



# City of Tualatin

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March 1, 2016

Rory Antis  
Silco Commercial Construction  
8316 N Lombard #451  
Portland, OR 97203

RE: FINAL DECISION FOR AR-15-0027 RUTH T LLC BUILDING #6, 12171 & 12225 SW HERMAN RD (TAX LOTS 2S122C000602 & 000606)

Dear Mr. Antis,

The 14-day period for requesting a review of the Architectural Review Decision for Ruth T LLC Building #6 expired at 5:00 pm, February 23, 2016. As no requests for review were filed, the Architectural Review Decision dated February 9, 2016 becomes a final decision.

**AR-15-0027 is approved with the following Architectural Review conditions:**

- AR-1 Revise C2 and other relevant plan sheets to show a setback of 10 feet along the Herman Road frontage. 61.060(5)
- AR-2 Revise plans to delete the word “future” from the Elevation notes, and update the full set of plans to reflect the installation of all windows during the building’s construction. 73.160(3)(a) - (b)
- AR-3 Revise lighting plan to illuminate the main entrance. 73.160(3)(c)
- AR-4 Revise plans to provide opaque screening matching or exceeding the height of any rooftop mechanical or electrical equipment. 73.160(4)(a)
- AR-5 Revise plans to specify trash enclosure gates constructed of more densely applied opaque elements to achieve a greater sight obscuring effect. 73.227(6)(b)(iii)
- AR-6 Revise site plan to define site access from the public street with a 5 foot wide landscaped area 30 feet in length along the western side of the Herman Road entrance drive. 73.360(6)
- AR-7 Revise plans to specify full-cut off or fully-shielded wall lights. 73.380(6)

AR-8 Prior to Certificate of Occupancy, present deeds, easements, leases or contracts establishing to the satisfaction of the City Attorney joint use of access with parcels to the west. 73.400(2)

AR-9 The applicant shall comply with the incorporated Public Facilities Recommendation (PFR) from the Engineering Division.

AR-10 The applicant shall comply with the Tualatin Valley Fire & Rescue conditions of approval (dated December 2, 2015 and included here in Attachment 104) prior to issuance of building permit or prior to Temporary Certificate of Occupancy as appropriate.

**The following are the Public Facilities requirements for AR 15-0027, Ruth T LLC Building #6:**

**PRIOR TO ISSUANCE OF PUBLIC WORKS AND WATER QUALITY PERMITS:**

- PFR - 1 Submit final sanitary sewer plans that show location of the lines, grade, materials, and other details.
- PFR - 2 Submit final stormwater calculations that show adequate conveyance through existing public stormwater lines within SW Herman Road of stormwater by including greater detention up to retention of a 100-year storm. Calculate the 100 year pre-developed vs. 100 year post- developed storm to determine storage volume. The LIDA swales can be used for the detention storage.
- PFR - 3 Submit final stormwater plans.
- PFR - 4 Submit plans that meet the requirements of TVF&R.
- PFR - 5 Submit plans that show the west side of this site with dedication and improvements for SW Herman Road across the entire frontage to match the east side which consists of a curb-tight planter strip prior to a sidewalk.
- PFR - 6 Dedicate sufficient right-of-way on the west side of the site for SW Herman Road to construct a curb-tight planter strip and sidewalk matching the east side.
- PFR - 7 Submit plans that show root barriers for street trees that are within 10 feet of a public line or adjacent to a public sidewalk will need a 24-inch deep, 10-foot long root barrier centered on the tree trunk at the edge of the public easement or sidewalk.
- PFR - 8 Submit plans that show approved street trees selected for the new planter strip at the west side of the site for SW Herman Road.

PFR - 9 Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions and obtain an Amended Service Provider Letter as determined by Clean Water Services for any revisions to the proposed plans.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

PFR - 10 Obtain a Public Works Permit and Water Quality Permit.

PFR - 11 Complete all the public improvements, shown on submitted plans and corrected by conditions of approval, and have them accepted by the City or provide financial assurance.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

PFR - 12 Construct all public improvements shown on submitted plans and corrected by conditions of approval.

Sincerely,



Robin G Dehnert  
Temporary Associate Planner

Issued by:



Aquilla Hurd-Ravich  
Planning Manager

Is

Cc: Jeff Fuchs, PE, City Engineer  
Tony Doran, EIT, Engineering Associate  
File: AR-15-0027