

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S127AC00300, 2S127AC00600, 2S127DB00200, 2S127DB00300, 2S127DB00400
 Site Address: _____
 City, State, Zip: Tualatin, Oregon, 97062
 Nearest Cross Street: Itel and SW 115th

3. Owner Information

Name: _____
 Company: PacTrust
 Address: _____
 City, State, Zip: _____
 Phone/Fax: _____
 E-Mail: _____

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 _____
Architectural Review for new industrial buildings

5. Applicant Information

Name: Mark Person
 Company: Mackenzie
 Address: 1515 SE Water Avenue, Suite 100
 City, State, Zip: Portland, Oregon 97214
 Phone/Fax: 503-224-9560
 E-Mail: mperson@mcknze.com

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

Location and description of off-site work _____

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

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 Mark Person Print/Type Title Planner

ONLINE SUBMITTAL

Date 1/8/2015

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 Laurie Harris Koch Corporate Center
 Koch Corporate Center No. 2 Date 01/12/15

Client

PacTrust

A PACITRUST PROPERTY

Project

Koch Corporate
Center

LOTS 1,2, AND 3

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OR REPRODUCED IN ANY MANNER,
WITHOUT PRIOR WRITTEN PERMISSION

REVISIONS:

NO.	REVISIONS	REVISION DATE

SHEET TITLE:
SITE PLAN

DRAWN BY:

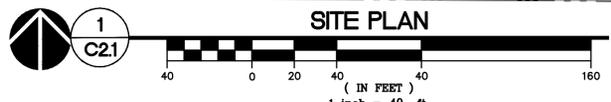
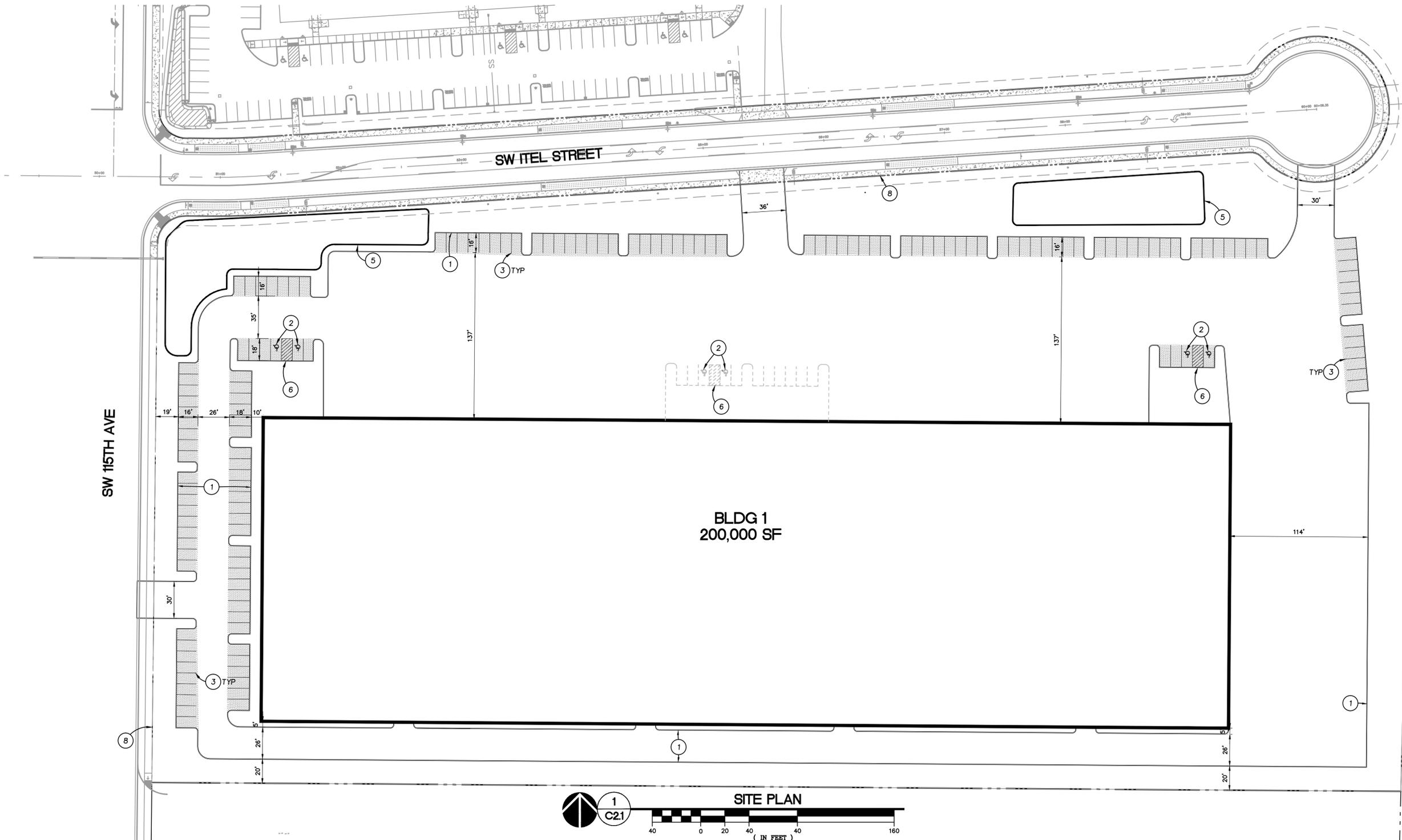
CHECKED BY:

SHEET:

C2.1

JOB NO. **2140561.00**

PRELIMINARY



KEYNOTES

1. VERTICAL CURB, SEE DETAIL
2. ADA COMPLIANT PARKING STALL, SEE DETAIL
3. 4" WHITE PARKING STRIPE (2 COATS OF PAINT)
4. CONCRETE SIDEWALK
5. STORMWATER POND
6. ADA COMPLIANT CURB RAMP

SITE DATA

LOT	BUILDING XXXXX	515,315 SF (11.83 AC)
TOTAL IMPERVIOUS AREA	x SF (x AC, x%)	
BUILDING FOOTPRINT	200,000 SF (4.59 AC, x%)	
DRIVE AISLE/PARKING/SIDEWALK AREA	x SF (x AC, x%)	
PARKING LOT AREA	x SF (x AC, x%)	
PARKING LANDSCAPE AREA	x SF (x AC, x%)	
LANDSCAPE AREA	x SF (x AC, x%)	

PARKING PROVIDED

BUILDING XXXX	PROPOSED HANDICAP	6 SPACES
PROPOSED STANDARD	154 SPACES (x VAN/CAR POOL SPACES)	
PROPOSED COMPACT	x SPACES (0%)	
TOTAL PARKING PROVIDED	160 (1.25/1,000 SF)	
BICYCLE PARKING	x SPACES (x COVERED IN BUILDING)	

SITE LEGEND

- PROJECT DISTURBANCE AREA, LIMITS OF WORK
- PROPERTY LINE
- EASEMENT
- VERTICAL CURB PER DETAIL 1/C8.1
- 6" EXTRUDED CURB
- FIRE LANE STRIPED CURB, COORD. W/ FIRE MARSHAL
- SITE FENCE PER SPEC.
- CATCH BASIN
- FIRE HYDRANT
- WATER METER
- DDCV
- FDC
- PROPOSED RETAINING WALL (LOCATION SHOWN REPRESENTS FACE OF BOTTOM ROW OF WALL)
- 10S NUMBER OF STANDARD STALLS IN PARKING BAY
- 2HC NUMBER OF H.C. STALLS IN PARKING BAY
- LID BASIN
- LINER

PAVEMENT SECTIONS

- CAR PARKING AREA = x SF (x AC)
CAR PARKING AREA 2.5" AC
(2 LIFTS) OVER 6" CRUSHED ROCK
- HEAVY DUTY AREA = x SF (x AC)
HEAVY DUTY AREA 4" AC
(2 LIFTS) OVER 11" CRUSHED ROCK
- CONCRETE PAVING AREA = x SF (x AC)
REFER TO SIDEWALK DETAIL 2/C8.2

FOR REFERENCE ONLY. REFER TO
GEOTECHNICAL REPORT PREPARED BY
GEODESIGN FOR MINIMUM REQUIREMENTS.

CURB NOTE
ALL ON-SITE CURB RADII ARE 2.5' UNLESS
OTHERWISE NOTED ON THE PLANS

KEYNOTES

1. VERTICAL CURB, SEE DETAIL
2. ADA COMPLIANT PARKING STALL, SEE DETAIL
3. 4" WHITE PARKING STRIPE (2 COATS OF PAINT)
4. CONCRETE SIDEWALK
5. ADA COMPLIANT CURB RAMP

SITE DATA

BUILDING 5	
LOT 5	171,460 SF (3.94 AC)
TOTAL IMPERVIOUS AREA	x SF (3.05 AC, 83.2%)
BUILDING FOOTPRINT	60,000 SF (1.29 AC, 35.3%)
DRIVE AISLE/PARKING/SIDEWALK AREA	x SF (1.76 AC, 48.0%)
PARKING LOT AREA	x SF (0.83 AC, 22.6%)
PARKING LANDSCAPE AREA	x SF (0.15 AC)
LANDSCAPE AREA	x SF (0.61 AC, 16.8%)

BUILDING 8	
LOT 8	184,519 SF (4.24 AC)
TOTAL IMPERVIOUS AREA	x SF (X AC, X%)
BUILDING FOOTPRINT	46,875 SF (X AC, X%)
DRIVE AISLE/PARKING/SIDEWALK AREA	x SF (X AC, X%)
PARKING LOT AREA	x SF (X AC, X%)
PARKING LANDSCAPE AREA	x SF (X AC)
LANDSCAPE AREA	x SF (X AC, X%)

