

**WILSONVILLE CITY HALL
DEVELOPMENT REVIEWBOARD PANEL A**

MONDAY, JANUARY 13, 2014 - 6:30 P.M.

I. Call To Order:

II. Chairman's Remarks

III. Roll Call:

Mary Fierros Bower
Lenka Keith
Simon Springall

Ken Ruud
Jerry Greenfield
Council Liaison Susie Stevens

IV. Citizen's Input

V. City Council Liaison's Report

VI. Election Of 2014 Chair And Vice-Chair
Chair
Vice-Chair

VII. Consent Agenda:

A. Approval Of Minutes Of December 9, 2013 DRB Panel A Meeting

Documents: [December 9, 2013 Minutes.pdf](#)

VIII. Public Hearing:

A. Resolution No. 267

Jory Trail Parking Lot Addition and Modification: Otak, Inc - Representative for CRP Holland Brenchley Estates, LP - Applicant/Owner. The applicant is requesting approval of modifications to the approved Stage II final plan and Site Design Review plans for Jory Trail Apartments for 40 additional parking spaces and modification of 26 existing parking spaces to add carports. The subject site is located on Tax Lot 100 of Section 14A, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files: DB13-0044 - Stage II Final Plan modification
DB13-0045 - Site Design Review

Documents: [Jory Trail Packet 1.13.2014.pdf](#), [Jory Trail Exhibit B2.pdf](#)

B. Resolution No. 268

Boones Ferry Pointe - The Human Bean Drive-up Coffee Kiosk: SFA Design Group and CB Anderson Architects - Representatives for Wilsonville Devco LLC - Applicant/Owner. The applicant is requesting approval of a Stage II Final Plan revision, Site Design Review and Master Sign Plan revision and Sign Waiver for development of a new 450 square foot drive-thru coffee kiosk at the corner of 95th Avenue and Boones Ferry Road. The subject site is located on Tax Lot 302 of Section 2DB, T3S, R1W, Washington County, Oregon. Staff: Daniel Pauly

Case Files: DB13-0046 - Stage II Final Plan Revision
DB13-0047 - Site Design Review
DB13-0048 - Master Sign Plan Revision and Sign Waiver

IX Board Member Communications:

X Staff Communications

XI. Adjournment

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments.
- Qualified bilingual interpreters.
- To obtain such services, please call the Planning Assistant at 503 682-4960

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JANUARY 13, 2014

6:30 PM

VII. Consent Agenda:

- A. Approval of minutes from December 9, 2013 DRB
Panel A meeting**

**Wilsonville City Hall
29799 SW Town Center Loop E
Wilsonville, Oregon 97070**

**Development Review Board – Panel A
Minutes–December 9, 2013 6:30 PM**

I. Call to Order:

Chair Mary Fierros Bower called the Development Review Board (DRB)-Panel A meeting to order at 6:25 p.m.

II. Chairman’s Remarks:

The Conduct of Hearing and Statement of Public Notice were read into the record.

III. Roll Call:

Present for roll call were: Mary Fierros Bower, Lenka Keith, Ken Ruud, and Simon Springall. Jerry Greenfield and Council Liaison Susie Stevens were absent.

Staff present were: Blaise Edmonds, Mike Kohloff, and Steve Adams.

IV. Citizens’ Input: This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There was none.

V. City Council Liaison Report:

No report was given due to Councilor Stevens’ absence.

VI. Consent Agenda:

- A. Approval of minutes of September 9, 2013 DRB Panel A meeting

Ken Ruud moved to approve the September 9, 2013 DRB Panel A meeting minutes as presented. Simon Springall seconded the motion, which passed 3-0-1 with Lenka Keith abstaining.

VII. Public Hearing:

- A. **Resolution No. 266. Large Lot Tentative Subdivision Plat (Villebois Village Center No. 3): RCS-Villebois Development LLC – Owner.** The applicant is requesting approval of a nine (9) lot tentative subdivision plat in SAP-Central of Villebois. The subject property is Tax Lot 100 of Section 15AD, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files: DB13-0043 – Tentative Subdivision Plat

Chair Fierros Bower called the public hearing to order at 6:31 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Blaise Edmonds, Manager of Current Planning, announced that the criteria applicable to the application were stated on Page 1 of 21 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Mr. Edmonds presented the Staff report via PowerPoint with the following key comments:

- He corrected the date of the memorandum from Development Engineering Manager Steve Adams in Exhibit C1 on page 7 of 21 to read, “November ~~20~~ 22, 2013”, adding that the memorandum dated November 20 had been Mr. Adams’ original memorandum; the memorandum dated November 22 was his revised memorandum.
- Using an aerial map, he noted the location of the 24.88-acre subject project site, which was northeast of the newly completed Piazza and mixed-use building, and south of a Polygon residential project being constructed along with the streets on the peripheral edge. Lot No. 3 would be a future Hilltop or Montague Park, which would be developed as part of the Villebois Master Parks Plan.
 - The Applicant was proposing a nine lot subdivision. Key streets going through the project would be SW Orleans Lp, SW Villebois Dr, and SW Costa Circle West.
- He read the Applicant’s submittal stating, “The whole purpose for the large lot subdivision was to create lots for convenience and purposes intended for future land division site development. The configuration of the proposed lots and the design would be consistent with the SAP Central and Villebois Master Plan so that future development would be able to occur in the accordance to the plans and policies of Villebois Master Plan and the City of Wilsonville Development Code.”
 - He explained the Applicant did not intend to develop the large lots with actual development permits; the subdivision plat was intended strictly for the conveyance of large property to other prospective developers. Those developers would come back through the public hearing process for a Preliminary Development Plan (PDP) and Final Development Plan (FDP) to fine tune what would ultimately be put on the large lots. A substantial public hearing process would be held for any development of the lots.
- The City Engineer was requesting to acquire right-of-way for SW Orleans Lp, SW Villebois Dr, and SW Costa Circle West. There would be internal streets, as seen around the Piazza, that would be included in the development of the lots, but the Applicant wanted to have some latitude and flexibility with regard to the internal structure of those lots. The Applicant could provide further explanation, but he believed it was because the Villebois Village Plan was 10 to 12 years old and market conditions had changed.
 - No utilities would be extended and the actual construction of the streets would not occur at this time. The City was requesting right-of-way and the dedication of that right-of-way was shown in the half gray-toned areas on the slide.
- The conditions of approval were on pages 5 and 6 of 21. He noted Condition PD2 further emphasized that, “No development should occur on the proposed lots which would have a significant impact in use of the adjoining right-of-way and existing public facilities prior to recordation of the subsequent subdivision partition plats (See Finding 8).” He added that Mr. Adams had stated in his memorandum that “Per the Applicant’s statement, no public works construction would occur with this subdivision application.” He was sure the Applicant was working with potential investors to convey the property.
- He concluded that this part of Villebois was where the highest density of residential would occur, such as the Garden Apartments, Village Apartments, as well as more row houses; no single family would be included. The core area of Villebois was designed for the highest density and that would not change; it was just a matter of the placement and design of the units that would come in the subsequent PDP and FDP applications.

Chair Fierros Bower asked what was being proposed in the Piazza area.

Mr. Edmonds confirmed that Piazza had already been built; the opening ceremony was held a couple months prior. He encouraged the Board members to visit as it was a beautiful park with wonderful features.

Ken Ruud asked if Staff had any idea of what the impact this project would have on Wilsonville’s multi-family housing percentage once the area was built.

Mr. Edmonds replied this area was factored into the Master Plan about 10 years ago, and when the Villebois Master Plan was adopted, the Comprehensive Plan was also amended to embody that kind of density, so it had been on books for a long time. SAP Central was designed for 1,011 total units in the core area, which was designed to be the critical mass of density and then the lower density spread out in concentric rings outside the Village Center to the peripheral edges along Grahams Ferry Rd where larger lots would be located.

- He believed the current and previous Councils, the decision makers, understood that was the master plan for Villebois. He believed the issues of the additional increased multiple family residential was from what had been recently seen outside of Villebois, as there was a huge, unprecedented surge of apartment activity. A considerable amount of single-family construction has started, primarily with Polygon Residential, Lennar Homes, and Matrix. The potential for about 500 to 600 new single-family detached homes had been approved in the last two years in Villebois, which would bring that percentage down in terms of the balance of residential single-family and multiple-family, so it would not look so uneven in three years. However, there would be more apartments in the Villebois Village Central area, depending on the economic demand for multiple family housing. The current trend is single-family homes because interest rates are still low. If the interest rates go back up and people could no longer afford to buy homes, they would look for apartments to rent. This is the ebb and flow of residential marketplace in which developers find themselves in.

Mr. Ruud asked if there was a projection of where the City would end up once these lots were built.

Mr. Edmonds responded that Villebois was approved for more than 2,500 homes, which included includes apartments, town homes, condos and single family homes. He believed the current range is between 2,600 or 2,700 units. More density had been added over the years with smaller lots and smaller single-family houses. He reiterated that this core area alone had approximately 1,011 units.

Simon Springall believed Ravenna Lp was missing from the engineer's request for right-of-way, noting it could be seen on the top left and bottom center of the pictures displayed and asked why that street was not included.

Steve Adams, Engineering Development Manager, replied that in discussions with Nancy Kraushaar, Community Development Director, Staff decided to push for the three streets that were locked in on both sides: SW Costa Circle, SW Orleans Lp, and SW Villebois Dr, which were either constructed, being constructed, or had been previous DRB approval to those locations on either end; therefore, those streets could not move much. Ravenna Loop was not as locked in as those other streets. A Villebois Master Plan had showed a street coming through, however with the changes in Central, Staff believed that if the developers needed to shift it north or south, there was a long enough gap to make the connecting points. Staff did not feel Ravenna Lp needed to be locked into its location at this point. There were several other streets in the Villebois Master Plan that were not included, because Staff did not want to lock it in so tight that there was no opportunity for adjustment as the applications were submitted.

Mike Kohloff, City Attorney, referenced Condition PFA6, which addressed the dedicated right-of-way necessary for SW Villebois Dr North, stating it appeared from the diagram that dedication was needed on Lots 1, 4, 7, and part of Lot 8, which Mr. Adams confirmed. He asked if that had changed because it only stated Lots 1 and 2. He read the condition adding he assumed Mr. Adams was referring to Villebois Dr North.

Mr. Adams clarified that the dedication from Lots 8 and 7 had already been shown on the early application and that he should have written it to state Lots 1 and 4 because those were the two lots not shown at the time, but it would be for all four of those lots. In the original application that was submitted, the Applicant only showed a half-street dedication from Lots 7 and 8.

Mr. Kohloff asked whether all of it should be shown in the presentation.

Mr. Adams responded he did not include it because it was already shown, but he should have worded it differently because Lots 7 and 8 were already addressed. The dedication was still needed from Lots 1 and 4 as shown, however it should have stated that Lots 1, 4, 7, and 8. He agreed Mr. Kohloff was correct.

Mr. Kohloff confirmed SW Costa Circle was Lots 2 and 3 and SW Orleans Lp was Lots 3 and 4. He asked if there was an offset for each of those two streets, because it appeared from the drawing that Costa SW Circle was offset from the existing street or right-of-way to the north.

Mr. Adams confirmed there was a bit of an offset there. He explained that in Villebois, depending on the type of adjacent lot, whether a regional park, commercial, or residential, street widths varied based on where the sidewalk was located, on-street parking, etc. and the right-of-way would move in and out depending on what it bordered. That was why SW Orleans Loop narrowed by several feet adjacent to the future park on Lot 3; whereas prior to that, on-street parking was allowed adjacent to the residential area. Villebois' whole philosophy was to not allow on-street parking next to parks so people would have a nice visual background of the park as they drove by, not a bunch of parked cars. SW Costa Circle would be the same way; Lot 2 would be housing with on street parking so the street right-of-way would be a bit wider, but on the south side, next to Hilltop Park, there would be no parking. Villebois Dr would get wider as it approached Lot 4. Again, the Villebois Master Plan showed a slightly different street section adjacent to Lot 7 as opposed to where it crossed over to Lot 4. He had discussed his concerns with Pacific Community Design, and Staff chose to leave the streets as shown currently, with the agreement that the right-of-way widths would be adjusted more precisely, based on sidewalk widths, parking, etc. at the time of individual lot development.

- He confirmed these adjustments would be made when reviewing the PDPs as the different lots coming in for development would each have more specific requests for regarding right-of-ways, location, product type, etc.

Chair Fierros Bower called for the Applicant's presentation.

Rudy Kadlub, President, Costa Pacific Communities, and Developer, Villebois Village Center, 11422 SW Barber St, Wilsonville, OR 97070 said he did not have much to add to the presentation but wanted to clarify the application in the simplest terms.

- He explained that currently, the nine lots were just one lot, and in order to develop or sell any portion, he would have to create a subdivision; therefore they proposed dividing the one lot into nine parcels, one which would be a future park, so the eight parcels were in approximate locations for the types of zoning and development that might occur in the future.
 - For example, Lot 1 was mostly a row home area. Moving forward, Costa could develop it as row homes, or sell it to another builder who could come in with a PDP on that specific lot without having to delay to go through this current process. The Applicant wanted to be in a position to get the subdivision plat out of the way, so they were ready to move forward on any of the lots.

Chair Fierros Bower confirmed there was no questions for the Applicant and called for public testimony in favor, opposed and neutral to the application.

Les Modell, 11342 SW Barber St, Wilsonville, OR said that his residence was approximately a block and a half southwest of Piazza Park. He noted that while his card stated he was neutral to the proposition, he clarified was personally in favor of the proposal, but wanted to discuss the right-of-ways.

- He noted a pedestrian was hit on Barber St that week at the corner of SW Orleans and Barber St. Luckily, the 16-year old boy was not seriously injured. Speed was not a factor, but he believed the

visibility, cars, and the fact that SW Orleans Loop, which was part of the approval process, had heavy pedestrian traffic were factors in the accident. The two collectors in the area were Barber St and Costa Circle, which was also a part of tonight's approval process. He understood a speed study was completed, but he did not believe that was actually relevant to the accident.

- Villebois was a pedestrian-friendly neighborhood. Barber St was a major collector from the Costa roundabout to Grahams Ferry Rd and Costa is a minor collector in the section actually being discussed. Villebois Dr was currently a dead-end, but after approval, it would connect to Costa Circle and Boeckman Rd as a collector of some kind.
- He distributed some graphics, entered into the record as Exhibit D1, he created to better explain his point.
 - He noted the Street Plan, Figure 7 in the Master Plan showed Villebois Dr as a major collector between what would be a traffic circle, shown as a half circle at Costa Circle, and Boeckman Rd where Villebois Dr would apparently connect to a stub of a traffic circle on Boeckman Rd.
- His issue was that although the manual for Uniform Traffic Control Devices, which was part of Oregon Law under ORS 810.200 and OAR 734.020.0005, [The City is not sure if Mr. Modell had quoted the correct OAR for 734.020.0005] as amended December 21, 2011, stated when and where traffic signs, street markings, and road symbols could be used, it did state that four-way stops could not be used for speed purposes. However, there were a couple of places where multi-way stops were an option. He noted Subsection 2B.07 Multi-way Stops, Option 05, listed four criteria that might be considered in an engineering study. Criterion B stated, "The need to control vehicle-pedestrian conflicts near locations that generate high pedestrian volumes." Criterion D stated, "An intersection of two residential neighborhood collectors, thru streets of similar design and operating characteristics where a multi-way stop control would improve traffic operational characteristics of the neighborhood."
- He contended that the cost of the traffic through Barber St, which was totally uncontrolled from its beginning at Kinsman Rd to its end at Grahams Ferry Rd, was an attractive nuisance. During the daytime, it was not so bad, but there were a number of cars that speed through the area because it was a totally unregulated, unrestricted road. Once the subject large lot subdivision was developed and the 1,100+ homes were built, the pedestrian traffic would grow quite considerably, along with the traffic on Villebois Dr, Barber St, SW Orleans Lp, and Costa Circle.
- He recognized no engineering study could be done or traffic counters used because the roads did not lead anywhere or have any traffic; but since the Board was considering opening those roads up as part of this subdivision, he suggested including in the approval four-way stops and crosswalks at the following three Barber St intersections, at Costa Circle, Villebois Dr, and SW Orleans Lp.
 - He clarified there were already crosswalks at Villebois Dr across Barber St and a stop sign on Villebois Dr, but not on Barber St where he believed stop signs should be added. Stop signs should also be added at the intersections of Barber St at Costa Circle and SW Orleans Lp. These were not terribly expensive propositions and could be easily included at a relatively low upfront cost.

Mr. Springall understood that the application did not involve any direct change to Barber St.

Mr. Modell agreed it did not, but it would very specifically include the roads that crossed Barber St and the proposal would increase the volume on those cross-streets as a result of the development.

Mr. Springall did not believe making the recommendation that Mr. Modell was requesting was within the Board's jurisdiction. He asked what avenue Mr. Modell could use to make his recommendation.

Mr. Kohloff stated if the Board believed it was appropriate, the Board could make a recommendation as part of its decision that the City Engineering Department study the situation when the PDPs come forward

because that would be when pedestrian issues were involved. He understood the accident that occurred was in a crosswalk area at the intersection.

Mr. Modell interjected it was at an intersection but there was no crosswalk.

Mr. Kohloff continued that the person was traveling at about 7 miles per hour according to the police report, and he understood that the boy was on a bike, so it was more of an issue of not paying attention, but by who was uncertain. It was worth having the Engineering Department look at, but often there was concern about crosswalks creating a false feeling of security, so they had to be very careful. The crosswalk design was also a factor; a simple crosswalk that was painted would be much different than one with lights, which are very expensive. He agreed safety came first so Staff would look at it when the PDPs came forward and Engineering could take a more studied look along with the traffic consultants.

Mr. Modell asked if he was referring to the PDPs on the eight individual lots as they come up.

Mr. Kohloff responded that was correct, noting that at this time, there were no pedestrians and no one knew what or when anything would be built there, so there was a timing issue. The PDP would be the appropriate time to look because more would be known about the other configurations, such as where the internal roads would cross and intersect, etc. He explained that instead of a condition as part of the approval, the Board would make it a recommendation.

Lenka Keith asked whether that would be covered under Condition PFA3.

Mr. Modell noted Section 4.262 WC Road Improvements.

Mr. Kohloff clarified that basically stated that no traffic impact report was necessary at the tentative approval, but a traffic impact study would be required when the Applicant returned. He advised adding a recommendation under specific comments, and then making the recommendation part of the motion, because they would be adopted as conditions.

Chair Fierros Bower called for the Applicants rebuttal or response. Hearing none, she closed the public hearing at 7:10 pm.

Simon Springall moved to amend Resolution No. 266 as follows:

- **Amend Condition of Approval PFA6 to state, “Lots ~~1 and 2~~ 1, 4, 7 and 8.”**
- **Revise the date on Exhibit C1 to read, “November 20 22, 2013”**
- **Add new Exhibit D1 provided by Les Modell via public testimony**
- **Add a recommendation to the application that the City Engineering Department look at or study adding safe pedestrian crosswalks and four-way stop signs at SW Costa Circle, Villebois Dr, and SW Orleans Ave off of Barber St during the PDP process.**

Lenka Keith seconded the motion.

Mr. Springall said he wanted to clarify the wording of the recommendation. He agreed there should be some recommendation, but was not sure about specifically stating that there “must be” new crosswalks or stop signs at all three intersections. He wanted to clarify the Board was only recommending that it to be considered as it really needed to be a part of a traffic study Mr. Adams or his staff would address. He was also concerned that with the eight subdivisions coming in one by one, the traffic study would need to take a more realistic view as described by Mr. Modell.

Mr. Kohloff replied that generally if DKS was going to take a look at the intersections, they would look at the different PDPs that would be going in the area. He did not know how they would divide the lots, but the Master Plan showed row houses condos or specialty condos going in, so DKS would have to look at the whole thing.

Mr. Adams confirmed the City had an early application in for Lot 1 that Staff would be discussing this week and they would be also be talking with DKS about some traffic and street related issues as well. He noted that as a whole, as each lot came in, Staff would have DKS look at the impacts to the nearest intersections that would be affected by the last development. He and Ms. Kraushaar discuss the choices available; if they believe development on Lot 1 would impact Villebois Dr and Barber St, they would have DKS look at that particular intersection to account for the current traffic and estimate what the increased traffic would yield; the same would be done at SW Orleans Lp and Barber St. He added it was always a moving target as different phases come through with different developers. Villebois Dr. was scheduled to connect to Boeckman as early as next year or possibly 2015. He was unsure of the exact time because it was all developer driven, but he believed they had enough demand to make the lots develop. Staff always looked at each new application that came in to see what was happening and ensure that they had a good handle on the situation.

Mr. Kohloff clarified the question was when looking to develop Lot 1, Staff might have to consider what the developments might be on Lots 4 and 7 as that could effect when something might be needed as well; although the specifics might not be available, some general information could be used.

Mr. Adams replied Lot 1 would have specific information, depending on what was being proposed by the developer, and Staff would refer to the Villebois Master Plan to see what was anticipated for Lots 4, 5, 6, and 7. There had always been a range of between 15 and 20 or 30 and 35 different housing types that were anticipated within the different areas of Villebois that would also be taken into consideration by DKS when they did their traffic modeling of the area.

Mr. Kohloff understood Staff would have enough general information to make those projections even if only one lot was being developed at a time.

Mr. Blaise noted there was a motion and now, perhaps, a friendly amendment to the motion.

Mr. Kohloff replied there was a clarification made directing the City Engineers to study stop signs and crosswalks at those three areas at the time of the PDP applications.

Mr. Springall asked if a friendly amendment could be made to expand it to be a traffic study for the collectors and the major streets in the Villebois area because he was particularly concerned about the through traffic between the school and Grahams Ferry Rd on Barber St and then between wherever it was on the south and Boeckman Rd along Villebois Dr. These streets going through these residential areas would become major connections.

Mr. Kohloff stated some limits existed on what the Board could request under the Code. The Code discussed what the impacts would be at the intersections that would be mostly used, and that would determine the level of service, whether an F or D level, for instance. Mr. Adams indicated he was aware that other areas would be developed that would immediately impact the intersections, so he would scope it appropriately with DKS. The traffic studies should provide the general traffic on the major thoroughfare, so it would be more than what one or two lots would produce.

Mr. Adams responded that was correct. The Future Study Area, which was the old Living Enrichment Center, went through the Planning Commission and a fairly extensive traffic study was completed

because it was a major new phase being added to Villebois with more than 100 lots. No overall view had been done on the intersections in a number of years, so Staff went back and looked at seven major intersections, including Grahams Ferry Rd/Tooze Rd, Boeckman Rd/Tooze Rd, Barber Rd/Grahams Ferry Rd and Brown Rd/Wilsonville Rd, to see what the impacts would be from the Future Study Area development plus all the changes that had occurred in Villebois over the last several years. At the same time, Staff has had some early indication of additional development in Villebois North, which was the area adjacent to Tooze Rd, and if that came forward as an application Staff would review those major intersections again to see what was happening. City Staff kept a good handle on what was happening with the major intersections and would continue to watch them, but that they would most likely focus on the internal sections for this particular area. For infill lots like those being discussed, Staff would not go out as far as Boeckman Rd and Villebois Dr because information had been collected on those in the last three months. Staff would focus more on the internal intersections in the subject area.

Mr. Springall believed the concern was on the internal intersections; he was just noting that more traffic would be going through those streets as they became more connected.

Mr. Adams added that historically, as traffic becomes more dense, traffic slows down because with more cars on a street, people slow down because they did not feel as safe. In Villebois when construction slowed for a few years, some streets were built that had no homes on them, so east of Costa Circle, people tended to drive faster because there was no visual need to slow down.

Mr. Edmonds added the Villebois Master Plan identified SW Villebois Drive as a Woonerf, with the idea of the street being a shared road way for pedestrians, cars, and bicyclists. This was a different type of street than a public street.

