



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-15-06 (Community Development Dept.: Planning Division)

PROPOSAL	To construct within Meridian Business Park on the disturbed but undeveloped Hale North site two speculative multi-tenant Buildings G & H, each 15,267 square feet (sq ft) and totaling 30,534 sq ft, and related site improvements and to apply the Industrial Business Park Overlay (IBPO) District for which the site is eligible pursuant to Tualatin Development Code (TDC) 69.020(3)(a). (AR-08-19 had approved a nearly identical project, and the approval expired with no substantial construction because of the 2007-09 recession.)
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PROPERTY	Name of Application	MERIDIAN BUSINESS PARK – HALE NORTH – BUILDINGS G & H				
	<input type="checkbox"/> n/a	Street Address	17400 SW 65th Ave			
		Tax Map and Lot No(s).	21E 18BC 00600 & 700			
		Planning District	Light Manufacturing (ML)	Overlays <input type="checkbox"/>	NRPO <input type="checkbox"/>	Flood Plain <input type="checkbox"/>
		Previous Applications	AR-08-19	Additional Applications: none		CIO COMMERCIAL

DATES	Receipt of application	3/23/2015	Deemed Complete	4/13/2015	CONTACT	Name: Colin Cortes
	Notice of application submittal			4/15/2015		Title: Assistant Planner
	Project Status / Development Review meeting			5/07/2015		E-mail: ccortes@ci.tualatin.or.us
	Comments due for staff report			4/29/2015		Phone: 503-691-3024
	Public meeting: <input type="checkbox"/> ARB <input type="checkbox"/> TPC <input checked="" type="checkbox"/> n/a					Notes: You may view the application materials through this City web page: www.tualatinoregon.gov/projects
	City Council (CC)			<input checked="" type="checkbox"/> n/a		

City Staff

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

Neighboring Cities

- Durham
- King City Planning Commission
- Lake Oswego
- Rivergrove PC
- Sherwood Planning Dept.
- Tigard Community Dev. Dept.
- Wilsonville Planning Div.

*Paper Copies

Counties

- Clackamas County Dept. of Transportation and Dev.
- Washington County Dept. of Land Use and Transportation (AR's)
- Washington County LRP (Annexations)

Regional Government

- Metro

School Districts

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

State Agencies

- Oregon Dept. of Aviation
- Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- Oregon Dept. of State Lands: Wetlands Program
- Oregon Dept. of Transportation (ODOT) Region 1
- ODOT Maintenance Dist. 2A

- ODOT Rail Div.

Utilities

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

Additional Parties

- Tualatin Citizen Involvement Organization (CIO)
-

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



City of Tualatin

www.tualatinoregon.gov

APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to:			
Name: <u>Sander Kohler</u>		Title:	
Company Name:			
Current address:			
City:		State:	ZIP Code:
Phone:	Fax:	Email:	
Applicant			
Name: <u>Sander Kohler</u>		Company Name: <u>CIOA, Inc.</u>	
Address: <u>15895 SW 72nd Ave. Suite 200</u>			
City: <u>Portland</u>		State: <u>OR</u>	ZIP Code: <u>97224</u>
Phone: <u>(503) 226-1205</u>	Fax: <u>(503) 226-1670</u>	Email: <u>Sander.K@cioma.com</u>	
Applicant's Signature: <u>[Signature]</u>			Date:
Property Owner			
Name: <u>Mike Berrey</u>			
Address: <u>6305 SW Rosewood St. Suite D</u>			
City: <u>Lake Oswego</u>		State: <u>OR</u>	ZIP Code: <u>97035</u>
Phone: <u>(503) 697-3310</u>	Fax: <u>(503) 637-3326</u>	Email: <u>mike.berrey@berreyproperties.com</u>	
Property Owner's Signature: <u>[Signature]</u>			Date: <u>2-25-15</u>
(Note: Letter of authorization is required if not signed by owner)			
Architect			
Name: <u>Tara Lund</u>			
Address: <u>15895 SW 72nd Ave. Suite 200</u>			
City: <u>Portland, OR</u>		State: <u>97224 OR</u>	ZIP Code: <u>97224</u>
Phone: <u>(503) 226-1205</u>	Fax: <u>(503) 637-3326</u>	Email: <u>tara.l@cioma.com</u>	
Landscape Architect			
Name: <u>Michael O'Brien</u>			
Address: <u>4875 SW Griffith Dr. Suite 300</u>			
City: <u>Beaverton, OR</u>		State: <u>OR</u>	ZIP Code: <u>97005</u>
Phone: <u>(503) 620-3030</u>	Fax:	Email: <u>michael@aaeng.com</u>	
Engineer			
Name: <u>Craig Harris</u>			
Address: <u>4875 SW Griffith Dr. Suite 300</u>			
City: <u>Beaverton,</u>		State: <u>OR</u>	ZIP Code: <u>97005</u>
Phone <u>(503) 620-3030</u>	Fax:	Email: <u>CraigH@aaeng.com</u>	
Project			
Project Title: <u>Meridian Buildings G+H</u>			
Address: <u>17500 SW 65th St. Ave.</u>			
City: <u>Tualatin</u>		State: <u>OR</u>	ZIP Code: <u>97035</u>
Brief Project Description: <u>Construction of two new multi-tenant mixed-use industrial buildings, each 15,267 SF.</u>			
Proposed Use: <u>B, S-1, F-1.</u>			

MERIDIAN BUSINESS PARK - HALE NORTH

TUALATIN, OREGON

BERREY PROPERTIES

6305 SW ROSEWOOD ST, SUITE D
LAKE OSWEGO, OREGON 97035
(T): (503) 697-3310
(F): (503) 637-3326

OWNER

CIDA, INC.

15895 SW 72ND AVE, SUITE 200
PORTLAND, OREGON 97239
(T): (503) 226-1285
(F): (503) 226-1670

ARCHITECT/LANDSCAPE

AAI ENGINEERING

4875 SW GRIFFITH DR., SUITE 300
BEAVERTON, OREGON 97005
(T): (503) 620-3030
(F): (503) 620-5539

CIVIL ENGINEER

HOLM BROTHERS CONSTRUCTION

5255 NE 74TH AVE.,
PORTLAND, OR 97218
(T): (503) 252-2291
(F): (503) 969-6553

CONTRACTOR

RELEASES	COVER SHEET	
	CST COVER SHEET	
	CIVIL	
	C0.0 EXISTING CONDITIONS/DEMO PLAN	
	C1.0 GRADING PLAN	
	C2.0 UTILITY PLAN - STORM	
	C2.1 UTILITY PLAN - SANITARY/WATER	
	C3.1 SITE/CIVIL DETAILS	
	C3.2 SITE/CIVIL DETAILS	
	ESC1.0 EROSION/SEDIMENT CONTROL COVER SHEET	
ESC2.0 CLEARING & EROSION/SEDIMENT CONTROL PLAN		
ESC2.1 UTILITY, PAVING AND FINAL STABILIZATION PLAN		
ESC3.0 EROSION/SEDIMENT CONTROL DETAILS		
LANDSCAPE		
L1.0 LANDSCAPE PLAN		
ARCHITECTURAL		
A0.1 ARCHITECTURAL SITE PLAN		
A0.2 SITE DETAILS		
A2.1 BUILDING 'G' & 'H' EXTERIOR ELEVATIONS		
1	2/26/15 ARCHITECTURAL REVIEW	

LEGAL DESCRIPTION

TAX LOTS: 600 & 700
TAX MAP: 21E18BC
MERIDIAN BUSINESS PARK TOTAL AREA: 18.93 ACRES

BUILDING CODE INFORMATION

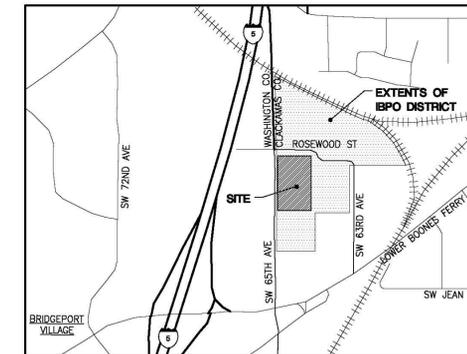
BUILDING CODE: 2007 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
OCCUPANCY CLASSIFICATION: M, F-1, S-1, B

CONSTRUCTION TYPE: III-B (SPRINKLERED)

BASIC ALLOWABLE BUILDING AREA PER TABLE 503: 12,000 SF/STORY
INCREASE DUE TO FRONTAGE: 4,680 SF/STORY (BASED ON WORST CASE, BLDG 'H')
INCREASE DUE TO SPRINKLERS: 36,000 SF/STORY
TOTAL ALLOWABLE BUILDING AREA: 52,680 SF/STORY (BASED ON WORST CASE, BLDG 'H')

TOTAL PROPOSED BUILDING AREA:
BLDG 'G': 15,267 SF
BLDG 'H': 15,267 SF

NOTE: TABULATED VALUE FOR ALLOWABLE AREA BASED ON MOST RESTRICTIVE POTENTIAL OCCUPANCY, F-1.



ZONING CODE INFORMATION

BLDG 'G':

PLANNING DISTRICT DESIGNATION: INDUSTRIAL BUSINESS PARK OVERLAY
PARKING SPACES REQUIRED:

TOTAL: 24 STALLS
HANDICAPPED ACCESSIBLE: 1 (BASED ON 24 REQUIRED STALLS)
SUB COMPACT: 35% MAX
VANPOOL: 2 (BASED ON 24 REQUIRED STALLS)

PARKING SPACES PROVIDED:

TYPE	SIZE	# PROVIDED
STANDARD	9' x 16' (W/ 2'-6" OVERHANG)	35
SUB COMPACT	7'-6" x 16"	14 (26%)
H/C ACCESSIBLE	9' x 16' (W/ 2'-6" OVERHANG)	2
VAN POOL	9' x 16' (W/ 2'-6" OVERHANG)	2
TOTAL:		51 STALLS

NOTE: REQUIRED PARKING STALLS BASED ON ESTIMATED AREAS OF FUTURE TENANT FLEX SPACES AS FOLLOWS: OFFICE-33% OR 5,089 SF, WAREHOUSE-33% OR 5,089 SF, MANUFACTURING-33% OR 5,089 SF.

LANDSCAPING REQUIRED: 20% (9,669 SF)
LANDSCAPING PROVIDED: 20% (9,500 SF)

SITE AREA: 48,346 SF (1.11 ACRES)

BUILDING FOOTPRINT: 15,267 SF
SITE COVERAGE: 31.6%

BLDG 'H':

PLANNING DISTRICT DESIGNATION: INDUSTRIAL BUSINESS PARK OVERLAY
PARKING SPACES REQUIRED:

TOTAL: 25 STALLS
HANDICAPPED ACCESSIBLE: 1 (BASED ON 25 REQUIRED STALLS)
SUB COMPACT: 35% MAX
VANPOOL: 2 (BASED ON 25 REQUIRED STALLS)

PARKING SPACES PROVIDED:

TYPE	SIZE	# PROVIDED
STANDARD	9' x 16' (W/ 2'-6" OVERHANG)	32
SUB COMPACT	7'-6" x 16"	13 (26%)
H/C ACCESSIBLE	9' x 16' (W/ 2'-6" OVERHANG)	3
VAN POOL	9' x 16' (W/ 2'-6" OVERHANG)	2
TOTAL:		50 STALLS

NOTE: REQUIRED PARKING STALLS BASED ON ESTIMATED AREAS OF FUTURE TENANT FLEX SPACES AS FOLLOWS: OFFICE-33% OR 5,089 SF, WAREHOUSE-33% OR 5,089 SF, MANUFACTURING-33% OR 5,089 SF.

LANDSCAPING REQUIRED: 20% (11,287 SF)
LANDSCAPING PROVIDED: 20% (11,369 SF)

SITE AREA: 56,435 SF (1.30 ACRES)

BUILDING FOOTPRINT: 15,267 SF
SITE COVERAGE: 27.1%

ISSUED DATE
1 ARCHITECTURAL REVIEW 2/26/15

CIDA
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
LANDSCAPE

15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670
WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK- HALE NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070

COVER SHEET

CS1

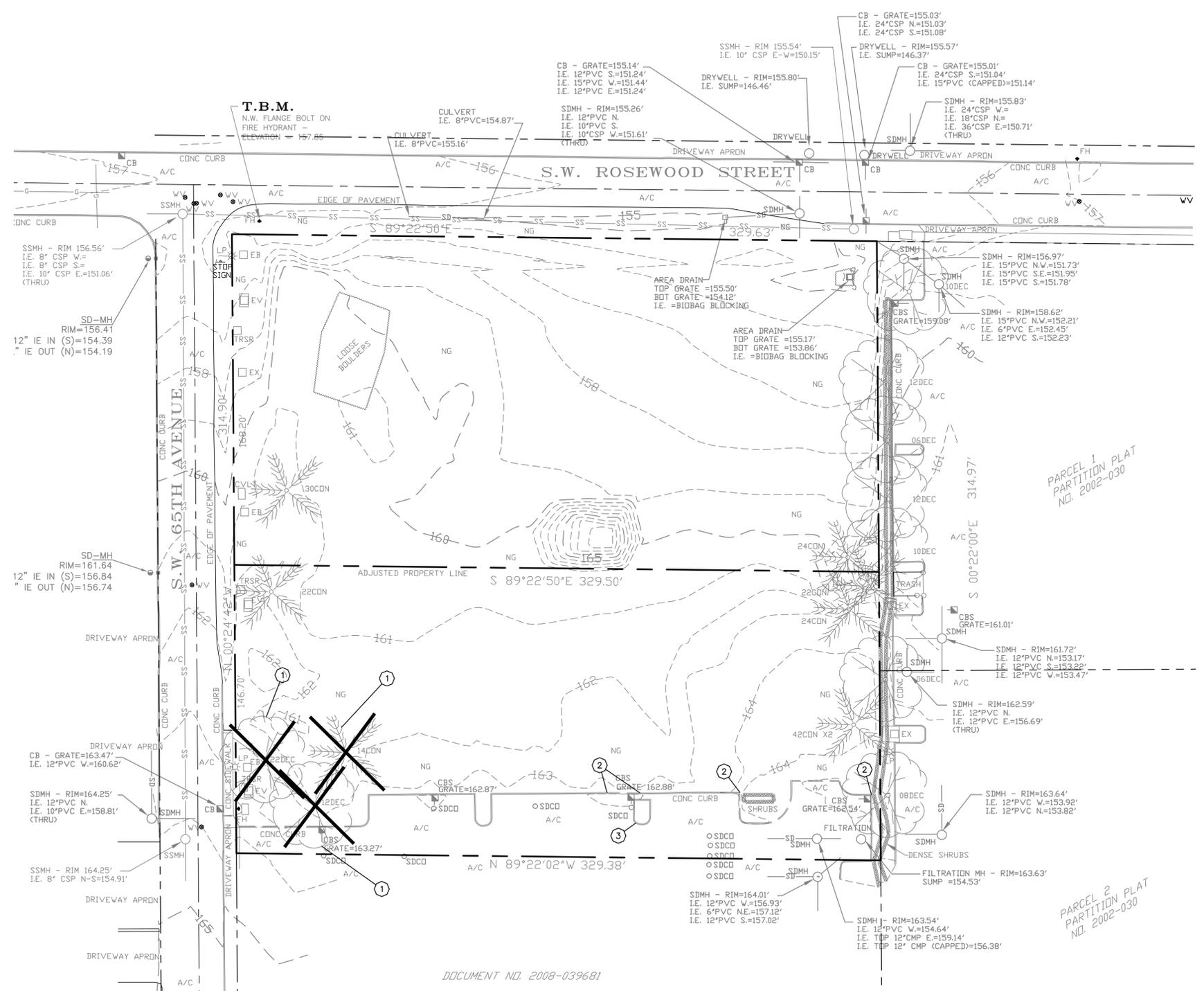
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TOPOGRAPHIC SURVEY

IN A PORTION OF LOT 25, "ROSEWOOD",
IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF TUALATIN,
CLACKAMAS COUNTY, OREGON.



BENCHMARK
BRASS DISK IN MONUMENT WELL IN THE SOUTHBOUND LANE OF 65TH AVENUE APPROXIMATELY 250 FEET NORTH OF THE CENTERLINE OF BOONES FERRY ROAD, ALSO BEING THE EAST QUARTER CORNER OF SECTION 13, T.2S, R.1W, W.M.
ELEVATION = 178.412'. (CITY OF LAKE OSWEGO VERTICAL DATUM.)

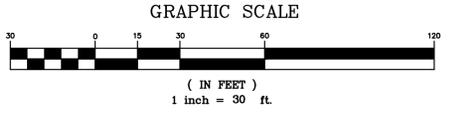
TBM - TOP OF N.W. FLANGE BOLT ON FIRE HYDRANT AT THE S.E. CORNER OF S.W. 65TH AVENUE AND S.W. ROSEWOOD STREET. ELEVATION = 157.85'.

- SURVEYOR'S NOTES**
- BASIS OF BEARINGS: SURVEY NUMBER SN2012-143, CLACKAMAS COUNTY SURVEY RECORDS.)
 - UNDERGROUND UTILITY LINES SHOWN ON THE MAP ARE PER SURFACE FEATURES.
 - THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE/NON-EXISTENCE OR FULL EXTENT OF ANY UNDERGROUND UTILITY LINES FOR THE PROPERTY SHOWN HEREON. CALL 811 BEFORE DIGGING.

