frank J. Sunga

Republic Services Inc.

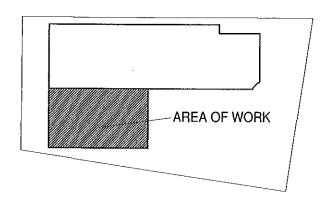
## BARKER CABINETS ADDTION

19355 SW 125TH CT TUALATIN, OR 97062 TAX LOT: 2S121DA00600



## VICINITY MAP

SITE MAP



## **BUILDING CODE DATA**

BUILDING AREA ADD: 13,083 SF

BASED ON 2010 OREGON STRUCTURAL SPECIALTY CODE

GENERAL CODE ANALYSIS
CONSTRUCTION TYPE: III-B
SINGLE STORY
ALLOWABLE AREA = Aa = 17500 + (17500 x 3) = 70,000 SF
FIRE PROTECTION: FULLY SPRINKLERED
OCCUPANCY: S-1
EXISTING BUILDING AREA: 29,104 SF

SECTION 503: NO HEIGHT MODIFICATIONS PROPOSED SECTION 506: NO AREA MODIFICATIONS PROPOSED SECTION 706: EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS SHALL BE CONSIDERED A SEPARATE BUILDING. PROPOSED NEW 13,083 SF IS SEPARATED FROM EXISTING BUILDING BY 6½" THICK CONCRETE WALL (3-HR PROTECTION)

## **TEAM MEMBERS**

CONTRACTOR
TS GRAY CONSTRUCTION
PO BOX 1000
SHERWOOD, OR 97140
PH: 503-692-4675
FAX: 503-692-9292
CONTACT: AJ MICHAUD 503-793-8011

CIVIL ENGINEER
SISUL ENGINEERING
375 PORTLAND AVE
GLADSTONE, OR 97027
PH: 503-657-0188
FAX: 503-657-5779
CONTACT: TOM SISUL

## INDEX OF DRAWINGS

T1.0 TITLE SHEET & CODE ANALYSIS
A1.0 SITE PLAN

L1.0 LANDSCAPING PLAN

CIVIL

1 STORM DRAIN PLAN
2 DETAILS

### STRUCTURAL

S1.0 GENERAL NOTES & SCHEDULE
S2.0 FOUNDATION PLAN
S3.0 ROOF FRAMING PLAN
S4.0 WALL PANEL ELEVATIONS
S4.1 EXTERIOR ELEVATIONS & SECTION
S5.0 FOUNDATION & CONCRETE DETAILS
S6.0 ROOF FRAMING DETAILS

### **DEFERRED SUBMITTALS**

(SEE STRUCT FOR ADDITIONAL DEF, SUBMITTALS)
MECHANICAL
ELECTRICAL & LIGHTING
FIRE SPRINKLERS

STRUCTURAL EENGINGGER
HAYDEN CONSULTING ENGINEERS
12480 SW 68TH AVE
TIGARD, OR 97223
PH: 503-968-9994
FAX: 503-968-8444
CONTACT: DARRON HAYDEN

CITY OF TUALATIN RECEIVED

FEB 1 0 2015

COMMUNITY DEVELOPMENT PLANNING DIVISION

Cabinets

REVISIONS

Barker

SHEET CONTENT

TITLE SHEET

PO BOX 1000 SHERWOOD, OR 97.140 PH: 503-692-4675 FAX: 503-692-9292



DATE 12/8/14 SCALE NTS

DRAWN AJM

JOB 1412

T1.0

S.W. . 125TH COURT NEW CURB PROPOSED BUILDING FFE = 135.00 COMPACT

REVISIONS BY

Callets

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SHEET CONTENT
SITE PLAN

DATE 12/8/14

SCALE 1"=20'

DRAWN AJM

1412

SHEET A1.0

S.W. 125TH EXISTING BUILDING COURT PROPOSED BUILDING FFE = 135.00 SCARLET RED MAPLE; 1 2 CAL DRAWF HEAVENLY BAMBOO; 2 GAL PURPUREUM PHORMJUM TENAX: 5 GAL O EVERGREEN HUCKLEBERRY; 5 GAL KINNKINNICK; 18" O.C.; 1 GAL