PARKING PROVIDED

BUILDING 5	
PROPOSED HANDICAP	6 SPACES
PROPOSED STANDARD	97 SPACES (5 VAN/CAR POOL SPACES)
PROPOSED COMPACT	0 SPACES (0%)
TOTAL PARKING PROVIDED	103 (2.1/1,000 SF)
BICYCLE PARKING	6 SPACES (6 COVERED IN BUILDING)

BUILDING 8	
PROPOSED HANDICAP	6 SPACES
PROPOSED STANDARD	121 SPACES (5 VAN/CAR POOL SPACES)
PROPOSED COMPACT	0 SPACES (0%)
TOTAL PARKING PROVIDED	127 (2.8/1,000 SF)
BICYCLE PARKING	6 SPACES (6 COVERED IN BUILDING)

PAVEMENT SECTIONS

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CAR PARKING AREA 2.5" AC
(2 LIFTS) OVER 6" CRUSHED ROCK
- HEAVY DUTY AREA = X SF (X AC)
HEAVY DUTY AREA 4" AC
(2 LIFTS) OVER 11" CRUSHED ROCK
- CONCRETE PAVING AREA = X SF (X AC)
REFER TO SIDEWALK DETAIL 2/CB.2

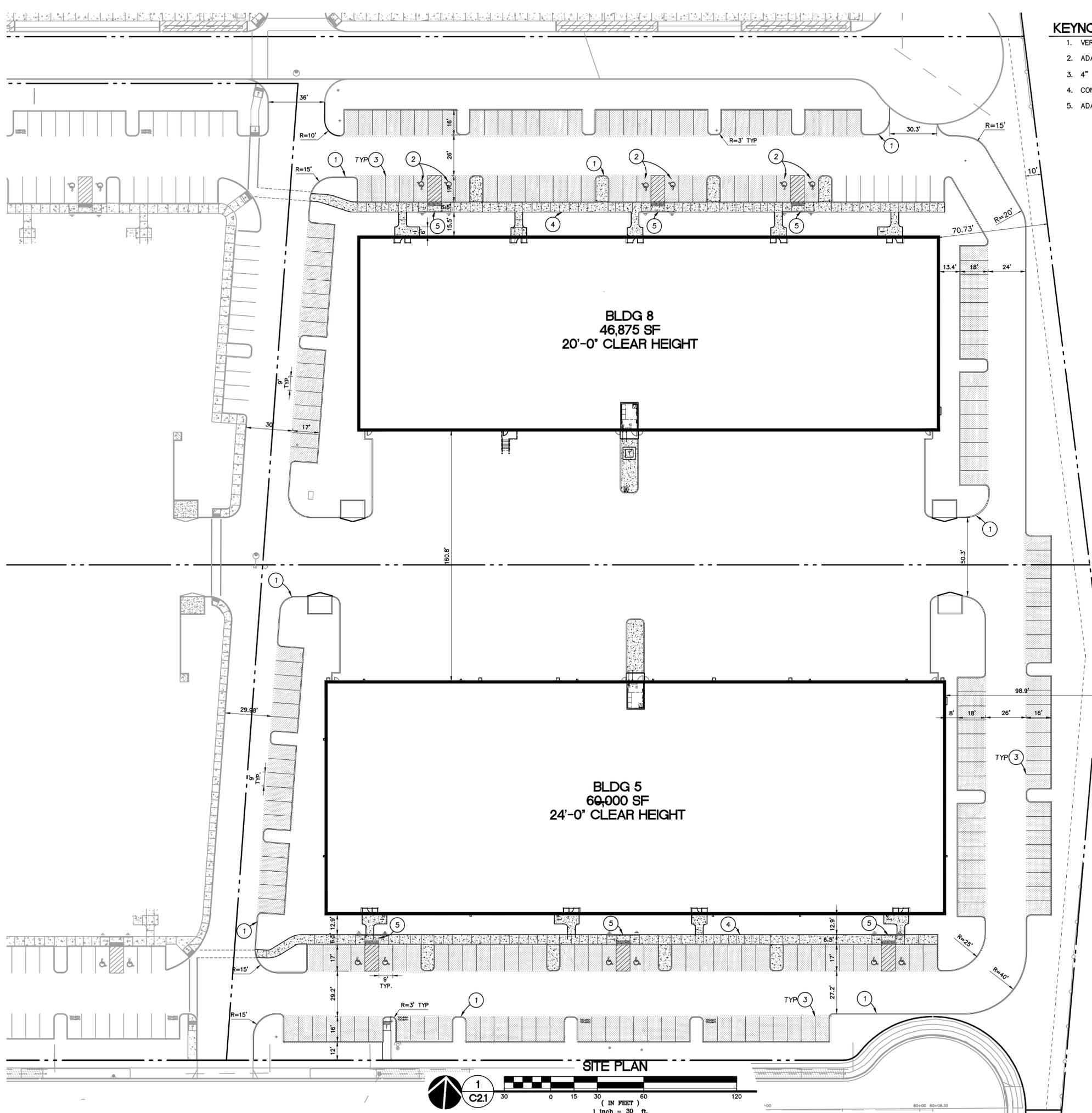
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SITE PLAN