LEGEND

A/C	= ASPHALTIC CONCRETE (PAVEMENT)
BOT	= BOTTOM
CB	= CATCH BASIN
CBS	= CATCH BASIN (SIPHON TYPE)
CMP	= CORRUGATED METAL PIPE
CONC	= CONCRETE
CSP	= CONCRETE SEWER PIPE
CVLT	= COMMUNICATIONS VAULT
EB	= ELECTRICAL BOX
EV	= ELECTRICAL VAULT
EX	= ELECTRICAL TRANSFORMER
FH	= FIRE HYDRANT
GL	= GUTTERLINE
I.E.	= INVERT ELEVATION
OLP	= LAMP POLE
MH	= MANHOLE
NG	= NATURAL GROUND
PVC	= POLYVINYL CHLORIDE (PIPE)
SDCO	= STORM DRAINAGE CLEANOUT
SDMH	= STORM DRAINAGE MANHOLE
SSMH	= SANITARY SEWER MANHOLE
T.B.M.	= TEMPORARY BENCHMARK
TC	= TOP OF CURB
TRSR	= TELEPHONE RISER
WV	= WATER VALVE
24CON	= 24" CONIFER TREE (TYPICAL)
16DEC	= 16" DECIDUOUS TREE (TYPICAL)
SHRUBS	= SHRUBS/HEDGE
SS	= NATURAL GAS LINE
SD	= STORM DRAINAGE LINE
VS	= SANITARY SEWER LINE
W	= WATER LINE

EXISTING CONDITIONS/DEMOLITION PLAN
SCALE 1" = 30'



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 13, 2004 ANTHONY B. RYAN 58833
RENEWAL: DECEMBER 31, 2016

WEDDLE SURVEYING INC.
Excellence is our benchmark.
6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
PH: (503) 941-9585 FAX: (503) 941-9640
www.weddlesurveying.net

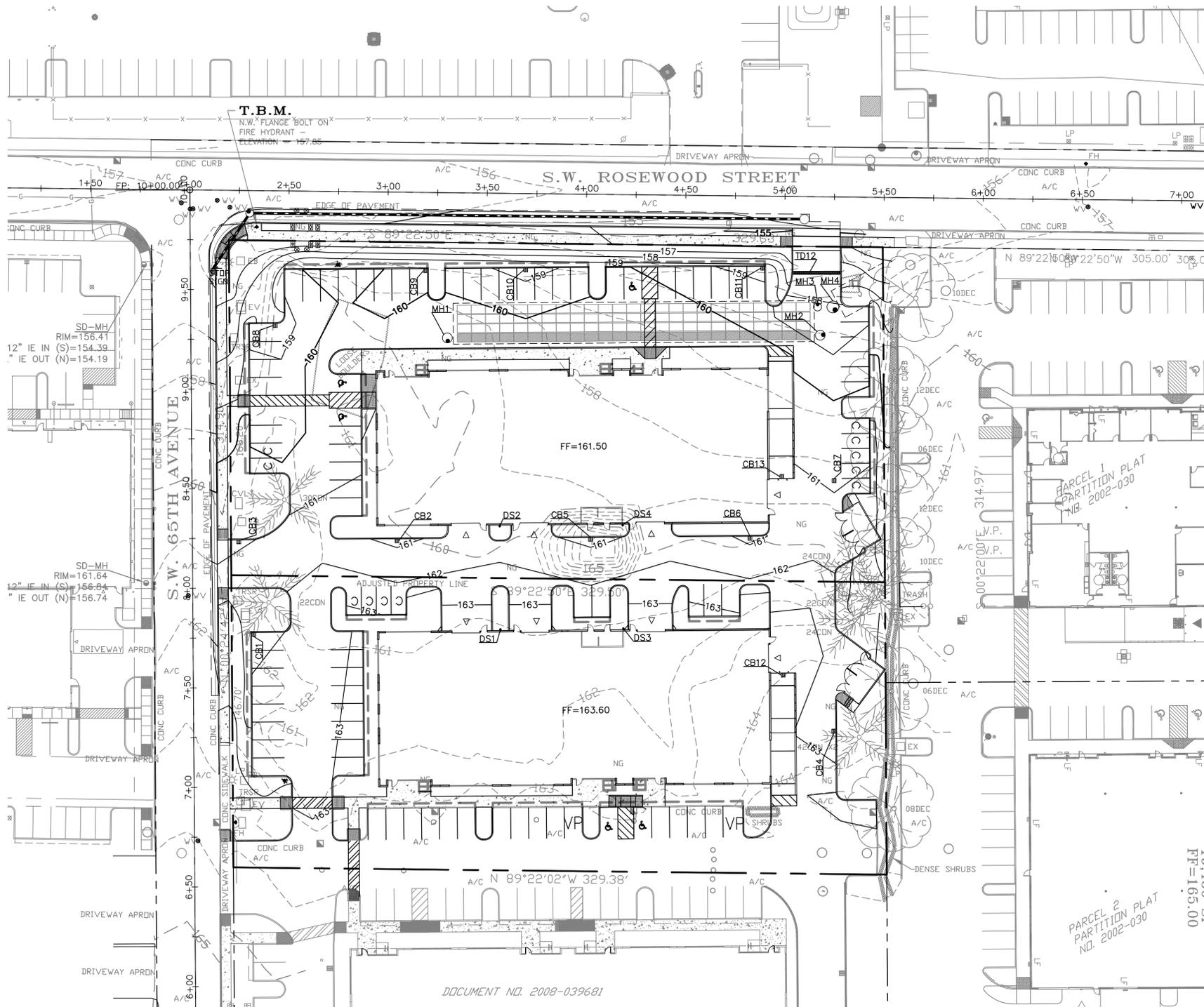
- DEMOLITION NOTES**
- ① REMOVE TREE
 - ② REMOVE CURBING
 - ③ REMOVE PARKING ISLAND

ISSUED DATE: 1 ARCHITECTURAL REVIEW 2/26/15



NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK- HALE NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070

EXISTING CONDITIONS/DEMOLITION PLAN
C.O.O.
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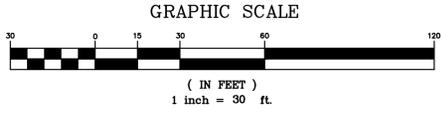
T.B.M.
N.W. FLANGE BOLT ON
FIRE HYDRANT
ELEVATION = 157.85

S.W. ROSEWOOD STREET

S.W. 65TH AVENUE

DOCUMENT NO. 2008-039681

GRADING PLAN
SCALE 1" = 30'



LEGEND

EXISTING CONTOUR--1 TO 4 FOOT INTERVALS	---
EXISTING CONTOUR--5 FOOT INTERVALS	---
NEW CONTOUR--1 TO 4 FOOT INTERVALS	---
NEW CONTOUR--5 FOOT INTERVALS	---
CATCH BASIN RIM ELEVATION	CATCH BASIN RIM=100.00
SPOT ELEVATION	100.00
TOP FACE OF CURB ELEVATION	TC
ASPHALT ELEVATION	AC
GRADE	G
DOOR JAMB	DJ
EXISTING	(E)
CATCH BASIN	■

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE JURISDICTION, THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT, AND THE PROJECT SPECIFICATIONS.
2. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL COMPLY WITH ORS 757.541 TO 757.571 REQUIRING NOTIFICATION OF INTENDED EXCAVATION TO UTILITY PROVIDERS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF PRIVATE UTILITIES SUCH AS GAS, TELEPHONE, POWER, CABLE TELEVISION, ETC. CONFIRM VAULT LOCATIONS WITH ENGINEER.
5. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
6. EXISTING CONDITIONS BASED ON TOPOGRAPHIC BOUNDARY AND UTILITY SURVEY PREPARED BY WEDDLE SURVEYING DATED DECEMBER 29, 2014.
7. FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
8. GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION. CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

CATCH BASIN INFO

CB1	RIM=161.76
CB2	RIM=160.70
CB3	RIM=160.88
CB4	RIM=162.56
CB5	RIM=160.70
CB6	RIM=160.70
CB7	RIM=160.90
CB8	RIM=158.70
CB9	RIM=159.14
CB10	RIM=159.75
CB11	RIM=159.75
CB12	RIM=159.60
CB13	RIM=157.50
TD12	RIM=157.00

MANHOLE INFO

MH1	48" STANDARD	RIM=160.60
MH2	48" STANDARD	RIM=158.75
MH3	60" FLOW CONTROL	RIM=158.10
MH4	72" 5-CART FILTERED	RIM=158.15



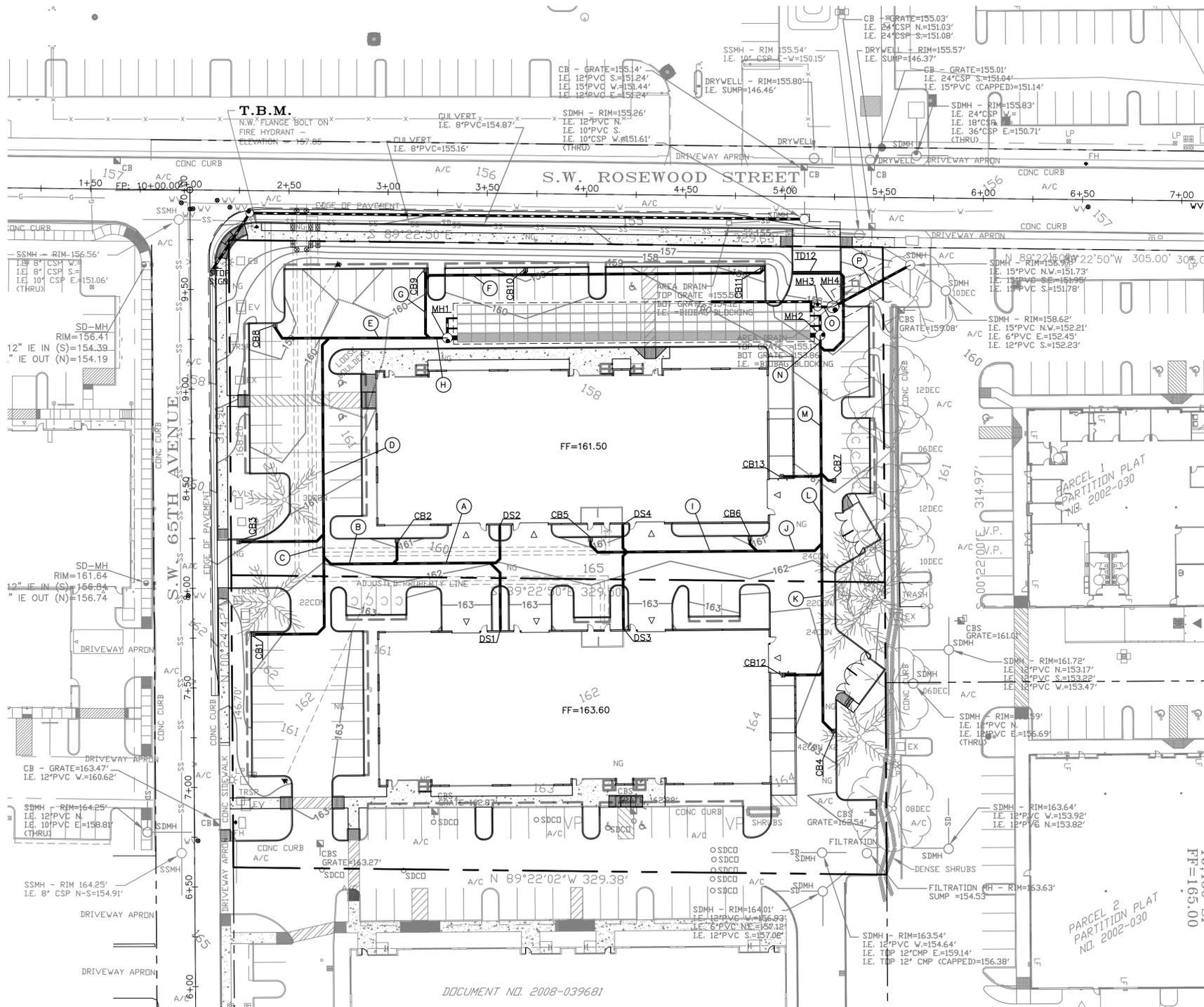
ISSUED DATE
1 ARCHITECTURAL REVIEW 2/26/15



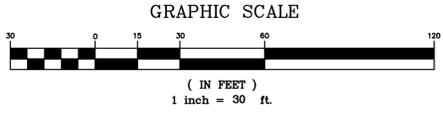
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TEL: 503.228.1288
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NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK- HALE NORTH
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GRADING PLAN
C1.0
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UTILITY PLAN (STORM)
SCALE 1" = 30'



STORM KEYNOTES

- CORE EXISTING MANHOLE FOR NEW 12" STORM
IE=151.93 (VERIFY)
- STORMWATER DETENTION FACILITY
100 STORMTECH SC-740 CHAMBERS
(4) ROWS OF 25 CHAMBERS CONTAINED IN
A GRAVEL BED THAT IS 182' LONG X 20.5' WIDE X 3' DEEP
WRAP ENTIRE ROCK SECTION WITH AN IMPERVIOUS LINER

CATCH BASIN INFO

- CB1
RIM=161.76
IE=158.76
72.2LF6" PVC @ 2.1%
- CB2
RIM=160.70
IE=157.70
12.2LF6" PVC @ 1.0%
- CB3
RIM=160.88
IE=157.88
44.3LF6" PVC @ 1.8%
- CB4
RIM=162.56
IE=159.56
32.4LF6" PVC @ 7.5%
- CB5
RIM=160.70
IE=157.70
22.8LF6" PVC @ 1.0%
- CB6
RIM=160.70
IE=157.70
8.0LF6" PVC @ 11.1%
- CB7
RIM=160.90
IE=157.90
8.0LF6" PVC @ 22.3%
- CB8
RIM=158.70
IE=155.70
31.3LF6" PVC @ 1.0%
- CB9
RIM=159.14
IE=156.14
4.4LF6" PVC @ 25.5%
- CB10
RIM=159.75
IE=156.75
3.0LF6" PVC @ 41.0%
- CB11
RIM=159.75
IE=156.75
122.5LF6" PVC @ 1.0%
- CB12
RIM=159.60
IE=156.60
20.5LF6" DI @ 1.0%
- CB13
RIM=157.50
IE=154.50
20.5LF6" DI @ 1.0%
- TD12
RIM=157.00
IE=155.00
49.2LF6" DI @ 0.5%

DOWNSPOUT INFO

- DS1
IE=160.30
39.5LF6" PVC @ 5.7%
- DS2
IE=158.50
22.3LF6" PVC @ 1.0%
- DS3
IE=160.30
59.2LF6" PVC @ 7.2%
- DS4
IE=158.50
14.3LF6" PVC @ 7.2%

MANHOLE INFO

- MH1
48" STANDARD
RIM=160.80
IE IN=154.50 (10" W)
IE OUT=155.50 (12" N)
IE OUT=154.50 (24" E)
SUMP=151.50
- MH2
48" STANDARD
RIM=158.70
IE IN=154.50 (10" W)
IE OUT=155.50 (12" N)
IE OUT=154.50 (24" E)
- MH3
60" FLOW CONTROL
RIM=158.10
IE IN=154.50 (12" W)
IE OUT=154.50 (12" E)
SUMP=152.50
- MH4
72" 5-CART FILTERED
RIM=156.15
IE IN=154.45 (12" W)
IE OUT=152.15 (12" E)

STORM PIPE INFO

- A 48.9LF 8" PVC @ 1.4%
- B 36.3LF 8" PVC @ 1.0%
- C 11.5LF 10" PVC @ 1.0%
- D 100.0 LF 10" PVC @ 1.7%
- E 50.5LF 10" PVC @ 1.0%
- F 49.9LF 6" PVC @ 1.0%
- G 30.2LF 8" PVC @ 0.5%
- H 9.0LF 10" PVC @ 4.2%
- I 65.6LF 8" PVC @ 1.0%
- J 34.1LF 10" PVC @ 1.0%
- K 64.4LF 6" PVC @ 1.0%
- L 35.3LF 10" PVC @ 1.0%
- M 69.3LF 10" PVC @ 2.0%
- N 5.6LF 10" PVC @ 4.5%
- O 7.8LF 12" PVC @ 0.6%
- P 44.3LF 12" PVC @ 0.5%

LEGEND

PROPOSED	EXISTING
SANITARY SEWER LINE	SS
STORM SEWER LINE	SD
FIRE WATER LINE	
DOMESTIC WATER LINE	W
CATCH BASIN RIM ELEVATION	CATCH BASIN RIM=100.00
INVERT ELEVATION	IE=100.00
EXISTING	(E)
DOWN SPOUT	• DS
CLEAN OUT	• CO
FIRE HYDRANT	■
CATCH BASIN	▭
WATER METER	⊗
BACK FLOW PREVENTER	⊕
WATER VALVE	⊙