REVISIONS BY

Cabinets

Barker

PLAN SHEET CONTENT
LANDSCAPING

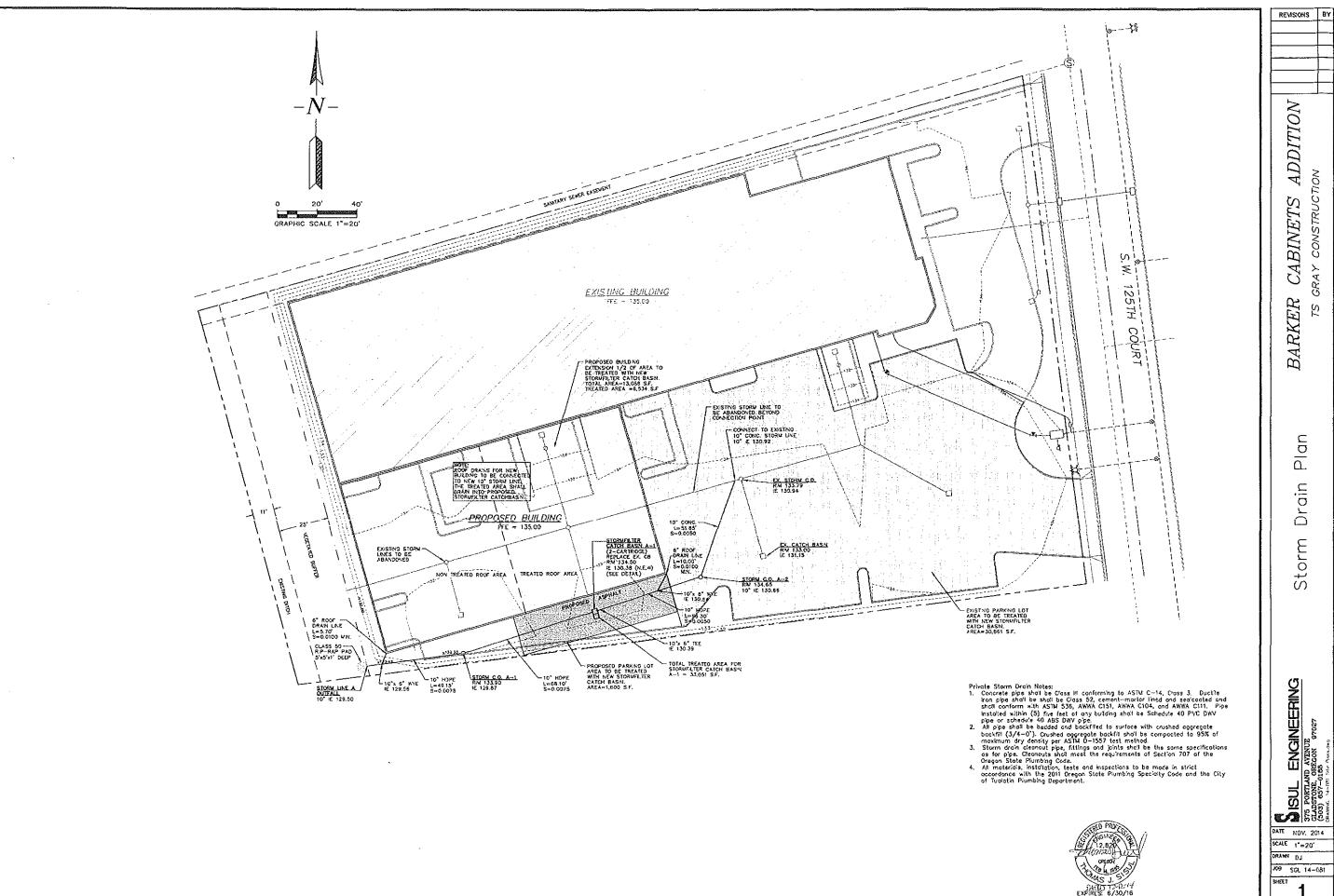
DATE 12/8/14

SCALE 1"=20'