Mr. Kadlub corrected the Woonerf was actually Monte Blanc Dr which would extend down toward the school. He reiterated that the concept in the Master Plan was to have the density higher in the middle and easing as it went to the edges. Not a lot of the infrastructure was in today, and obviously Barber St was a major piece of infrastructure and was one of the main, if not the only entry from the south and southwest part of Wilsonville. Currently, there were two ways to get out of Villebois with Barber St and Surrey St, but completed, there would be more than 14 different ways to get in and out of Villebois, so a lot of the traffic now concentrated on Barber Rd would be diffused. The concern would not be as great because a lot of the people would head north across the new Boeckman Rd Extension once Villebois Dr was built and Coffee Lake Dr would be another strong north-south connection as Barber St extended across the wetlands to Kinsman Rd and connected to Barber St near the WES line. He agreed a lot of people cut through on Barber St now, but even though the density would be increasing, the number of ways in and out of the community would also increase. He confirmed that DKS was involved with the entire traffic and engineering study of the Master Plan, so if done correctly, it would get better as the area developed.

Mr. Kohloff added that Villebois was a very walkable community, so it was important to have engineering look to ensure that the pedestrian crossings were safe ways to get to the parks, trails, etc. as the community builds out. Areas with longer runs between crosswalks along major streets, for example, might need to be broken up.

Mr. Kadlub agreed that should always be considered, adding he would support a crosswalk at SW Orleans Lp and Costa Circle with the precaution that they did not want it to be a false sense of safety either.

Mr. Kohloff believed it was appropriate that the Board make the recommendation so Staff could take a look at it and resolve some of the issues that were raised, which he liked from a liability point as well.

Chair Fierros Bower restated the motion and called for the vote.

The motion passed unanimously.

Simon Springall moved to approve Resolution No. 266 as amended. Ken Ruud seconded the motion, which passed unanimously.

Chair Fierros Bower read the rules of appeal into the record.

VIII. Board Member Concerns and Communications:

- A. Results of the September 23, 2013 DRB Panel B meeting
- B. Results of the October 28, 2013 DRB Panel B meeting

IX. Staff Communications

There was none.

X. Adjournment

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Paula Pinyerd, ABC Transcription for
Shelley White, Planning Administrative Assistant

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JANUARY 13, 2014

6:30 PM

VIII. Public Hearing:

A. Resolution No. 267. Jory Trail Parking Lot Addition and Modification: Otak, Inc – Representative for CRP Holland Brenchley Estates, LP – Applicant/Owner. The applicant is requesting approval of modifications to the approved Stage II final plan and Site Design Review plans for Jory Trail Apartments for 40 additional parking spaces and modification of 26 existing parking spaces to add carports. The subject site is located on Tax Lot 100 of Section 14A, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files: DB13-0044 – Stage II Final Plan modification
DB13-0045 – Site Design Review

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 267**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING MODIFICATIONS TO THE APPROVED STAGE II FINAL PLAN AND SITE DESIGN REVIEW PLANS FOR JORY TRAIL APARTMENTS FOR 40 ADDITIONAL PARKING SPACES AND MODIFICATION OF 26 EXISTING PARKING SPACES TO ADD CARPORTS. THE SUBJECT SITE IS LOCATED ON TAX LOT 100 OF SECTION 14A, T3S, R1W, CLACKAMAS COUNTY, OREGON. OTAK, INC – REPRESENTATIVE FOR CRP/HOLLAND BRENCHLEY ESTATES, LP – APPLICANT/OWNER.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated January 6, 2014, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on January 13, 2014, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated January 6, 2014, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB13-0044	Revised Stage II Final Plan
DB13-0045	Site Design Review

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 13th day of January, 2014 and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

Mary Fierros Bower Chair, Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

**EXHIBIT A1
STAFF REPORT**

**WILSONVILLE PLANNING DIVISION
DEVELOPMENT REVIEW BOARD PANEL 'A'
QUASI - JUDICIAL PUBLIC HEARING
*Revisions to Jory Trail at the Grove Multi-Family***

Public Hearing Date: January 13, 2014
Date of Report: January 6, 2014

Application Numbers: Request A: DB13-0044 Revised Stage II Final Plan
Request B: DB13-0045 Site Design Review

Property Owners: Holland Partner Group/Brenchley Estates Partners, L.P. and CRP & Holland Brenchley Estates II L.P.

Applicant: Holland Partner Group/Brenchley Estates Partners L.P.

REQUEST: Mr. Jerry Offer of OTAK Inc, acting as agent for the Applicant, requests an approval for modifications to the approved Stage II Final Plan and Site Design Review for the previously approved plans for the Jory Trail at the Grove project. No changes are proposed to the remainder of the previously approved master plan.

The Applicant proposes to add 13 parking spaces in five different locations throughout the existing parking areas. The Applicant also proposes to add an additional parking area in the southeastern corner of the site with 27 additional parking spaces. This area currently includes a private sidewalk connection to NW Parkway Avenue, lawn area and landscaping. Lastly, the Applicant proposes to add 24 carports over existing parking spaces to match carports that have already been approved and constructed throughout the project.

BACKGROUND:

On May 23, 2011, the Development Review Board approved Brenchley Estates (renamed Jory Trail at the Grove) which is a three (3) phase, Stage I Preliminary Plan (Master Plan) for Tax Lots 100 and 104 (Resolution No. 210). The approved master plan comprises of 356 residential units on Parcels 1 and 2 of the partition plat, divided among 14 apartment buildings (324 units), a community building/swimming pool in Phase I, and 30 detached single-family dwellings in Phase II. Approved was a significant amount of permanent, private open space within SROZ - designated lands, and other open space areas. Jory Trail construction has been completed and the 30 detached single-family dwellings are under construction by Polygon Homes. In November, 2013 nine new parking spaces were approved at Jory Trail at the Grove site under a Class II Administrative Review.

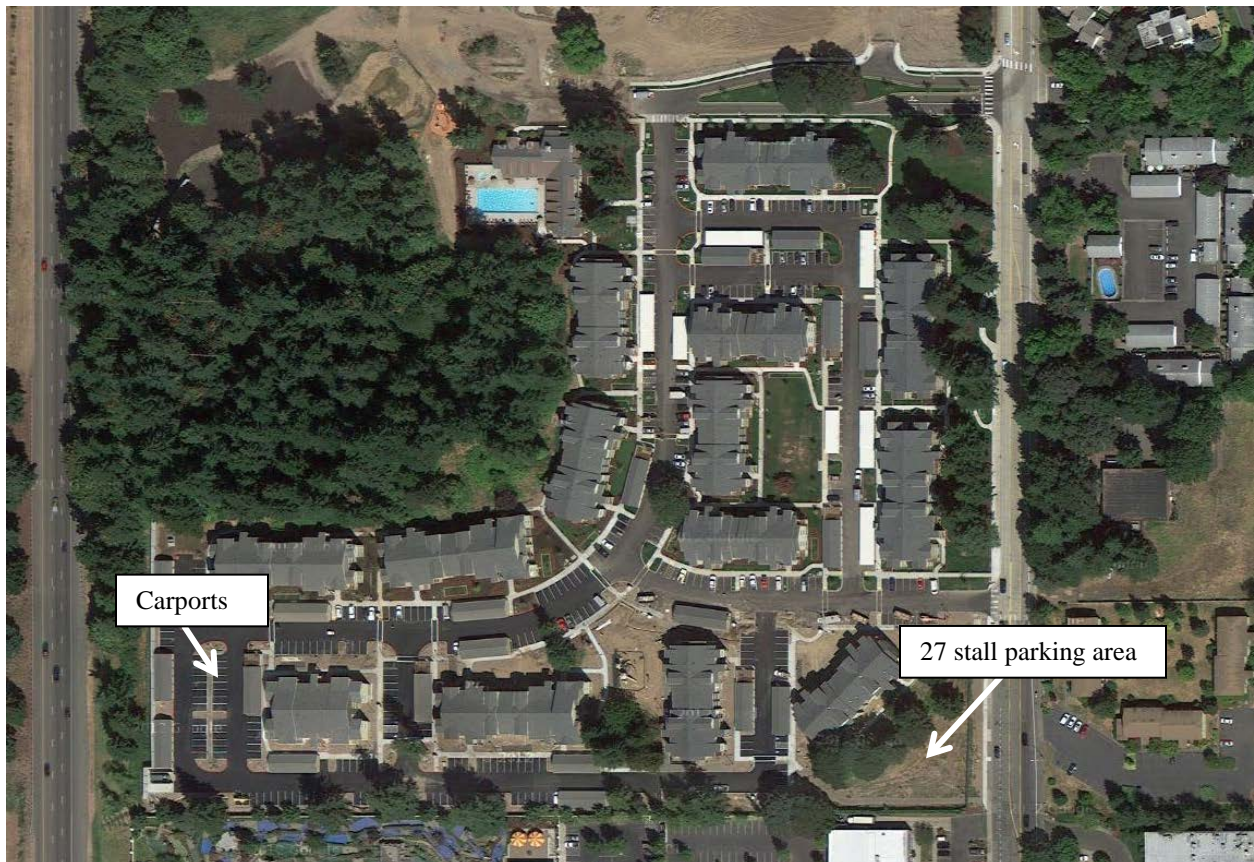
Comprehensive Plan Designation: Residential 6-7 du/ac.

Current Zone Map Designations: Planned Development Residential– 5 (PDR-5) and SROZ.

Staff Reviewers: Blaise Edmonds, Amanda Hoffman and Don Walters

Staff Recommendation: Approve the Revised Stage II Final Plan and Site Design Review with Conditions of Approval beginning on page 6.

Project Location: The subject site for the proposed parking expansion at Jory Trail at The Grove is located in Brenchely Estates - South which is directly north of the commercial area known as Town Center. The site for Jory Trail at the Grove Multi-Family comprises Tax Lot 100 in Section 14A; T3S R1W; Clackamas County; Wilsonville, Oregon.



APPLICABLE REVIEW CRITERIA:

Wilsonville Code Section(s)	Description
Sections 4.008-4.015	Application Process – Findings and Conditions
Section 4.100	Zoning - Purpose
Section 4.113 (as applicable)	Standards for Residential Development in Any Zone
Section 4.118 (as applicable)	Standards for All Planned Development Zones
Sections 4.124.5	Planned Development Residential (PDR-5) Zone
Section 4.140	Planned Development Regulations
Section 4.140.09	Stage II Final Plan
Section 4.155	Parking
Section 4.167	Access, Ingress and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176 (as applicable)	Landscaping, Screening and Buffering
Section 4.177 (as applicable)	Street Improvement Standards
Section 4.178	Sidewalk and Pathway Standards
Section 4.179	Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings
Section 4.199	Outdoor Lighting
Sections 4.300 – 4.320	Underground Utilities
Sections 4.400 through 4.450	Site Design Review

Other Planning Documents:
Approved Jory Trail at the Grove Apartments

PROJECT SUMMARY:

A detailed project introduction and compliance report in support of the application is provided by the applicant found in the Jory Trail Apartments Parking Revisions narrative - Exhibit B1. The Applicant's introduction adequately describes the project, the requested application components, and compliance findings regarding applicable review criteria. Except where necessary to examine issues identified in this report, staff has relied upon the Applicant's submittal documents and compliance findings, rather than repeat their contents again here. The application components are described briefly, below:

Request A – Revised Stage II Final Plan

Section 4.140.09(J)(1) Land Use: The location, design, size and residential uses of the revised project, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan.

The applicant proposes to add 13 parking spaces in five different locations throughout the existing parking areas. The applicant also proposes to add an additional parking area in the southeastern corner of the site with 27 additional parking spaces. This area currently includes a private sidewalk connection to NW Parkway Avenue, lawn area and landscaping. Lastly, the applicant proposes to add 24 carports over existing parking spaces to match carports that have already been approved and constructed throughout the project.

As demonstrated in findings A1 through A26, the revised Stage II Final Plan for the approved apartment complex meets all applicable requirements in Section 4.140.01 through .09 subject to compliance with proposed conditions of approval.

Request B – Site Design Review

The project design includes landscape and parking revisions, which are evaluated later in this report and meets Sections 4.400 through 4.421WC.

As demonstrated in findings B1 through B23, with conditions of approval referenced therein, the revised Site Design Plan can be approved subject to compliance with proposed conditions of approval.

DISCUSSION TOPICS

Parking: The owners and operators of the Jory Trail Apartments have found that tenants are in need of more parking spaces than currently are provided on the site, sometimes resulting in tenants parking their vehicles within parking lot drive aisles and a significant number of residents' vehicles being parked on Ash Meadows Road. The Applicant is proposing to provide a larger 27 stall parking area on the southeast portion of the property south of building six and 13 other spaces dispersed throughout the site. Four of the spaces are proposed near the intersection of the internal driveway and Parkway Ave. DKS-Scott Mansur has commented that the four parking spaces will be in conflict with the right-in, right-out access and should be removed. The Applicant has decided to keep these parking spaces as part of the proposal and move forward. Staff has made a condition to remove the four spaces on the north and south side of the driveway.

Lighting: The Applicant has indicated there are no proposals for lighting for the new parking area. If in the event that the applicant decides that lighting is necessary it will require a Class I Administrative Review for approval.

PROPOSED CONDITIONS OF APPROVAL FOR REQUESTS ‘A’ & ‘B’

The applications and supporting documents are hereby adopted for approval with the following conditions:

PD = Planning Division BD=Building Division	Request A: DB13-0044 Revised Stage II Final Plan Request B: DB13-0045 Site Design Review
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Request A: DB13-0044: Revised Stage II Final Plan

On the basis of findings A1 through A26, This action approves the Revised Stage II Final Plan submitted with this application, and stamped “Approved Planning Division” unless altered by a subsequent Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process.

PDA1. Prior conditions of approval under DB11-0006 et seq. DRB Resolution #210 are still in effect

PDA2. The Applicant/owner shall eliminate a total of four (4) proposed parking spaces near the intersection of the internal driveway and Parkway Avenue.

PDA3. The Applicant shall replace the removed mitigation trees that died from the proposed 27 stall parking area, as well as any other trees that are removed due to the construction of the parking areas with 2” caliper trees of similar variety.

Request B – DB13-0045: Site Design Review

On the basis of findings B1 through B23, this action approves the Site Design Plan submitted with this application and stamped “Approved Planning Division” unless altered by a subsequent Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process.

PDB1. Prior conditions of approval under DB11-0006 et seq. DRB Resolution #210 are still in effect

Building Division Comments:

BDB1. AERIAL ACCESS. No open parking spaces adjacent to buildings shall be changed into carports without insuring that such carports do not impede fire department aerial access to the building or buildings. This shall be confirmed with the fire marshal before the submittal for building permits.

BDB2. ADA. All carports that are required by code to include handicap accessible parking spaces shall include those spaces in the number and location required by code

MASTER EXHIBIT LIST

The following exhibits are hereby entered into the public record by the Development Review Board in consideration of the application as submitted:

A1. Staff Report, findings, recommendations and conditions.

A2. Email documentation from DKS regarding proposed parking spaces near internal driveway and Parkway Ave.

Applicant's Written and Graphic Materials:

B1. Land Use findings including; Code compliance/findings, introduction/project narrative, compliance reports to requests A and B, plan sheets.

B2. Drawings/Plan Sheets, B&W (*Full Size sheets Distributed Separately*):

Sheet Number Sheet title

L1.01: Landscape Plan

L1.02: Landscape Plan

Development Review Team

C1. Comments from Don Walters-Building Department

Public Testimony:

Letters (neither for nor Against): None submitted

Letters (In Favor): None submitted

Letters (Opposed): None submitted

FINDINGS OF FACT

1. Existing Site Conditions:

Proposed is a modification to the Stage II Final Plan for Brenchley Estates – South which comprises Tax Lot 100. The Applicant has provided a full project description in Exhibit B1. The subject property is currently zoned PDR-5.

Surrounding Development: The adjacent land uses are as follows:

Compass Direction	Existing Use(s)
North	Terrene Apartments
East	Ash Meadows condos
South	Town Center Commercial
West	Interstate-5

Natural Characteristics: Jory Trail at the Grove contains approximately 7.79 acres of forested open space designated in the Significant Resource Overlay Zone (SROZ) including a drainage-way. A significant number and variety of trees are scattered throughout the property.

Streets: The subject Jory Trail at the Grove Multi-Family site is surrounded by SW Ash Meadows to the North, SW Parkway Ave to the East and Interstate 5 to the West.

Previous Planning Applications Relevant to the Subject Property:

2. Ordinance No. 509 that revised Wilsonville's Development Code included a citywide change from PDR zone to a range of PDR -1 through PDR-7.

73RZ04: PDR Zone

81PC26: Stage II Final Plan – Addition of 21 units/spaces.

82DR04: Final Site Plan- 12 additional units

Ordinance No. 270 and Resolution 84PC01: Amendment to the Comprehensive Plan Map from Primary Open Space to Secondary Open Space to allow tree removal. Added - 8 mobile home sites.

DB11-0006 Stage I Preliminary Plan – Brenchley Estates - South

DB11-0007 Three Waivers – Parcel 1

DB11-0010 Stage II Final Plan – Parcel 1

DB11-0011 Site Design Review – Parcel 1

DB11-0009 Type 'C' Tree Plan – Parcel 1

DR11-0005 Tentative Partition Plat

SI11-0001 SROZ Map and SRIR – Parcel 1

3. The Applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

4. The statutory 120-day time limit applies to this application. The application was initially received on October 9, 2013. Staff conducted a completeness review within the statutorily allowed 30-day review period, and advised the Applicant by letter on October 23, 2013, of missing items. On December 12, 2013, the Applicant submitted additional materials intended to complete the application. On December 18, 2013 the application was deemed complete. The City must render a final decision for the request, including any appeals, by April 17, 2014.

CONCLUSIONARY FINDINGS

The Applicant's compliance findings to the applicable land development criteria and Comprehensive Plan goals, policies and implementation measures are found in Exhibit B1 and are hereby incorporated into this staff report as findings for approval.

<p>REQUEST A DB13-0044: REVISED STAGE II FINAL PLAN Jory Trail at the Grove Parking Addition</p>

The Applicant has provided compliance findings to the applicable criteria (See Exhibit B1). Staff concurs with these findings except where otherwise noted.

The relevant Stage II Final Plan review standards are the following:

ZONING, Sections 4.100-4.141

Subsection 4.140.09(J): A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the planned development regulations in Section 4.140.

Subsection 4.140.09(J) – Stage II Final Plan approval

Subsection 4.140.09(J)(1-3) stipulates the following criteria for Final Plan approval:

1. **The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.**
2. **That the location, design, size and uses are such that traffic generated by the development can be accommodated safely and without congestion in excess of level service "D" defined in the highway capacity manual published by the National Highway Research Board on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets.**
3. **That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.**

Additionally, Subsection 4.140.09(J)(1) states: The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.

Subsections 4.140.09(C-F): Stage II Final Plan

A1. The Applicant's submittal documents provide sufficient detail to satisfy the requirements of Section 4.140.09(C) & (D). These criteria are met.

Comprehensive Plan and Zoning: Planned Development Residential zone

A2. The subject property is zoned PDR-5. The Comprehensive Plan identifies the subject property as Residential 6-7 dwelling units per acre.

Subsection 4.113: Standards Applying to Residential Developments in any Zone:

Subsection 4.113 provides for the required open space in new residential developments. In addition, Implementation Measures 4.1.5.d, 4.1.5.j, and 4.1.5.k speak to the Comprehensive Plan's desire to create and conserve open space in the City for specified objectives.

Subsection 4.113.02(A) – Outdoor Recreational Area - Standards Applying To Residential Developments In Any Zone.

(.01) Outdoor Recreational Area in Residential Developments.

A. Purpose. The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:

- 1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.**
- 2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.**
- 3. In mixed-use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.**
- 4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:
 - a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;**
 - b. For eleven (11) through nineteen (19) units, 200 square feet per unit;**
 - c. For twenty (20) or more units, 300 square feet per unit.****
- 5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection.**

(02) Open Space Area shall be provided in the following manner:

A. In all residential subdivisions including subdivision portions of mixed use Development where (1) the majority of the developed square footage is to be in residential use or (2) the density of residential units is equal or greater than 3 units per acre, at least twenty-five percent (25%) of the area shall be in open space excluding streets...

Multi-family developments shall provide a minimum of 25% open space excluding streets...

- B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development...
 - C. The Development Review Board may specify the method of assuring the long term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.
- A3. Regarding the above criteria, the Stage II Final Plan for the approved Jory Trail at the Grove Multi-Family provided the requisite 'usable' open space necessary to satisfy the minimum acreage requirement for a project of this size. The proposed modification includes additional parking. The revised site plan will now provide for a total on-site outdoor recreation area of 99,351 square feet which will be 316 square feet per unit, this will well serve the outdoor recreation and open space needs of the project's residents and meet the code requirement for outdoor recreation and open space.
- A4. The Jory Trail at the Grove is maintained under one management so CC&R's and HOA are not applicable for this project.

Subsection 4.113(.07) – Fences

- A5. No fences are proposed with this application.

Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.

(.02) General Provisions:

- G. The nearest portion of a parking area may be separated from the use or containing structure it serves by a distance not exceeding one hundred (100) feet.
- A6. The proposed parking areas are located within one hundred (100) from the existing apartment building, thus this code criterion is satisfied.
- J. Parking spaces along the boundaries of a parking lot shall be provided with a sturdy bumper guard or curb at least six (6) inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening or sidewalks.
- A7. The submitted plans indicate that bumper guards will be provided along the southern boundary of the proposed parking area south of Building 6. This criterion is met.
- K. All areas used for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface, such as "grasscrete" in lightly-used areas, that is found by

the City Engineer to be suitable for the purpose. In all cases, suitable drainage, meeting standards set by the City Engineer, shall be provided.

A8. Asphalt/concrete surface is proposed for parking and drives. This code criterion is satisfied.

L. **Artificial lighting which may be provided shall be so limited or deflected as not to shine into adjoining structures or into the eyes of passers-by.**

A9. The City passed an outdoor lighting ordinance (Dark Sky), Ordinance #649, which implemented Section 4.199.50 into the Development Code. The Applicant has indicated to staff that additional lighting is not proposed with the proposed revised site improvements.

N. **Compact car spaces.**

A10. The applicant is not proposing any compact car spaces.

O. **Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planting areas adjacent to said curbs shall be increased to a minimum of seven (7) feet in depth. This standard shall apply to a double row of parking, the net effect of which shall be to create a planted area that is a minimum of seven (7) feet in depth.**

A11. The Revised Landscape Plan Sheet L1.01 shows the proposed planting areas are at least seven (7) feet in depth. This provision is therefore satisfied. In addition, consistent with Section 4.155(.02)J.

(.03) Minimum and Maximum Off-Street Parking Requirements:

A. **Parking and loading or delivery areas shall be designed with access and maneuvering area adequate to serve the functional needs of the site and shall:**

A12. Vehicle access to the site are at two locations along Ash Meadows Road and along SW Parkway Avenue. On-site circulation within the site was reviewed by the City's Traffic Consultant DKS & Associates with the original approval of the development. In reviewing the revised proposal, DKS & Associates is recommending that the total of four parking spaces proposed on the south and north of the access drive to Parkway Avenue be eliminated due to the narrow width of the driveway which makes it unsafe to backup. (See Exhibit A2) This shall be a condition of approval for the Applicant to eliminate the total of four (4) parking spaces near the intersection of the internal driveway and Parkway Avenue.

A13. Pedestrian access to the site will be taken from sidewalks and paths within Brenchley Estates and sidewalks at Ash Meadows Road and a public street connecting to SW Parkway Avenue meeting code.