GENERAL NOTES

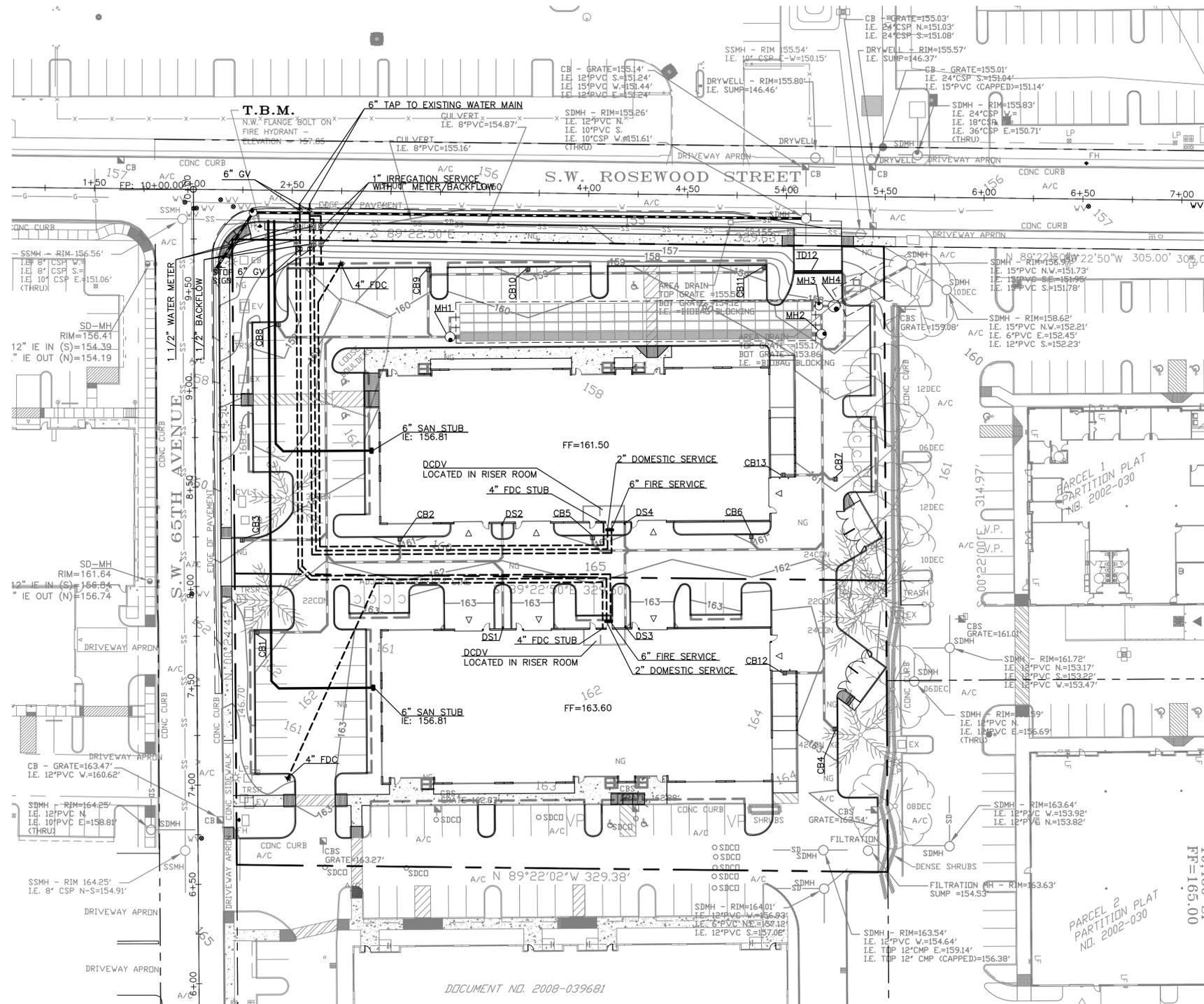
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE, INTERNATIONAL BUILDING CODE, AND THE INTERNATIONAL FIRE CODE. WORK SHALL ALSO CONFORM TO THE STANDARDS OF THE JURISDICTION AND TO THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
- THE CONTRACTOR SHALL COMPLY WITH ORS 757.541 TO 757.571 REQUIRING NOTIFICATION OF INTENDED EXCAVATION TO UTILITY PROVIDERS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF PRIVATE UTILITIES SUCH AS GAS, TELEPHONE, POWER, CABLE TELEVISION, ETC. CONFIRM VAULT LOCATIONS WITH ENGINEER.
- THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
- THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
- CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. NOT ALL REQUIRED CLEAN OUTS ARE SHOWN.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC BOUNDARY AND UTILITY SURVEY PREPARED BY WEDDLE SURVEYING DATED DECEMBER 29, 2014.
- THE CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS. NOTIFY ENGINEER OF VARIATIONS IN CONDITIONS SHOWN ON THE PLANS. POINTS OF CONNECTION TO EXISTING UTILITIES AND LOCATIONS WHERE NEW UTILITIES WILL CROSS EXISTING UTILITIES SHALL BE VERIFIED BY POT-HOLLING PRIOR TO CONSTRUCTION OR ORDERING MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE POT-HOLLING SUCH THAT IF CONFLICTS ARE ENCOUNTERED, SUFFICIENT TIME EXISTS TO PREPARE MODIFIED DESIGNS AND HAVE THE MODIFICATIONS APPROVED BY THE JURISDICTION WITHOUT IMPACTING THE PROJECT SCHEDULE.
- STORM DRAIN FITTINGS ARE TO BE ECCENTRIC.
- SITE RUNOFF HAS BEEN QUANTIFIED USING RATIONAL METHOD ANALYSIS. PIPE SIZING IS BASED ON MANNING'S FORMULA WITH N=0.013. IF THE CONTRACTOR DESIRES TO SUBSTITUTE MATERIAL WITH A DIFFERENT N-VALUE, REVISION OF CALCULATIONS WILL BE NECESSARY. THE CONTRACTOR MAY CONTACT THE ENGINEER FOR THE REVISIONS.
- PROVIDE DRAINAGE FROM WATER METER AND CHECK VALVE VAULTS AS REQUIRED BY THE JURISDICTION.
- DOMESTIC WATER LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
- UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC
- CHANGES IN DIRECTION OF DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF APPROVED FITTINGS AND SHALL BE OF THE ANGLES PRESENTED BY ONE-SIXTEENTH BEND, ONE-EIGHTH BEND, ONE-SIXTH BEND OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.
- INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.
- PROVIDE 4" PERFORATED FOUNDATION DRAIN WITH SILT PROTECTION SOCK. PROVIDE BACKFLOW DEVICES AT CONNECTION TO STORM SYSTEM



ISSUED DATE
1 ARCHITECTURAL REVIEW 2/26/15

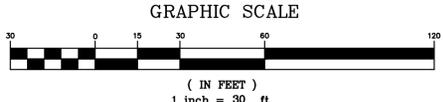


NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK - HALE
NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070



UTILITY PLAN (SANITARY/WATER)

SCALE 1" = 30'



DOCUMENT NO. 2008-039681

LEGEND	PROPOSED	EXISTING
SANITARY SEWER LINE		SS
STORM SEWER LINE		SD
FIRE WATER LINE		
DOMESTIC WATER LINE		W
CATCH BASIN RIM ELEVATION		CATCH BASIN RIM=100.00
INVERT ELEVATION		IE=100.00
EXISTING		(E)
DOWN SPOUT		DS
CLEAN OUT		CO
FIRE HYDRANT		
CATCH BASIN		
WATER METER		
BACK FLOW PREVENTER		
WATER VALVE		

GENERAL NOTES

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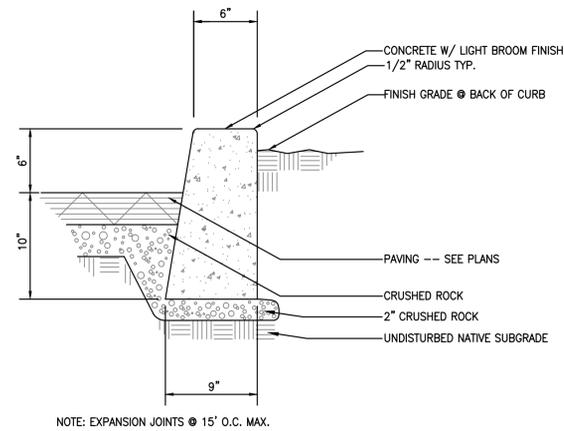


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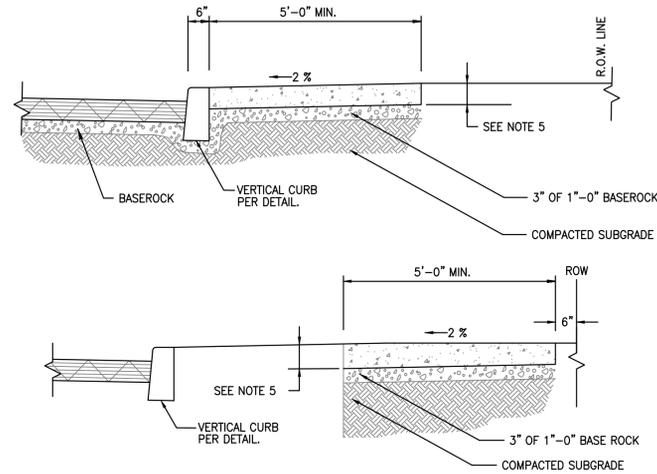
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NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK- HALE
NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070

UTILITY PLAN
(SANITARY/WATER)
C2.1
140236.01
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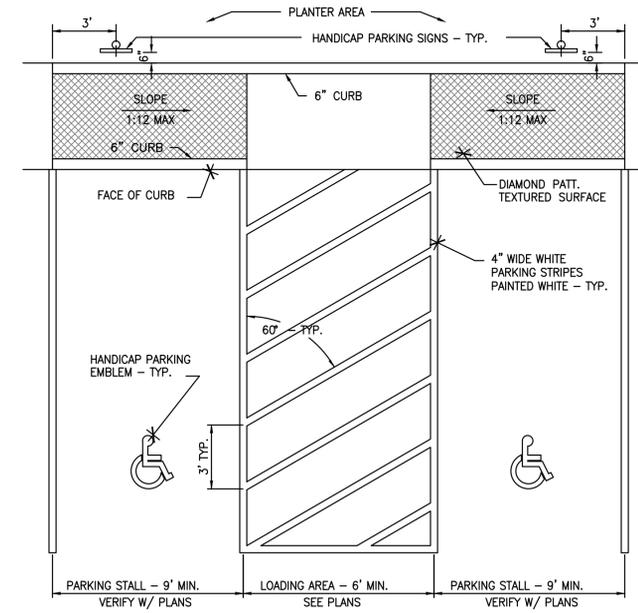


1 VERTICAL CONCRETE CURB
C3.0 NOT TO SCALE

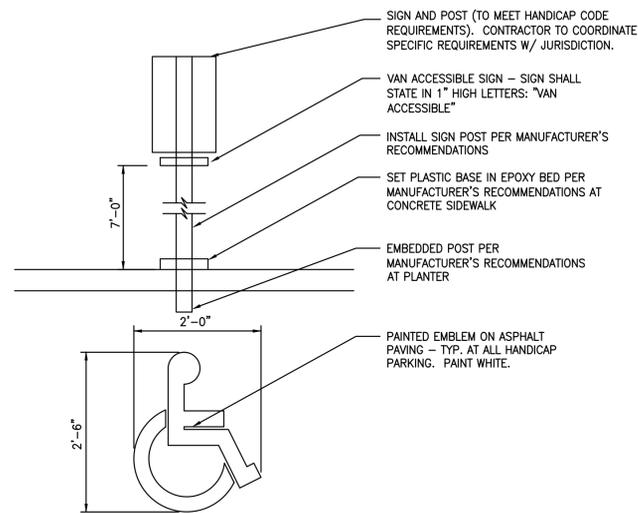


- NOTES**
- CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1-1/2" TO 3".
 - PANELS SHALL BE 5 FEET LONG.
 - EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, WHEELCHAIR RAMPS, AND AT SPACING NOT TO EXCEED 45 FEET.
 - FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.
 - SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES IF MOUNTABLE CURB IS USED OR IF SIDEWALK IS INTENDED AS PORTION OF DRIVEWAY. OTHERWISE SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES.
 - DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PVC PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.

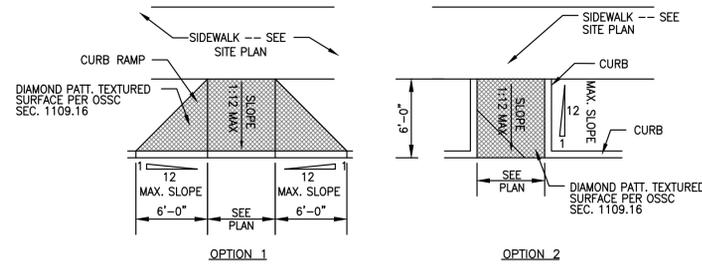
2 PRIVATE CONCRETE SIDEWALK
C3.0 NOT TO SCALE



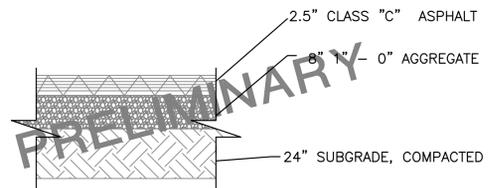
3 DOUBLE LOADED HANDICAP PARKING STALL
C3.0 NOT TO SCALE 02580-03



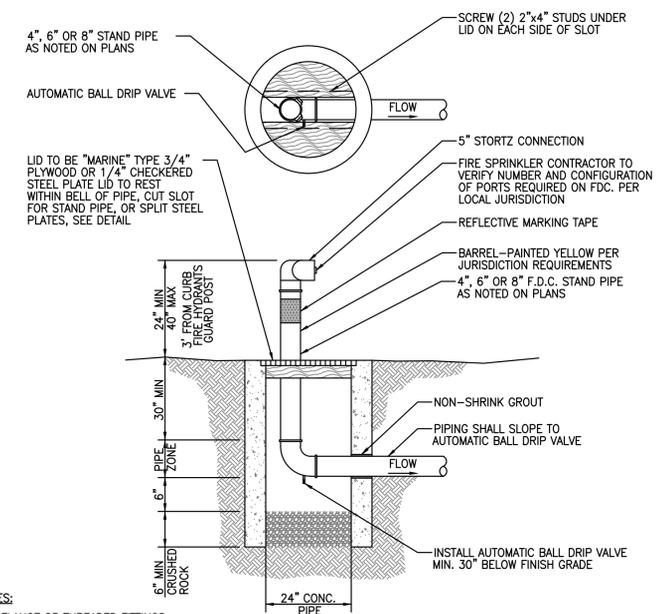
4 HANDICAP PARKING EMBLEM AND SIGN
C3.0 NOT TO SCALE 02580-04



5 ADA DETECTABLE CURB RAMP
C3.0 NOT TO SCALE 02550-02



6 PROPOSED ON-SITE ASPHALT SECTION
C3.0 NOT TO SCALE



- NOTES:**
- USE FLANGE OR THREADED FITTINGS
 - WHEN FDC IS CONNECTED TO DCDA IN A VAULT, AUTOMATIC BALL DRIP VALVE MAY BE INSTALLED IN VAULT.

7 FDC AUTOMATIC BALL DRIP
C3.0 NOT TO SCALE



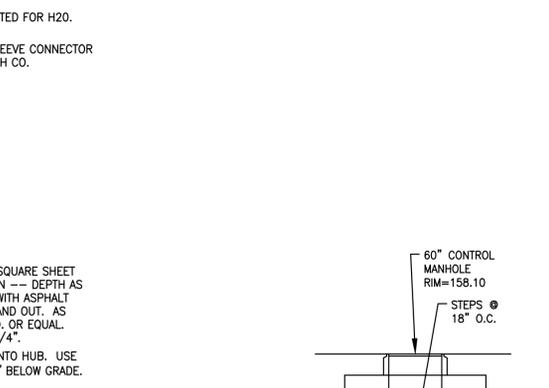
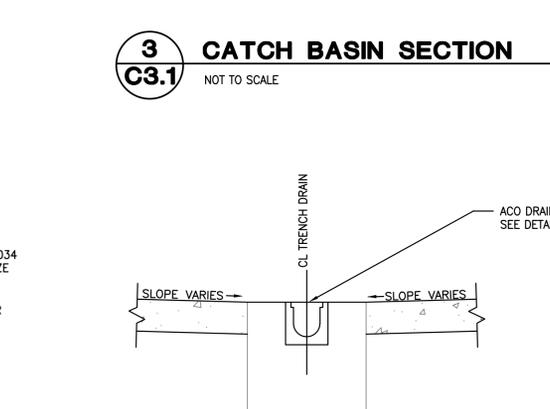
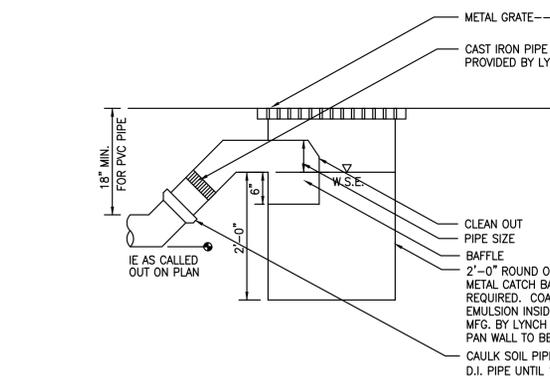
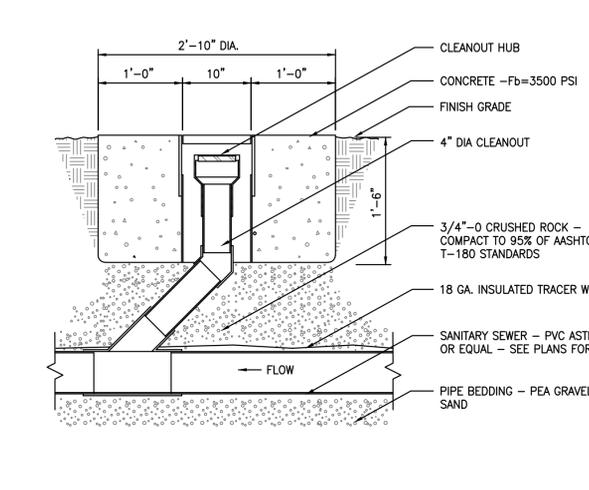
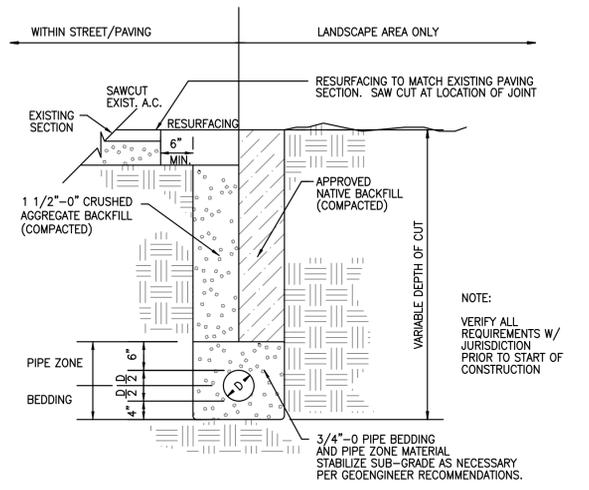
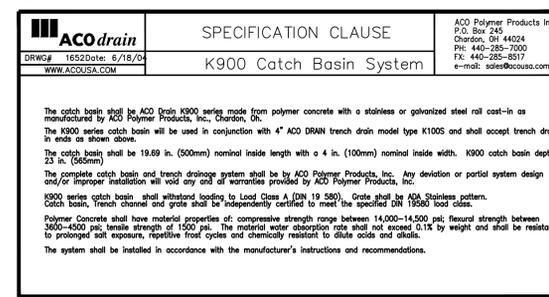
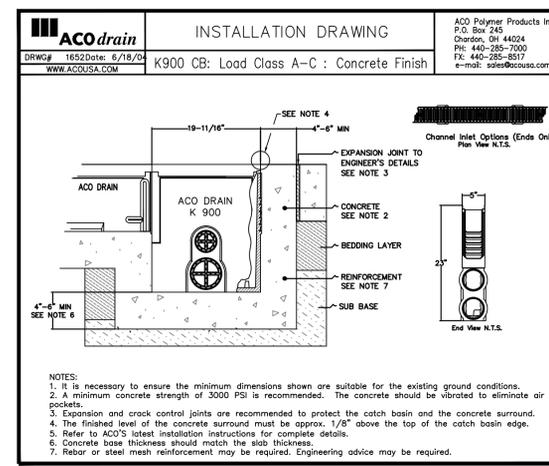
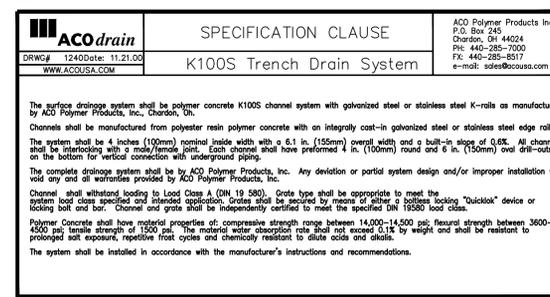
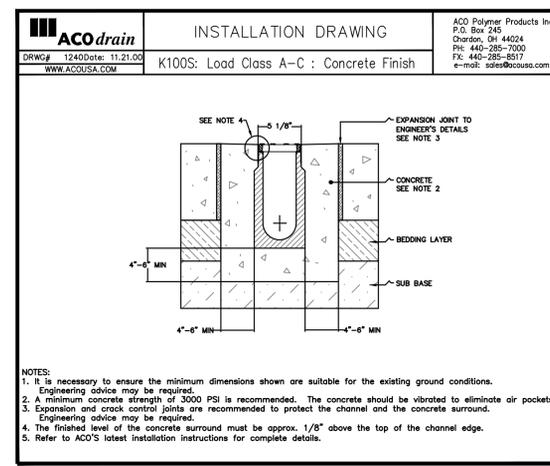
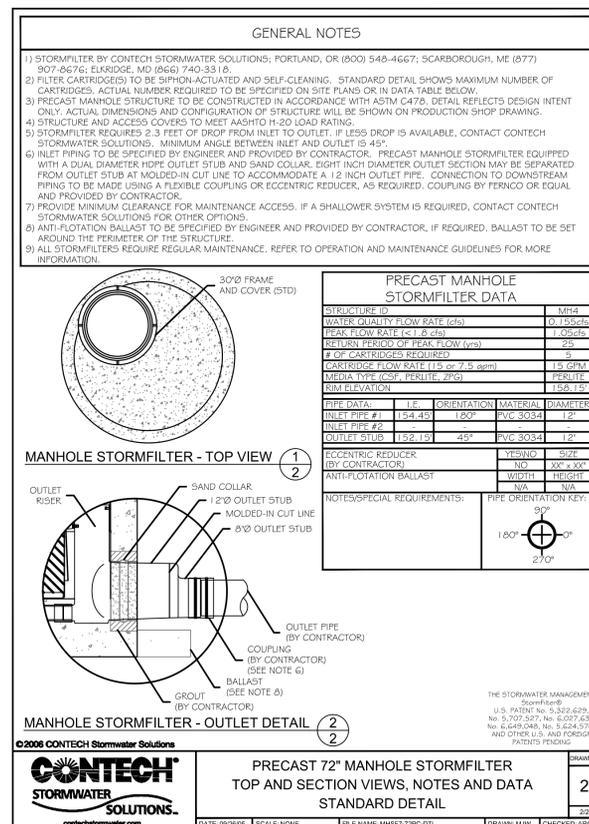
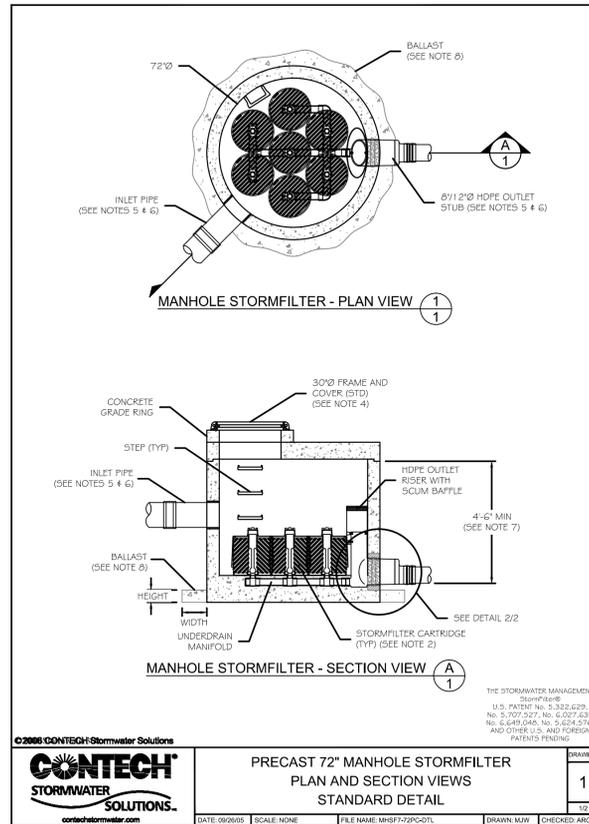
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 1 ARCHITECTURAL REVIEW 2/26/15