DRAWN AJM

<sup>ЈОВ</sup> 1412

SHEET



ADDITION CONSTRUCTION CABINETS GRAY

75

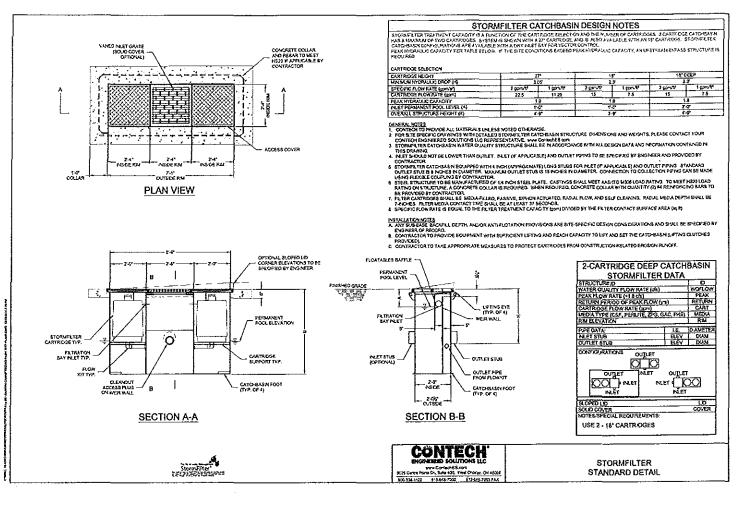
Plan Drain Storm

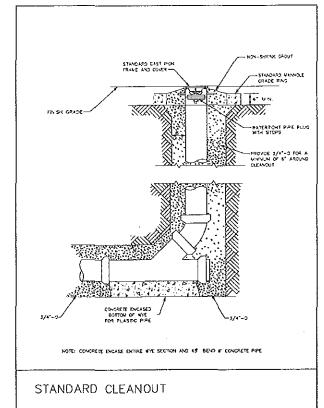
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STS PORTLAN GLADSTONE, GLOSTONE, GOOS) 6877—011

DATE NOV. 2014 SCALE 1'=20'

CG Nexted 309 SGL 14-681





ADDITION CABINETS CONSTRU GRAY BARKER

etails

REVISIONS BY

ENGINEERING D. AVENUE OREGON 97027 375 PC S033 C S0 DATE NOV. 2014 SCALE 1\*=20' DSYMA D1 JOB SGL 14-081 SHEET

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#### GENERAL NOTES:

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N. SNOW MAGRIANCE FACTOR	10
S. F.AT POOF SYDW LOAD	251

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#### CONCRETE PROPERTY

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 PER INFORMATION TO INDICCOMPTER ACCORDING MATHERINAL ABOUT CONCRETE CLEAR SPACKS STATES MATHER TAXIS DATEMENTS MO CLUNICONN NOTICE THAT (I) INTRIMERY FOR INFORMED CONCRETE ON TRACED SPACKS, CON-MATERIAL PROPERTY. D. FOR TOP BAIS (BAIS WITH MOTE THAN 12" OF FRESH CONCRETE CAST 350 ON THE BARS) MULTIPLY LENGTHS BY 1-3

#### CONCRETE ACCESSORES

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#### PLYWOOD SHEATHING

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2 LAMESS NOTED CA-GENER POCK AND FLOOR SHEATHANG PANRES SHALL BE APA PARED SHEATHANG, EXPOSETE 1, OF THE THICKNESS AND SYAN PAIRING SHOWN CATHE DRAWNING.

3 UNIESS NOTED OTHERWISE WAILISHEP THING PANESS SHALL BE APAIFATED SHEATHING, EPROSUPE 1, WITH A SPAN PATHIS CRIZED

4. FLYWOOD NOTALLATION SHALL SEIN CONFORMANCE WERLAPA FECCOMBIOLATION

5 ALLOW 1/5" SPACING ATPANEL BYOS AND EDGES, ID LESS OTHERWISE RECOGNING LIFED BY THE PANEL MANUFACTURER

6. FOCE SHEATHANG SHALL BE INSTALLED WITH FACE CRAIN FEFTB CHOLLAR TO SURPORTS. ENCEFT AS NON-CATED ON THE DRAWINGS.

SUSTRIBUTED STAND SOURD JOSH FOR PLYMODOS ACCEPTIBLES DE COS.