B. **Parking and loading or delivery areas landscaping requirements**

A14. Parking Lot Landscaping as a Percentage: The site was previously approved that 10%

of the parking lot will be landscaped meeting code.

- A15. Parking Areas Visible from the Right-of-Way:** The proposed landscape treatment will provide adequate screening of the parking area along Parkway Ave.
- A16. Parking Areas Visible from Adjacent Properties:** The proposed parking areas would not be visible from the adjacent properties.
- A17. Landscape Tree Planting Areas:** The Applicant has provided a Landscape Plan L1.01 & L1.02 demonstrating that the proposed planting areas are a minimum of eight (8) feet in width. The code further requires that the Applicant provide one (1) tree per (6) parking spaces for parking areas over 200 spaces. The site will have a total of 300 surface parking spaces including the construction of the proposed 40 spaces, which at one tree per six spaces would require fifty (50) trees. According to the submitted plans, the Applicant is proposing approximately fifty-nine (59) trees, meeting the required minimum.

Subsection 4.155.(03)B.4 Parking for ADA

- A18.** The Applicant is proposing to install 40 on-site parking spaces. The Building Division regulates required ADA parking. The Applicant is not proposing any new ADA parking spaces.

Subsection 4.155.(03)B.5.: Connection of Parking Areas

- A19.** The Applicant is providing all of the needed parking on-site. This provision will be satisfied subject to the DRB approving the proposed parking plan.

Subsection 4.155.(03)B.6-8 and Table 5: Parking Standards.

- A20.** In Exhibit B1 the Applicant has provided compliance findings relative to this provision. Jory Trail at the Grove provides 527 parking spaces for 324 apartment units currently, plus an addition of nine parking spaces approved through a Class I Administrative process and the total of 40 new spaces with this proposal brings the total to 576, which is 105 spaces above the parking minimum. There is no code standard for maximum allowed parking spaces.

Subsection 4.177.01(E): Access drives and lanes.

- A21.** Ash Meadows Road and the existing access at SW Parkway serving the Jory Trail Apartments meet City's access management guidelines and will serve the project site.

Section 4.175: Public Safety and Crime Prevention

- A22.** The Clackamas County Sheriff Department and Tualatin Valley Fire and Rescue reviewed the original approval of the apartment building development and found that this provision is satisfied.

Subsection 4.177.01(B): Sidewalk Requirements

A23. The approved pedestrian circulation plan is found on the Revised Landscape Sheet L1.01 of Exhibit B1 meeting this criterion. The Applicant is proposing a new 5' crushed rock pedestrian path connection from Building 6 to the proposed 27 stall parking area to the south. This new connection will provide for safe pedestrian access to the new parking area.

A24. The proposed pedestrian paths and linkage are consistent with the City's pedestrian-friendly policies.

Subsection 4.140.09(J)(3) Public Facilities stipulates, "That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services."

A25. The proposed revised project has available to it, or will be required to make available to it, adequate facilities to serve the project.

Subsection 4.140.(09)(I): Duration of Stage II Approval

A26. Approval of the revised Stage II Final Plan will expire two years after the approval date, if substantial development has not occurred on the property in that time. The DRB may grant three (3) one-year extensions to this approval upon findings of good faith efforts to develop the property per this code criterion.

<p>REQUEST B DB13-0045: SITE DESIGN REVIEW Jory Trail at the Grove Parking Addition</p>
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Subsection 4.125.18(P)(1): An application for approval of a Site Design Plan shall be subject to the provisions of Section 4.421.

The Applicant has provided compliance findings to the applicable criteria (See Exhibit B1). Staff concurs with these findings except where otherwise noted.

Section 4.421: Site and Design Review - Criteria and Application of Design Standards

(.01) The following standards shall be utilized by Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention or innovation. The specification of one or more particular architectural styles is not included in these standards.

A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

B1. The landscape is not in its natural state. The original conditions of approval are still in place under the previously approved DRB Resolution No. 210

B. Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

B2. The purpose of this revised Site Design Plan is to provide additional parking and carports for the residents at Jory Trail at the Grove.

C. Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

B3. The proposed revised project is large enough to provide an internal circulation system for transportation options (automobiles, bicyclists and pedestrians) meeting code. Furthermore, the proposed plan includes a pedestrian pathway to link the new parking area south of Building 6 to the building to allow for safer pedestrian circulation.

Parking Analysis:

B4. See findings A18 through A23.

Section 4.176: Landscaping, Screening, and Buffering

(.01) Purpose

B5. See the Applicant's compliance response in Exhibit B1. The response indicates approximately 33.5% of the site is set aside for landscaping. The plan proposes to reduce the provided landscaping by 14,222 square feet which does not reduce the provided the landscape by even a percentage. Therefore, the project will continue to comply with this criterion.

(.02) Landscaping and Screening Standards

C. General Landscaping Standard.

1. Intent

2. Required Materials

- a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.**

- b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.**

D. Low Screen Landscaping Standard

- B6.** The Applicant has indicated on plan sheet L1.01 the installation of a low screen standard including Kinnikinnick planted 24" o.c. which is a low growing evergreen shrub that does not exceed 6 inches in height and a single row of Pink India Hawthorn planted 36" o.c. which is a flowering evergreen shrub that grows between 3 and 7 feet tall with a 6 to 10 foot spread. Street trees have already been planted by the Applicant/Owner along Parkway which provide for the tree requirement of the low screen standard. Therefore the project will comply with this criterion.

4.176(.03) Landscape Area

- B7.** This section requires that not less than 15% of the total lot area be landscaped with plants. The proposed reduction of landscaping includes 14,222 square feet of landscaping. According to the information submitted the proposal calls for 33.5% landscaping, thereby exceeding this requirement.

(.04) Buffering and Screening

- B8.** The Buffering and Screening section requires that all intensive developments be screened and buffered from less intensive developments and that roof and ground mounted HVAC equipment and outdoor storage areas be adequately screened from off-site view. The applicant is not proposing any new buildings.

(.06) Plant Materials.

- B9.** The Applicant has specified that the proposed shrubs will meet the two-gallon container requirement and will have a 10"-12" spread. The proposed Kinnikinnick is in one gallon containers and meets the requirements for ground covers. Trees are required to be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The Applicant's proposal satisfies the above related code criteria applying to the size and height of trees.

(.07) Installation and Maintenance.

- B10.** Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement. Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of

the City Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result. A condition of approval has been added addressing maintenance.

Staff is recommending a condition of approval requiring a permanent, built-in, irrigation system with an automatic controller located at the maintenance building. Either a spray or drip irrigation system, or a combination of the two, may be specified. Excessive irrigation must be avoided next to retained/existing trees. With proposed condition PDB2 this can be accomplished.

(.10) Completion of Landscaping.

- B11.** The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, only a temporary permit shall be issued. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review. The landscaping proposed for the perimeter plantings are required to be installed and use of the parking area shall not be granted until the approved landscaping is completely installed.

Section 4.199 Outdoor Lighting

Section 4.199.40: Lighting Systems Standards for Approval

(.01) Non-Residential Uses and Common Residential Areas.

- A. All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.**

- B12.** The proposal is for an addition of parking areas and carports. Pursuant to the Lighting Overlay Zone Map the subject site is within Lighting Overlay Zone LZ-2. The Applicant has indicated and staff agrees that no changes to the lighting are proposed. The original conditions of approval are still in place under the previously approved DRB Resolution.

- D. Curfew. All prescriptive or performance based exterior lighting systems shall be controlled by automatic device(s) or system(s) that:**

- a) Initiate operation at dusk and either extinguish lighting one hour after close or at the curfew times according to Table 5; or**
- b) Reduce lighting intensity one hour after close or at the curfew time to not more than 50% of the requirements set forth in Table 2 unless waived by the DRB due to special circumstances; and**
- c) Extinguish or reduce lighting consistent with a) and b) above on Holidays.**

The following are exceptions to curfew:

- i. Exception 1: Building Code required lighting.**
- ii. Exception 2: Lighting for pedestrian ramps, steps and stairs.**

iii. Exception 3: Businesses that operate continuously or periodically after curfew.

- B13.** The Applicant has indicated and staff agrees that no changes to the lighting are proposed. The original conditions of approval are still in place under the previously approved DRB Resolution 210.

Section 4.421. Criteria and Application of Design Standards.

- (.01) **The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)**

A. Preservation of Landscape.

- B14.** The Applicant has provided findings to demonstrate that any soils removal will be kept to a minimum and there are numerous existing trees on this site. There are no major grade changes that will affect the neighboring sites. Grading will be limited to preparation of the parking areas and drives.

B. Relation of Proposed Buildings to Environment.

- B15.** The project development area is not within a Significant Resource Overlay Zone (SROZ).

C. Drives, Parking and Circulation.

- B16.** Exhibit B1 provides compliance findings regarding drives, parking and circulation. The Preliminary Development Plan further illustrates on-site and off-site pedestrian circulation paths meeting code. In addition, the Applicant is proposing a pedestrian path connecting the new 27 stall parking area with Building Six to provide for safe pedestrian circulation.

D. Surface Water Drainage.

- B17.** The Applicant has indicated and staff agrees that no changes to the stormwater facilities are proposed. The original conditions of approval are still in place under the previously approved DRB Resolution.

E. Utility Service.

- B18.** The Applicant has indicated and staff agrees that no changes to the utility services are proposed. The original conditions of approval are still in place under the previously approved DRB Resolution 210.

F. Advertising Features.

B19. The Applicant is not proposing any new signs.

G. Special Features.

B20. The Applicant is not proposing any special features.

(.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.

B21. The Applicant is proposing twenty-four carports to match the existing carports on site as shown on the Landscape Plan Sheet L1.02 and are proposed to meet all applicable criteria listed above.

Section 4.430. Location, Design and Access Standards for mixed Solid Waste and Recycling Areas

(.01) The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the Wilsonville City Code.

(.02) Location Standards:

B22. The Applicant has indicated and staff agrees that no changes to the mixed solid waste and recycling storage areas are proposed.

Section 4.179 Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings.

(.06) Specific Requirements for Storage Areas

(.07) The applicant shall work with the City's franchised garbage hauler to ensure that site plans provide adequate access for the hauler's equipment and that storage area is adequate for the anticipated volumes, level of service and any other special circumstances which may result in the storage area exceeding its capacity. The hauler shall notify the City by letter of their review of site plans and make recommendations for changes in those plans pursuant to the other provisions of this section.

B23. The Applicant has indicated and staff agrees that no changes to the mixed solid waste and recycling storage areas are proposed.

Hoffman, Amanda

From: Scott Mansur <smm@dksassociates.com>
Sent: Friday, December 06, 2013 10:37 AM
To: Brenner Daniels; Adams, Steve
Cc: Hoffman, Amanda
Subject: Re: Jory Trail Plan

Brenner-

At your request, I took another look at the 10 stalls adjacent to the right-in/right-out access on Parkway Avenue. We typically want 75' to a 100' minimum of throat for safety purposes of parking maneuvers conflicting with ingress and egress movements. Based on my measurements of the site plan you provided, all 10 stalls would be within the 75' distance. So I would not recommend that any of these stalls be allowed. I understand that this is a right-in/right-out access and if the access was wider I would be okay with the 5 stalls on the south side. However, the private road width is not wide enough to contain the cars backing out of the south parking stalls from blocking the ingress movements. I'm sorry this is not the answer you were looking for. Let me know if you have any further questions.

Scott

Scott Mansur, P.E., PTOE

Ph: 503.391.8773 | Cell: 503.602.9575 | Email: smm@dksassociates.com



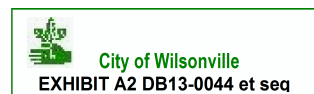
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On Tue, Dec 3, 2013 at 11:03 AM, Brenner Daniels <bdaniels@hollandpartnergroup.com> wrote:

Scott,

Per our conversation this morning, attached is a plan showing the parking space additions to Jory Trail. The 10 spaces we spoke about are to the southeast of building 2. Please let us know if it is possible to preserve any of these spaces. The driveway onto Parkway at that location is right in right out only so there will not be as much cueing as a full access entry.

Thank you for taking a look at this for us.



-Brenner

I. Application Summary

Project Name: Jory Trail Apartments Parking Revisions, Phase 2

Location: 28035 NW Parkway Drive. The Jory Trail Apartments site is located on the west side of Parkway Avenue south of Ash Meadow Road. The site is tax lot 100 of Clackamas County Tax Map 3S 1W 14A.

Request: A request for approval of modifications to the approved Stage II Planned Development final plan and Site Design Review plans for the Jory Trail Apartments to add 40 parking spaces to the existing parking areas. The project was originally approved by Development Review Panel B on May 23, 2011 through Casefile DB 11-0005, et seq. Construction of the Jory Trail Apartments has been completed.

The proposed revisions to this project include the following:

- Add 13 parking spaces in five different through the existing parking lot. Seven of those spaces will be located under expansions of existing carport structures;
- Add an additional parking area in the southeastern corner of the site with 30 additional parking spaces. This area currently includes a private sidewalk connection to NW Parkway Avenue, lawn, and landscaping trees planted within the past 2 years; Add a short soft-surfaced pathway in this area;
- Remove existing landscape materials planted in the past two years in the areas to be converted to parking;
- Remove three existing parking spaces in order to create a driveway connection from the existing parking area into the new parking area in the southeastern portion of the site.
- The net result of the above modifications would be an addition of 40 parking spaces within the project.

In addition, 24 existing uncovered parking spaces in four areas in the southern portion of the Jory Trail Apartments site are proposed to now be covered by four new carport structures.

The proposal would result in a reduction of approximately 14,222 square feet of landscaped area from the project. The proposal to add parking would not require the removal of any additional mature trees. Sixteen landscape trees that were planted within the past two years would be removed from their current locations – primarily in the southeastern corner of the site. Some of these trees would be replanted on site.

Development Team

Applicant/Developer:

CRP/Holland Brenchley Estates, L.P.

111 Main Street, Suite 700
Vancouver, Washington 98660
Phone: (360) 694-7888

Contact: Brenner Daniels

Property Owners:

CRP/Holland Brenchley Estates, LP

1111 Main Street, Suite 750
Vancouver, Washington 98660

Contact: Clyde Holland

Planner/

Otak, Inc.

Civil Engineer:

808 SW Third Avenue, Suite 300
Portland, Oregon 97204
Phone: (503) 287-6825

Contacts: Jerry Offer – Planner
Keith Buisman, PE – Engineer

II. A Request for Type III Modifications to the Planned Development Final Plan (Stage II Approval) and Site Design Approvals for the Jory Trail Apartments

Approval is requested for proposed modifications to the previously approved Stage II Planned Development final plan approval and Site Design Review approval for the Jory Trail Apartments project (originally approved through City of Wilsonville Casefile DB 11-0005, et seq.). The proposed revisions would result in a net increase of 40 parking spaces throughout the apartment project. The owners and operators of the Jory Trail Apartments have found that tenants are in need of more parking spaces than currently are provided on the site, sometimes resulting in tenants parking their vehicles within parking lot drive aisles and a significant number of residents' vehicles being parked on Ash Meadows Road. The 40 additional parking spaces which are currently proposed to be added to the apartment's parking area would be a significant contribution to the parking provided to serve the needs of the project's tenants.

The proposed modifications would remove a portion of the landscaped area to the southeast of apartment building 6 and create a new parking area with 30 head-in parking spaces as illustrated on the enclosed sheet L1.01. The plans show that approximately 12,350 square feet of landscaping will be removed in this area to create the new parking area. In order to develop an access driveway from the existing parking lot drive aisles to this new parking area, three existing parking spaces located to the southwest of building 6 will be removed. Those plans, based upon the prior application's Preliminary Landscaping Plan, should be considered to essentially be an existing conditions plan for what currently exists on the site as well as what is currently being proposed.

In addition, four other small areas of parking will be added at scattered locations along existing drive aisles to add another 13 parking spaces. 7 of the new spaces will be located under carports (i.e, under additions to existing carport structures). All of these areas are currently landscaped. The total area of landscaping included in these areas which will be removed is approximately 1,872 square feet.

In addition, 24 existing uncovered parking spaces in the southern portion of the site are proposed to now be covered by four new carport structures.

The total effect of the parking space additions and deletions proposed as part of this application is a net addition of 40 parking spaces over the entire project. The revisions to the parking area and landscaping on the western portion of the site are shown on Sheet L1.02.

RESPONSES TO APPLICABLE APPROVAL STANDARDS

Minimum/Maximum Required Parking - October, 2013 Finding:

The minimum number of required parking spaces for the 324 apartment units of various sizes (i. e., number of bedrooms) in the Jory Trail apartments is 471 spaces, consistent with Community Development Code Section 4.155, Table 5. 527 parking spaces were originally approved and were provided with initial site development. A recent Class I Administrative Review Modification (Casefile AR 13-0043) already approved adding nine parking spaces to the existing parking area. The addition of the nine parking spaces approved through that decision along with the 40 spaces requested through the current proposal would increase the total parking at the Jory Trail Apartments to 576 parking spaces, well above the minimum required parking spaces required for the Jory Trail apartment project. There is no Code standard for maximum allowed parking spaces.

Minimum Parking Area Trees - October, 2013 Finding:

The proposed increased parking area would be required to be provided with a minimum of 50 parking area trees (i.e., trees that would be anticipated to have at least 40% of their dripline shading the parking area) at the minimum standard of one tree per six parking spaces for parking areas of over 200 spaces of Section 4.155(.03)B.03.a. The proposed increase in parking spaces will result in 300 surface parking spaces (not in the 118 garages or under the 158 carports within the project), resulting in a minimum of 50 parking area trees to be provided. Sheets L1.01 and L1.02 show 59 parking area trees which will be provided. Trees which will primarily shade garages or carports are not included in that total unless these trees will also shade surface parking spaces and/or parking lot aisles. Note: two existing parking area trees are proposed to be removed in order to install the proposed parking spaces. These trees will be replaced by the planting of five new English oak trees in the proposed new parking area south of building No. 6 and one new red oak at the site driveway onto Parkway Avenue.

Arborist Terrence Flanagan of Teragan Associates has reviewed the proposed plans to add parking spaces and has prepared the attached report recommending measures to protect existing trees on the site. Mr. Flanagan's report at page 3 – "Observations of Trees by The New Parking Spaces South of Building 8" – recommended deleting four proposed parking spaces due to their potential impacts upon off-site large Douglas fir trees to the south. That recommendation has been heeded with regard to the plan that has been submitted for City approval. Those four parking spaces have been deleted from the plans being submitted to the City.

Minimum Site Landscaping - October, 2013 Finding:

The minimum required landscaping for the apartment project is 15% per Code Section 4.176(.03). The original approved site plan provided for approximately 33.5% of the site to be landscaped, not including the area of preserved woods in the SROZ area in the western portion of the Jory Trail Apartments site. The proposed reduction of a total of approximately 14,222 square feet of landscaping from the developed site would not even reduce that percentage of landscape coverage by one percent. Therefore, the project should continue to comply with the minimum landscape area standard.

Minimum Outdoor Recreation Area - October, 2013 Finding:

The area of landscaping/open area in the southeastern portion of the site was considered to be required outdoor recreation area with the initial Stage II PD and Site Design Review approvals for the Jory Trail Apartments. Removing 14,222 square feet of landscaped open space area will have an effect upon the areas used to achieve compliance with this standard, but it will not keep the project from complying with the applicable standard.

From the original application narrative for this project:

“4. *The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:*

- a. ...
- b. ...
- c. *For twenty (20) or more units, 300 square feet per unit.*

Response: The 314-unit multi-family portion of the project will include approximately 4,103 square feet of playground area; 9,573 square feet of pool and pool deck area; 59,902 square feet of larger open lawn areas (i.e., larger than 2,500 square feet) for unstructured recreation; and 36,033 square feet of preserved and enhanced wooded area and walkways to the southeast of building 6. This totals over 111,701 square feet of outdoor recreational area, or over 355 square feet of outdoor recreation area per each of the 314 dwelling units— in excess of the minimum recreational area per unit standard of this section.”

December, 2013: Removing 12,350 square feet from the 36,033 square feet of outdoor recreation area southeast of building 6, leaves a total of 99,351 square feet, or approximately 316 square feet of outdoor recreation area for each of the 314 units in the project. This

exceeds the minimum required outdoor recreation area standard of at least 300 square feet per unit.

Minimum Required Open Space Area - December, 2013 Finding:

From 2011 report for original Jory Trail SDR application:

“ (.02) Open Space Area shall be provided in the following manner:

A. ... Multi-family developments shall provide a minimum of 25% open space excluding streets. Open space must include, as a minimum natural areas that are preserved under the City’s SROZ regulations, and outdoor recreational area as provided in 4.113(.01)(A)(1) through (5).

Response: As noted above, the 314-unit multi-family portion of the project will include approximately 4,103 square feet of playground area; 59,902 square feet of larger open lawn areas (i.e., larger than 2,500 square feet) and 36,033 square feet of woodland with walkways for unstructured recreation; 9,573 square feet of pool and pool deck area; and 243,439 square feet of preserved woodland with trails in the SROZ area. This totals over 316,000 square feet of open space area, or over 33 percent of the 21.70-acre site—in excess of the minimum open space area for this project required by this standard.”

2013 modification: Removing 12,350 square feet of open space from the area south of building 6 leaves a total of 303,650 square feet (6.97 acres) or approximately of shared recreational area, or over 32 percent of the 21.70-acre site — far in excess of the minimum recreational area for this project required by this standard.

Additional October, 2013 Findings:

There are no foreseeable effects of the proposed revisions taking the project out of compliance with any other standards of the Wilsonville Community Development Code.

There are no foreseeable effects upon the developer’s ability to satisfy the conditions of approval of Casefile DB 11-0005.

Project engineer Keith Buisman, P.E., has prepared the attached memorandum that concludes that the relatively slight increase in impervious area on the site as a result of replacing landscaped area with parking area pavement will not have a significant effect upon the storm drainage system within the project - including the ability of the storm water quality and quantity facilities to handle the slightly increased anticipated storm drainage from the developed site.