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 WWW.CIDAINC.COM

NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK - HALE NORTH
 17500 SW 65TH AVE.
 TUALATIN, OR 97070

SITE/CIVIL
 DETAILS
C3.0
 140236.01
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REGISTERED PROFESSIONAL ENGINEER 58412PE
 JULY 15, 2003
 CRAIG N. HARRIS
 RENEWAL 6/30/15

ISSUED DATE: 1 ARCHITECTURAL REVIEW: 2/26/15

AAI ENGINEERING
 4975 SOUTH OREGON STREET, SUITE 200, PORTLAND, OR 97206
 503.650.3030 FAX: 503.226.1670 WWW.AAIDAINC.COM

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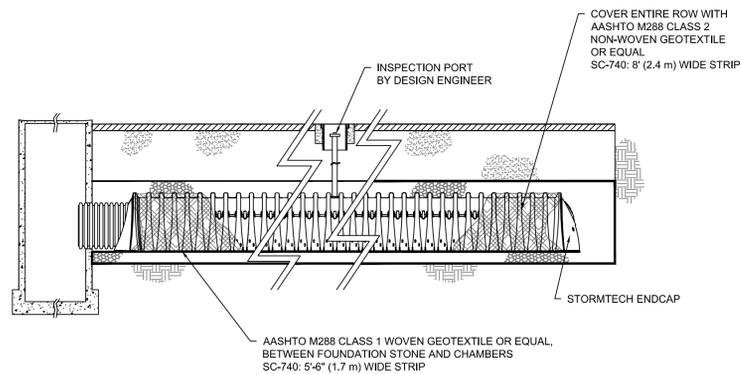
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STORMTECH GENERAL NOTES

- STORMTECH REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
- OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL SERVICES REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
- STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.) MINIMUM COVER IS 18" (457 mm) NOT INCLUDING PAVEMENT. MAXIMUM COVER IS 96" (2438 mm) INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24" (610 mm), MAXIMUM COVER IS 96" (2438 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
- AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
- STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
- THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
- STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1-888-892-2694 OR VISIT WWW.STORMTECH.COM

STORMWATER CHAMBER SPECIFICATIONS

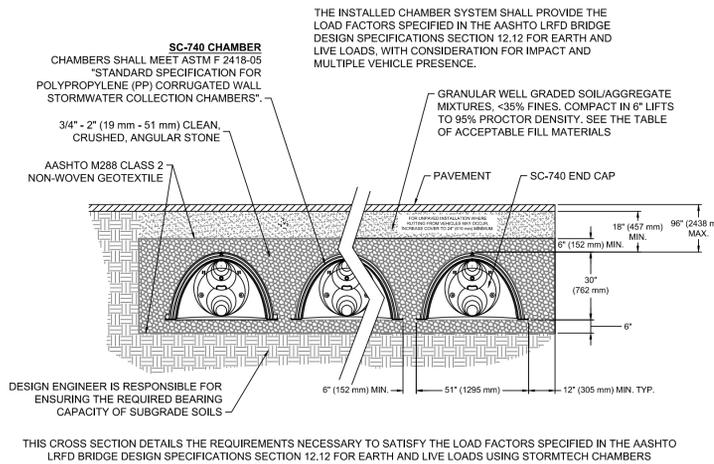
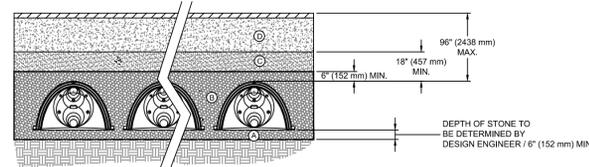
- CHAMBERS SHALL BE STORMTECH SC-740 OR APPROVED EQUAL.
- CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418-05, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
- ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE FOLLOWING TO THE ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET. THE 50-YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418-05 MUST BE USED AS A PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - A CERTIFICATION BY THE MANUFACTURER THAT THE CHAMBERS ARE IN ACCORDANCE WITH ASTM F2418-05.
- CHAMBERS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- ALL DESIGN SPECIFICATIONS FOR CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST DESIGN MANUAL.
- THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.



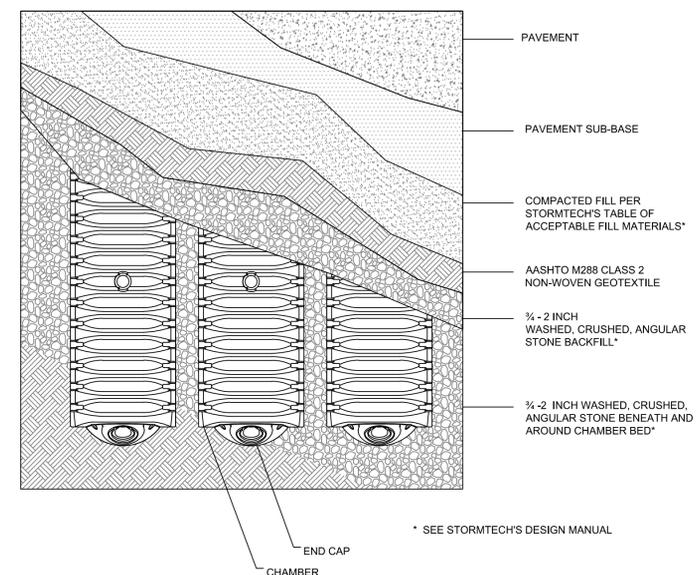
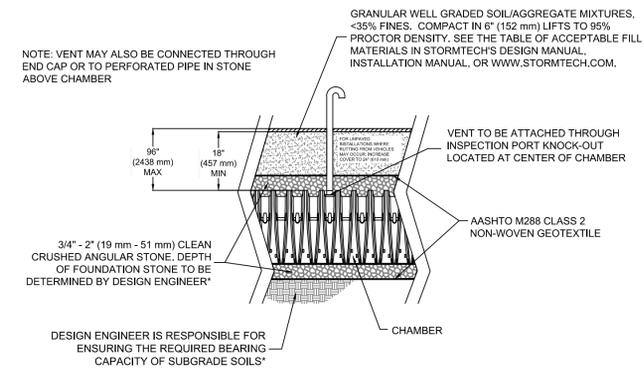
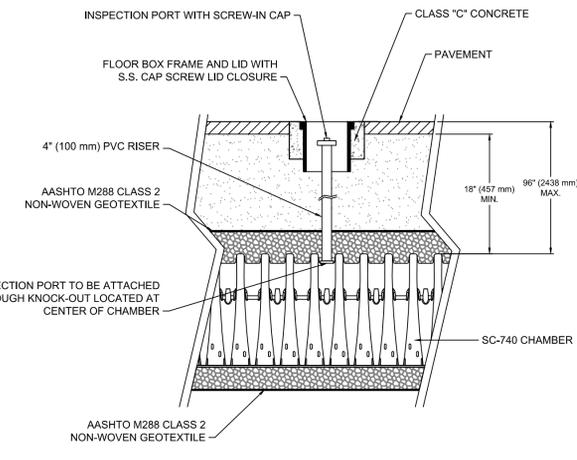
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 AND SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION(1)	COMPACTION/DENSITY REQUIREMENT
① FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUB-BASE MAY BE PART OF THIS LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
② FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 18" (457 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUB-BASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 75, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" (305 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (152 mm) LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY (2). ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (90 kN).
③ EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE C LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH (19 - 51 mm)	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
④ FOUNDATION STONE BELOW CHAMBERS FROM THE SURFACE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH (19 - 51 mm)	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY (2).

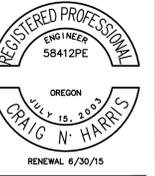
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS IN OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (229 mm) (A1X) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.



WRAP ENTIRE ROCK SECTION WITH AN IMPERVIOUS LINER.



STORMTECH CHAMBER SYSTEM PLAN VIEW DETAIL



ISSUED DATE: 2/26/15
1 ARCHITECTURAL REVIEW



4475 SW GARDEN STREET, SUITE 200, BEAVERTON, OR 97008
503.620.3030 FAX: 503.620.3033 www.aaieng.com
Project No. 410026.11



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NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK - HALE NORTH
17500 SW 65TH AVE.
TUALATIN, OR 97070

SITE/CIVIL DETAILS

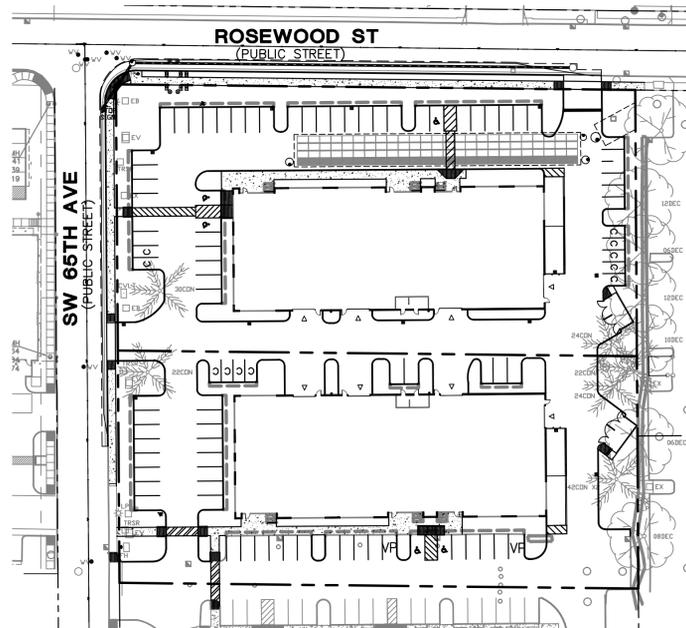
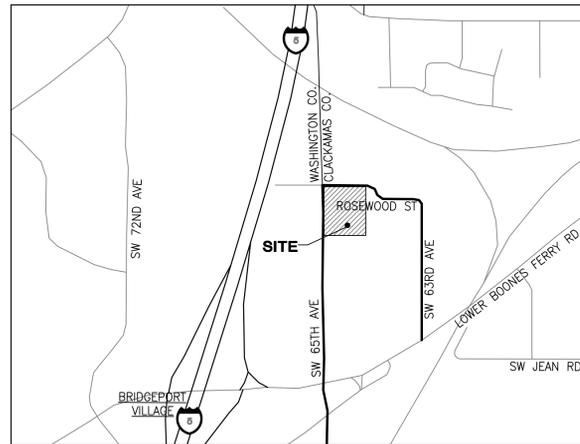
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EROSION AND SEDIMENT CONTROL PLANS

MERIDIAN BUSINESS PARK - HALE NORTH TUALATIN, OREGON



PROJECT LOCATION:
LOCATED ON THE SOUTH-EAST CORNER OF
ROSEWOOD STREET AND 65TH AVENUE,
TUALATIN, OREGON.
LATITUDE = 45.40077, LONGITUDE = -122.74388

PROPERTY DESCRIPTION:
TAXLOT 600 AND 700 (CLACKAMAS COUNTY TAX MAP 2S-1E-188C)
LOCATED IN THE NORTHWEST 1/4 OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

BERREY PROPERTIES OWNER/DEVELOPER

CONTACT: MIKE BERREY
6305 SW ROSEWOOD ST, SUITE D
LAKE OSWEGO, OREGON 97035
PH: 503-697-3310
FAX: 503-697-3326

CIDA ARCHITECT

CONTACT: TARA LUND
15895 SW 72nd AVE, SUITE 200
PORTLAND, OR 97224
PH: 503-226-1285
FAX: 503-226-1670

AAI ENGINEERING CIVIL ENGINEER

CONTACT: CRAIG HARRIS
4875 SW GRIFFITH DRIVE, SUITE 300
BEAVERTON, OREGON 97005
PH: 503-620-3030
FAX: 503-620-5539

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

MODERATELY SLOPING WITH MOSTLY GRASSY SURFACE AND SCATTERED TREES.

PROPOSED SITE CONDITIONS

A NEW BUSINESS PARK WITH 2 COMMERCIAL BUILDINGS.

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

CLEARING: TBD
EXCAVATION: TBD
GRADING: TBD
CONSTRUCTION: TBD

TOTAL SITE AREA = 2.15 ACRES

TOTAL DISTURBED AREA = ~2.0 ACRES

SITE SOIL CLASSIFICATION:

62B - MULTINOMAH COBBLY SILT LOAM, 0 - 7 PERCENT SLOPES

ON-SITE SOILS HAVE A SLIGHT HAZARD OF WATER EROSION WITH SLOW RUNOFF. ON-SITE MATERIAL MAY BE USED AS FILL PROVIDED THAT IT IS REASONABLY WELL-GRADED AND FREE OF ORGANIC AND OVERSIZED MATERIAL. PLACE ALL ON-SITE MATERIAL TO BE USED AS FILL DURING DRY WARM WEATHER ON A DRY SUBGRADE. ALL ON-SITE MATERIAL TO BE USED AS FILL IS TO BE MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE. ADDITIONAL FILL TO BE REASONABLY WELL-GRADED GRANULAR MATERIAL (1.5" MINUS SAND, GRAVEL OR CRUSHED ROCK) WITH NOT MORE THAN 5% PASSING A GRADE NO.200 SIEVE. FILL SHALL BE PLACED IN 9" TO 12" LIFTS AND COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).

RECEIVING WATERS

LAKE OSWEGO

PERMITEE'S SITE INSPECTOR: CRAIG HARRIS
COMPANY/AGENCY: AAI ENGINEERING
PHONE: 503-620-3030
FAX: 503-620-5539
E-MAIL: craigh@aaieing.com
DESCRIPTION OF EXPERIENCE:
19 YEARS OF INSPECTING PROJECTS DURING ALL PHASES OF CONSTRUCTION.
RESIDENTIAL, COMMERCIAL AND PUBLIC WORKS PROJECTS.