 CONCREMI WITH PRAFERSONANCE SYMOLOSS FOR WOOD BUILD STUCTURE PRAESFERING AND UNITED STATES FECCULTURADADE PS.
 392.

C. HAS A LOVED SPENT FOR THE CONTROL TO PLYMOCOD SHEATHRY GISFFE CHED CALTHER PLANTS GS. IS EASTS THE AFA TRUDENCAR. 8 FFOYE CEPTESSURESTEATED ALVACOO WHERE PERCATED ON DRAWN AS COMPORM TO AMEA STANDARD CAR, MARK SHEETS WITH AWAR.

9. PROTECT FOOF SHEATHANG FROM ENTERED WITH CONDITIONS

#### CONSCIONS AND FATTERS

- PAMAYS ACCESSABLE MOSTPUCTURAL FASTENESS SHALL SE THE SEE MOST FE SHOWN OF THE DRAWN AS ALOTHAN FACT AFTER 15 (1975) ON SECHNETIC COMPANY OR AN EXCRESS AFFORD EQUAL
- 2 HANGERS NOT SHOWN SHALL BE SWIFSON HUT OF THE SIZE FECONWENDED FOR MEMBER
- EFF 223 AND FOR COMPANY WAS INCOMED BY A FEBRUARY SAFETY OF THE PROPERTY OF TH
- CONTRACTOR OF SHALL HAVE ALL THE NAY, HOLES FILLED AS SPECIFED BY THE CONTRECTOR MANUFACTIGER, UNLESS NOTED OF SERVIS
- 6. THROAD MALING COMMECTIONS SHALL SEIFER BOTH SLEIGHAND UNIESS MOTED OTHERWISE ON THE CRAMMINGS.

CRECTERAL OBSERVASOR IN ACCORDANCE WARRECTON 1712 OF THE INTERVASOR AS A DING CODE SPALLSE FEFORMED BY HAVERICONSIGNING BIORESSE INC. INTHE ROLLOWING SEQUENCE

THE OBJECT CONTACTOR SMALL CONTACT THE SPACE OF INCREES OF FRECODERING (5) WORKING DATA FROM TO COMPLETON OF THE SPACE SECURIBIES ON TO COORDING TERRED AT CIT COSSESSION ON OR.

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CONCRETE WALLEANING:
 PROPER CONCRETE FOR & FOLLOWING PLACEMENT OF PERFORDING.

2. FOR PRACYS: 0. ATTEMPT AND MOTOR OF SORT OF THE MOTOR MATERIAL OF SORT OF THE MOTOR OF THE MO

SPECIAL IN	SPECTION	PROGRA	М
TYPES CF WORK	PERIODIC	CONTRIO.5	CONVERS
	CO:KCETE	J	
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CAST IN PLACE ANOHOR BOLTS	х		
CONCRETE 181 SECURBAS		х	
CONCRETE PLACEMENT		X	
	STEEL:		
VERHICATION OF STPUCTURAL BLEMENTS	Х	I	
COURLETE AND PARTIAL FERETRATION GROOME WRITES	Х	1	
ALLET WRIDS LESS THAT OR FOLIAL TO Y;	Х		
PO	STINSTALLED ANCHO	P\$5:	
HUTETHY 200 GOLD	x	<b></b>	FER ESR-3187

#### SPECIAL INSPECTION PROGRAM NOTES

- FRONTIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND CONFIGURED PROCEDURES ACCORDING TO CHAPTER 17 OF THE INTERNATIONAL ENGING CODE WITH THE 2010 OFECON STRUCTURAL SPECIALITY CODE.
- SFECIAL MSFECTOR QUALIFICATIONS: DEMONSTRATE CONFETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSFECTION OF
  THE PARTICULAR THE OF CONSTRUCTION OR OFFICIAL MUSETION.
- 3 FROR TO THE ERGNANCH OF CONSTRUCTION, SEVENT THE SPECIAL MASPECTION PEQUIPERS WITH THE APCHITECT, BIGGREEN, BUILDING OFFICIAL GRIEPAL CONTRACTOR AND SPECIAL MASPECTORS.
- 4. DUTES OF THE SPECIAL INSPECTION INCLUDE BUT ARENOT LIMITED TO;

  0. OSSERVE THE MORE FOR CONSORMANCE WITH THE AFRICATED FRANCES AND SPECEFICATIONS. ERANG DISCUSSIMANCES TO THE MORE AREA FOR THE SPECIAL THEORY FOR THE DISCUSSION OF THE GENERAL CONTRACTION FOR CONFECCION. THEORY FUNCTORISET HE DISCUSSION AND OTHER ENTRY AND THE SHEET OF PROPERTY MANNER.