Memorandum



808 SW Third Avenue
 Suite 300
 Portland, OR 97204
 Phone (503) 287-6825
 Fax (503) 415-2304

To: Jerry Offer
From: Keith Buisman, PE
Copies: 16051
Date: September 18, 2013
Subject: Jory Trail Additional Parking - Stormwater Design
Project No.: 16051

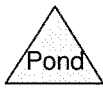
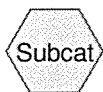
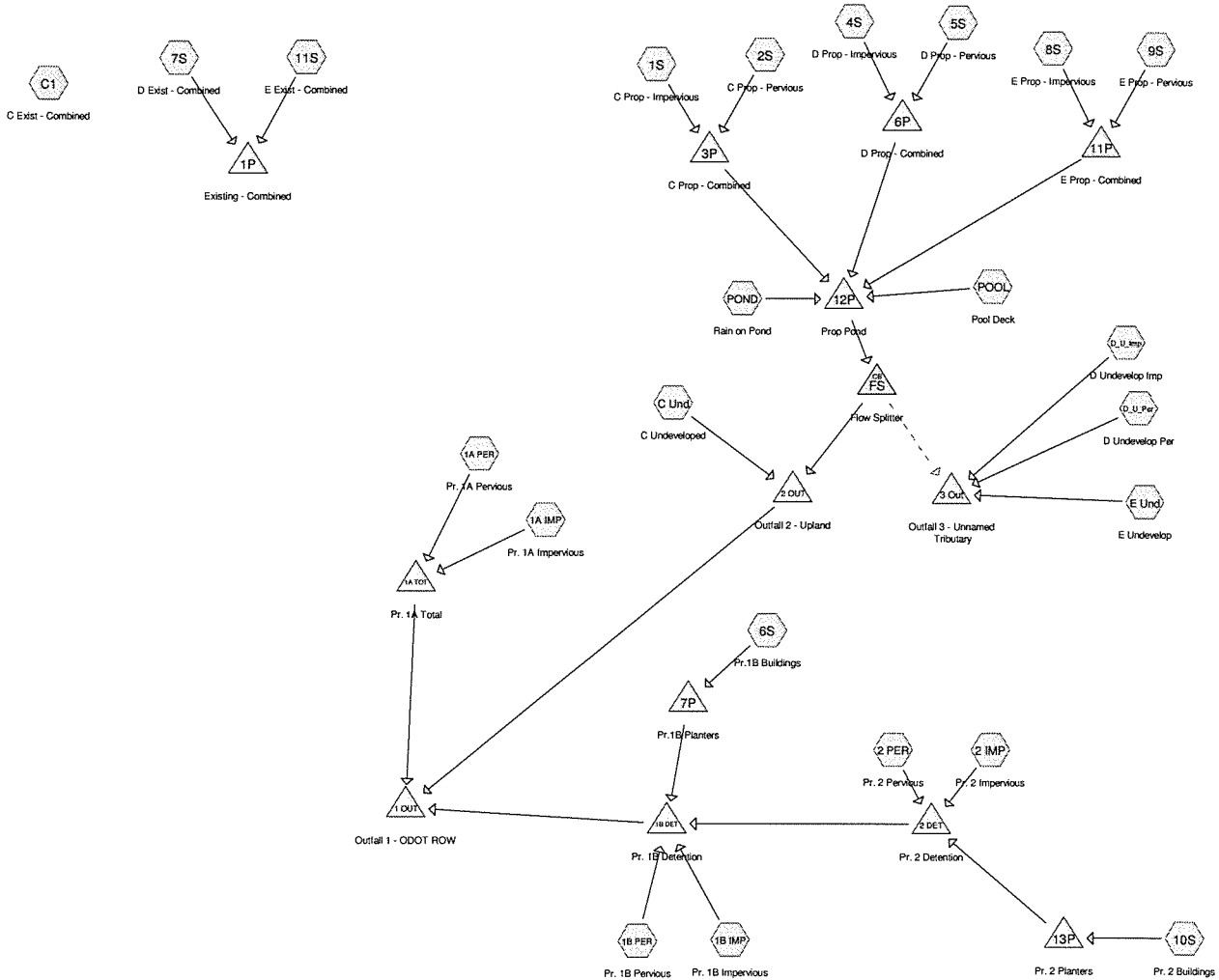
The owners of Jory Trail Apartments are proposing 52 additional parking spaces to help offset some of the tenant demand. These 52 spaces will account for approximately 15,780 square feet of additional impervious area that was previously considered pervious. The downstream detention systems have additional capacity for these 52 spaces and will still meet the pre-developed target flow rates. See Table 1 below with proposed design flow rates and target flow rates.

Table 1: Proposed Detention Discharge Rates						
Proposed Basins	2-Yr Flow Rates (cfs)		10-Yr Flow Rates (cfs)		25-Yr Flow Rates (cfs)	
	Target	Design	Target	Design	Target	Design
1, 2, 3, & Portion Ex. C	3.03	2.82	5.54	5.19	6.84	6.79

*Basins taken from Brenchley Estates Final Drainage Report (August 26, 2011)

The new impervious runoff can be treated with either existing or new Stormfilter® catch basins. The southeast larger parking bay constitutes approximately 12,350 sf of the total 15,780 sf. This larger parking bay can be treated with either a single-cartridge Stormfilter® catch basin with a filter capacity of 15 gpm or a double-cartridge catch basin with cartridge capacity of 7.5 gpm. Water quality devices will be designed with the construction document phase of the project.

The existing detention systems are adequate and the stormwater will be treated with mechanical Stormfilter® catch basins.



Drainage Diagram for Brencley Estates Proposed - Phase 2 - additional parking spaces_2013_09_13

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Brenchley Estates Proposed - Phase 2 - additional park Type IA 24-hr 2-year Rainfall=2.50"

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Page 2

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points x 3
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1A IMP: Pr. 1A Impervious	Runoff Area=0.710 ac 100.00% Impervious Runoff Depth=2.27" Tc=5.0 min CN=0/98 Runoff=0.41 cfs 0.134 af
Subcatchment 1A PER: Pr. 1A Pervious	Runoff Area=0.390 ac 0.00% Impervious Runoff Depth=0.84" Tc=10.0 min CN=79/0 Runoff=0.06 cfs 0.027 af
Subcatchment 1B IMP: Pr. 1B Impervious	Runoff Area=2.700 ac 100.00% Impervious Runoff Depth=2.27" Tc=5.0 min CN=0/98 Runoff=1.56 cfs 0.511 af
Subcatchment 1B PER: Pr. 1B Pervious	Runoff Area=2.630 ac 0.00% Impervious Runoff Depth=0.84" Tc=10.0 min CN=79/0 Runoff=0.39 cfs 0.184 af
Subcatchment 1S: C Prop - Impervious	Runoff Area=1.839 ac 100.00% Impervious Runoff Depth=2.27" Tc=5.0 min CN=0/98 Runoff=1.06 cfs 0.348 af
Subcatchment 2 IMP: Pr. 2 Impervious	Runoff Area=3.140 ac 100.00% Impervious Runoff Depth=2.27" Tc=5.0 min CN=0/98 Runoff=1.81 cfs 0.594 af
Subcatchment 2 PER: Pr. 2 Pervious	Runoff Area=3.300 ac 0.00% Impervious Runoff Depth=0.84" Tc=10.0 min CN=79/0 Runoff=0.49 cfs 0.230 af
Subcatchment 2S: C Prop - Pervious	Runoff Area=1.927 ac 0.00% Impervious Runoff Depth=0.84" Tc=10.0 min CN=79/0 Runoff=0.29 cfs 0.134 af
Subcatchment 4S: D Prop - Impervious	Runoff Area=0.182 ac 100.00% Impervious Runoff Depth=2.27" Tc=5.0 min CN=0/98 Runoff=0.10 cfs 0.034 af
Subcatchment 5S: D Prop - Pervious	Runoff Area=0.024 ac 0.00% Impervious Runoff Depth=0.84" Tc=10.0 min CN=79/0 Runoff=0.00 cfs 0.002 af
Subcatchment 6S: Pr.1B Buildings	Runoff Area=62,646 sf 100.00% Impervious Runoff Depth=2.27" Tc=5.0 min CN=0/98 Runoff=0.83 cfs 0.272 af
Subcatchment 7S: D Exist - Combined	Runoff Area=0.206 ac 53.40% Impervious Runoff Depth=1.60" Tc=32.0 min CN=79/98 Runoff=0.05 cfs 0.028 af
Subcatchment 8S: E Prop - Impervious	Runoff Area=1.385 ac 100.00% Impervious Runoff Depth=2.27" Tc=5.0 min CN=0/98 Runoff=0.80 cfs 0.262 af
Subcatchment 9S: E Prop - Pervious	Runoff Area=0.792 ac 0.00% Impervious Runoff Depth=0.84" Tc=10.0 min CN=79/0 Runoff=0.12 cfs 0.055 af
Subcatchment 10S: Pr. 2 Buildings	Runoff Area=88,531 sf 100.00% Impervious Runoff Depth=2.27" Tc=5.0 min CN=0/98 Runoff=1.17 cfs 0.385 af
Subcatchment 11S: E Exist - Combined	Runoff Area=2.177 ac 7.53% Impervious Runoff Depth=0.95" Tc=35.0 min CN=79/98 Runoff=0.25 cfs 0.172 af

Brenchley Estates Proposed - Phase 2 - additional park Type IA 24-hr 2-year Rainfall=2.50"

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Subcatchment C Und: C Undeveloped	Runoff Area=37,574 sf 0.00% Impervious Runoff Depth=0.84" Tc=10.0 min CN=79/0 Runoff=0.13 cfs 0.060 af
Subcatchment C1: C Exist - Combined	Runoff Area=3.763 ac 43.56% Impervious Runoff Depth=1.46" Tc=44.0 min CN=79/98 Runoff=0.77 cfs 0.458 af
Subcatchment D_U_Imp: D Undevelop	Runoff Area=19,716 sf 100.00% Impervious Runoff Depth=2.27" Tc=23.8 min CN=0/98 Runoff=0.21 cfs 0.086 af
Subcatchment D_U_Per: D Undevelop Per	Runoff Area=80,660 sf 0.00% Impervious Runoff Depth=0.84" Tc=32.1 min CN=79/0 Runoff=0.18 cfs 0.129 af
Subcatchment E Und: E Undevelop	Runoff Area=5.875 ac 7.76% Impervious Runoff Depth=0.95" Tc=35.6 min CN=79/98 Runoff=0.69 cfs 0.464 af
Subcatchment POND: Rain on Pond	Runoff Area=9,779 sf 100.00% Impervious Runoff Depth=2.27" Tc=5.0 min CN=0/98 Runoff=0.13 cfs 0.042 af
Subcatchment POOL: Pool Deck	Runoff Area=9,430 sf 100.00% Impervious Runoff Depth=2.27" Tc=0.0 min CN=0/98 Runoff=0.13 cfs 0.041 af
Pond 1 OUT: Outfall 1 - ODOT ROW	Inflow=2.82 cfs 3.194 af Primary=2.82 cfs 3.194 af
Pond 1A TOT: Pr. 1A Total	Inflow=0.46 cfs 0.162 af Primary=0.46 cfs 0.162 af
Pond 1B DET: Pr. 1B Detention	Peak Elev=179.61' Storage=7,709 cf Inflow=3.59 cfs 2.175 af Outflow=2.12 cfs 2.173 af
Pond 1P: Existing - Combined	Inflow=0.31 cfs 0.199 af Primary=0.31 cfs 0.199 af
Pond 2 DET: Pr. 2 Detention	Peak Elev=182.11' Storage=2,613 cf Inflow=2.44 cfs 1.209 af Outflow=1.63 cfs 1.209 af
Pond 2 OUT: Outfall 2 - Upland	Inflow=0.58 cfs 0.860 af Primary=0.58 cfs 0.860 af
Pond 3 Out: Outfall 3 - Unnamed Tributary	Inflow=1.15 cfs 0.799 af Primary=1.15 cfs 0.799 af
Pond 3P: C Prop - Combined	Inflow=1.32 cfs 0.482 af Primary=1.32 cfs 0.482 af
Pond 6P: D Prop - Combined	Inflow=0.11 cfs 0.036 af Primary=0.11 cfs 0.036 af
Pond 7P: Pr.1B Planters	Peak Elev=186.02' Storage=2,885 cf Inflow=0.83 cfs 0.272 af Outflow=0.26 cfs 0.272 af

Brenchley Estates Proposed - Phase 2 - additional park Type IA 24-hr 2-year Rainfall=2.50"

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Pond 11P: E Prop - Combined

Inflow=0.90 cfs 0.317 af
Primary=0.90 cfs 0.317 af

Pond 12P: Prop Pond

Peak Elev=188.71' Storage=10,392 cf Inflow=2.58 cfs 0.919 af
Outflow=0.61 cfs 0.919 af

Pond 13P: Pr. 2 Planters

Peak Elev=186.02' Storage=4,081 cf Inflow=1.17 cfs 0.385 af
Outflow=0.39 cfs 0.384 af

Pond FS: Flow Splitter

Peak Elev=184.36' Inflow=0.61 cfs 0.919 af
Primary=0.51 cfs 0.799 af Secondary=0.11 cfs 0.120 af Outflow=0.61 cfs 0.919 af

Total Runoff Area = 38.118 ac Runoff Volume = 4.654 af Average Runoff Depth = 1.46"
56.22% Pervious = 21.429 ac 43.78% Impervious = 16.689 ac

Brenchley Estates Proposed - Phase 2 - additional par Type IA 24-hr 10-year Rainfall=3.45"

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Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points x 3

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1A IMP: Pr. 1A Impervious	Runoff Area=0.710 ac 100.00% Impervious Runoff Depth=3.22" Tc=5.0 min CN=0/98 Runoff=0.57 cfs 0.190 af
Subcatchment 1A PER: Pr. 1A Pervious	Runoff Area=0.390 ac 0.00% Impervious Runoff Depth=1.53" Tc=10.0 min CN=79/0 Runoff=0.12 cfs 0.050 af
Subcatchment 1B IMP: Pr. 1B Impervious	Runoff Area=2.700 ac 100.00% Impervious Runoff Depth=3.22" Tc=5.0 min CN=0/98 Runoff=2.18 cfs 0.724 af
Subcatchment 1B PER: Pr. 1B Pervious	Runoff Area=2.630 ac 0.00% Impervious Runoff Depth=1.53" Tc=10.0 min CN=79/0 Runoff=0.84 cfs 0.335 af
Subcatchment 1S: C Prop - Impervious	Runoff Area=1.839 ac 100.00% Impervious Runoff Depth=3.22" Tc=5.0 min CN=0/98 Runoff=1.48 cfs 0.493 af
Subcatchment 2 IMP: Pr. 2 Impervious	Runoff Area=3.140 ac 100.00% Impervious Runoff Depth=3.22" Tc=5.0 min CN=0/98 Runoff=2.54 cfs 0.842 af
Subcatchment 2 PER: Pr. 2 Pervious	Runoff Area=3.300 ac 0.00% Impervious Runoff Depth=1.53" Tc=10.0 min CN=79/0 Runoff=1.06 cfs 0.420 af
Subcatchment 2S: C Prop - Pervious	Runoff Area=1.927 ac 0.00% Impervious Runoff Depth=1.53" Tc=10.0 min CN=79/0 Runoff=0.62 cfs 0.245 af
Subcatchment 4S: D Prop - Impervious	Runoff Area=0.182 ac 100.00% Impervious Runoff Depth=3.22" Tc=5.0 min CN=0/98 Runoff=0.15 cfs 0.049 af
Subcatchment 5S: D Prop - Pervious	Runoff Area=0.024 ac 0.00% Impervious Runoff Depth=1.53" Tc=10.0 min CN=79/0 Runoff=0.01 cfs 0.003 af
Subcatchment 6S: Pr.1B Buildings	Runoff Area=62,646 sf 100.00% Impervious Runoff Depth=3.22" Tc=5.0 min CN=0/98 Runoff=1.16 cfs 0.386 af
Subcatchment 7S: D Exist - Combined	Runoff Area=0.206 ac 53.40% Impervious Runoff Depth=2.43" Tc=32.0 min CN=79/98 Runoff=0.08 cfs 0.042 af
Subcatchment 8S: E Prop - Impervious	Runoff Area=1.385 ac 100.00% Impervious Runoff Depth=3.22" Tc=5.0 min CN=0/98 Runoff=1.12 cfs 0.371 af
Subcatchment 9S: E Prop - Pervious	Runoff Area=0.792 ac 0.00% Impervious Runoff Depth=1.53" Tc=10.0 min CN=79/0 Runoff=0.25 cfs 0.101 af
Subcatchment 10S: Pr. 2 Buildings	Runoff Area=88,531 sf 100.00% Impervious Runoff Depth=3.22" Tc=5.0 min CN=0/98 Runoff=1.64 cfs 0.545 af
Subcatchment 11S: E Exist - Combined	Runoff Area=2.177 ac 7.53% Impervious Runoff Depth=1.65" Tc=35.0 min CN=79/98 Runoff=0.52 cfs 0.300 af

Subcatchment C Und: C Undeveloped	Runoff Area=37,574 sf 0.00% Impervious Runoff Depth=1.53" Tc=10.0 min CN=79/0 Runoff=0.28 cfs 0.110 af
Subcatchment C1: C Exist - Combined	Runoff Area=3.763 ac 43.56% Impervious Runoff Depth=2.26" Tc=44.0 min CN=79/98 Runoff=1.24 cfs 0.710 af
Subcatchment D_U_Imp: D Undevelop	Runoff Area=19,716 sf 100.00% Impervious Runoff Depth=3.22" Tc=23.8 min CN=0/98 Runoff=0.29 cfs 0.121 af
Subcatchment D_U_Per: D Undevelop Per	Runoff Area=80,660 sf 0.00% Impervious Runoff Depth=1.53" Tc=32.1 min CN=79/0 Runoff=0.41 cfs 0.236 af
Subcatchment E Und: E Undevelop	Runoff Area=5.875 ac 7.76% Impervious Runoff Depth=1.66" Tc=35.6 min CN=79/98 Runoff=1.39 cfs 0.812 af
Subcatchment POND: Rain on Pond	Runoff Area=9,779 sf 100.00% Impervious Runoff Depth=3.22" Tc=5.0 min CN=0/98 Runoff=0.18 cfs 0.060 af
Subcatchment POOL: Pool Deck	Runoff Area=9,430 sf 100.00% Impervious Runoff Depth=3.22" Tc=0.0 min CN=0/98 Runoff=0.18 cfs 0.058 af
Pond 1 OUT: Outfall 1 - ODOT ROW	Inflow=5.19 cfs 4.730 af Primary=5.19 cfs 4.730 af
Pond 1A TOT: Pr. 1A Total	Inflow=0.69 cfs 0.240 af Primary=0.69 cfs 0.240 af
Pond 1B DET: Pr. 1B Detention	Peak Elev=180.40' Storage=11,631 cf Inflow=6.12 cfs 3.250 af Outflow=3.98 cfs 3.247 af
Pond 1P: Existing - Combined	Inflow=0.60 cfs 0.342 af Primary=0.60 cfs 0.342 af
Pond 2 DET: Pr. 2 Detention	Peak Elev=183.16' Storage=6,637 cf Inflow=5.10 cfs 1.806 af Outflow=2.37 cfs 1.806 af
Pond 2 OUT: Outfall 2 - Upland	Inflow=0.95 cfs 1.243 af Primary=0.95 cfs 1.243 af
Pond 3 Out: Outfall 3 - Unnamed Tributary	Inflow=2.21 cfs 1.415 af Primary=2.21 cfs 1.415 af
Pond 3P: C Prop - Combined	Inflow=2.07 cfs 0.738 af Primary=2.07 cfs 0.738 af
Pond 6P: D Prop - Combined	Inflow=0.15 cfs 0.052 af Primary=0.15 cfs 0.052 af
Pond 7P: Pr.1B Planters	Peak Elev=186.09' Storage=3,076 cf Inflow=1.16 cfs 0.386 af Outflow=1.11 cfs 0.385 af

Pond 11P: E Prop - Combined Inflow=1.35 cfs 0.472 af
Primary=1.35 cfs 0.472 af

Pond 12P: Prop Pond Peak Elev=189.47' Storage=15,622 cf Inflow=3.93 cfs 1.380 af
Outflow=1.14 cfs 1.380 af

Pond 13P: Pr. 2 Planters Peak Elev=186.09' Storage=4,336 cf Inflow=1.64 cfs 0.545 af
Outflow=1.58 cfs 0.544 af

Pond FS: Flow Splitter Peak Elev=184.47' Inflow=1.14 cfs 1.380 af
Primary=0.84 cfs 1.133 af Secondary=0.30 cfs 0.247 af Outflow=1.14 cfs 1.380 af

Total Runoff Area = 38.118 ac Runoff Volume = 7.201 af Average Runoff Depth = 2.27"
56.22% Pervious = 21.429 ac 43.78% Impervious = 16.689 ac

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points x 3
 Runoff by SBUH method, Split Pervious/Imperv.
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1A IMP: Pr. 1A Impervious	Runoff Area=0.710 ac 100.00% Impervious Runoff Depth=3.67" Tc=5.0 min CN=0/98 Runoff=0.65 cfs 0.217 af
Subcatchment 1A PER: Pr. 1A Pervious	Runoff Area=0.390 ac 0.00% Impervious Runoff Depth=1.88" Tc=10.0 min CN=79/0 Runoff=0.16 cfs 0.061 af
Subcatchment 1B IMP: Pr. 1B Impervious	Runoff Area=2.700 ac 100.00% Impervious Runoff Depth=3.67" Tc=5.0 min CN=0/98 Runoff=2.47 cfs 0.825 af
Subcatchment 1B PER: Pr. 1B Pervious	Runoff Area=2.630 ac 0.00% Impervious Runoff Depth=1.88" Tc=10.0 min CN=79/0 Runoff=1.08 cfs 0.413 af
Subcatchment 1S: C Prop - Impervious	Runoff Area=1.839 ac 100.00% Impervious Runoff Depth=3.67" Tc=5.0 min CN=0/98 Runoff=1.69 cfs 0.562 af
Subcatchment 2 IMP: Pr. 2 Impervious	Runoff Area=3.140 ac 100.00% Impervious Runoff Depth=3.67" Tc=5.0 min CN=0/98 Runoff=2.88 cfs 0.959 af
Subcatchment 2 PER: Pr. 2 Pervious	Runoff Area=3.300 ac 0.00% Impervious Runoff Depth=1.88" Tc=10.0 min CN=79/0 Runoff=1.35 cfs 0.518 af
Subcatchment 2S: C Prop - Pervious	Runoff Area=1.927 ac 0.00% Impervious Runoff Depth=1.88" Tc=10.0 min CN=79/0 Runoff=0.79 cfs 0.302 af
Subcatchment 4S: D Prop - Impervious	Runoff Area=0.182 ac 100.00% Impervious Runoff Depth=3.67" Tc=5.0 min CN=0/98 Runoff=0.17 cfs 0.056 af
Subcatchment 5S: D Prop - Pervious	Runoff Area=0.024 ac 0.00% Impervious Runoff Depth=1.88" Tc=10.0 min CN=79/0 Runoff=0.01 cfs 0.004 af
Subcatchment 6S: Pr.1B Buildings	Runoff Area=62,646 sf 100.00% Impervious Runoff Depth=3.67" Tc=5.0 min CN=0/98 Runoff=1.32 cfs 0.439 af
Subcatchment 7S: D Exist - Combined	Runoff Area=0.206 ac 53.40% Impervious Runoff Depth=2.83" Tc=32.0 min CN=79/98 Runoff=0.10 cfs 0.049 af
Subcatchment 8S: E Prop - Impervious	Runoff Area=1.385 ac 100.00% Impervious Runoff Depth=3.67" Tc=5.0 min CN=0/98 Runoff=1.27 cfs 0.423 af
Subcatchment 9S: E Prop - Pervious	Runoff Area=0.792 ac 0.00% Impervious Runoff Depth=1.88" Tc=10.0 min CN=79/0 Runoff=0.32 cfs 0.124 af
Subcatchment 10S: Pr. 2 Buildings	Runoff Area=88,531 sf 100.00% Impervious Runoff Depth=3.67" Tc=5.0 min CN=0/98 Runoff=1.86 cfs 0.621 af
Subcatchment 11S: E Exist - Combined	Runoff Area=2.177 ac 7.53% Impervious Runoff Depth=2.02" Tc=35.0 min CN=79/98 Runoff=0.66 cfs 0.366 af

Subcatchment C Und: C Undeveloped	Runoff Area=37,574 sf 0.00% Impervious Runoff Depth=1.88" Tc=10.0 min CN=79/0 Runoff=0.35 cfs 0.135 af
Subcatchment C1: C Exist - Combined	Runoff Area=3.763 ac 43.56% Impervious Runoff Depth=2.66" Tc=44.0 min CN=79/98 Runoff=1.47 cfs 0.834 af
Subcatchment D_U_Imp: D Undevelop	Runoff Area=19,716 sf 100.00% Impervious Runoff Depth=3.67" Tc=23.8 min CN=0/98 Runoff=0.33 cfs 0.138 af
Subcatchment D_U_Per: D Undevelop Per	Runoff Area=80,660 sf 0.00% Impervious Runoff Depth=1.88" Tc=32.1 min CN=79/0 Runoff=0.53 cfs 0.291 af
Subcatchment E Und: E Undevelop	Runoff Area=5.875 ac 7.76% Impervious Runoff Depth=2.02" Tc=35.6 min CN=79/98 Runoff=1.77 cfs 0.989 af
Subcatchment POND: Rain on Pond	Runoff Area=9,779 sf 100.00% Impervious Runoff Depth=3.67" Tc=5.0 min CN=0/98 Runoff=0.21 cfs 0.069 af
Subcatchment POOL: Pool Deck	Runoff Area=9,430 sf 100.00% Impervious Runoff Depth=3.67" Tc=0.0 min CN=0/98 Runoff=0.20 cfs 0.066 af
Pond 1 OUT: Outfall 1 - ODOT ROW	Inflow=6.79 cfs 5.468 af Primary=6.79 cfs 5.468 af
Pond 1A TOT: Pr. 1A Total	Inflow=0.80 cfs 0.278 af Primary=0.80 cfs 0.278 af
Pond 1B DET: Pr. 1B Detention	Peak Elev=180.92' Storage=13,563 cf Inflow=7.15 cfs 3.773 af Outflow=5.27 cfs 3.771 af
Pond 1P: Existing - Combined	Inflow=0.76 cfs 0.415 af Primary=0.76 cfs 0.415 af
Pond 2 DET: Pr. 2 Detention	Peak Elev=183.68' Storage=8,327 cf Inflow=6.01 cfs 2.097 af Outflow=3.30 cfs 2.097 af
Pond 2 OUT: Outfall 2 - Upland	Inflow=1.20 cfs 1.419 af Primary=1.20 cfs 1.419 af
Pond 3 Out: Outfall 3 - Unnamed Tributary	Inflow=2.89 cfs 1.739 af Primary=2.89 cfs 1.739 af
Pond 3P: C Prop - Combined	Inflow=2.44 cfs 0.864 af Primary=2.44 cfs 0.864 af
Pond 6P: D Prop - Combined	Inflow=0.18 cfs 0.059 af Primary=0.18 cfs 0.059 af
Pond 7P: Pr.1B Planters	Peak Elev=186.10' Storage=3,110 cf Inflow=1.32 cfs 0.439 af Outflow=1.31 cfs 0.439 af

Pond 11P: E Prop - Combined Inflow=1.57 cfs 0.547 af
Primary=1.57 cfs 0.547 af

Pond 12P: Prop Pond Peak Elev=189.74' Storage=17,693 cf Inflow=4.58 cfs 1.605 af
Outflow=1.48 cfs 1.605 af

Pond 13P: Pr. 2 Planters Peak Elev=186.10' Storage=4,379 cf Inflow=1.86 cfs 0.621 af
Outflow=1.85 cfs 0.620 af

Pond FS: Flow Splitter Peak Elev=184.53' Inflow=1.48 cfs 1.605 af
Primary=1.04 cfs 1.284 af Secondary=0.44 cfs 0.321 af Outflow=1.48 cfs 1.605 af

Total Runoff Area = 38.118 ac Runoff Volume = 8.460 af Average Runoff Depth = 2.66"
56.22% Pervious = 21.429 ac 43.78% Impervious = 16.689 ac

Teragan & Associates, Inc.