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

- ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT.
- THE ESCP MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE MEASURES AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS.
- SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT.
- PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION.
- IDENTIFY, MARK, AND PROTECT (BY FENCING OFF OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS.
- PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED.
- EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS.
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK.
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS.
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS.
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPs MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES.
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE.
- USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS, VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE, OTHER CLEANING AND MAINTENANCE ACTIVITIES, AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION OPERATIONS.
- IMPLEMENT THE FOLLOWING BMPs WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES.
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL.
- THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE.
- IF A STORMWATER TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPs MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR EXCAVATION SYSTEMS LEADING TO SURFACE WATERS.
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET WEATHER OCTOBER 01 - MAY 31.
- SEDIMENT FENCES: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL.
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT, AND BEFORE BMP REMOVAL.
- CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT.
- WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME.
- THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS.
- PROVIDE PERMANENT EROSION CONTROL MEASURES ON ALL EXPOSED AREAS. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. HOWEVER, DO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS EXPOSED AREAS BECOME STABILIZED, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. PROPERLY DISPOSE OF CONSTRUCTION MATERIALS AND WASTE, INCLUDING SEDIMENT RETAINED BY TEMPORARY BMPs.
- IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDINGS MUST TAKE PLACE NO LATER THAN SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP I.E. (FILTER BAG).
- ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD, OCTOBER 01 - MAY 31.

INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING.
2. PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY.	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE.
3. INACTIVE PERIODS GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS.	ONCE EVERY TWO (2) WEEKS.
4. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER.	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.

- HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
- ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-CN PERMIT REQUIREMENTS.
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-CN PERMIT REQUIREMENTS.
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION.

THE PERMITEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-CN PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200-CN PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200-CN PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

BMP MATRIX FOR CONSTRUCTION PHASES REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S.

	CLEARING	MASS GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 - MAY 31ST)
EROSION PREVENTION						
PRESERVE NATURAL VEGETATION					X	X
GROUND COVER					X	X
HYDRAULIC APPLICATIONS					X	X
PLASTIC SHEETING	X	X	X	X	X	X
MATTING					X	X
DUST CONTROL	X	X	X	X	X	X
TEMPORARY PERMANENT SEEDING					X	X
BUFFER CONTROL					X	X
OTHER						
SEDIMENT CONTROL						
SEDIMENT FENCE (PERIMETER)**	**X	X	X	X	X	X
SEDIMENT FENCE (INTERIOR)		X	X	X	X	X
STRAW MATS					X	X
FILTER BERM					X	X
INLET PROTECTION**	**X	X	**X	X	X	X
DEWATERING						
SEDIMENT TRAP						
OTHER						
RUN OFF CONTROL						
CONSTRUCTION ENTRANCE**	**X	X	X	X	X	X
PIPE SLOPE DRAIN					X	X
OUTLET PROTECTION		X	X	X	X	X
SURFACE ROUGHENING						
CHECK DAMS						
OTHER						
POLLUTION REDUCTION						
PROPER SIGNAGE			X	X	X	X
HAZ MAT MANAGEMENT			X	X	X	X
SPILL KIT ON-SITE			X	X	X	X
CONCRETE WASHOUT AREA			X	X	X	X
OTHER						

** SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY.

RATIONALE STATEMENT

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ'S GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP'S WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS, AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

INITIAL

SHEET INDEX EROSION AND SEDIMENT CONTROL PLANS

RELEASE	
1. 120000 PERMIT SUBMITTAL XX-XXX-XXXX	
CIVIL	
● ESC1.0	EROSION AND SEDIMENT CONTROL TITLE SHEET
● ESC2.0	CLEARING, EROSION AND SEDIMENT CONTROL PLAN
● ESC2.1	UTILITY, PAVING AND FINAL STABILIZATION PLAN
● ESC3.0	EROSION AND SEDIMENT CONTROL DETAILS



ISSUED DATE
1 ARCHITECTURAL REVIEW 2/26/15



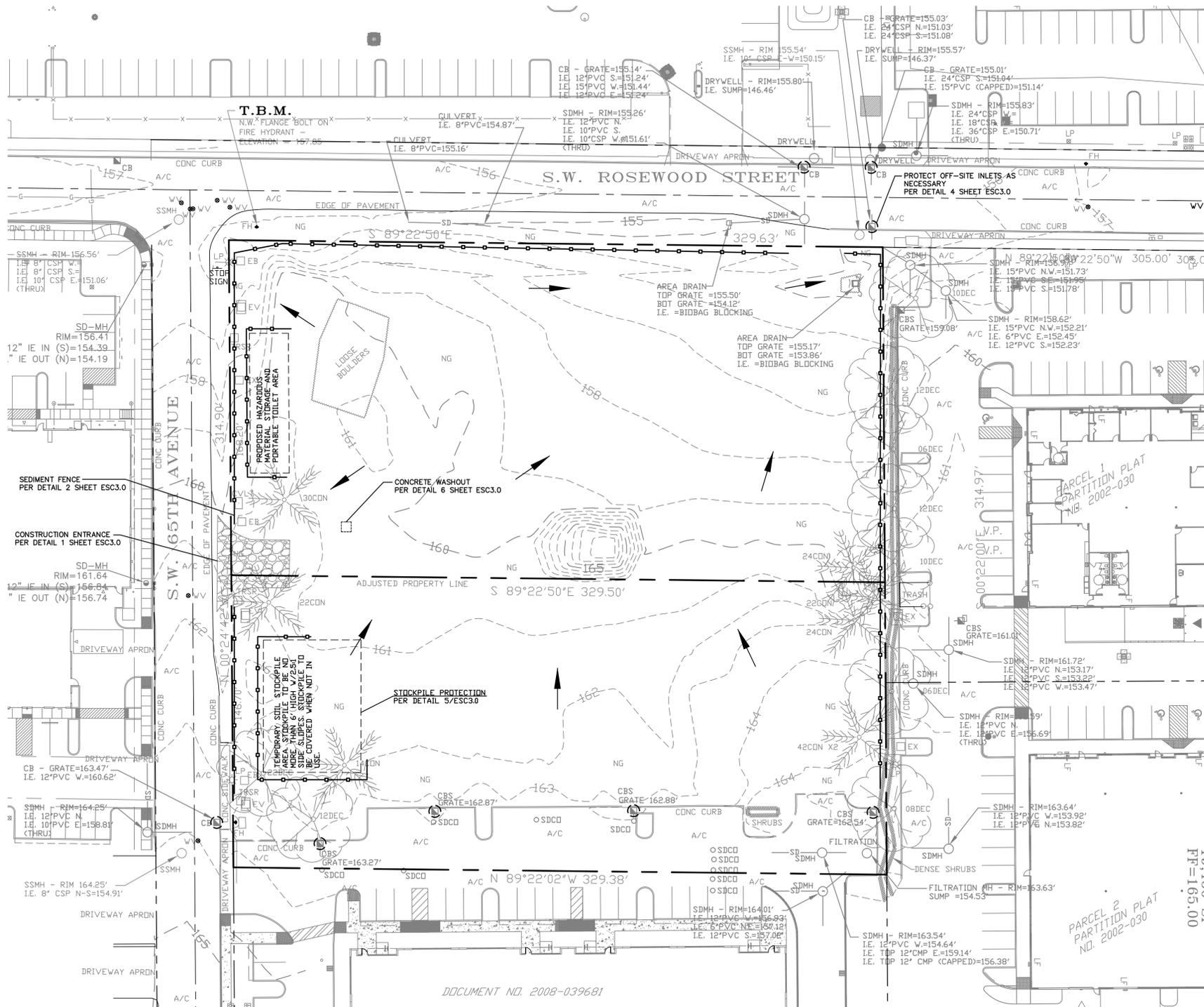
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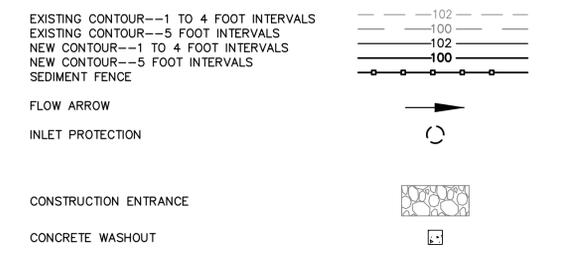
EROSION AND SEDIMENT CONTROL TITLE SHEET

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LEGEND

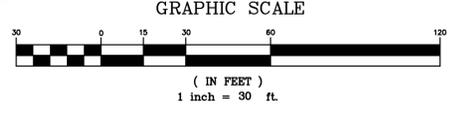


PRE-CONSTRUCTION CLEARING, AND DEMOLITION NOTES:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW MATS, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

CLEARING, EROSION AND SEDIMENT CONTROL PLAN



DOCUMENT NO. 2008-039681



ISSUED DATE
1 ARCHITECTURAL REVIEW 2/26/15



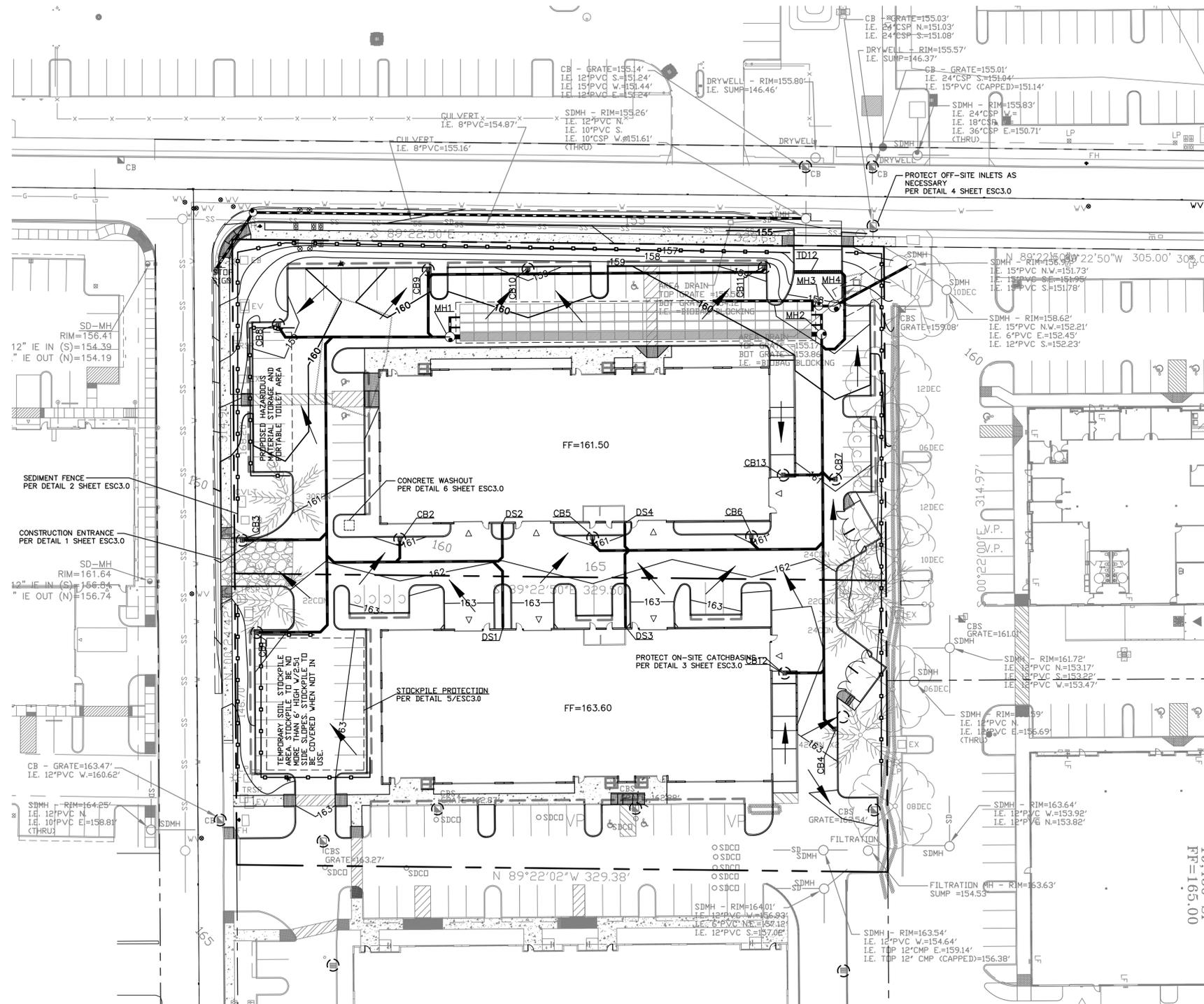
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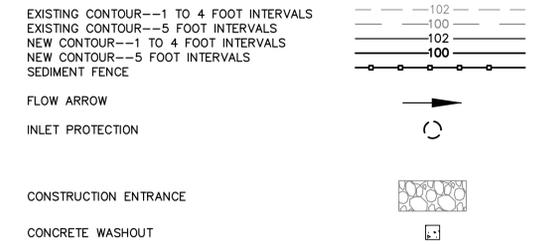
CLEARING, EROSION AND SEDIMENT CONTROL PLAN

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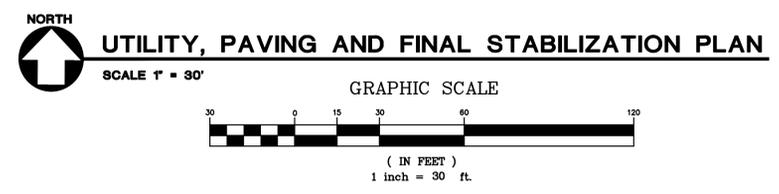


GRADING & UTILITY EROSION & SEDIMENT CONSTRUCTION NOTES

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - DWARF GRASS MIX (MIN. 100 LB./AC.)
 - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - CREeping RED FESCUE (20% BY WEIGHT)
 - STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
 - ANNUAL RYEGRASS (40% BY WEIGHT)
 - TURF-TYPE FESCUE (60% BY WEIGHT)
- STOCKPILED SOIL OR STRIPPINGS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

DUE TO SPACE CONSTRAINTS ON THIS SHEET SEE SHEET ESC2.0 FOR EXISTING AND PROPOSED DRAINAGE DISCHARGE LOCATION.

THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.



EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
- LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
- INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.



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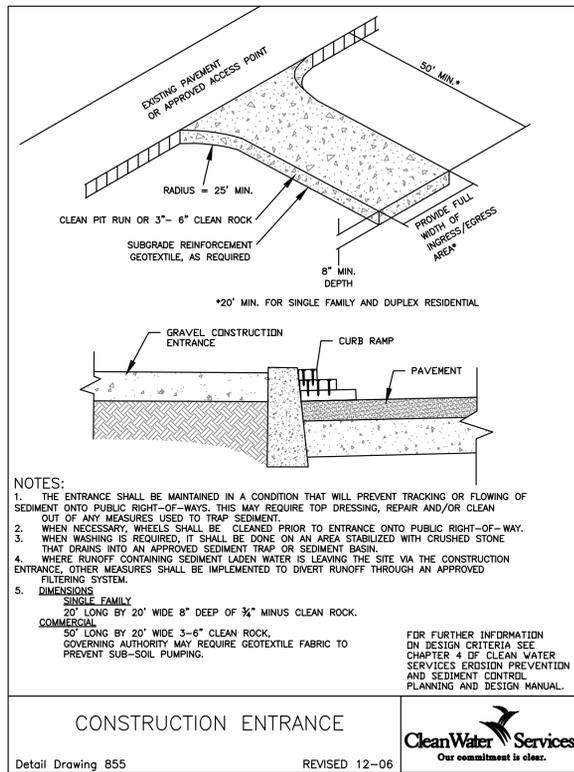


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TUALATIN, OR 97070

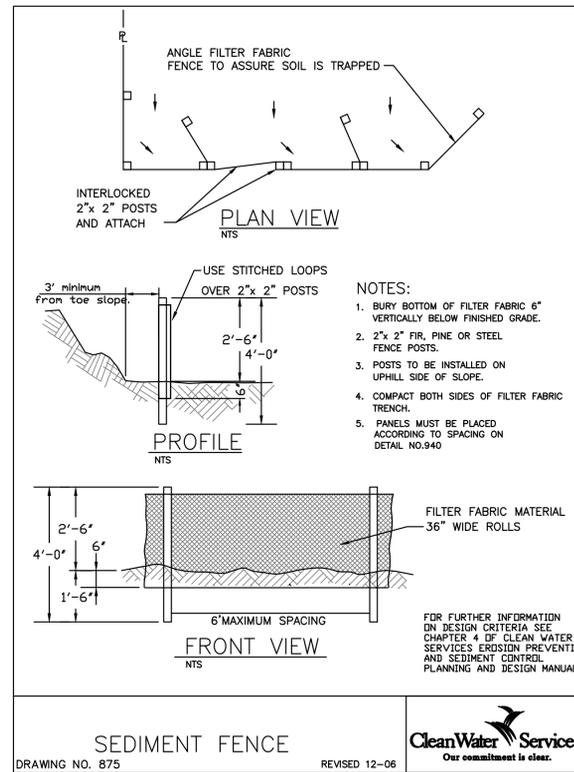
UTILITY, PAVING AND FINAL STABILIZATION PLAN

ESC2.1
140236.01

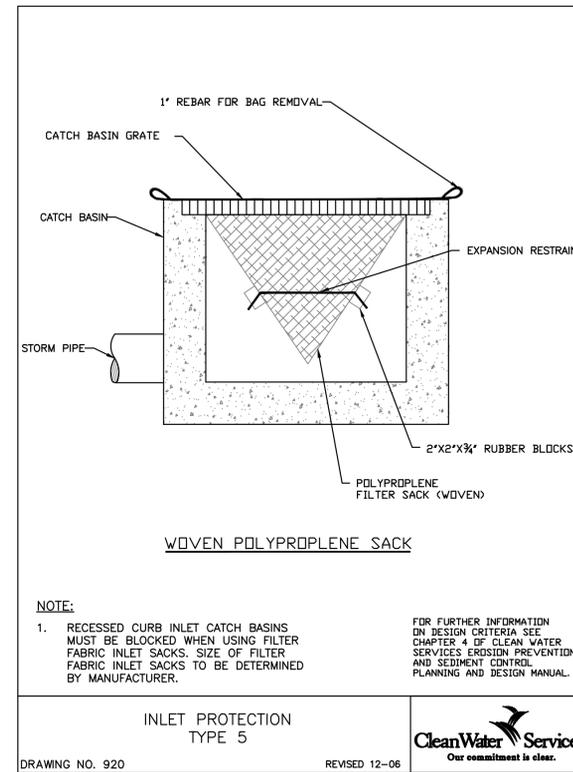
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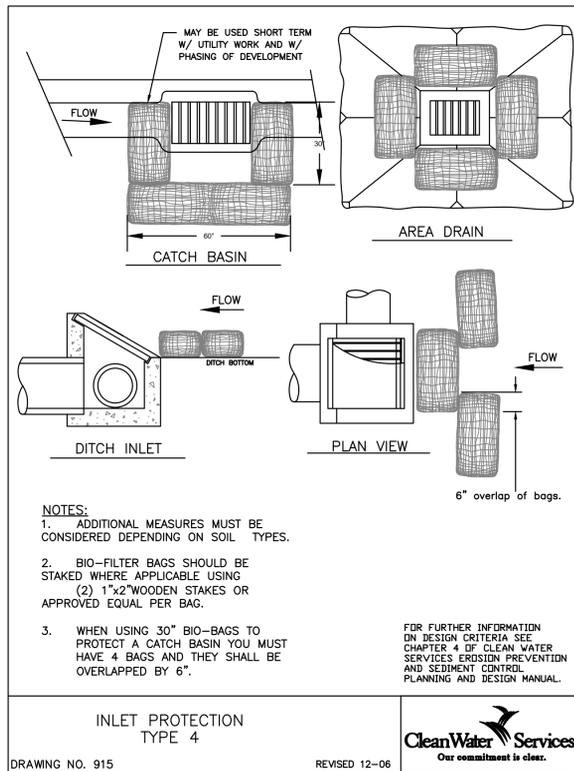
1 CONSTRUCTION ENTRANCE
ESCS.0 NOT TO SCALE