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- DITES OF THE GREAVAL CONTRACTOR INCLUDE BUT ARE NOT HAVE OF TO.

  IN NOTE! SPECIAL RESPECTOR THAT WORK IS FEAD FROM RESPECTANT AT BUSING HIM HOURS EMPORE THE INSPECTION IS FROUGHD.

  IN MAINANT ACCESS TO WORK FROM PARTY OF THE SPECIAL RESPECTANT IS HERE HOUSES HED AND INCOCATED TO BE IN COMPORTANCE

  BY THE SPECIAL RESPECTOR AND AFFOOMED BY THE ENDING OPERATION.

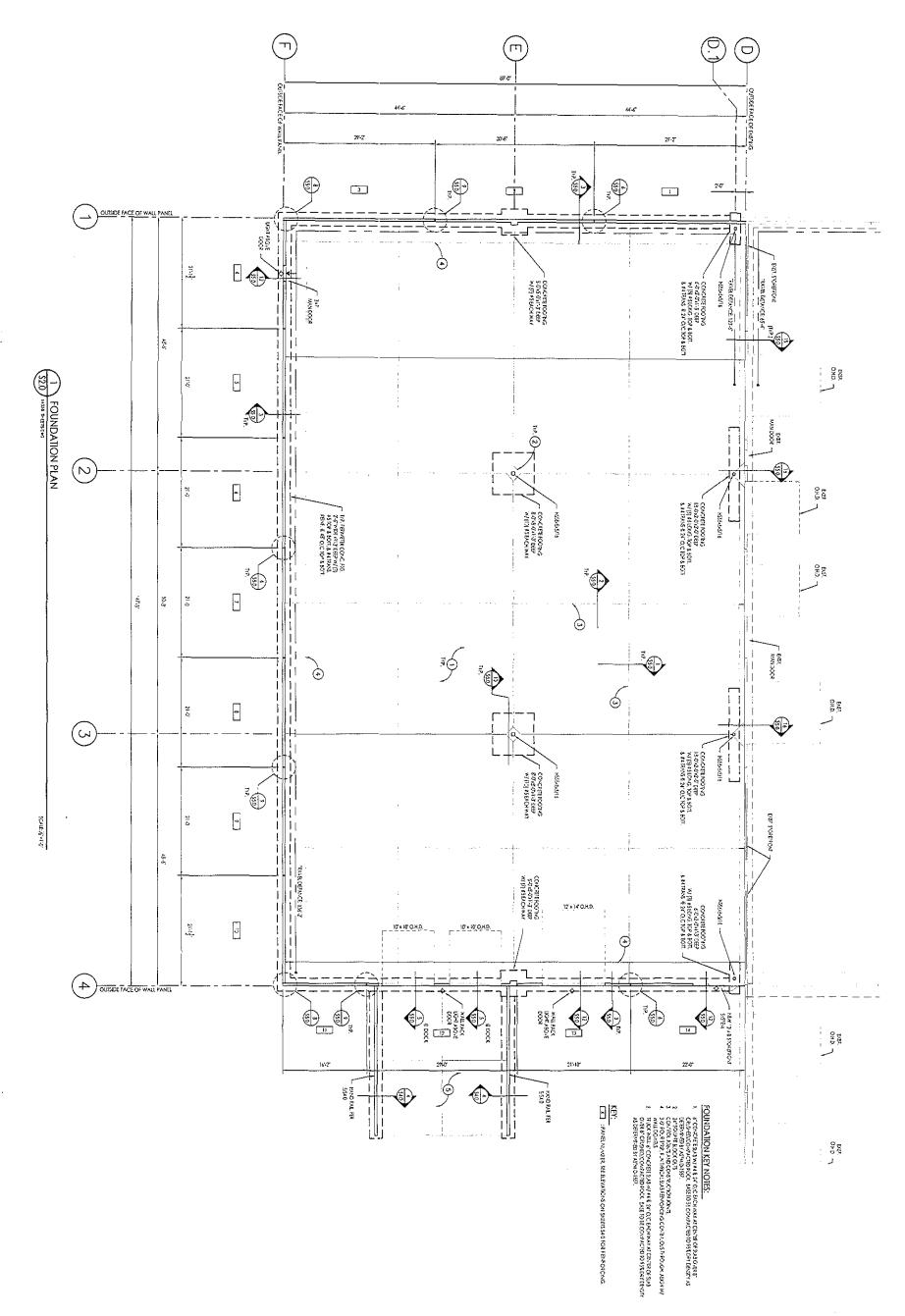
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- DEPAYORS:
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   REPOSICO NATIONAL THE SPECIAL INSPECTOR IS ONISTE AS REQUIRED TO COMPRIA THAT THE WORK PEOUPRIS SPECIAL INSPECTION IS
  PEOUPRISHED.