Terrence P. Flanagan

Arboricultural Consultants

October 4, 2013

John Hendry
Holland Construction
1111 Main St., Ste 500
Vancouver, WA 98669

Re: Tree Protection Plan for Parking Lot at Jory Trail

Enclosed is the necessary tree protection plan for the new parking lot in the southeast corner of the property at Jory Trail Apartments.

Summary

As long as the edge of the north edge of the entrance drive and any parking stalls do not come within 14.5 feet for the face of any of the existing trees, the trees should be fine. Tree protection fencing shall be placed at least 14.5 feet from the trees.

The trees that are to be retained should be far enough away from the planned construction envelope that they should be able to be protected from any construction damage. The tree protection areas will have to be established during construction at a distance recommended on the site plan.

Assignment

The assignment that you requested I complete is to:

1. Evaluate the condition of trees to be retained in the vicinity of the proposed parking lot and in the areas of where the additional parking spaces are to be placed.
2. Evaluate if site will allow the tree protection as required by the City of Wilsonville given the level of development of the site. If not, propose and justify an alternate tree protection plan to protect the trees.

Assumptions and Limiting Conditions

Please see Appendix #2 for a detailed list of Assumptions and Limiting conditions.

Report Use

This report is to certify that the trees that exist on site can be adequately protected during the construction of a new parking lot southeast of building number 6. This report is written to meet the requirements of the City of Wilsonville for tree protection on properties that are to be developed.

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Observations of Trees by the New Parking Lot SE of Building 6

The trees on site that will be impacted are listed below with the minimum distance that any construction activity can come to the face of the tree.

Tree Number	Tree Species	Tree Diameter In inches	Distance from trunk face to tree protection fence	Comments
880/21	Oregon White Oak	39	19.5 feet	Lift prune lower branches per arborist's instructions; remove cherry tree growing at base of oak to give clearance to traffic in the driveway.
882/22	Oregon White Oak	39	19.5 feet	Remove branch growing to the north from the first leader growing to the east off the tree to give vehicle clearance.
911	Oregon White Oak	33	16 feet	The plan shows 26 feet from the center of the tree to the edge of the new drive so there should be enough distance. The parking space to the SW of the oak is 15 feet away from the tree at its closest point. The project arborist should be on site to observe if any large roots are impacted and address the proper pruning of any roots impacted by the parking space excavation. The lowest leader to the south will have to have its lowest branch prune off to allow vehicle clearance. The entire branch shall not be cut off without project arborist approval.
917	Oregon White Oak	19	9.5	The plan show a distance of 23 feet, so there should be enough room without impacting this tree.
Oak to W/SW	Oregon White Oak	18	9	Same as above as the tree is in the same location from the parking lot. There is no number on this tree.
922	Austrian Pine	19	10	The parking lot will come 15 feet from the tree per the plans. The ideal distance to keep from the tree is 10 feet. The tree will also have to have a couple of its lowest limbs removed to avoid them being broken by vehicles. One branch was already broken by a recent wind storm.

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Observations of Trees by the New Parking Spaces South of Building 8

Due to the presence of two Douglas-firs (*Pseudotsuga menziesii*) with diameters of 38 inches and 34 inches, it will be possible to only install the two west parking spaces. The installation of any additional spaces or planting islands east of the two west spaces will impact the two Douglas-firs. There is the possibility to install parallel parking spot as long as any construction activity does not come any closer than 20 feet to the face of the west Douglas-fir and 17 feet to east Douglas-fir.

The tree protection fence will have to be located to the west, north and east of the two Douglas-firs at a distance no closer than 20 feet to the trees.

Tree Protection

The location of tree protection fencing shall be placed at least the distance from the face of the trees' trunks as indicated above fourth column of the table above. For the two Douglas-firs south of building 8, the tree protection fence shall come no closer than 20 feet to the two trees.

No storage of any material, parking of extra vehicles for construction, parking of utility or office trailers, and even the pedestrian traffic construction workers, should be allowed within the tree protection areas. Please refer to Appendix #1 for additional steps in tree protection.

Certification of Performance

I, Terrence P. Flanagan, Certify:

- That a representative of Teragan & Associates, Inc. has inspected the tree(s) and/or the property referred to in this report. The extent of the evaluation is stated in the attached report.
- That Teragan & Associates, Inc. has no current or prospective interest in the vegetation of the property that is the subject of this report, and Teragan & Associates, Inc. has no personal interest or bias with respect to the parties involved.
- That Teragan & Associates, Inc.'s compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- That the analysis, opinions, and conclusions that were developed as part of this report have been prepared according to commonly accepted arboricultural practices.
- That a Board Certified Master Arborist has overseen the gathering of data.

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Conclusion

The tree protection steps outlined under the discussion section of this report and in Appendix #1 "Tree Protection Steps" will adequately protect trees during the construction as long as all construction is prevented from occurring within the tree protection areas. Please refer to site plan for the actual placement of the tree protection areas.

Please call if you have any questions or concerns regarding this report.

Sincerely,



Terrence P. Flanagan
ISA Board Certified Master Arborist, #PN-0120 BMTL
ISA Qualified Tree Risk Assessor
Member, American Society of Consulting Arborists

Enclosures: Appendix #1 – Tree Protection Steps
Appendix #2 – Assumptions and Limiting Conditions

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Appendix # 1

Tree Protection Steps

It is critical that the following steps be taken to ensure that the trees that are to be retained are protected.

Before Construction Begins

1. Notify all contractors of the trees protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection. It can only take one mistake with a misplaced trench or other action to destroy the future of a tree.
 - a. Hold a Tree Protection meeting with all contractors to fully explain goals of tree protection.
 - b. Have all sub-contractors sign memoranda's of understanding regarding the goals of tree protection. Memoranda to include penalty for violating tree protection plan. Penalty to equal appraised value of tree(s) within the violated tree protection zone per the current Trunk Formula Method as outline by the Council of Tree & Landscape Appraisers current edition of the *Guide for Plant Appraisal*. Penalty is to be paid to owner of the property.
2. Fencing
 - a. Establish fencing around each tree or grove of trees to be retained.
 - b. The fencing is to be put in place before the ground is cleared in order to protect the trees and the soil around the trees from any disturbance at all.
 - c. Fencing is to be placed at the edge of the root protection zone. Root protection zones are to be established by the project arborist based on the needs of the site and the tree to be protected.
 - d. Fencing is to consist of 6-foot high steel fencing on concrete blocks or 6-foot high metal fencing secured to the ground with 8-foot metal posts to prevent it from being moved by contractors, sagging or falling down.
 - e. Fencing is to remain in the position that is established by the project arborist and not to be moved without written permission from the project arborist until the end of the project. .
3. Signage
 - a. All tree protection fencing should have signage as follows so that all contractors understand the purpose of the fencing:

TREE PROTECTION ZONE

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION FENCING.

Please contact the project arborist or owner if alterations to the approved location of the tree protection fencing are necessary.

Teragan & Associates, Inc.
503-803-0017

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- b. Signage should be placed as to be visible from all sides of a tree protection area and spaced every 75 feet.

During Construction

1. Protection Guidelines Within the Root Protection Zone
 - a. No traffic shall be allowed within the root protection zone. No vehicle, heavy equipment, or even repeated foot traffic.
 - b. No storage of materials including but not limiting to soil, construction material, or waste from the site.
 - i. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
 - c. Construction trailers are not to be parked/placed within the root protection zone without written clearance from project arborist.
 - d. No vehicles shall be allowed to park within the root protection areas.
 - e. No activity shall be allowed that will cause soil compaction within the root protection zone.
2. The trees shall be protected from any cutting, skinning or breaking of branches, trunks or roots.
3. Any roots that are to be cut from existing trees that are to be retained, the project consulting arborist shall be notified to evaluate and oversee the proper cutting of roots with sharp cutting tools. Cut roots are to be immediately covered with soil or mulch to prevent them from drying out.
4. No grade change should be allowed within the root protection zone.
5. Any necessary deviation of the root protection zone shall be cleared by the project consulting arborist or project owner.
6. Provide water to trees during the summer months. Tree(s) that will have had root system(s) cut back will need supplemental water to overcome the loss of ability to absorb necessary moisture during the summer months.
7. Any necessary passage of utilities through the root protection zone shall be by means of tunneling under roots by hand digging or boring.

After Construction

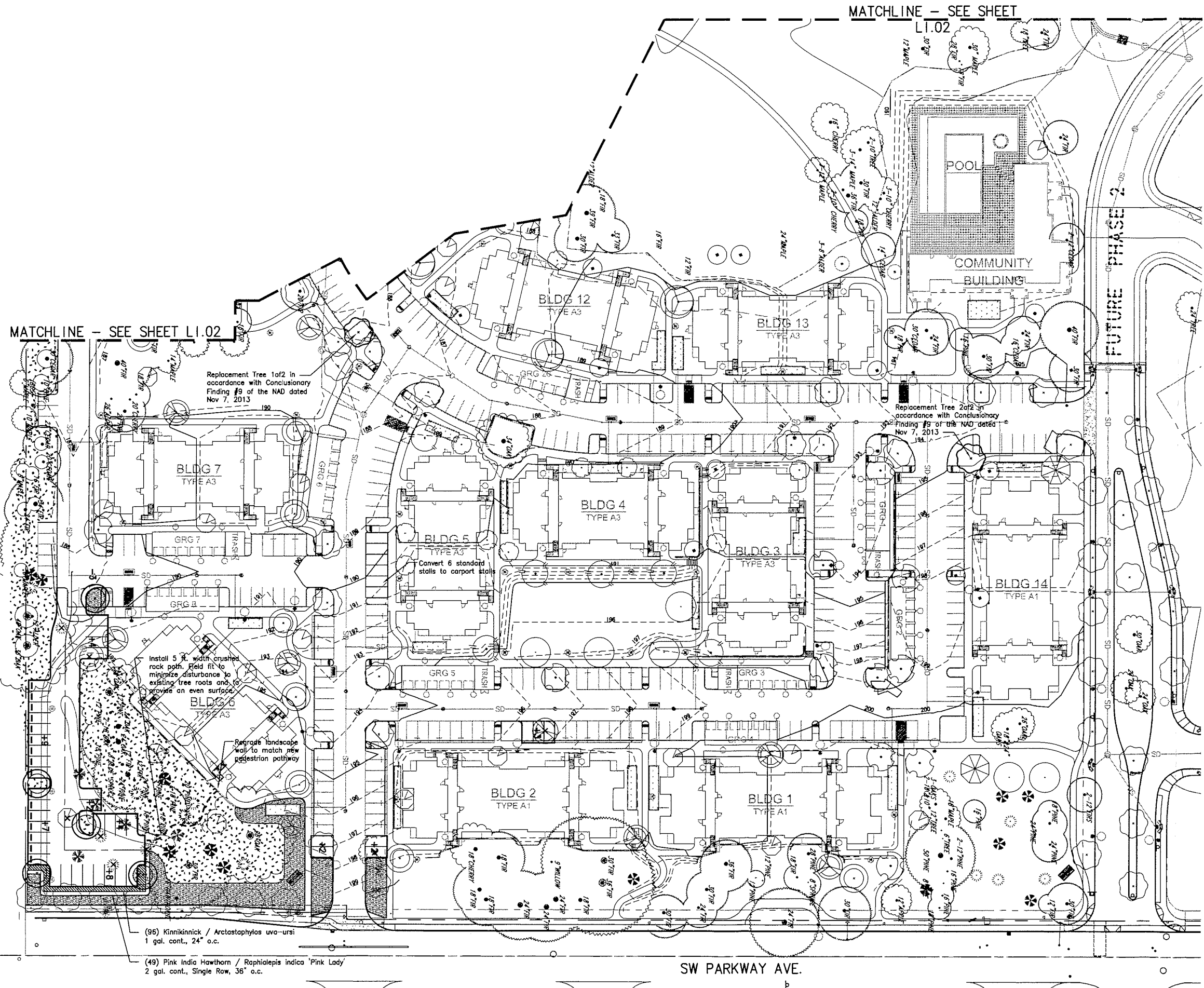
1. Carefully landscape in the area of the tree. Do not allow trenching within the root protection zone. Carefully plant new plants within the root protection zone. Avoid cutting the roots of the existing trees.
2. Do not plan for irrigation within the root protection zone of existing trees unless it is drip irrigation for a specific planting or cleared by the project arborist.
3. Provide for adequate drainage of the location around the retained trees.
4. Pruning of the trees should be completed as one of the last steps of the landscaping process before the final placement of trees, shrubs, ground covers, mulch or turf.
5. Provide for inspection and treatment of insect and disease populations that are capable of damaging the retained trees and plants.
6. Trees that are retained may need to be fertilized as called for by project arborist after final inspection.

Appendix #2

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant was assumed to be correct. The survey provided by Holland Construction that was prepared by Otak was the basis of the information provided in this report. The species identification and tree diameters were checked in the field by Teragan and Associates, Inc.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultants' role is only to make recommendations; inaction on the part of those receiving the report is not the responsibility of the consultant.
7. This report is to certify the trees that are on site, their condition, and outline the tree protection steps to protect the trees to be retained on site. This report is written to meet the requirements of the City of Wilsonville for tree protection on properties that are to be developed for residential or commercial use.

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MATCHLINE - SEE SHEET L1.02

MATCHLINE - SEE SHEET L1.02

Replacement Tree 1 of 2 in accordance with Conclusionsary Finding #9 of the NAD dated Nov 7, 2013

Replacement Tree 2 of 2 in accordance with Conclusionsary Finding #9 of the NAD dated Nov 7, 2013

Install 5 ft. width crushed rock path, field fit to minimize disturbance to existing tree roots and to provide an even surface.

Regrade landscape wall to match new pedestrian pathway

(96) Kinnikinnick / *Arctostaphylos uva-ursi*
1 gal. cont., 24" o.c.

(49) Pink India Hawthorn / *Raphiaepis indica* "Pink Lady"
2 gal. cont., Single Row, 36" o.c.

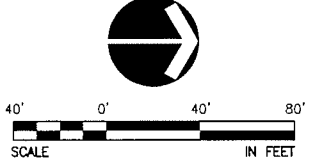
LANDSCAPE LEGEND

- LAWN AREA
DIAMOND GREEN TURF MIXTURE (EXTREME LOW MAINTENANCE TURF) 400 FROM SUNSHINE SEEDS INTERNATIONAL, 1 LB./1000 SF
- NATIVE SHRUB SEED
WOODLANDS SEED MIXTURE FROM SUNSHINE SEEDS INTERNATIONAL, 1 LB./1000 SF
- PLAY STRUCTURE
- BICYCLE RACK
- MONUMENT SIGN
- REMOVE/RELOCATE TREE

PROPOSED TREE KEY

- | SYMBOL | COMMON NAME / BOTANICAL NAME | SIZE AND DESCRIPTION |
|--------|--|--------------------------|
| | ACCLADE ELM / <i>ULMUS JAPONICA</i> X <i>VILSONIANA 'MORTON'</i> | 2.5' CAL., B&B |
| | VINE MAPLE / <i>ACER CERCINATUM</i> | 2' CAL., B&B |
| | CRIMEAN LINDEN / <i>TILIA X EUCHLORA</i> | 2' CAL., B&B |
| | ENGLISH OAK / <i>QUERCUS ROBUR</i> | 2' CAL., B&B |
| | KATSURA / <i>CERCIDIPHYLUM JAPONICUM</i> | 2' CAL., B&B |
| | BLACK GUM / <i>NYSSA SYLVATICA</i> | 2' CAL., B&B |
| | PACIFIC DOGWOOD / <i>CORNUS NUTTALLI</i> | 2' CAL., B&B |
| | RED SUNSET MAPLE / <i>ACER RUBRUM</i> 'FRANKSRED' | 2' CAL., B&B |
| | RED OAK / <i>QUERCUS RUBRA</i> | 3' CAL., B&B |
| | WESTERN SERVICEBERRY/AMELANCHIER | GRANDIFLORA 2' CAL., B&B |
| | TULIP TREE / <i>LIRIODENDRON TULIPIFERA</i> | 2' CAL., B&B |
| | WHITE OAK / <i>QUERCUS ALBA</i> | 2' CAL., B&B |
| | GRAND FIR / <i>ABIES GRANDIS</i> | 1 GALLON |
| | WESTERN HEMLOCK / <i>TSUGA HETEROPHYLLA</i> | 1 GALLON |
| | NEW LOCATION FOR EXISTING TREE TO BE TRANSPLANTED | |

NOTE:
THE FOLLOWING TREES REMOVED FROM PLAN:
(16) RED OAK / *QUERCUS RUBRA*
(3) ENGLISH OAK / *QUERCUS ROBUR*
(2) WESTERN SERVICEBERRY / *AMELANCHIER GRANDIFLORA*
(2) VINE MAPLE / *ACER CERCINATUM*
(3) PACIFIC DOGWOOD / *CORNUS NUTTALLI*



NO.	DATE	BY	REVISION COMMENTS

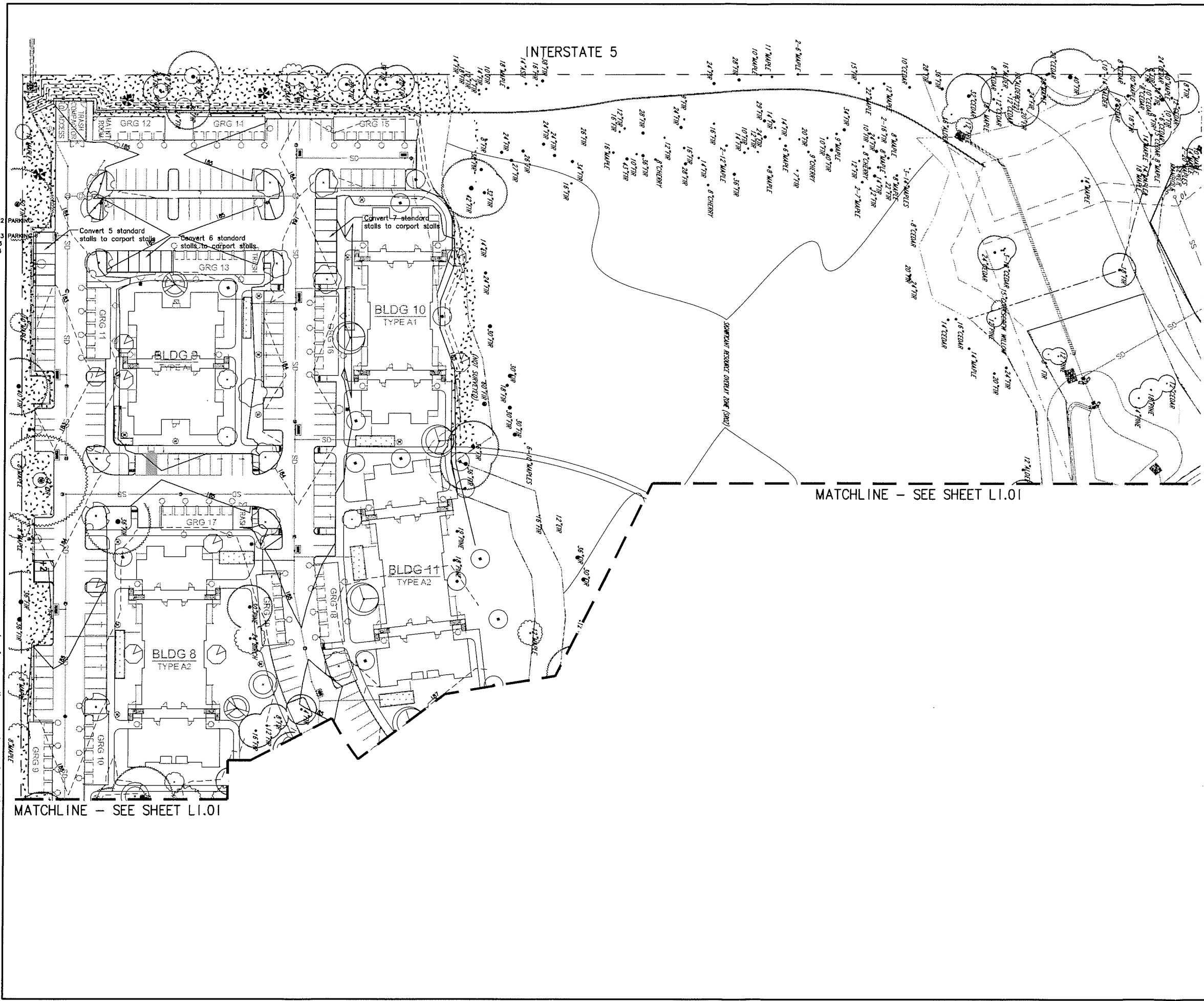
HOLLAND PARTNER GROUP
1111 Main St #500
Vancouver, WA 98660
Phone: 360.649.7888

BRENCHLEY ESTATES - Phase 1
CLACKAMAS COUNTY
28855 SW PARKWAY AVENUE, WILSONVILLE, OREGON

otak Incorporated
17355 SW Boones Ferry Rd.
Lake Oswego, OR 97035-5217
Phone: (503) 635-3618
FAX: (503) 635-5385
Internet: WWW.otak.com