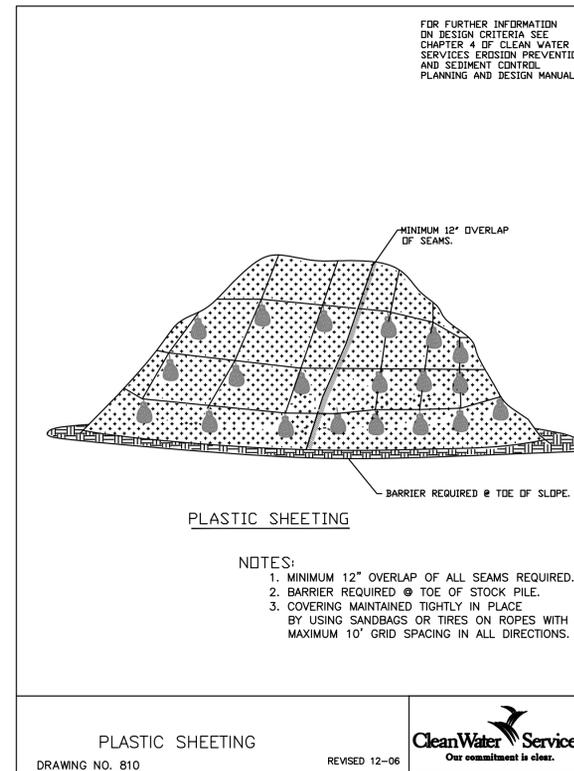
2 SEDIMENT FENCE
ESCS.0 NOT TO SCALE



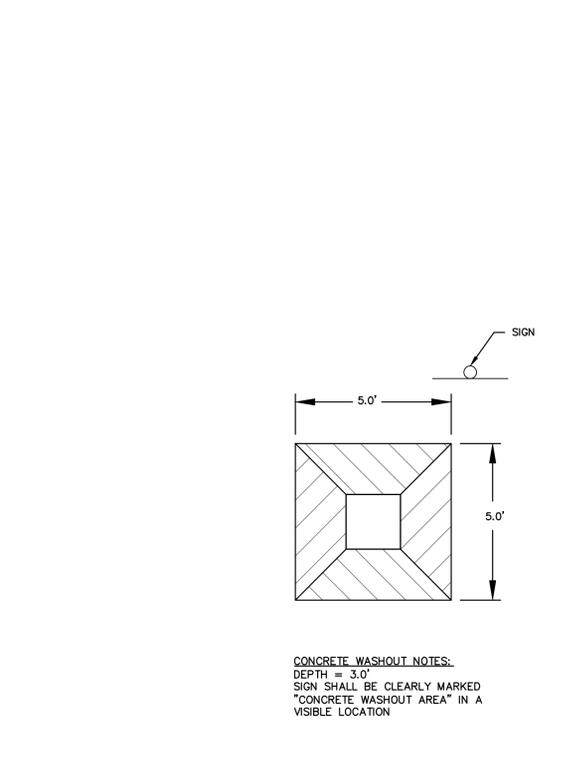
3 INLET PROTECTION
ESCS.0 NOT TO SCALE



4 BIO-BAGS
ESCS.0 NOT TO SCALE



5 PLASTIC SHEETING
ESCS.0 NOT TO SCALE



6 CONCRETE WASHOUT STATION
ESCS.0 NOT TO SCALE



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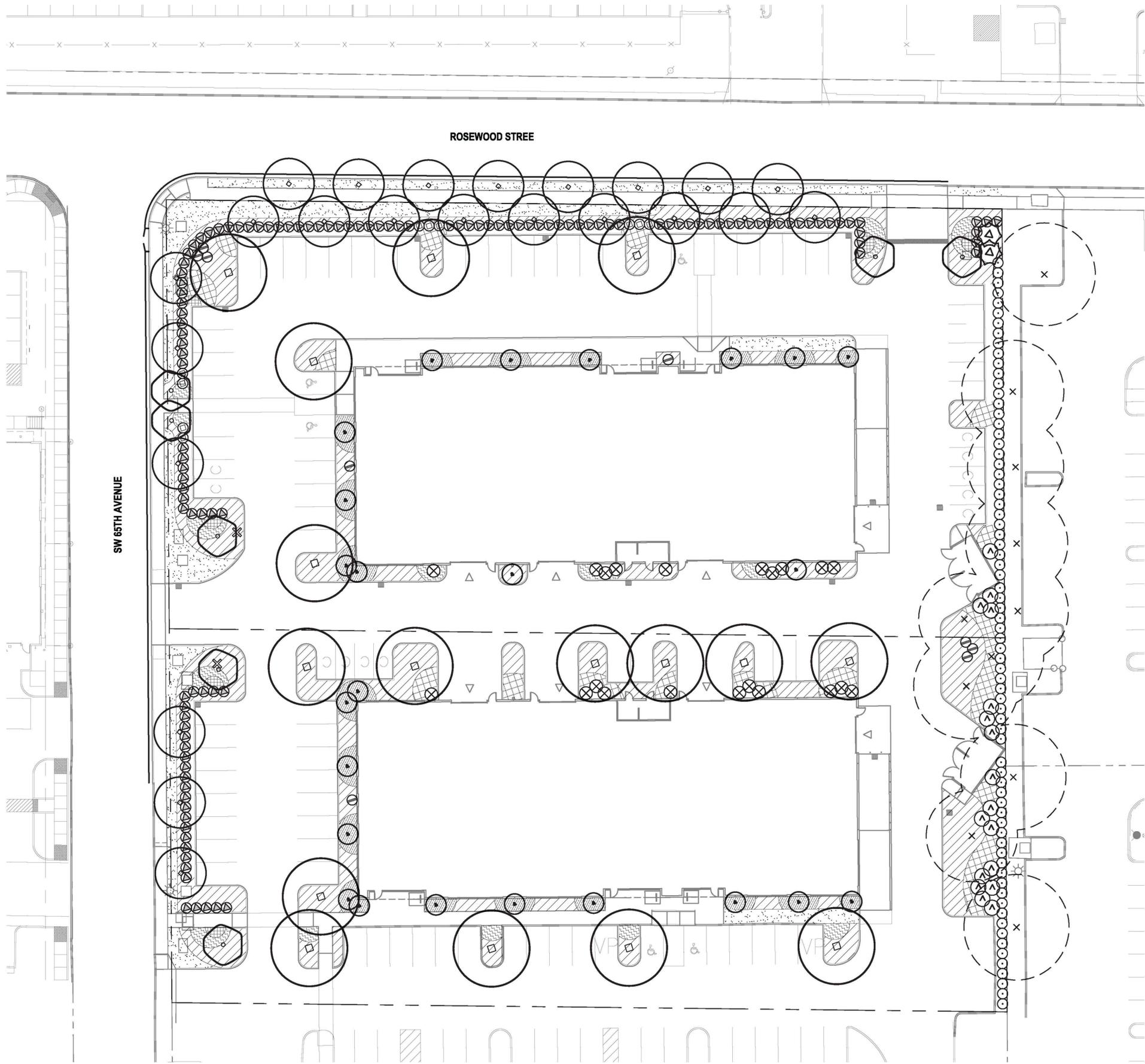
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EROSION CONTROL DETAILS

ESCS.0
140236.01

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PLANTING LEGEND

TREES

- ACER CIRCINATUM 'PACIFIC FIRE' - VINE MAPLE
10' B&B, WELL BRANCHED, 3 STEM MIN. AT BASE
- ACER RUBRUM 'BOWHALL' - BOWHALL MAPLE
2" CAL. B&B, WELL BRANCHED, LIMBED TO 6'
- CERCIDIPHYLLUM JAPONICUM - KATSURA TREE
2" CAL. B&B, WELL BRANCHED, LIMBED TO 6'
- CERCIS CANADENSIS 'FOREST PANSY' - REDBUD
3" CAL. B&B, WELL BRANCHED, LIMBED TO 5'
- TSUGA MERTENSIANA - MOUNTAIN HEMLOCK
8' B&B, FULL TREES, BRANCHED TO GROUND
- EXISTING TREES TO REMAIN
PROTECT DURING CONSTRUCTION
- EXISTING TREES TO BE REMOVED

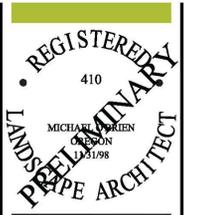
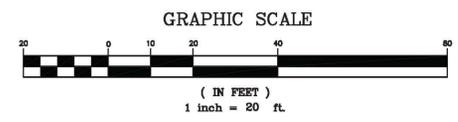
SHRUBS AND GROUNDCOVER

- ABELIA X GRANDIFLORA 'SUNRISE' - GLOSSY ABELIA
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' - KINNICKINICK
5 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- ERICA VAGANS 'MRS. D.F. MAXWELL' - CORNISH HEATH
1 GAL. CONT., FULL PLANTS, 18" O.C.
- ILEX CRENATA 'HELLERI' - JAPANESE HOLLY
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- MAHONIA REPENS - CREEPING OREGON GRAPE
1 GAL. CONT., FULL PLANTS, 24" O.C.
- MISCANTHUS SINENSIS 'PURPURASCENS' - FLAME GRASS
1 GAL. CONT., FULL PLANTS, 24" O.C.
- PIERIS JAPONICA 'LITTLE HEATH' - JAPANESE PIERIS
1 GAL. CONT., FULL PLANTS, 24" O.C.
- PINUS MUGO PUMILIO - DWARF MUGO PINE
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- RIBES SANGUINEUM 'KING EDWARD VII' - RED CURRANT
5 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- SALIX PURPUREA NANA - PURPLEOSIER WILLOW
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- THUJA OCCIDENTALIS 'SMARAGD' - EMERALD ARBORVITAE
3' B&B, FULL PLANTS, SPACE AS SHOWN
- SEEDED LAWN (IRRIGATED)
SEE SPECIFICATIONS

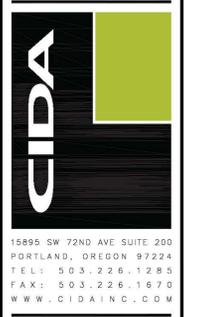
NOTES

1. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL AS SPECIFIED.
2. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS AS PROVIDED AS PART OF THE CONSTRUCTION DOCUMENT PACKAGE. SEE SHEETS L2.1 & L2.2 FOR TYPICAL DETAILS.
3. ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATIC, PERMANENT, UNDERGROUND IRRIGATION SYSTEM UNLESS OTHERWISE NOTED.

NORTH
PLANTING PLAN
 SCALE 1" = 20'

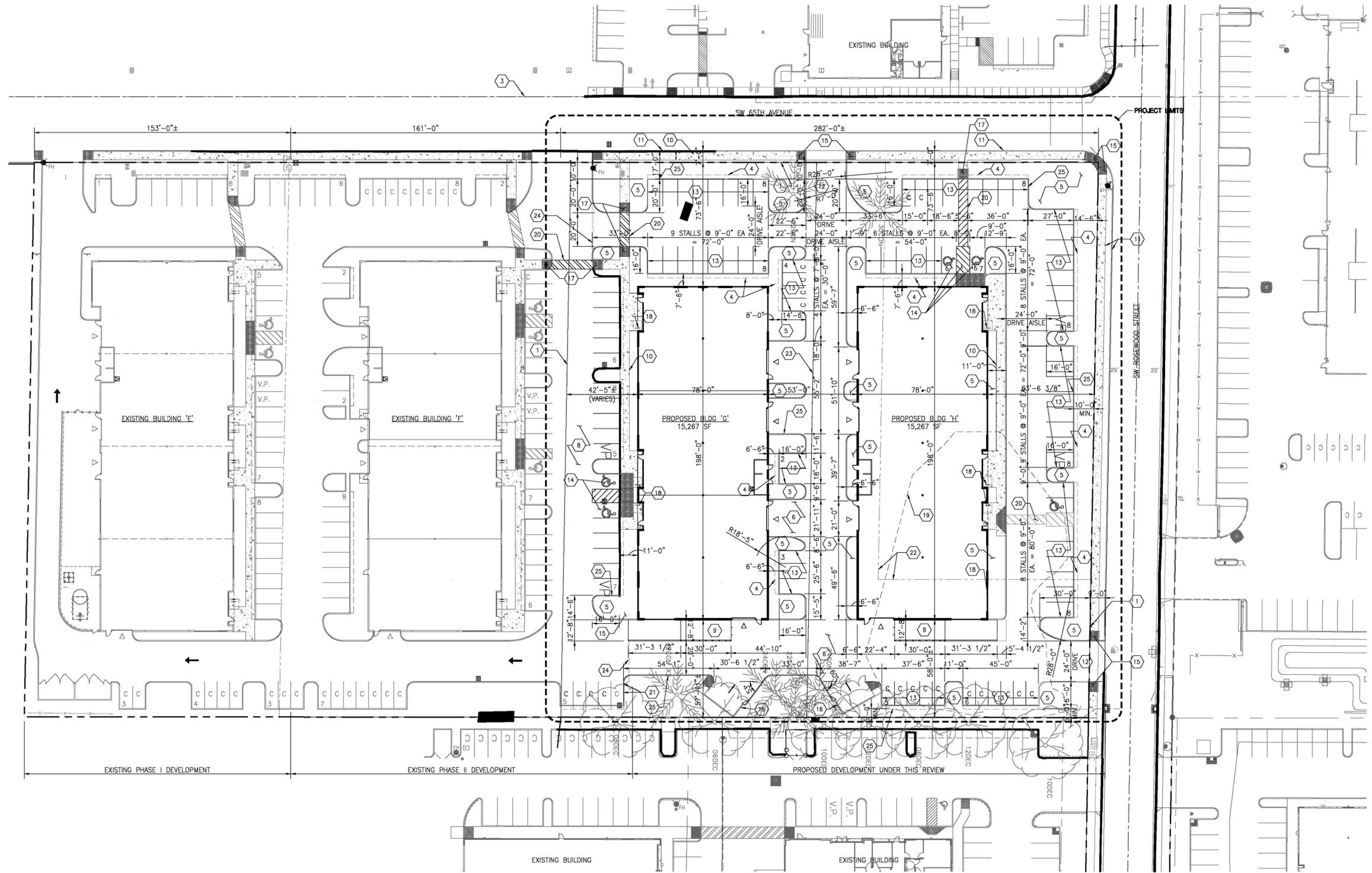


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NEW CONSTRUCTION FOR:
MERIDIAN BUSINESS PARK - HALE NORTH
 17500 SW 65TH AVE.
 TUALATIN, OR 97070

PLANTING PLAN
L1.0
 140236.01
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KEYNOTES

- 1 EXISTING PROPERTY LINE TO REMAIN.
- 2 @ SW ROSEWOOD STREET.
- 3 CLACKAMAS COUNTY/ WASHINGTON COUNTY BOUNDARY.
- 4 DESIGNATED 2'-6" PARKING OVERHANG.
- 5 LANDSCAPED AREA PER LANDSCAPE PLAN.
- 6 PAVED AREA --- ASPHALT OVER GRAVEL BASE PER CIVIL.
- 7 CONCRETE PAD.
- 8 EXISTING PAVEMENT.
- 9 SUNKEN LOADING DOCK DRIVE
- 10 5'-6" CONCRETE SIDEWALK --- SEE DETAIL 1, 2 & 12/AO.2.
- 11 6" CURB AND SIDEWALK PER CITY OF TUALATIN STANDARDS.
- 12 NEW CURB CUT AND DRIVEWAY PER CITY OF TUALATIN STANDARDS.
- 13 NEW VEHICULAR PARKING STALLS PER SIZE INDICATED ON PLAN.

- 14 ADA ACCESSIBLE PARKING STALL AND ACCESS AISLE PER 2007 OSSC STANDARDS --- SEE DETAIL 7/AO.2.
- 15 ADA ACCESSIBLE CURB RAMP W/ APPROVED ADA DETECTABLE WARNING PER CITY OF TUALATIN STANDARDS.
- 16 NEW SOLID WASTE/RECYCLING ENCLOSURE AT 264 SF --- SEE DETAILS 10&11/AO.2
- 17 ADA CURB RAMP --- SEE DETAIL 4/AO.2.
- 18 BICYCLE PARKING AND SIGNAGE --- SEE DETAIL 5/AO.2.
- 19 WETLAND TO BE FILLED IN PER CWS/ACE APPROVAL.
- 20 ADA DETECTABLE CROSSWALK --- SEE DETAIL 8/AO.2.
- 21 ALIGN NEW CURB WITH EXISTING CURB.
- 22 EXISTING PROPERTY LINE TO BE REMOVED.
- 23 FUTURE PROPERTY LINE.
- 24 EXISTING CURB TO BE REMOVED.
- 25 6" CAST-IN-PLACE CONCRETE CURB --- SEE DETAIL 3/AO.2.