PROJECT:
Building Addition
Barker Cabinets
19355 SW 125th Ct
Tualatin, OR 97062

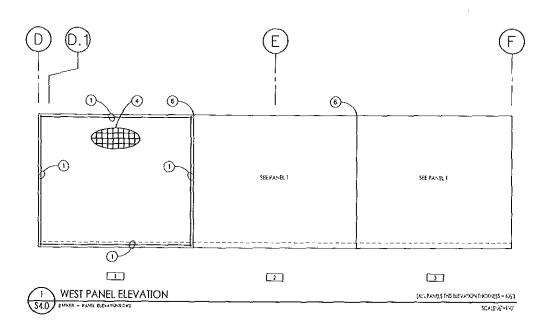
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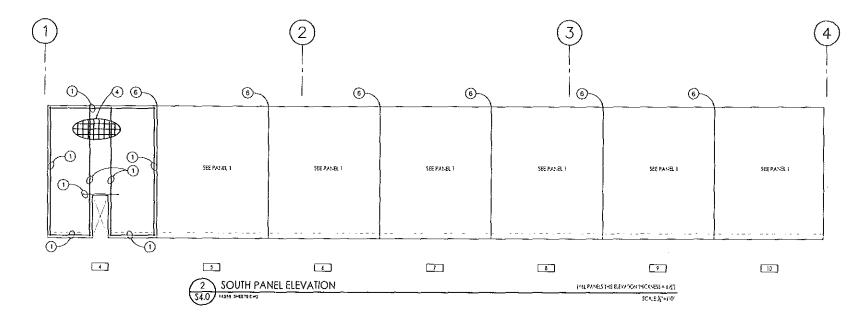
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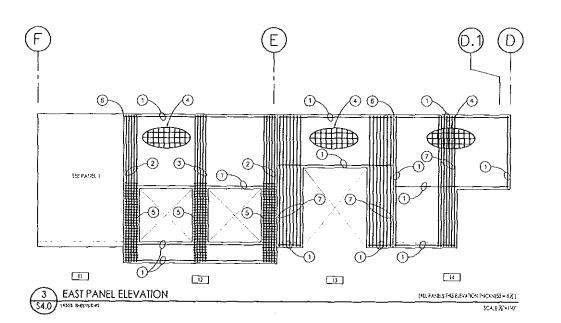
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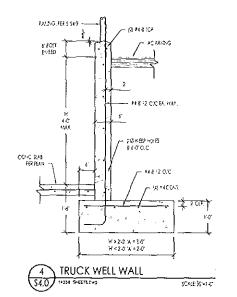


	THE PROPERTY OF THE PROPERTY O	PROJECT:	HAYDEN Gensulting Engineers
8 CHECHED CM/DH 02.04.2015	Building Addition Barker Cabinets 19355 SW 125th Ct Tualatin, OR 97062	DE CONSULTING Engineers  STRUCTURAL ENCINEERING  12490 SW 68th. Ave., Tigord, Oregon 97223 Phone: (503) 968-9994 / Fax: (503) 968-8444 WWW.HAYDEN-ENGINEERS.COM	









PROJECT: WALL PANEL ELEVATIONS

> 14358 D9AWN DLM

CM/DH 02.04.2015

TRUCK WELL RAILING