16051
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L1.01
Sheet No.
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LANDSCAPE LEGEND

- LAWN AREA
- NATIVE SHRUB SEED
- PLAY STRUCTURE
- BICYCLE RACK
- MONUMENT SIGN
- REMOVE/RELOCATE TREE

PROPOSED TREE KEY

- | SYMBOL | COMMON NAME / BOTANICAL NAME
SIZE AND DESCRIPTION |
|--------|---|
| | ACCOLADE ELM / ULMUS JAPONICA X WILSONIANA 'MORTON'
2.5' CAL., B&B |
| | VINE MAPLE / ACER CERCIANUM
2' CAL., B&B |
| | CRIMEAN LINDEN / TILIA X EUCHLORA
2' CAL., B&B |
| | ENGLISH OAK / QUERCUS ROBUR
2' CAL., B&B |
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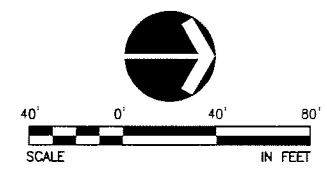
NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial Issue Date
CL	SS			Sept 12, 2013

HOLLAND PARTNER GROUP
 1111 Main St #500
 Vancouver, WA 98660
 Phone: 360.649.7888

BRENCHLEY ESTATES - Phase 1
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 17356 SW Boones Ferry Rd.
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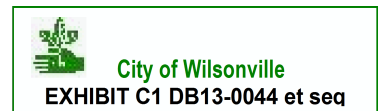
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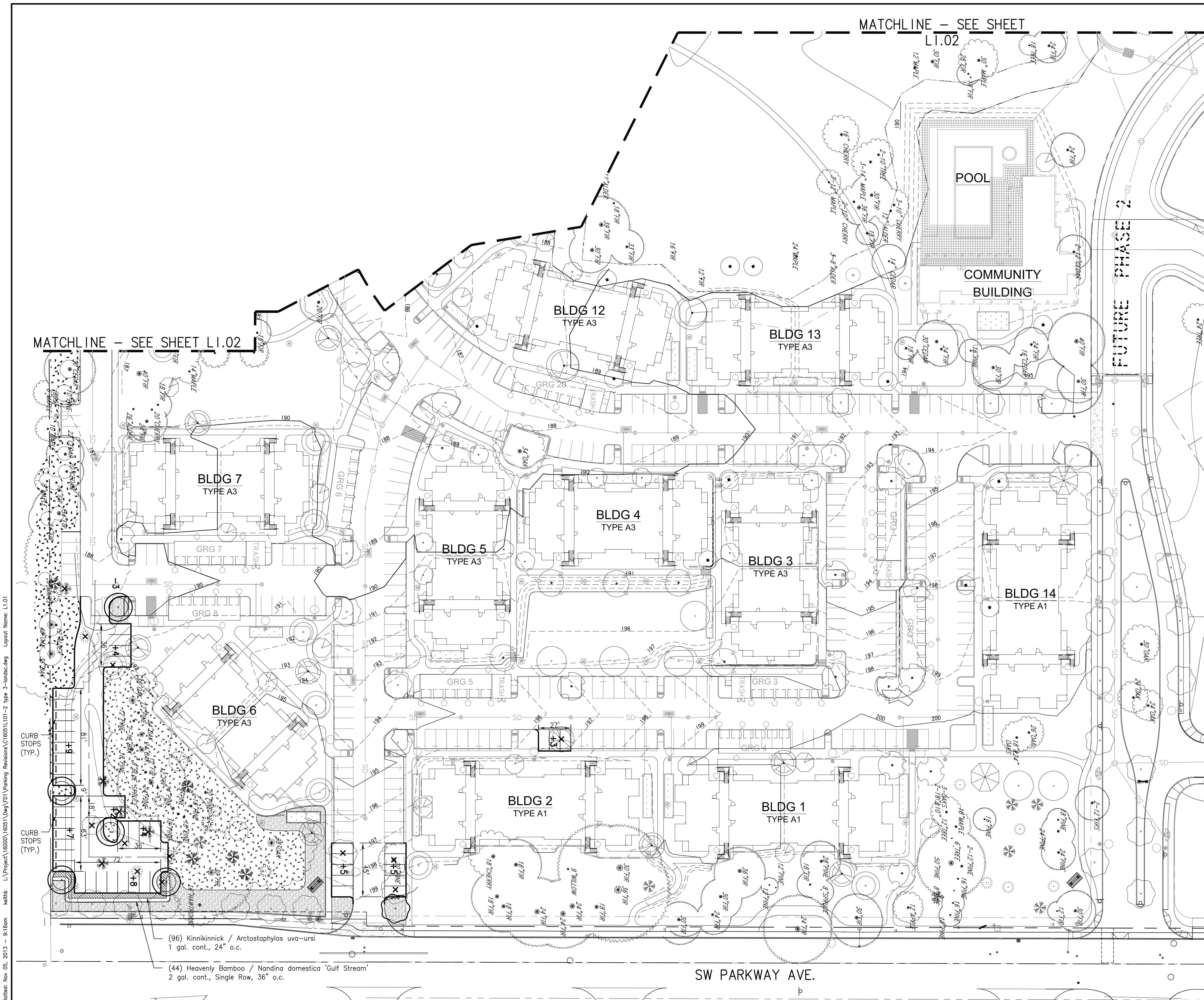
DATE: 1/6/14
AMANDA HOFMAN, ASSOCIATE PLANNER
FROM: DON WALTERS
SUBJECT: DEVELOPMENT REVIEW # DB14-0044, 45

WORK DESCRIPTION: JORY TRAIL PARKING LOT MODIFICATIONS

Building Division Conditions:

- BD 1. AERIAL ACCESS. No open parking spaces adjacent to buildings shall be changed into carports without insuring that such carports do not impede fire department aerial access to the building or buildings. This shall be confirmed with the fire marshal before the submittal for building permits.
- BD 2. ADA. All carports that are required by code to include handicap accessible parking spaces shall include those spaces in the number and location required by code.





MATCHLINE - SEE SHEET L1.02

MATCHLINE - SEE SHEET L1.02

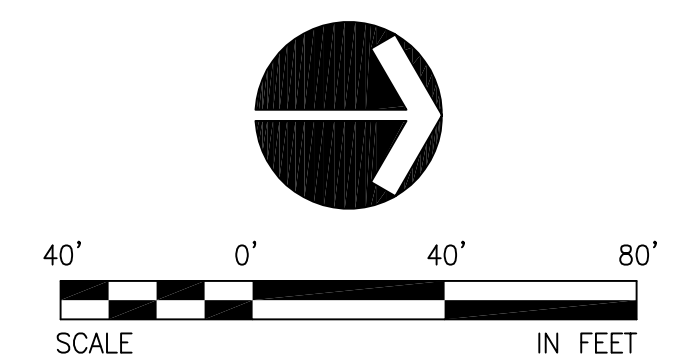
LANDSCAPE LEGEND

	LAWN AREA	DIAMOND GREEN TURF MIXTURE (EXTREME LOW MAINTENANCE TURF MIX) FROM SUNMARK SEEDS INTERNATIONAL, 8 LBS./1000 SF
	NATIVE SHRUB SEED	WOODLANDS SEED MIXTURE FROM SUNMARK SEEDS INTERNATIONAL, 1 LB./1000 SF
	PLAY STRUCTURE	
	BICYCLE RACK	
	MONUMENT SIGN	
	REMOVE/RELOCATE TREE	

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(3) PACIFIC DOGWOOD / CORNUS NUTTALLII



NO.	DATE	BY	REVISION	COMMENTS

City of Wilsonville
EXHIBIT B2 DB13-0044 et seq

HOLLAND PARTNER GROUP
1111 Main St #500
Vancouver, WA 98660
Phone: 360.649.7888

BRENCHLEY ESTATES - Phase 1
20855 SW PARKWAY AVENUE, WILSONVILLE, OREGON
CLATSOP COUNTY

LANDSCAPE PLAN
LAYOUT A

Otak Incorporated
17355 SW Boones Ferry Rd.
Lake Oswego, OR 97035-5217
Phone: (503) 635-3618
FAX: (503) 635-5395
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16051
Project No. Drawing No.
L1.01
Sheet No.
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DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JANUARY 13, 2014

6:30 PM

VIII. Public Hearing:

B. Resolution No. 268. Boones Ferry Pointe – The Human Bean Drive-up Coffee Kiosk: SFA Design Group and CB Anderson Architects – Representatives for Wilsonville Devco LLC – Applicant/Owner. The applicant is requesting approval of a Stage II Final Plan revision, Site Design Review and Master Sign Plan revision and Sign Waiver for development of a new 450 square foot drive-thru coffee kiosk at the corner of 95th Avenue and Boones Ferry Road. The subject site is located on Tax Lot 302 of Section 2DB, T3S, R1W, Washington County, Oregon. Staff: Daniel Pauly

Case Files: DB13-0046 – Stage II Final Plan Revision
DB13-0047 – Site Design Review
DB13-0048 – Master Sign Plan Revision
and Sign Waiver

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 268**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE II FINAL PLAN REVISION, SITE DESIGN REVIEW AND MASTER SIGN PLAN REVISION AND SIGN WAIVER FOR DEVELOPMENT OF A NEW 450 SQUARE FOOT DRIVE-THRU COFFEE KIOSK AT THE CORNER OF 95TH AVENUE AND BOONES FERRY ROAD. THE SUBJECT SITE IS LOCATED ON TAX LOT 302 OF SECTION 2DB, T3S, R1W, WASHINGTON COUNTY, OREGON. SFA DESIGN GROUP AND CB ANDERSON ARCHITECTS – REPRESENTATIVES FOR WILSONVILLE DEVCO LLC – APPLICANT/OWNER.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated January 6, 2014, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on January 13, 2014, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated January 6, 2014, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB13-0046, DB13-0047, DB13-0048 Class 3 Stage II Final Plan Revision, Site Design Review, and Master Sign Plan Revision with Sign Waiver to replace a previously-approved but un-built multi-tenant commercial building at Boones Ferry Pointe with a drive-thru coffee kiosk and associated improvements..

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 13th day of January, 2014 and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

_____,
Mary Fierros Bower Chair, Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1
STAFF REPORT
WILSONVILLE PLANNING DIVISION

Boones Ferry Pointe: The Human Bean Drive-thru Coffee Kiosk

DEVELOPMENT REVIEW BOARD PANEL ‘A’
QUASI-JUDICIAL PUBLIC HEARING
STAFF REPORT

HEARING DATE	January 13, 2014
DATE OF REPORT:	January 6, 2014

APPLICATION NOS.: DB13-0046 Stage II Final Plan Revision
DB13-0047 Site Design Review
DB13-0048 Master Sign Plan Revision and Sign Waiver

REQUEST/SUMMARY: The Development Review Board is being asked to review a revised Stage II Final Plan, Site Design Review, and revised Master Sign Plan for the development of a new 450 square foot drive-thru coffee shop to replace an approved but un-built 3,150 square foot multi-tenant commercial building at the corner of 95th Avenue and Boones Ferry Road in North Wilsonville.

LOCATION: The proposed coffee shop location is on the southeast corner of the 95th Avenue/ Boones Ferry Road intersection near Elligsen Road/I-5 Interchange. The property is specifically known as Tax Lot 0302, Section 2DB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon

OWNER/APPLICANT: Josh Veentjer
Wilsonville Devco LLC

APPLICANT’S REPS.: Ben Altman
SFA Design Group

Craig Anderson
CB Anderson Architects

COMPREHENSIVE PLAN MAP DESIGNATION: Commercial

ZONE MAP CLASSIFICATION: PDC (Planned Development Commercial)

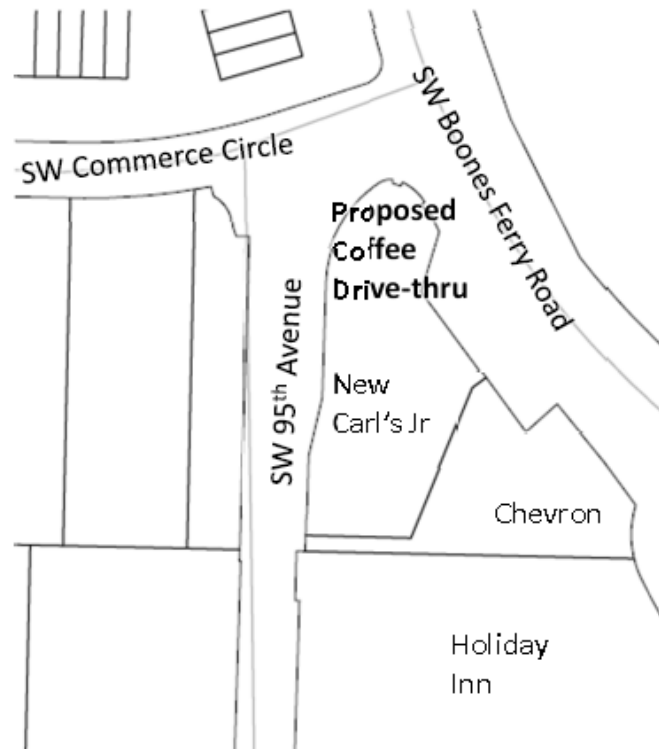
STAFF REVIEWERS: Daniel Pauly AICP, Associate Planner
Steve Adams PE, Development Engineering Manager
Don Walters, Building Plans Examiner

STAFF RECOMMENDATION: Approve with conditions the requested revised Stage II Final Plan, Site Design Review request, and revised Master Sign Plan.

APPLICABLE REVIEW CRITERIA

Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.116	Standards Applying to Commercial Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.131	Planned Development Commercial Zone (PDC)
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Sections 4.156.01 through 4.156.11	Sign Regulations
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.179	Mixed Solid Waste and Recyclables Storage
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.450 as applicable	Site Design Review

Vicinity Map



BACKGROUND/SUMMARY:

Approved Stage I Master Plan/Site History

The subject property is part of the Edwards Business Center Industrial Master Plan. This master plan envisioned a variety of industrial and commercial uses. The Master Plan designated the subject site as commercial, but did not specify the type of commercial use. Previously the City received an application for an office building on the site, which was never built. In March 2013 the Development Review Board approved an application to construct a fast-food restaurant and a multi-tenant commercial building consistent with the designation of the property in the Master Plan. The restaurant building has been built, but the property owner determined they were unable to find appropriate tenants and finance the commercial building. The applicant is now requesting to replace the multi-tenant commercial building portion of the development with a drive-thru coffee kiosk which remains consistent with the Stage I Master Plan commercial designation.

Stage II Final Plan (DB13-0046)

The Stage II Final Plan looks at the function and overall aesthetics of the proposed development, including traffic, parking, and circulation.

The proposed revised master plan includes a 450 square foot drive-thru coffee kiosk, and associated site improvements including parking, circulation, and landscaping. The coffee kiosk development replaces a multi-tenant commercial building approved by the DRB in March 2013

at the same time the adjacent Carl's Jr. restaurant was approved. The development site sits just north of the recently completed Carl's Jr. restaurant at the southeast corner of SW 95th Avenue and SW Boones Ferry Road. The kiosk building has a flat roof with a parapet to screen view of mechanical equipment. The north end of the building has a tower featuring the sign bands. A drive through lane wraps around the east, north, and west side of the kiosk and the adjoining patio and parking area. Parking is to the south and southeast.

Vehicle access to the coffee kiosk is via an existing shared driveway with Holiday Inn, Chevron, and Carl's Jr.

The Modified Stage II Final Plan for Boones Ferry Point, which will include Carl's Jr. and the proposed coffee kiosk, proposes approximately 15569 square feet of landscaping, 37 parking spaces (35 required), maneuvering and circulations areas, and mixed solid waste and recyclables storage. The total gross area of the site covered by the Stage II Master Plan is 55,605 square feet or 1.28 acres.

Site Design Review (DB13-0047)

Architectural Design

In the application for the original Boones Ferry Point (DB12-0074 et. seq.) the applicant explained how the design goal was to identify with the general environment of commercial development at Argyle Square and along Wilsonville Road while also adding a unique personality to the development and proper identity to the planned tenants. Smaller scale wood-frame structures using traditional exterior materials intended to reinforced their location in Wilsonville's small town setting. The approved buildings featured brick, horizontal lap siding, and board and batten materials. The proposed coffee kiosk follows this same architectural theme previously proposed and approved. The building features brick around the base, with a mix of lap siding and horizontal siding on the main body of the building. The tower design has similar shape as the Carl's Jr. building towers, but uses different material and colors. The Carl's Jr. building and the proposed coffee kiosk incorporate similar architectural elements, but have enough differences to be unique and complementary.

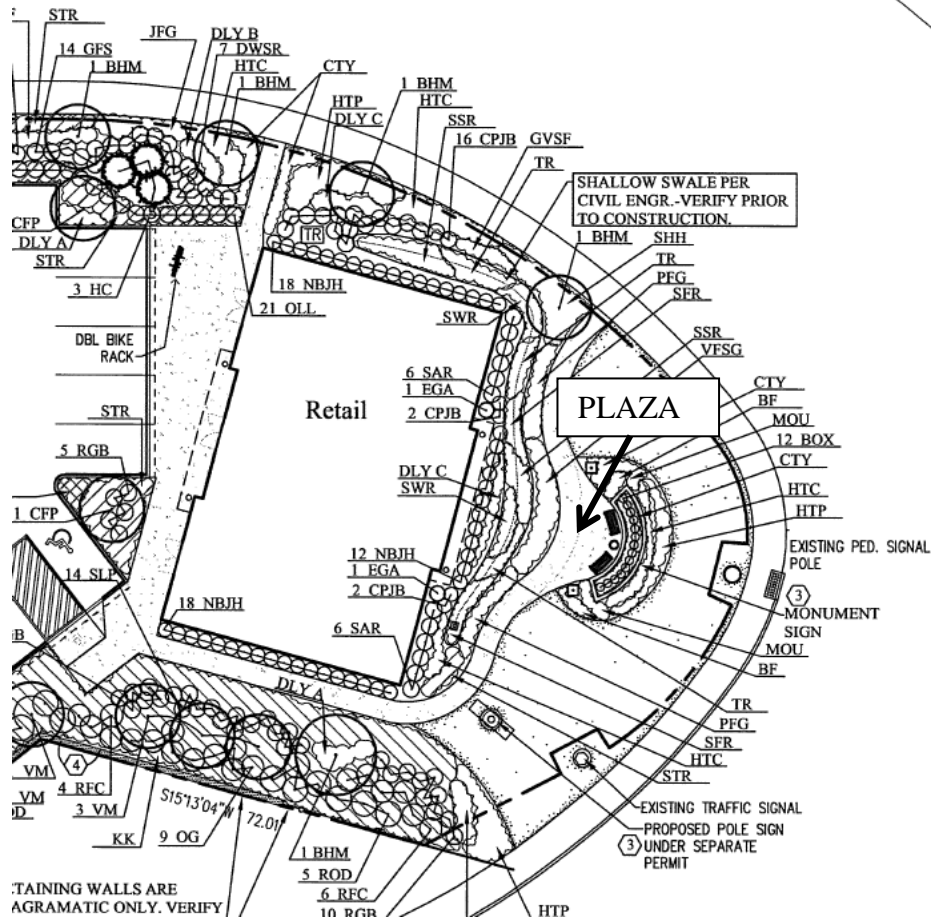
Proposed Drive-thru Coffee Kiosk Rendering



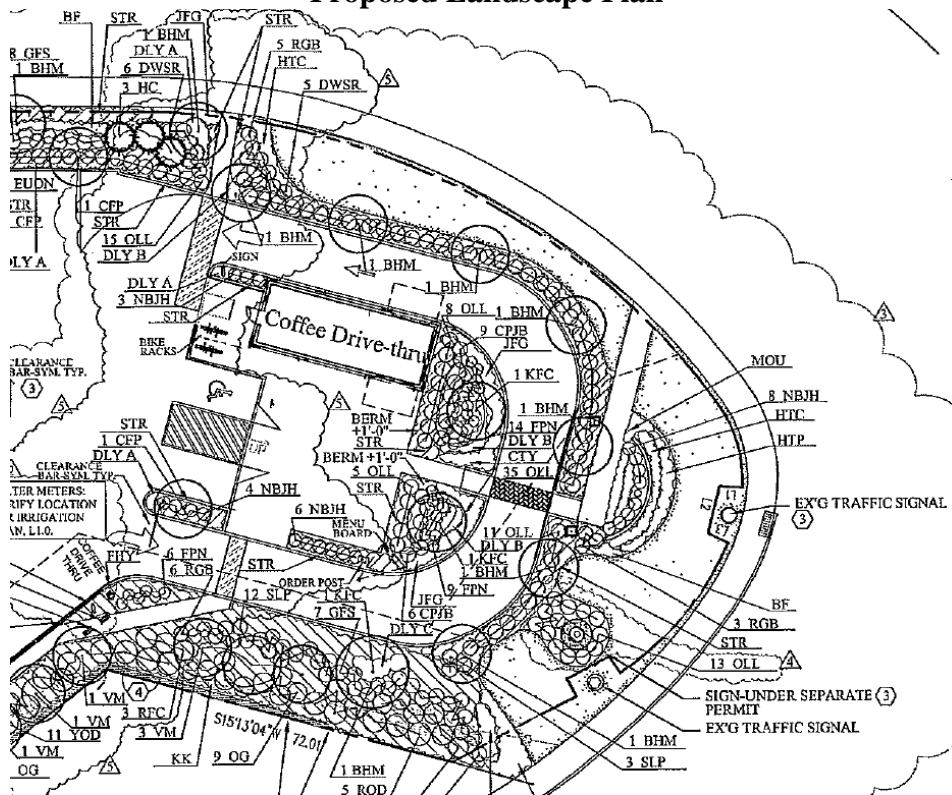
Landscape and Hardscape Design

In the design of Boones Ferry Pointe previously approved by the DRB a planter and plaza are featured at the north of the site to acknowledge the gateway at a prominent intersection on the northern edge of the City. The remainder of the landscaping is typical of parking lots and commercial areas in Wilsonville. In the proposed revised plan the planter and gateway sign with flag remain, but the plaza has been replaced with a patio area adjacent to the coffee kiosk. The remainder of the area around the coffee kiosk accommodates the drive-thru lane and otherwise remains typical of parking lots and commercial areas in Wilsonville.

Landscape Plan Previously Approved by DRB



Proposed Landscape Plan



Master Sign Plan and Sign Area Waiver (DB13-0048)

Building Signs

All three facades of the coffee kiosk where signs are proposed are eligible for building signs, with the allowed area based on the length of the different facades. The building signs will be wall mounted internally illuminated logo cabinets, like Carl's Jr., or individual internally illuminated channel letters. The signs will be appropriately placed on the buildings either centered in architectural features or centered above doors or windows. The sign design and placement is similar to other commercial retail developments in Wilsonville including Argyle Square and Old Town Square. Due to the narrow length of the north façade of the building, the applicant is requesting a waiver to allow a sign of the same size as the east and west facades, providing consistency on each of the three facades of the northern portion of the building, which are very similar architecturally.

Proposed Building Signs



DISCUSSION TOPICS:

Bicycle Parking

While the required number of bicycle parking spaces is provided, a couple requirements for bicycle parking are not met. The requirements not met include the spacing between bike parking and the kiosk building and the distance of the bike parking from the pedestrian service window. Condition of Approval PDA 2 requires the bicycle parking to be relocated within the plaza area or otherwise modified to meet these requirements.

Existing Hardscape and Landscape Improvements

Most of the hardscape and landscape for the proposed development has already been installed. This was done by the developer at their own risk. While, staff recommends approval, with modifications, of the hardscape and landscape as installed, the Development Review Board has full authority to require changes to the hardscape and landscape as if none had yet been installed.