LEGEND

- DS DOWNSPOUT
- ⊕ HANDICAP PARKING STALL
- ⊙ COMPACT PARKING STALL
- ⊙ MANHOLE/DRYWELL
- ⊙ FH FIRE HYDRANT
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ CATCH BASIN
- ⊙ EXISTING DRIVE-IN DOOR
- ⊙ DOCK-HIGH DOOR
- ⊙ DOWNSPOUT
- ⊙ LIGHT POLE
- ⊙ DOUBLE DETECTOR CHECK VALVE
- ⊙ WATER METER
- ⊙ BACK FLOW PREVENTER
- ⊙ TEMPORARY BENCHMARK
- ⊙ V.P. VANPOOL PARKING STALL
- ⊙ EXISTING TREE TO REMAIN

NORTH

SITE PLAN
 SCALE 1" = 30'

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- TYPICAL CURB RADIUS = 3' UNLESS NOTED OTHERWISE.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY WEDDLE SURVEYING DATED 12/29/2014

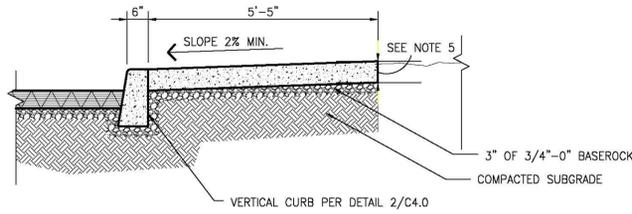
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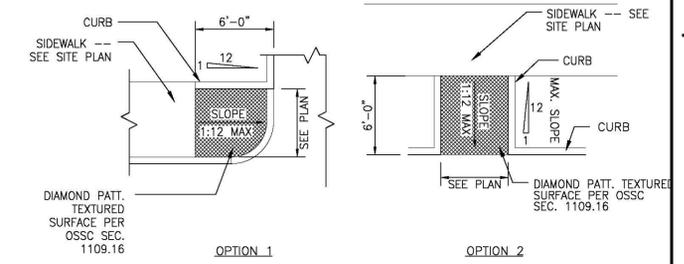
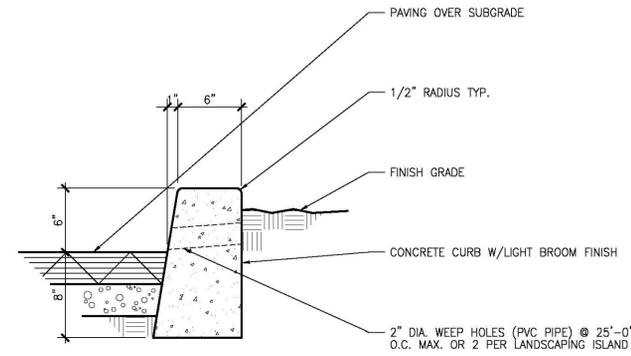
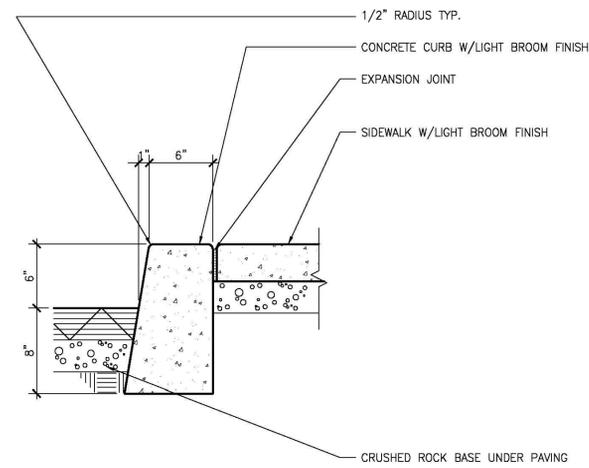
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ARCHITECTURAL SITE PLAN
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 140236.01
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NOTES

1. CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1-1/2" TO 3".
2. PANELS SHALL BE 5 FEET LONG.
3. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, WHEELCHAIR RAMPS, AND AT SPACING NOT TO EXCEED 45 FEET.
4. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.
5. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES IF MOUNTABLE CURB IS USED OR IF SIDEWALK IS INTENDED AS PORTION OF DRIVEWAY. OTHERWISE CURB SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES.
6. DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PVC PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.

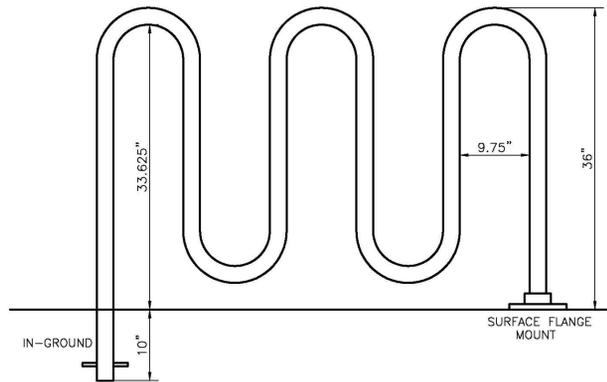


1 CONCRETE SIDEWALK
A0.2 NOT TO SCALE 02525-08

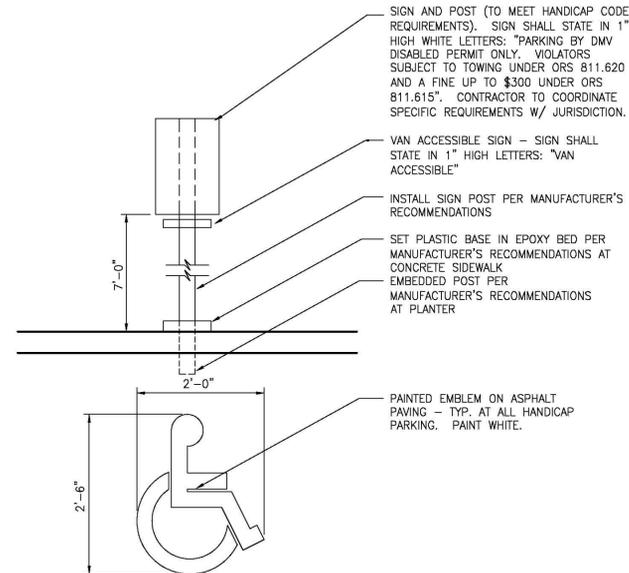
2 CAST-IN-PLACE CONCRETE CURB & SIDEWALK
A0.2 1 1/2" = 1'-0"

3 CAST-IN-PLACE CONCRETE CURB
A0.2 1 1/2" = 1'-0"

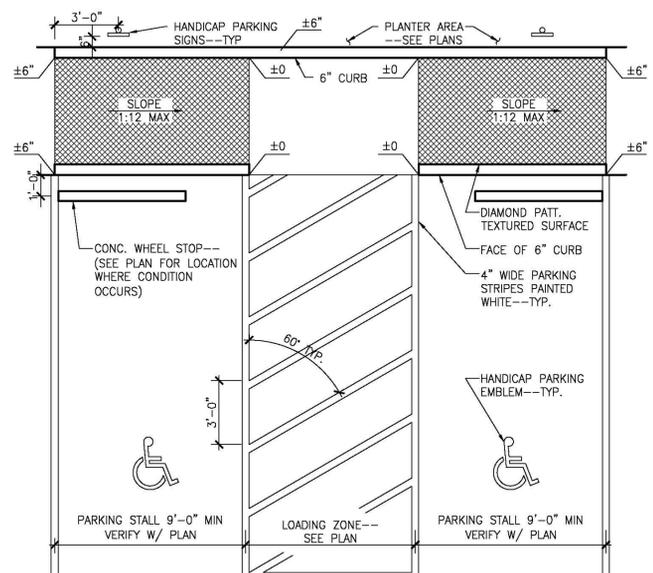
4 ADA DETECTABLE CURB RAMP
A0.2 SCALE: N.T.S. 02550-02



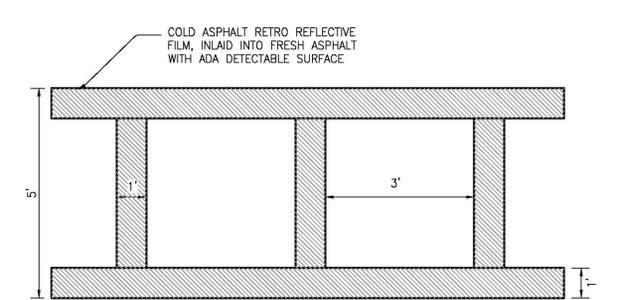
5 BICYCLE RACK
A0.2 SCALE: N.T.S. 02580-08



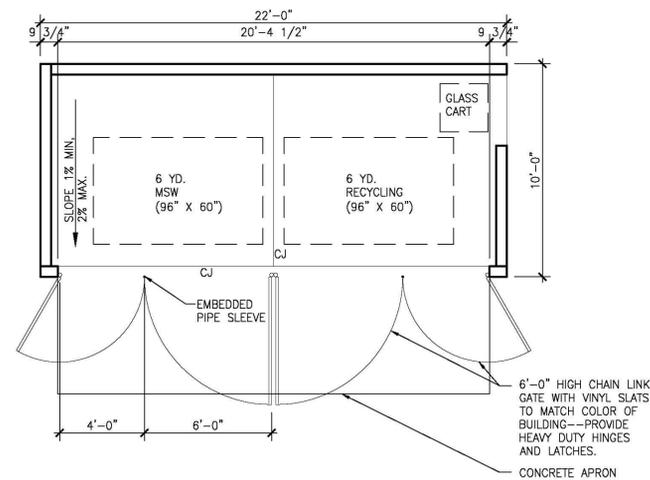
6 HANDICAP PARKING EMBLEM AND SIGN
A0.2 NOT TO SCALE 02580-04



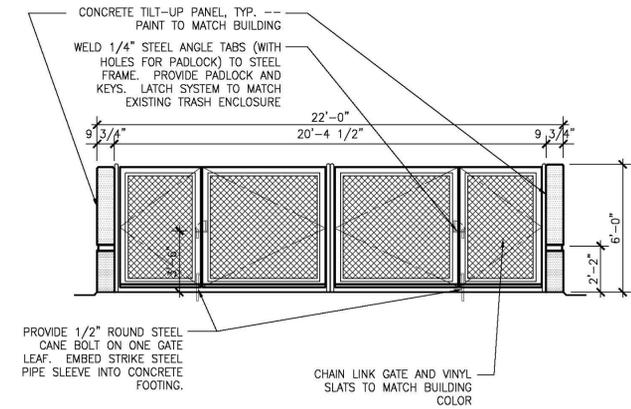
7 DOUBLE LOADING HANDICAP PARKING STALL
A0.2 1/4" = 1'-0" 02580-03



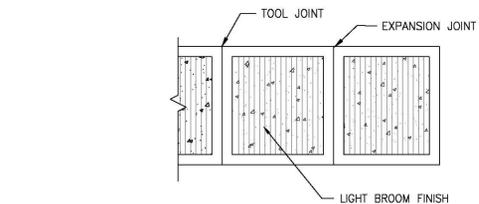
8 ADA DETECTABLE CROSSWALK
A0.2 SCALE: N.T.S. 02550-01



10 TRASH ENCLOSURE PLAN
A0.2 NOT TO SCALE



11 TRASH ENCLOSURE ELEVATION
A0.2 NOT TO SCALE



NOTE: ALL TOOLED JOINTS SHALL BE FINISHED WITH A 2" SMOOTH FINISH (SHINER'S EDGE). ALL SIDEWALKS SHALL HAVE A TYPICAL LIGHT BROOM FINISH UNLESS OTHERWISE NOTED.

12 CONCRETE SIDEWALK FINISH DETAIL
A0.2 NOT TO SCALE

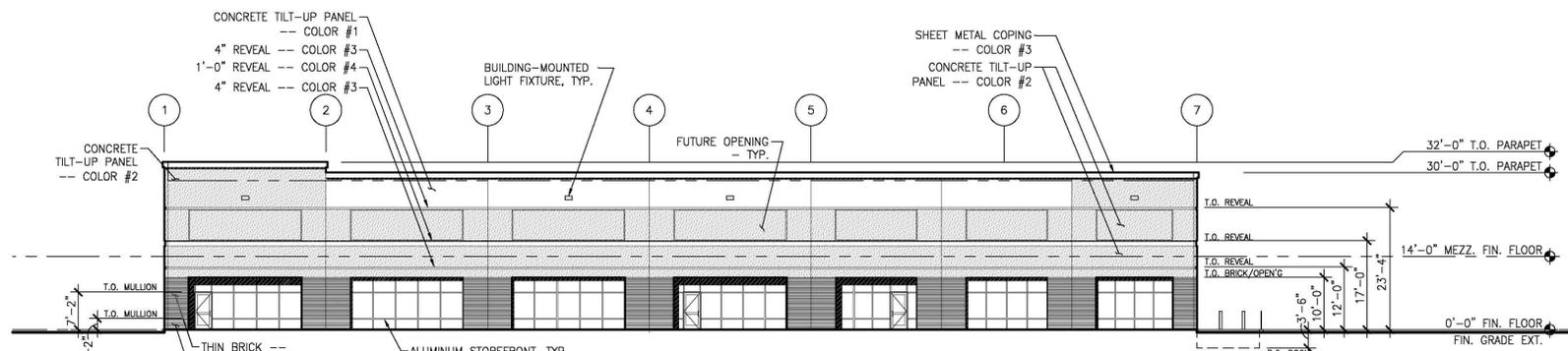
9 NOT USED
A0.2

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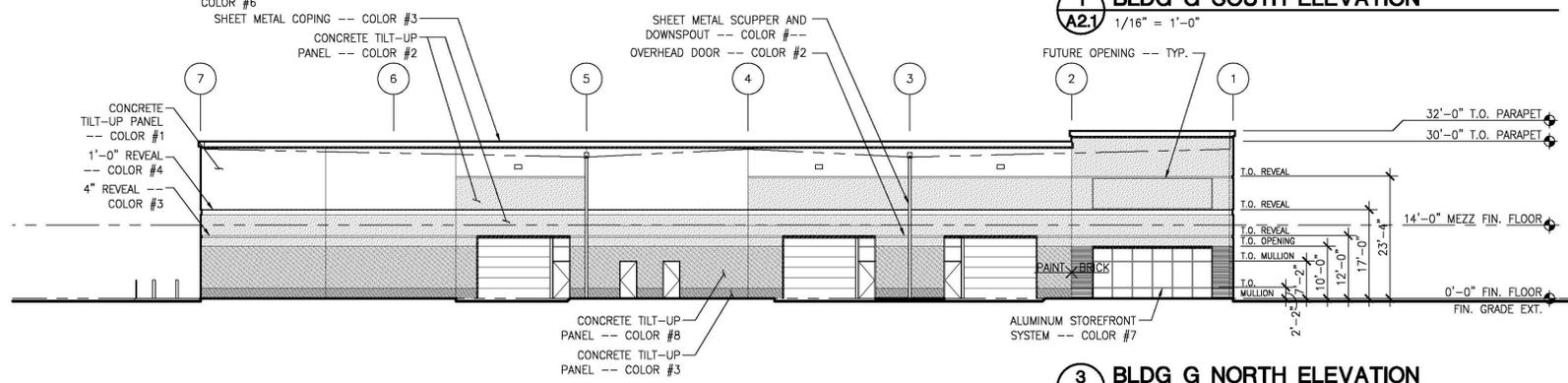


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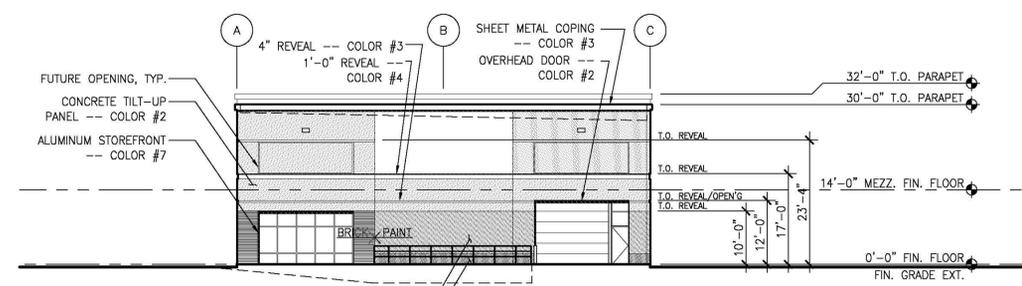
SITE DETAILS
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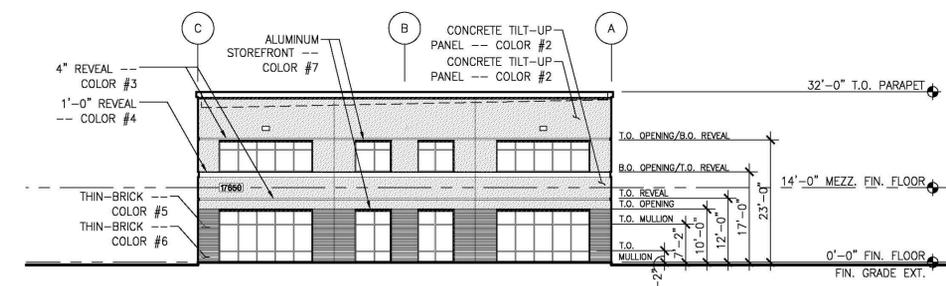
1 BLDG G SOUTH ELEVATION
A2.1 1/16" = 1'-0"



3 BLDG G NORTH ELEVATION
A2.1 1/16" = 1'-0"

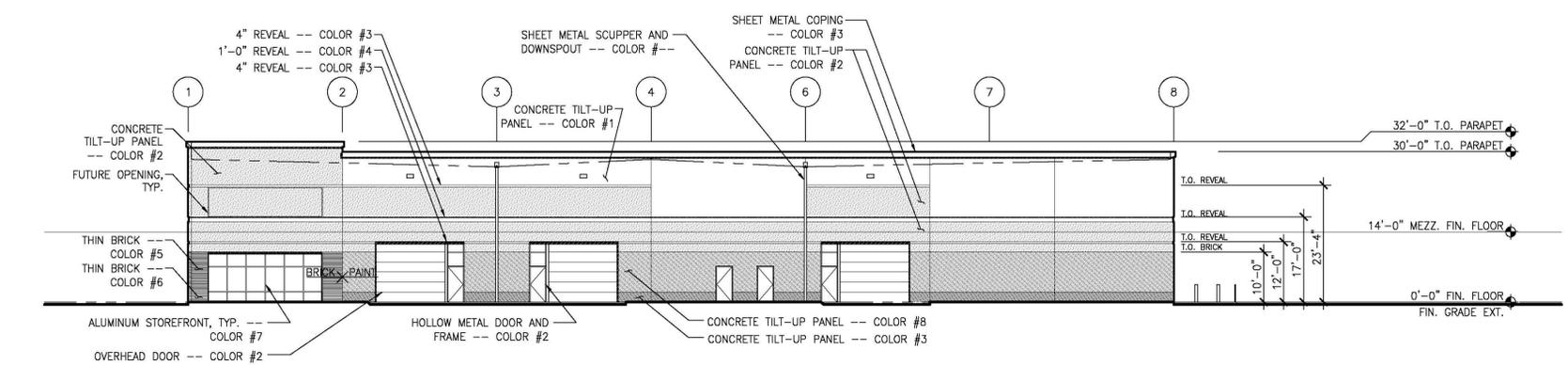


2 BLDG G EAST ELEVATION
A2.1 1/16" = 1'-0"

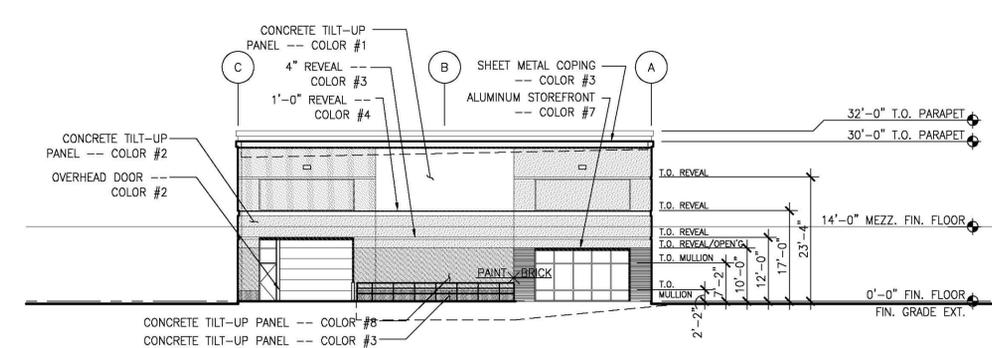


4 BLDG G WEST ELEVATION
A2.1 1/16" = 1'-0"

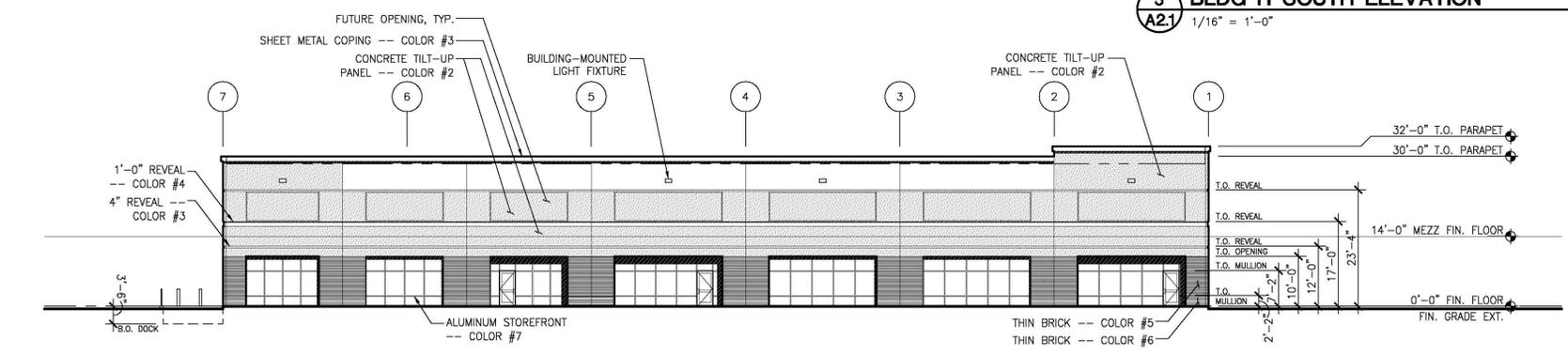
COLOR SCHEDULE		
NUMBER	COLOR NAME	PRODUCT NUMBER
1	ALECON LACE	8751W
2	CORNICO BEIGE	8753M
3	CORDWOOD	8756N
4	HEARTWOOD	8366N
5	INCA - MISSION	---
6	MAUNA LOA - MISSION	---
7	DARK BRONZE - ANODIZED	---
8	SPICENUT	8755A



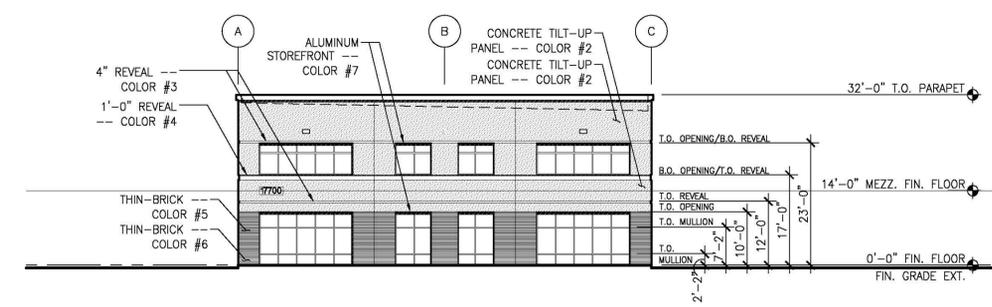
5 BLDG H SOUTH ELEVATION
A2.1 1/16" = 1'-0"



6 BLDG H EAST ELEVATION
A2.1 1/16" = 1'-0"



7 BLDG H NORTH ELEVATION
A2.1 1/16" = 1'-0"



8 BLDG H WEST ELEVATION
A2.1 1/16" = 1'-0"

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BLDG G & H
EXTERIOR ELEVATIONS
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Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 600, 700

Site Address: 17500 sw 65th ave

City, State, Zip: tualatin, or 97035

Nearest Cross Street: rosewood st.

3. Owner Information

Name: Mike Berrey

Company: Berrey Properties

Address: 6305 SW Rosewood st., Suite D

City, State, Zip: Lake Oswego, OR 97035

Phone/Fax: (503) 697-3310

E-Mail: mikeberrey@berreyproperties.com

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
 Lot Line Adjustment Minor Land Partition
 Residential Condominium Commercial Condominium
 Residential Subdivision Commercial Subdivision
 Single Lot Commercial Multi Lot Commercial
 Other _____

5. Applicant Information

Name: Sander Kohler

Company: CIDA, Inc.

Address: 15895 SW 72nd Ave, Suite 200

City, State, Zip: Portland, Oregon, 97224

Phone/Fax: (503) 226-1670

E-Mail: sanderk@cidainc.com

6. Will the project involve any off-site work? Yes No Unknown

Location and description of off-site work Street and sidewalk improvements.

7. Additional comments or information that may be needed to understand your project _____

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

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

Print/Type Name Sander Kohler Print/Type Title _____

ONLINE SUBMITTAL

Date 2/10/2015

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Chuck Marshall Date 2/11/15

MEMORANDUM

DATE: February 26, 2015
TO: Clean Water Services
BY: Craig Harris, PE
SUBJECT: Stormwater Management Memo
PROJECT: Meridian Business Park - Hale North, Tualatin OR
PROJECT NO.: A15036.11

This memorandum is to outline the stormwater management process utilized for the Meridian Business Park - Hale North project located in Tualatin, Oregon.

The site is located at the corner of 65th Avenue and Rosewood Street in Tualatin, Oregon. The project will include the construction of two separate new buildings as well as a water quality / water quantity facilities. The existing site consists of mostly cleared area with scattered trees. The proposed buildings will each cover 15,900sf for a total of approximately 31,800sf. The new impervious paving will cover 42,421sf. The total proposed impervious area for the site is 74,221sf. The total site area is 93,802sf. Water quality has been designed to CWS requirements and quantity to City of Lake Oswego requirements due to the project being with in the CWS jurisdiction but the runoff flowing to the City's jurisdiction.

The stormwater quality will be accomplished by the installation of a new 72" storm water quality manhole. Contech builds the device specified for this project. The water quality treatment capacity for this device was accomplished using 0.36in over a 4-hour period over the post-development impervious area.

Storm water runoff will be detained in an underground chamber system underneath the northern portion of the parking lot. From the detention system the water will be routed through a flow control manhole, then the water quality manhole and then piped into an existing stormwater system in SW Rosewood St. The stormwater will be released from the control manhole at a rate so the post construction 50-year, 24-hour design storm equals the release rate of the pre-development 10-year 24-hour storm.

Conveyance piping is sized to handle expected flows from the 25yr design storm as specified in CWS Design and Construction Standards Manual, June 2007 R&O 7-20.

cc: File



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

Sander Kohler
Architectural Intern
CIDA Inc.
15895 SW 72nd Ave.
Suite 200
Portland, Oregon 97224

Re: Meridian Business Park Property

Dear Sander;

Thank you, for sending me your site plans for this new development in Tualatin, off of 65th Avenue.

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.

The changes you made for the location & sizes of the enclosure, the opening of the gates, and the permanent opening on the side are very much appreciated. With the changes I do not foresee any problems for my company to be able to provide solid waste and recycling services to this site.

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

Sincerely,

A handwritten signature in blue ink that reads "Frank J. Lonergan".

Frank J. Lonergan
Operations Manager
Republic Services Inc.

CITY OF TUALATIN FACT SHEET

General

Proposed use: <u>B, F-1, S-1</u>			
Site area:	<u>103,957</u>	<u>2.31</u> acres	Building footprint:
Development area:	<u>103,957</u>	<u>2.31</u> acres	Paved area:
		<u>103,957</u> Sq. ft.	Development area coverage:
			<u>30,534</u> sq. ft.
			<u>53,378</u> sq. ft.
			<u>80</u> %

Parking

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) <u>Office @ 2.7/1000 GFA = 27.5</u> <u>Manuf. @ 1.6/1000 GFA = 16.3</u> <u>Warehouse @ 0.3/1000 GFA = 3.1</u> Total parking required: <u>47</u> spaces Handicapped accessible = <u>4</u> Van pool = <u>4</u> Compact = (max. 35% allowed) = <u>16</u> Loading berths = <u>2</u>	Spaces provided: Total parking provided: <u>101</u> spaces Standard = <u>67</u> Handicapped accessible = <u>5</u> Van pool = <u>4</u> Compact = <u>27</u> Loading berths = <u>2</u>
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Bicycles

Covered spaces required: <u>7</u>	Covered spaces provided: <u>12</u>
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Landscaping

Landscaping required: <u>20</u> % of dvpt. area <u>20,711</u> Square feet	Landscaping provided: <u>20</u> % of dvpt. area <u>20869</u> Square feet
Landscaped parking island area required: <u>2,525</u> sf	Landscaped parking island area provided: <u>4,633</u> sf

Trash and recycling facility

Minimum standard method: <u>91.4</u> square feet
Other method: _____ square feet

For commercial/industrial projects only

Total building area:	<u>30,534</u>	sq. ft.	2 nd floor:	<u>-</u>	sq. ft.
Main floor:	<u>30,534</u>	sq. ft.	3 rd floor:	<u>-</u>	sq. ft.
Mezzanine:	<u>-</u>	sq. ft.	4 th floor:	<u>-</u>	sq. ft.

For residential projects only

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

GENERAL INFORMATION	
Site Address:	17400 & 7500 SW 65th Ave., Tualatin
Assessor's Map and Tax Lot #:	21E18B00600 & 21E18B00700
Planning District:	ML - Industrial Business Park Overlay
Parcel Size:	1.3 Ac
Property Owner:	Mike Berney - Berney Properties
Applicant:	Sander Kohler
Proposed Use:	B, F-1, S-1,

ARCHITECTURAL REVIEW DETAILS	
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial	
Number of parking spaces:	101
Square footage of building(s):	30,534
Square footage of landscaping:	20,771
Square footage of paving:	53,378
Proposed density (for residential):	

<p>For City Personnel to complete:</p> <p>Staff contact person:</p>
--



January 28, 2015

RE: Meridian Business Park Proposed Development
17650 SW 65th Ave., Tualatin, Oregon

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

Dear Property Owner:

You are cordially invited to attend a meeting on 2/11/15 at 5:00pm and at 6305 SW Rosewood, Suite D, Tualatin. This meeting shall be held to discuss a proposed project located at 17650 SW 65th Ave., Tualatin.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

The Meridian Business Park property is located on currently undeveloped land on the corner of SW 65th Ave. and Rosewood St. The site is neighbored by a FedEx Shipping Center across Rosewood St. to the north and a mixed-used industrial/office building across 65th St. to the west. The Meridian Business Park, which houses a mix of industrial and business tenant spaces, neighbors the site to the east and south.

The proposed development is composed of two tilt-up concrete buildings which will house industrial and business tenant spaces. Both buildings will be one-story tall and utilize similar color and material finishes as the surrounding development, with glass storefront windows along the street frontage.

If you have questions or comments and are unable to attend, please email me at the address below.

Thank you, on behalf of Berrey Properties

A handwritten signature in black ink, appearing to read "Tara W. Lund".

Tara W. Lund, LEED AP BD+C
Principal Architect
503.226.1670
taral@cidainc.com

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
LANDSCAPE

c: Mike Berrey, Berrey Properties
City of Tualatin
Tualatin Citizen Involvement Organizations contacts
File

NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

NOTICE

**NEIGHBORHOOD /
DEVELOPER MEETING**

__/__/2010 __:__.m.

__ SW _____

503-__-__

24" 18"

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

17650 SW 65th Ave. Meridian Business Park project, I

hereby certify that on this day, 2 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: Sander Kohler
 (PLEASE PRINT)

Applicant's Signature: *Sander Kohler*

Date: 1/20/15

**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

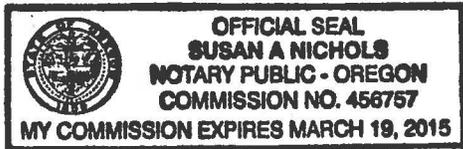
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Sander Kohler, being first duly sworn, depose and say:

That on the 28 day of January, 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.


Signature

SUBSCRIBED AND SWORN to before me this 28 day of January, 2015.



Susan A. Nichols
Notary Public for Oregon
My commission expires: March 19, 2015

RE: 17650 SW 65th Ave. Meridian Business Park



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

Meeting Minutes

Date: 2.11.2015, 5 pm.
Subject: Neighborhood Meeting
Project Title: Meridian Buildings G & H
Project No: 140236.01
By: Sander Kohler

The meeting was begun. All parties present were already informed as to the general nature of the project, and no neighboring land owners attended. General timelines for the project were discussed but no concerns or questions were raised.

The meeting was adjourned.

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
LANDSCAPE

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, recipients are asked to please provide written response within five days of receipt.

**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

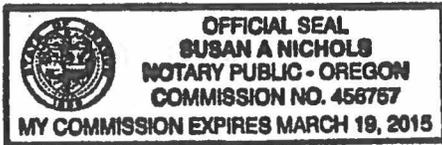
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Signature

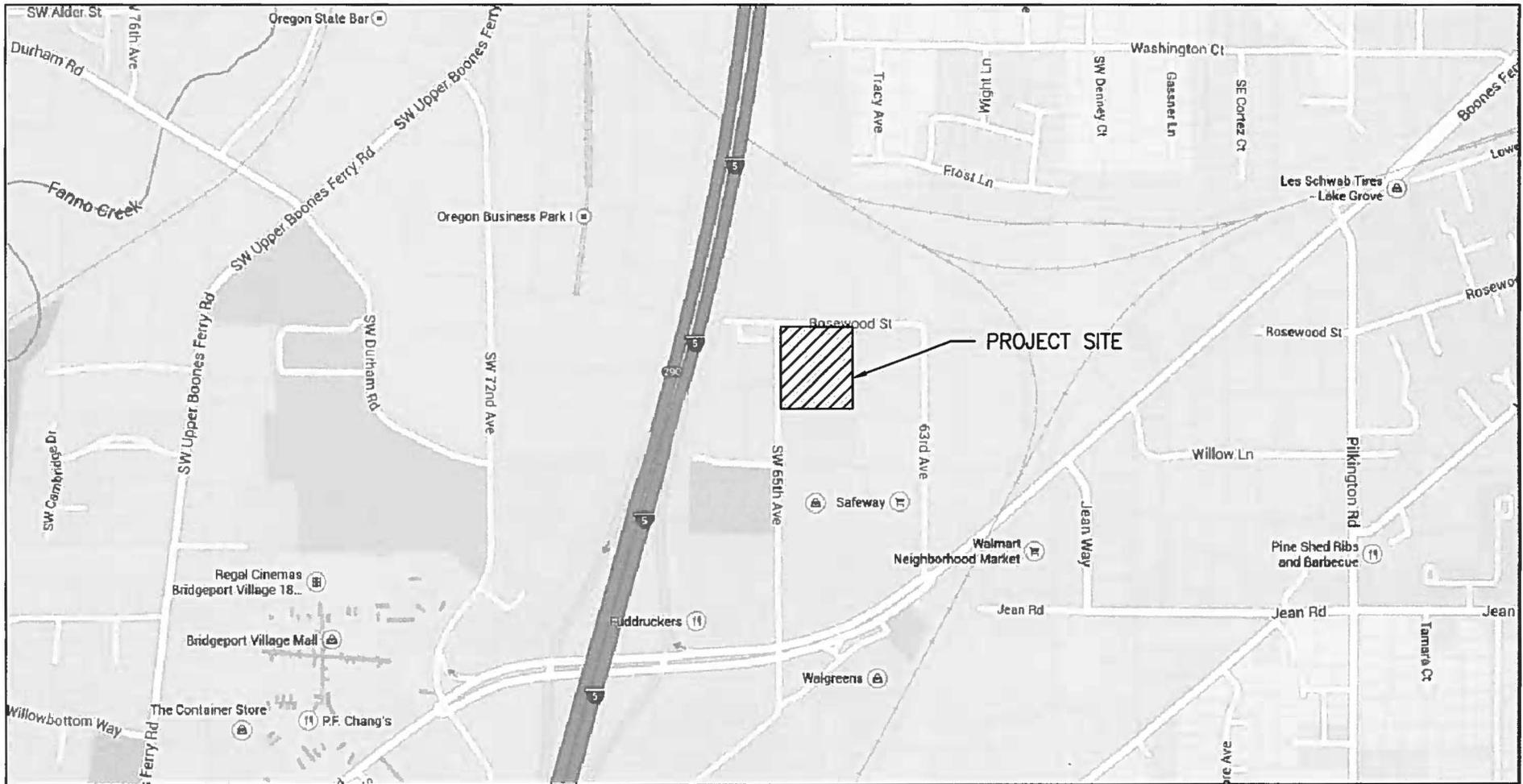
SUBSCRIBED AND SWORN to before me this 28 day of January, 2015.



Susan A. Nichols

Notary Public for Oregon
My commission expires: March 19, 2015

RE: 17650 SW 65th Ave. Meridian Business Park



**MERIDIAN BUILDINGS G & H
TUALATIN OREGON**

15895 SW 72ND AVE SUITE 200
 PORTLAND, OREGON 97224
 TEL: 503.226.1285
 FAX: 503.226.1670