Tables and Other Furnishings for Patio Area

The applicant has not provided information on tables or other furnishings for the patio area adjacent to the coffee kiosk. While none are currently proposed, it is understood furnishings will be placed in this area. Condition of Approval PDB 9 ensures the design of these furnishings will be durable and match or complement to the neighboring building thus helping to meet the site design review standards.

Restrictive Covenant Legal Dispute

As described in Exhibit D1 a legal dispute is ongoing regarding whether a restrictive covenant on the property prevents the operation of the proposed coffee kiosk. This is a private matter to be resolved between the parties. Staff does not see a reason to delay City approval with conditions of the proposed development. See letter regarding this matter from Barbara Jacobson, Assistant City Attorney, Exhibit C3.

CONCLUSION AND CONDITIONS OF APPROVAL:

Staff has reviewed the applicant’s analysis of compliance with the applicable criteria. The Staff report adopts the applicant’s responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board approve the proposed application (DB13-0046, DB13-0047, DB13-0048) with the following conditions:

REQUEST A: DB13-0046 STAGE II FINAL PLAN REVISION

<u>Planning Division Conditions:</u>	
PDA 1.	The approved final plan schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes to the approved final development plan may be approved by the Planning Director through administrative review pursuant to Section 4.030 if such changes are consistent with the purposes and general character of the plan. All other modifications shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.
PDA 2.	The applicant shall modify or relocate the bicycle parking spaces to meet the following standards identified in Subsection 4.155 (.04) B. while continuing to meet all other applicable standards: <ul style="list-style-type: none">• An aisle at least 5 feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering.• Each space be located within 30 feet of the pedestrian service window.

REQUEST B: DB13-0047 SITE DESIGN REVIEW

<u>Planning Division Conditions:</u>	
PDB 1.	Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Findings B3.
PDB 2.	All landscaping required and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City will be returned to the applicant. See Finding B9.

PDB 3.	The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, pursuant to the applicable sections of Wilsonville’s Development Code. See Finding B10.
PDB 4.	All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered as allowed by Wilsonville’s Development Code. See Findings B11 and B12.
PDB 5.	<p>The following requirements for planting of shrubs and ground cover shall be met:</p> <ul style="list-style-type: none"> • Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch. • Native topsoil shall be preserved and reused to the extent feasible. • Surface mulch or bark dust shall be fully raked into soil of appropriate depth, sufficient to control erosion, and shall be confined to areas around plantings. • All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10” to 12” spread. • Shrubs shall reach their designed size for screening within three (3) years of planting. • Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18 inch on center minimum. • No bare root planting shall be permitted. • Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting. • Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations. • Compost-amended topsoil shall be integrated in all areas to be landscaped, including lawns. <p>See Finding B22.</p>
PDB 6.	Plant materials shall be installed to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding B27.
PDB 7.	Outdoor lighting associated with the coffee kiosk use shall be dimmed at 10:00 p.m. by an automatic system. See Finding B38.
PDB 8.	All non-exempt luminaires shall be limited to down lighting. Non-exempt luminaires, except luminaire DD, shall be mounted and aimed consistent with their fully shielded classification. See Finding B35 and B37.
PDB 9.	Furnishings for the patio area shall be of durable materials that can withstand multiple years of outdoor exposure and remain in a like-new condition. Furnishings for the patio area shall be colors matching or complementary to the coffee kiosk building. Furnishings are not approved to have any signage. Final design and

placement of furnishings shall be approved by the Planning Division through the Class I Administrative Review process.

REQUEST C DB13-0048 MASTER SIGN PLAN REVISION AND SIGN WAIVER

- PDC 1.** Non-exempt signs shall be issued a Class I Sign Permit through the Planning Division prior to installation to ensure compliance with the approved Master Sign Plan.
- PDC 2.** This action only changes the components of the Master Sign Plan explicitly noted. All other aspects of the Master Sign Plan and Conditions of Approval of Case File DB12-0076 remain in effect.
- PDC 3.** The illuminated directional signs at internal circulation drive intersections shall be limited to six (6) square feet. See Finding C24.

CONDITIONS OF APPROVAL FROM THE ENGINEERING AND BUILDING DIVISIONS FOR ALL REQUESTS

The following Conditions of Approval are provided by the Engineering and Building Divisions of the City’s Community Development Department which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Division with authority over the relevant portion of the development approval.

Engineering Division Conditions:			
Specific Comments:			
PF 1.	Engineering Public Facilities Conditions of Approval (PF conditions) for DB12-0074 and DB12-0075 remain in effect for this project accept as further modified below.		
PF 2.	At the request of Staff, DKS Associates completed a Trip Generation memo dated September 5, 2013 revising a previously completed Carl’s Jr. Traffic Impact Study that was completed in May 2012. The proposed use is expected to generate 13 fewer new primary trips than the previously approved use. The project is hereby limited to no more than the following impacts.		
	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Estimated New PM Peak Hour Trips</td> <td style="width: 40%; text-align: right;">117</td> </tr> </table>	Estimated New PM Peak Hour Trips	117
Estimated New PM Peak Hour Trips	117		
PF 3.	Stormwater detention and storm water quality for this site will be handled via the stormwater facility constructed with the Boones Ferry Pointe project.		
PF 4.	The project shall connect to the existing Storm lateral constructed with the Boones Ferry Pointe project.		
PF 5.	The project shall connect to the existing Sanitary Sewer stub constructed with the		

	Boones Ferry Pointe project.
PF 6.	The project shall connect to the existing Water service constructed with the Boones Ferry Pointe. project.

<u>Building Division Conditions:</u>	
BD 1.	ACCESSIBLE. At least one of the walk-up service windows shall be accessible.

MASTER EXHIBIT LIST:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case Files DB13-0046, DB13-0047, DB13-0048.

- A1.** Staff report and findings (this document)
- A2.** Staff’s public hearing presentation slides (not available until public hearing)
- B1.** Applicant’s Notebook:
 - 1. Notice of Complete Application Dated December 9, 2013
 - 2. Response to Letter of Incomplete Application Dated December 4, 2013
 - 3. Notice of Incomplete Application Dated November 20, 2013
 - 4. Application Form Signed by Josh Ventjeer, Managing Member of Wilsonville Devco LLC
 - 5. Compliance Report
 - 6. DKS Traffic Memo
 - 7. Site Plans Approved by DRB in Case Files DB12-0074 through DB12-0076
 - 8. Signage (Proposed)
 - 9. Lighting Detail & Photometrics (Proposed)
 - 10. Revised Site & Architectural Plans (Proposed)
- B2.** Plan Sets and Architectural Drawings:
 - Color Architectural Renderings (Proposed)
 - C105 Previous Approved Grading Plan (DB12-0074 through DB12-0076)
 - A1.0 Architectural Site Plan (Proposed)
 - DD101 Composite Utility Plan (Proposed)
 - DD102 Grading Plan (Proposed)
 - L2.0 Landscape Planting Plan (Proposed)
 - L1.0 Landscape Irrigation Plan (Proposed)
 - A-1 Coffee Kiosk Floor Plan and Upper Wall Framing Plan from Pacific Mobile
 - A-3 Coffee Kiosk Wall Elevations from Pacific Mobile
 - E-1 Coffee Kiosk Electrical Plan from Pacific Mobile
 - SE1.0 Photometric Site Plan (Proposed)
 - Sign Drawings
- B3.** Materials Boards for Coffee Kiosk (available at public hearing)
- C1.** Engineering Division Comments and Conditions
- C2.** Building Division Comments and Conditions
- C3.** January 3, 2014 Letter from Barbara Jacobson, Assistant City Attorney, to Alec Laidlaw
RE: The Human Bean Coffee Store Legal Dispute
- D1.** Written Testimony Received January 3, 2014 on behalf of Garry Lapoint

January 3, 2014 email from Terra Burns, Laidlaw and Laidlaw Paralegal, to Daniel Pauly, Associate Planner
 January 3, 2014 Letter from Alec Laidlaw to Daniel Pauly, Associate Planner
 Copy of Washington County Circuit Court Case No. C138125CV Defendants' ORCP 21 Motions
 Copy of Washington County Circuit Court Case No. C138125CV Declaration of Garry L. Lapoint in Support of Defendants' ORCP 21 Motions
 Copy of Washington County Circuit Court Case No. C138125CV Defendants' Counsel's Certificate of Compliance (UTCR 5.010)

FINDINGS OF FACT:

1. The statutory 120-day time limit applies to this application. The application was received on November 12, 2013. On November 20, 2013, staff conducted a completeness review within the statutorily allowed 30-day review period, and, on December 4, 2013, the Applicant submitted new materials. Additional materials were submitted on December 7, 2013. On December 9, 2013 the application was deemed complete. The City must render a final decision for the request, including any appeals, by April 8, 2014.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	PDI	95 th /Boones Ferry Intersection/ Riverwood Industrial Campus
East:	PDC	Chevron/Boones Ferry Rd.
South:	PDC	Holiday Inn
West:	PDC	95 th Avenue/AGC Center

3. Prior land use actions include:
 Edwards Business Center Industrial Park Plat-Stage I
 97DB28 Stage II, Site Design Review, LaPoint Center
 DB06-0041, DB06-0043, DB06-0057, DB06-0042 Stage II Final Plan, Site Design Review, Waiver to Building Height, Master Sign Plan for Brice Office Building (Expired)
 DB12-0074 through DB12-0076 Stage II Final Plan, Site Design Review, and Master Sign Plan for fast food restaurant and multi-tenant commercial building.
 DB13-0027 Site Design Review for accent lighting on fast food restaurant.
4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

CONCLUSIONARY FINDINGS:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

GENERAL INFORMATION

Section 4.008 Application Procedures-In General

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville’s development review process.

Finding: These criteria are met.

Explanation of Finding: The application is being processed in accordance with the applicable general procedures of this Section.

Section 4.009 and Subsection 4.140 (.03) Who May Initiate Application and Ownership

Review Criterion: “Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply.” “The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included.”

Finding: This criterion is satisfied.

Explanation of Finding: The application has been submitted on behalf of the property owner, Wilsonville Devco LLC. The application form is signed by Josh Veentjer, Managing Member.

Subsection 4.010 (.02) Pre-Application Conference

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Explanation of Finding: A pre-application conference was held on August 22, 2013 in accordance with this subsection.

Subsection 4.011 (.02) B. Lien Payment before Application Approval

Review Criterion: “City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application.”

Finding: This criterion is satisfied.

Explanation of Finding: No applicable liens exist for the subject property. The application can thus move forward.

Subsection 4.035 (.04) A. General Site Development Permit Submission Requirements

Review Criteria: “An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.” Listed 1. through 6. j.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has provided all of the applicable general submission requirements contained in this subsection.

Section 4.110 Zoning-Generally

Review Criteria: “The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.” “The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.”

Finding: These criteria are satisfied.

Explanation of Finding: This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

REQUEST A: DB13-0046 STAGE II FINAL PLAN REVISION

Planned Development Regulations

Subsection 4.140 (.01) Purpose of Planned Development Regulations

A1. **Review Criterion:** The proposed Stage II Final Plan shall be consistent with the Planned Development Regulations purpose statement.

Finding: This criterion is satisfied.

Explanation of Finding: Based on the information provided by the applicant in their narrative, staff is of the professional opinion that the purpose of the planned development regulations is met by the proposed Stage II Final Plan.

Subsections 4.140 (.02) and (.05) Planned Development Lot Size and Permit Process

A2. **Review Criteria:** “Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.” “Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned ‘PD.’ All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code.”

“All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:

1. Be zoned for planned development;
2. Obtain a planned development permit; and
3. Obtain Development Review Board, or, on appeal, City Council approval.”

Finding: These criteria are satisfied.

Explanation of Finding: The development site is less than two (2) acres. However, it is previously been zoned for Planned Development. The property is designated for commercial development in the Comprehensive Plan, and is zoned Planned Development Commercial. The property is of sufficient size and will be developed as a planned development in accordance with this subsection.

Subsection 4.140 (.04) Professional Design Team Required for Planned Developments

A3. **Review Criteria:** “The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development. One of the professional consultants chosen by the applicant shall be designated to be responsible for conferring with the planning staff with respect to the concept and Explanation of the plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant’s compliance narrative lists the appropriate professionals involved in the planning and permitting process. Ben Altman of SFA Design Group has been designated the coordinator for the planning portion of the project.

Stage II Final Plan Submission Requirements and Process

Subsection 4.140 (.09) A. Timing of Submission

- A4. **Review Criterion:** “Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission in stages has been authorized pursuant to Section 4.035 for the first unit of the development”

Finding: This criterion is satisfied.

Explanation of Finding: A previous Stage I approval identified the subject property as a future commercial stage. A Stage II Final Plan was approved consistent with the previous Stage I Master Plan in March 2013. This application requests revision of the Stage II Final plan.

Subsection 4.140 (.09) C. Conformance with Stage I and Additional Submission Requirements

- A5. **Review Criteria:** “The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:” listed 1. through 6.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states, and staff concurs, that the Stage II plans substantially conforms to the Stage I Master plan. The applicant has provided the required drawings and other documents showing all the additional information required by this subsection.

Subsection 4.140 (.09) D. Stage II Final Plan Detail

- A6. **Review Criterion:** “The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development.”

Finding: This criterion is satisfied.

Explanation of Finding: The applicant has provided sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan, landscape plans, floor plans, elevation drawings, and material information.

Subsection 4.140 (.09) E. Submission of Legal Documents

- A7. **Review Criterion:** “Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner’s association, shall also be submitted.”

Finding: This criterion is satisfied.

Explanation of Finding: No additional legal documentation is required for dedication or reservation of public facilities.

Subsection 4.140 (.09) J. Planned Development Permit Requirements

A8. **Review Criteria:** “A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:” listed J. 1. through 3. Includes traffic level of service requirements.

Finding: These criteria are satisfied.

Explanation of Finding: Proposed is a coffee kiosk in an area designated for commercial in the Comprehensive Plan. The proposed use is at a corner and clustered with commercial uses similarly serving the travelling public, thus being part of a commercial center rather than strip commercial development. As demonstrated in the DKS Traffic Memo in the applicant’s notebook, Exhibit B1, specifically page 2 of 3 of the memo, the required traffic level of service is being maintained. All utilities and services are available to serve the development.

Commercial Development in Any Zone

Subsection 4.116 (.01) Commercial Development to be in Centers and Complexes

A9. **Review Criterion:** “Commercial developments shall be planned in the form of centers or complexes as provided in the City’s Comprehensive Plan. As noted in the Comprehensive Plan, Wilsonville’s focus on centers or complexes is intended to limit strip commercial development.”

Finding: This criterion is satisfied.

Explanation of Finding: The approved Boones Ferry Pointe commercial development is in the form of a center clustered at an intersection with other commercial development.

Subsection 4.116 (.05) All Commercial Activity to be Completely Enclosed

A10. **Review Criteria:** “All businesses, service or processing, shall be conducted wholly within a completely enclosed building; except for:” Listed A. through G.

Finding: These criteria are satisfied.

Explanation of Finding: All commercial activity other than exempt activities will be within in the proposed buildings. The only exceptions from the list given noted by the applicant are off-street parking for customers and employees, and outdoor seating. Staff notes there is the possibility as well for temporary outside sales.

Subsection 4.116 (.07) Uses Limited to those Meeting Industrial Performance Standards

A11. **Review Criteria:** “Uses shall be limited to those which will meet the performance standards specified in Section 4.135(.05), with the exception of 4.135(.05)(M.)(3.).”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed development facilitates commercial uses meeting these performance standards. It is understood that all uses will need to continue to meet these standards over time.

Subsection 4.116 (.08) Vision Clearance Standards for Corner Lots

A12. **Review Criteria:** “Corner lots shall conform to the vision clearance standards set forth in Section 4.177.”

Finding: These criteria are satisfied.

Explanation of Finding: Vision clearance has been reviewed by the City’s Engineering Division and the City’s Public Works standards for vision clearance are met.

Subsection 4.116 (.10) Commercial Development Generally

A13. **Review Criteria:** This subsection lists a number of requirements for commercial development such as setback, lot size, lot coverage, and street frontage requirements.

Finding: These criteria are satisfied.

Explanation of Finding: All the applicable standards listed in this subsection are met.

Subsection 4.116 (.14) B. Prohibited Uses

A14. **Review Criteria:** “Any use that violates the performance standards of Section 4.135(.05), other than 4.135(.05)(M.)(3.) is prohibited within commercial developments.”

Finding: These criteria are satisfied.

Explanation of Finding: No uses prohibited by this subsection are proposed.

Standards Applying in All Planned Development Zones

Subsection 4.118 (.01) Additional Height Guidelines

A15. **Review Criterion:** “In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:

A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.

B. To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.

C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.”

Finding: This criterion is satisfied.

Explanation of Finding: Staff does not recommend the Development Review Board require a height less than the applicant proposes as the proposed height provides for fire protection access, does not abut a low density zone, and does not impact scenic views of Mt. Hood or the Willamette River.

Subsection 4.118 (.03) Waivers

A16. **Review Criteria:** “Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may” waive a number of standards as listed in A. through E.

Finding: These criteria are satisfied.

Explanation of Finding: No planned development waivers have been requested by the applicant or are necessary to approve the application as proposed.

Subsection 4.118 (.03) E. Other Requirements or Restrictions

A17. **Review Criteria:** “Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may adopt other requirements or restrictions, inclusive of, but not limited to, the following:” Listed 1. through 12.

Finding: These criteria are satisfied.

Explanation of Finding: No additional requirements or restrictions are recommended pursuant to this subsection.

Subsection 4.118 (.04) Effect of Determination of Compliance and Conditions of Approval on Development Cost

A18. **Review Criteria:** “The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.”

Finding: These criteria are satisfied.

Explanation of Finding: It is staff’s professional opinion that the determination of compliance or attached conditions do not unnecessarily increase the cost of development, and no evidence has been submitted to the contrary.

Subsection 4.118 (.05) Requirements to Set Aside Tracts for Certain Purposes

A19. **Review Criteria:** “The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:” Recreational Facilities, Open Space Area, Easements.”

Finding: These criteria are satisfied.

Explanation of Finding: No additional tracts are being required for the purposes given.

Subsection 4.118 (.09) Habitat Friendly Development Practices

A20. **Review Criteria:** “To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:

A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;

B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§300f et seq., and including conditions or plans required by such permit;

C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and

D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03.”

Finding: These criteria are satisfied.

Explanation of Finding: As stated by the applicant and adopted by DRB for the previous Stage II approval, “The site has previously been rough graded and there is no significant native vegetation. The site does not contain any SROZ and no fish or wildlife habitats are associated with this property. The site has been designed consistent with the Habitat-Friendly practices. The storm system design provides for on-site water quality and volume control which protects the downstream wetland area south of the AGC building.” The proposal does not significantly alter compliance as previously found.

Planned Development Commercial Zone

Subsection 4.131 (.01) A. 1. Uses Typically Permitted

A21. **Review Criteria:** This subsection lists the uses that are typically permitted in the PDC Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The proposal replaces an approved but un-built multi-tenant commercial building with drive-thru coffee kiosk which is an allowed service establishment use.

Subsection 4.131 (.02) Prohibited Uses

A22. **Review Criteria:** This subsection lists the prohibited uses in the PDC Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has not proposed any prohibited uses for the site.

Subsection 4.131 (.03) 1. Block and Access Standards: Connectivity for Different Modes

A23. **Review Criteria:** “The Development Review Board shall determine appropriate conditions of approval to assure that adequate connectivity results for pedestrians, bicyclists, and motor vehicle drivers. Consideration shall be given to the use of public transit as a means of meeting access needs.”

Finding: These criteria are satisfied.

Explanation of Finding: No new blocks are proposed, and the proposed development proposes to use the existing shared private driveway on 95th Avenue partially on the subject property. A development agreement has been agreed upon between the owner of the subject property, neighboring properties, and the City ensuring appropriate access from the shared driveway.

On-site Pedestrian Access and Circulation

Subsection 4.154 (.01) B. 1. Continuous Pathway System

A24. **Review Criterion:** “A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.”

Finding: This criterion is satisfied.

Explanation of Finding: The applicant has provided a network a network of pathways from the proposed location of the coffee kiosk to support a continuous pathway system

throughout the site. This includes two connections to the 95th Avenue sidewalk which then connects to Carl's Jr. and Holiday Inn as well as a pathway connection to the east to provide access to parking, trash enclosures, and the Chevron property. See sheet A1.0 in Exhibit B2.

Subsection 4.154 (.01) B. 2. Safe, Direct, and Convenient Pathways

A25. **Review Criteria:** "Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

- a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.
- b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.
- c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.
- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.)."

Finding: These criteria are satisfied.

Explanation of Finding:

- All proposed pathways are of smooth and consistent concrete and no hazards are evident on the site plan.
- All proposed pathways are reasonably direct. The path from Carl's Jr. to the 95th Avenue sidewalk then across to the coffee kiosk is reasonably direct. The path from the intersection of 95th Avenue/Boones Ferry is reasonably direct. A direct path is provided from the parking stalls and trash enclosure serving the coffee kiosk.
- Where required, pathways meet ADA requirements or will be required to by the building code.
- The parking lot is not larger than 3 acres in size.

Subsection 4.154 (.01) B. 3. Vehicle/Pathway Separation

A26. **Review Criterion:** "Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards."

Finding: This criterion is satisfied.

Explanation of Finding: All pathways affected by this review are separated consistent with this subsection. Staff notes pathways marked during previous phases of development do not meet this standard.

Subsection 4.154 (.01) B. 4. Crosswalks

A27. **Review Criteria:** “Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).”

Finding: This criterion is satisfied.

Explanation of Finding: The applicant has proposed crosswalks meeting this standard.

Subsection 4.154 (.01) B. 5. Pathway Width and Surface

A28. **Review Criteria:** “Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.”

Finding: These criteria are satisfied.

Explanation of Finding: Primary pathways are the required width. The pathway from the parking area/trash enclosure near Chevron is not a primary pathway and is allowed to be less than five (5) feet in width.

Subsection 4.154 (.01) B. 6. Signs for Pathways

A29. **Review Criteria:** “All pathways shall be clearly marked with appropriate standard signs.”

Finding: These criteria are satisfied.

Explanation of Finding: No pathways requiring signs are proposed.

Parking and Loading

Subsection 4.155 (.02) General Parking Provisions

A30. **Review Criteria:** This subsection lists a number of general provisions for parking.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has provided sufficient information demonstrating compliance with the provisions in this subsection applicable to State II Final Plan review. Among the information provided are parking calculations on sheet A1.0. of Exhibit B2. Staff specifically points out the following:

- In relation to provision B. all parking areas are accessible and usable for parking
- In relation to provisions D. the provided parking meets the sum of the minimum parking for the fast food restaurant and the coffee kiosk.
- In relation to provision J. a note on sheet A1.0 of Exhibit B2 states this requirement will be met.
- In relation to provision K. the parking area is paved and provided with adequate drainage. See Sheets A1.0 and DD102 in Exhibit B2.
- In relation to provision L. the parking lot lighting is fully shielded as to not shine into adjoining structures or the eyes of passerby’s.
- In relation to provision N. 6 compact parking spaces are proposed, which is less than forty (40) percent of the proposed parking spaces. They are shown appropriately marked on Sheet A1.0 of Exhibit B2.

Subsection 4.155 (.03) A. Functional Design of Parking, Loading, and Delivery Areas

A31. **Review Criteria:** “Parking and loading or delivery areas shall be designed with access and maneuvering area adequate to serve the functional needs of the site and shall:

1. Separate loading and delivery areas and circulation from customer and/or employee parking and pedestrian areas. Circulation patterns shall be clearly marked.
2. To the greatest extent possible, separate vehicle and pedestrian traffic.”

Finding: These criteria are satisfied.

Explanation of Finding: Sheet DD5 “Proposed Truck Turning Movements” of Exhibit B2 of DB12-0074 through 0076 demonstrates sufficient access and maneuvering areas for delivery trucks, both for the Chevron fuel and Carl’s Jr. and the coffee kiosk. Staff notes fuel off-loading, and restaurant other commercial delivery parking are in the same area of the site separating these operations from the general employee and customer parking and pedestrian areas. The access and maneuvering areas for passenger vehicle parking areas appears sufficient providing adequate space for two-way travel. The applicant states in their compliance narrative in their notebook, Exhibit B1, that “care has been given to the extent practicable to separate vehicle and pedestrian traffic.” Staff has reviewed the site plan and found no code supported site changes to further separate pedestrian and vehicle traffic.

Subsection 4.155 (.03) B. 1.-3. Parking Area Landscaping

A32. **Review Criteria:** “Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:” Listed 1. through 3.

Finding: These criteria are satisfied.

Explanation of Finding: As shown in the planting plans (applicant’s sheet L1.0), the required amount of landscaping and trees are provided.

Subsection 4.155 (.03) C. Parking and Loading Areas-Safe and Convenient Access

A33. **Review Criterion:** “Be designed for safe and convenient access that meets ADA and ODOT standards. All parking areas which contain ten (10) or more parking spaces, shall for every fifty (50) standard spaces., provide one ADA-accessible parking space that is constructed to building code standards, Wilsonville Code 9.000.”

Finding: This criterion is satisfied.

Explanation of Finding: The required ADA space for the coffee kiosk is provided.

Subsection 4.155 (.03) D. Parking Connectivity and Efficient On-site Circulation

A34. **Review Criteria:** “Where possible, parking areas shall be designed to connect with parking areas on adjacent sites so as to eliminate the necessity of utilizing the public street for multiple accesses or cross movements. In addition, on-site parking shall be designed for efficient on-site circulation and parking.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed development adds to an existing commercial center that includes a fuel station, convenience market, sit down restaurant, convention center, and hotel. The proposed uses as well as the existing Chevron and Holiday Inn share a common driveway off 95th Avenue and their access and parking areas are interconnected.

Joint use of many the access and maneuvering areas is covered in a Development Agreement. Two factors commonly considered to determine such efficiency include proximity of parking to likely destinations, and direct vehicle and pedestrian paths between destinations with limited choke points. To the extent practicable parking is provided close to the coffee kiosk for short, efficient pedestrian trips after parking. Where parking is further away towards Chevron a direct pedestrian path is provided to the coffee kiosk. Multiple pedestrian accesses from the public sidewalk are provided, including ones providing the most direct path from the sidewalk to business entrances. All vehicles enter the site through a shared driveway with Holiday Inn and Chevron. While this could become a choke point, care has been taken to design the driveway for optimal performance to minimize traffic delays, as reflected in the Development Agreement. Straight drive aisles and multiple access points allow for direct vehicle travel within the site.

Subsection 4.155 (.03) G. Parking Minimum and Maximum

A35. **Review Criteria:** “Tables 5, below, shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space.”

Finding: These criteria are satisfied.

Explanation of Finding: As shown in the table below, the proposed parking is consistent with Table 5: Parking Standards. Staff notes the parking count differs from the submitted drawings and narrative, Exhibits B1 and B2, and this finding corrects the inaccurate counts provided in those documents.

Use	Floor Area	Min	Max	Min	Max	Provided
Fast food (with drive-thru)	2,867	9.9 per 1,000 SF	14.9 per 1000 SF	29	43	
Coffee Kiosk	450	9.9 per 1,000 SF	14.9 per 1000 SF	4	7	
Standard Spaces						29
Compact Spaces (40% Max)				--	18	6
Total Non-ADA Spaces				33	50	35
ADA Spaces				2	--	2
Total Parking Spaces						37

Subsection 4.155 (.04) A. Bicycle Parking-General Provisions

A36. **Review Criteria:** This subsection lists general provisions for bicycle parking, listed 1. through 4., including required number of spaces.

Finding: These criteria are satisfied.

Explanation of Finding: A minimum of four (4) spaces are required for the drive-thru coffee kiosk, and four (4) are provided.

Subsection 4.155 (.04) B. Bicycle Parking-Standards

A37. **Review Criteria:** This subsection lists standards for required bicycle parking, listed 1. through 5., including size, access aisle size, spacing between racks, anchoring of lockers and racks, and location standards.

Finding: These criteria are satisfied.

Explanation of Finding: As shown on sheet A1.0 of Exhibit B2 each of the 4 required parking stalls exceeds the minimum dimensions of 2 feet by 6 feet. There is sufficient space to use the bicycle racks without obstructions. Bicycle racks will be securely fastened. Five (5) feet of spacing is not provided between the bicycle racks and the kiosk. The bicycle racks are further than 30 feet from the primary entrance, which in this case staff understands to be the service window open to pedestrians. Condition of Approval PDA 2 will ensure bicycle parking is placed to meet all requirements of this subsection including the spacing from the building and distance from the service window.

Subsection 4.155 (.05) Minimum Off-street Loading Requirements

A38. **Review Criteria:** This subsection defines the requirements for loading berths including when loading berths are required and size requirements.

Finding: These criteria are not applicable.

Explanation of Finding: No loading berths are required for commercial uses of the proposed floor area.

Subsection 4.155 (.06) Carpool and Vanpool Parking Requirements

A39. **Review Criteria:** This subsection defines the requirements for carpool and vanpool parking.

Finding: These criteria are not applicable.

Explanation of Finding: No carpool or vanpool parking is required for commercial parking lots of the proposed size.

Section 4.167 Access, Ingress, and Egress

A40. **Review Criterion:** “Each access onto streets or private drives shall be at defined points as approved by the City and shall be consistent with the public's health, safety and general welfare. Such defined points of access shall be approved at the time of issuance of a building permit if not previously determined in the development permit.”

Finding: This criterion is satisfied.

Explanation of Finding: The access points for the development site are existing and approved by the City. No change in access is proposed.

Natural Features

Section 4.171 Protection of Natural Features and Other Resources

A41. **Review Criteria:** This section provides for the protection of a number of natural features and other resources including: general terrain preparation, hillsides, trees and wooded areas, high voltage powerline easements and rights of way and petroleum pipeline easements, earth movement hazard areas, soil hazard areas, historic resources, and cultural resources.

Finding: These criteria are satisfied.

Explanation of Finding: None of the resources listed in this section exist on the site or will be foreseeably negatively impacted by the development.

Public Safety and Crime Prevention

Subsection 4.175 (.01) Design to Deter Crime and Ensure Public Safety

A42. **Review Criterion:** “All developments shall be designed to deter crime and insure public safety.”

Finding: This criterion is satisfied.

Explanation of Finding: The applicant asserts, and staff concurs, that attention has been given to site design to deter crime and allow natural surveillance. Staff has no evidence that the proposed development would otherwise negatively impact public safety.

Subsection 4.175 (.02) Addressing and Directional Signing

A43. **Review Criteria:** “Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.”

Finding: These criteria are satisfied.

Explanation of Finding: The design of the site provides for appropriate addressing and directional signage to assure easy identification.

Subsection 4.175 (.03) Surveillance and Police Access

A44. **Review Criterion:** “Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.”

Finding: This criterion is satisfied.

Explanation of Finding: The parking and loading areas are easily assessable to law enforcement.

Subsection 4.175 (.04) Lighting to Discourage Crime

A45. **Review Criterion:** “Exterior lighting shall be designed and oriented to discourage crime.”

Finding: This criterion is satisfied.

Explanation of Finding: While exterior lighting has been minimized it was previously found to discourage crime and continues to do so.

Landscaping Standards

Subsection 4.176 (.01) Purpose of Landscape, Screening, and Buffering

A46. **Review Criteria:** “This Section consists of landscaping and screening standards and regulations for use throughout the City. The regulations address materials, placement, layout, and timing of installation. The City recognizes the ecological and economic value of landscaping and requires the use of landscaping and other screening or buffering to:” Listed A. through K.

Finding: These criteria are satisfied.

Explanation of Finding: In complying with the various landscape standards in Section 4.176 the applicant has demonstrated the proposed Stage II Final Plan is in compliance with the landscape purpose statement.

Subsection 4.176 (.02) B. Landscaping Standards and Code Compliance

A47. **Review Criteria:** “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: These criteria are satisfied.

Explanation of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Subsection 4.176 (.02) C. 1. General Landscape Standards-Intent

A48. **Review Criteria:** “The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant’s submitted landscape plans (applicant’s sheets L 1.0 and L2.0) show a variety of plant materials and placement consistent with the general landscape standard, specifically along the frontage with SW 95th Avenue and SW Boones Ferry Road.

Subsection 4.176 (.02) C. 2. General Landscape Standards-Required Materials

A49. **Review Criteria:** “Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:

- a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.
- b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.”

Finding: These criteria are satisfied.

Explanation of Finding: The planting plan (applicant’s sheet L2.0) shows landscaping meeting the functional requirements of this subsection.

Subsection 4.176 (.02) E. 1. High Screen Landscape Standard-Intent

A50. **Review Criterion:** “The High Screen Landscaping Standard is a landscape treatment that relies primarily on screening to separate uses or developments. It is intended to be applied in situations where visual separation is required.”

Finding: This criterion is satisfied.

Explanation of Finding: No development related to the coffee kiosk requires the high screen standards be applied, especially as menu boards are oriented as to not be visible off site. If menu boards are relocated so the face of the sign faces Boones Ferry Road or 95th Avenue, then additional review will be needed to provide landscaping that provides appropriate screening such as the planting screening the Carl's Jr. menu board.

Subsection 4.176 (.03) Landscape Area and Locations

A51. **Review Criteria:** “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Explanation of Finding: According to the applicant twenty-eight percent (28%) of the site is proposed to be in landscaping. The landscaping is in a variety of areas throughout the site, including the street frontage areas. Landscaping is placed along the streets to soften the look of off-street parking areas. As shown on the applicant's sheet L 2.0 a variety of landscape materials are being used.

Subsection 4.176 (.04) Buffering and Screening

A52. **Review Criteria:** “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.”

Finding: These criteria are satisfied.

Explanation of Finding: The buildings are designed so architectural parapets screen roof mounted equipment. Mixed-solid waste and recycling storage areas are within screening enclosures. No additional outdoor storage areas are proposed.

Subsection 4.176 (.09) Landscape Plans

A53. **Review Criteria:** “Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.”

Finding: These criteria are satisfied.

Explanation of Finding: Applicant's sheets L1.0 and L2. in Exhibit B2 provide the required information.

Subsection 4.176 (.12) Mitigation Standards

A54. **Review Criterion:** "A mitigation plan is to be approved by the City's Development Review Board before the destruction, damage, or removal of any existing native plants."

Finding: This criterion is satisfied.

Explanation of Finding: No existing native plants are being removed requiring a mitigation plan pursuant to this subsection.

Other Standards

Section 4.177 Street Improvement Standards

A55. **Review Criteria:** This section establishes improvement standards for public streets, along with private access drives and travel lanes.

Finding: These criteria are satisfied.

Explanation of Finding:

- Access is provided to the proposed development clear of any obstructions.
- The travel lanes are proposed to be asphalt and have been constructed to City standards.
- All access lanes are a minimum of 12 feet.
- The development will comply with requirements of the Fire District.
- No construction is proposed in the public right-of-way

Section 4.179 Mixed Solid Waste and Recyclables Storage

A56. **Review Criteria:** This section establishes standards for mixed solid waste and recyclables storage in new multi-family residential and non-residential buildings.

Finding: These criteria are satisfied.

Explanation of Finding: No changes to the mixed solid waste facilities are proposed. The proposed coffee kiosk replaces a larger multi-tenant commercial building. The mixed-solid waste enclosure designed and built for the multi-tenant building is adequately sized for the smaller coffee kiosk.

Sections 4.199.20 Outdoor Lighting

A57. **Review Criteria:** This section states that the outdoor lighting ordinance is applicable to "Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas" and "Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas." In addition the exempt luminaires and lighting systems are listed.

Finding: These criteria are satisfied.

Explanation of Finding: All the outdoor lighting for the new development on the site is being required to comply with the outdoor lighting ordinance. A photometric site plan has been provided, sheet SE1.0 (Exhibit B2), showing the functional effect of the proposed

lighting on the site. Detailed requirements for site lighting are being reviewed as a component of Request B, Site Design Review, of this application. See Findings B32 through B39.

Sections 4.300-4.320 and Subsection 4.118 (.02) Underground Installation of Utilities

A58. **Review Criteria:** These sections list requirements regarding the underground installation of utilities.

Finding: These criteria are satisfied.

Explanation of Finding: There are no existing overhead facilities that require undergrounding as part of this development. All new utilities associated with the development are proposed to be installed underground.

REQUEST B: DB13-0047 SITE DESIGN REVIEW

Site Design Review

Subsection 4.400 (.01) and Subsection 4.421 (.03) Excessive Uniformity, Inappropriateness of Design, Etc.

B1. **Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant provides a response to this subsection on pages 18-20 of the compliance narrative in their notebook, Exhibit B1. Staff summarizes the compliance with this subsection as follows:

Excessive Uniformity: The design of the coffee kiosk is different from the Carl’s Jr. building, yet complementary, and has an architectural character unique from other surrounding development preventing uniformity. The coffee kiosk uses the same brick around the base as used on the Carl’s Jr. building. lap siding and board and baton siding are used similarly as with the Carl’s Jr. building, only painted different colors.

Inappropriate or Poor Design of the Exterior Appearance of Structures: The coffee kiosk is professionally designed with a unique historic “small-town” theme indicative of other commercial development in Wilsonville including Old Town Square (Fred Meyer development). The result is a professional design appropriate for Wilsonville.

Inappropriate or Poor Design of Signs: Signs are typical of the type of development proposed and meet applicable City standards. See Request C, Master Sign Plan.

Lack of Proper Attention to Site Development: The appropriate professional services have been used to design the site incorporating unique features of the site including site size and shape and available access, demonstrating appropriate attention being given to site development.

Lack of Proper Attention to Landscaping: Landscaping is provided exceeding the area requirements, has been professionally designed by a landscape architect, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

Subsection 4.400 (.02) and Subsection 4.421 (.03) Purposes of Objectives of Site Design Review

B2. **Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:” Listed A through J.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant provides a response to design on pages 18-20 of the compliance narrative in their notebook, Exhibit B1, demonstrating compliance with the listed purposes and objectives. In short, the proposal provides a high quality design appropriate for the site and its location in Wilsonville.

Section 4.420 Development in Accordance with Plans

B3. **Review Criteria:** The section states that development is required in accord with plans approved by the Development Review Board.

Finding: These criteria will be satisfied by Condition of Approval PDB 1.

Explanation of Finding: A condition of approval has been included to ensure construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. No building permits will be granted prior to development review board approval.

Subsection 4.421 (.01) and (.02) Site Design Review-Design Standards

B4. **Review Criteria:** This subsection lists the design standards for Site Design Review. Listed A through G. Pursuant to subsection (.02) “The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has provided sufficient information demonstrating compliance with the standards of this subsection. Among the information provided is a written response to these standards on page 18-20 of the compliance narrative in the applicant’s notebook, Exhibit B1. Staff notes a patio area has been provided without information on the planned furnishings. Condition of Approval PDB 9 ensures the furnishings are durable and match or complement the building, thus helping ensure site design review standards are met.

Subsection 4.421 (.05) Site Design Review-Conditions of Approval

B5. **Review Criterion:** “The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code.”

Finding: This criterion is satisfied.

Explanation of Finding: No additional conditions of approval are recommended to ensure the proper and efficient functioning of the development.

Subsection 4.421 (.06) Color or Materials Requirements

B6. **Review Criterion:** “The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.”

Finding: This criterion is satisfied.

Explanation of Finding: All material and color information has been provided by the applicant.

Section 4.430 Design of Trash and Recycling Enclosures

B7. **Review Criteria:** “The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the Wilsonville City Code.” Listed (.02) A. through (.04) C.

Finding: These criteria are satisfied.

Explanation of Finding: No design to the trash and recycling enclosures are proposed as part of this application.

Section 4.440 Site Design Review-Submittal Requirements

B8. **Review Criteria:** This section lists additional submittal requirements for Site Design Review in addition to those listed in Section 4.035.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has submitted the required additional materials, as applicable.

Subsection 4.450 (.01) Landscape Installation or Bonding

B9. **Review Criterion:** “All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.”

Finding: This criterion will be satisfied by Condition of Approval PDB 2.

Explanation of Finding: The condition of approval will assure installation or appropriate security at the time occupancy is requested.

Subsection 4.450 (.02) Approved Landscape Plan Binding

B10. **Review Criterion:** “Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.”

Finding: This criterion will be satisfied by Condition of Approval PDB 3.

Explanation of Finding: The condition of approval shall provide ongoing assurance this criterion is met.

Subsection 4.450 (.03) Landscape Maintenance and Watering

B11. **Review Criterion:** “All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.”

Finding: This criterion will be satisfied by Condition of Approval PDB 4.

Explanation of Finding: The condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

Subsection 4.450 (.04) Addition and Modifications of Landscaping

B12. **Review Criterion:** “If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City’s development review process, that removal or modification must first be approved through the procedures of Section 4.010.”

Finding: This criterion will be satisfied by Condition of Approval PDB 4.

Explanation of Finding: The condition of approval shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

On-site Pedestrian Access and Circulation

Subsection 4.154 (.01) B. Standards for On-site Pedestrian Access and Circulation

B13. **Review Criteria:** This subsection lists standards for on-site pedestrian access and circulation, listed 1. through 6.

Finding: These criteria are satisfied.

Explanation of Finding: The design of the on-site pedestrian access and circulation described and illustrated in the applicant’s submitted narrative and plans in relation to these provisions are consistent with the purpose of site design review and the proposed revised Stage II Final Plan for the site. See Findings A24 through A29 under Request A.

Parking

Subsection 4.155 (.02) Provision and Maintenance of Off-Street Parking

B14. **Review Criteria:** This subsection lists general provisions for parking, A. through O.

Finding: These criteria are satisfied.

Explanation of Finding: The design of the parking described and illustrated in the applicant’s submitted narrative and plans in relation to these provisions are consistent with the purpose of site design review and the proposed revised Stage II Final Plan for the site. See Finding A30 under Request A.

Subsection 4.155 (.03) B. 1.-3. Landscaping of Parking Areas

B15. **Review Criteria:** “Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:” Listed 1. through 3.

Finding: These criteria are satisfied.

Explanation of Finding: As shown in the planting plans, sheet L2.0 of Exhibit B2, landscape screening is provided between the proposed parking and the public right-of-way. Trees are provided for the proposed parking spaces as required by this subsection. Tree planting areas generally meet the minimum size requirements. However, the planting area with a tree between a parking stall and the entry to the coffee drive-thru queuing area is less than 8 feet wide. Staff has examined other site design option to make this a wider planting area, but site constraints prevent making it wider. It is desirable to have a tree and other plantings at this location and the planter is as wide a practicable balancing competing design requirements and site restraints.

Section 4.171 Protection of Natural Features and Other Resources

B16. **Review Criterion:** This section provides for the protection of a number of natural features and other resources including: general terrain preparation, hillsides, trees and wooded areas, high voltage powerline easements and rights of way and petroleum pipeline easements, earth movement hazard areas, soil hazard areas, historic resources, and cultural resources.

Finding: This criterion is satisfied.

Explanation of Finding: None of the resources listed in this section exist on the site or will be foreseeably negatively impacted by the development.

Landscaping

Subsection 4.176 (.02) B. Landscape Standards and Compliance with Code

B17. **Review Criterion:** “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: This criterion is satisfied.

Explanation of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Subsection 4.176 (.02) C. 1. General Landscape Standards-Intent

B18. **Review Criteria:** “The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant’s sheet L2.0 of Exhibit B2 shows a variety of plant materials and placement consistent with the general landscape standard.

Subsection 4.176 (.02) C. 2. General Landscape Standards-Required Materials

B19. **Review Criteria:** “Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General

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Exhibit A1

Boones Ferry Pointe: The Human Bean Drive-thru Coffee Kiosk

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Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:

- a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.
- b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.”

Finding: These criteria are satisfied.

Explanation of Finding: The planting plan, sheet L2.0 of Exhibit B2, shows landscaping meeting the requirements of this subsection.

Subsection 4.176 (.03) Landscape Area and Locations

- B20. **Review Criteria:** “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Explanation of Finding: Consistent with the proposed revised Stage II Final Plan for the site, the proposed design of the site provides for more than the required amount of landscaping and landscaping in at least three separate and distinct areas, including the area along SW 95th Avenue and SW Boones Ferry Road. See Finding A51 of Request A. The planting plans, sheet L2.0 of Exhibit B2, show landscape placed in areas that will define, soften, and screen the appearance of buildings and off-street parking areas.

Subsection 4.176 (.04) Buffering and Screening

- B21. **Review Criteria:** “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.”

Finding: These criteria are satisfied.

Explanation of Finding: The buildings are designed so architectural parapets screen roof mounted equipment. Mixed-solid waste and recycling storage areas are within screening enclosures. No additional outdoor storage areas are proposed.

Subsection 4.176 (.06) A. Plant Materials-Shrubs and Groundcover

B22. **Review Criteria:** This subsection establishes plant material and planting requirements for shrubs and ground cover.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 5.

Explanation of Finding: The condition of approval requires that the detailed requirements of this subsection are met.

Subsection 4.176 (.06) B. Plant Materials-Trees

B23. **Review Criteria:** This subsection establishes plant material requirements for trees.

Finding: These criteria are satisfied.

Explanation of Finding: The plants material requirements for trees will be met as follows:

- The applicant’s planting plan, sheet L2.0 of Exhibit B2, shows all trees as B&B (Balled and Burlapped)
- Landscaping is being required to meet ANSI standards.
- The applicant’s planting plan lists tree sizes required by code.

Subsection 4.176 (.06) D. Plant Materials-Street Trees

B24. **Review Criteria:** This subsection establishes plant material requirements for street trees.

Finding: These criteria are satisfied.

Explanation of Finding: As shown in their planting plan, sheet L2.0 of Exhibit B2, the applicant proposes Bowhall Maple street trees (*Acer rubrum* “Bowhall”). The proposed trees are a cultivar of *Acer rubrum*, which is listed as a satisfactory street tree in this subsection. The trees are proposed to be planted at 3” caliper, the required size for arterial streets.

Subsection 4.176 (.06) E. Types of Plant Species

B25. **Review Criteria:** This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has provided sufficient information showing the proposed landscape design meets the standards of this subsection. See sheet L2.0 of Exhibit B2.

Subsection 4.176 (.06) G. Exceeding Plant Material Standards

B26. **Review Criterion:** “Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.”

Finding: This criterion is satisfied.

Explanation of Finding: The selected landscape materials do not violate any height or visions clearance requirements.

Subsection 4.176 (.07) Installation and Maintenance of Landscaping

B27. **Review Criteria:** This subsection establishes installation and maintenance standards for landscaping.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 6.

Explanation of Finding: The installation and maintenance standards are or will be met as follows:

- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
- Plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City.
- Sheet L1.0 of Exhibit B2 shows a permanent built-in irrigation system with an automatic controller satisfying the related standards of this subsection.

Subsection 4.176 (.09) Landscape Plans

B28. **Review Criterion:** “Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.”

Finding: This criterion is satisfied.

Explanation of Finding: Sheets L1.0 and L2.0, of Exhibit B2 provide the required information.

Subsection 4.176 (.10) Completion of Landscaping

B29. **Review Criterion:** “The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.”

Finding: This criterion is satisfied.

Explanation of Finding: The applicant has not requested to defer installation of plant materials.

Subsection 4.176 (.12) Mitigation and Restoration Plantings

B30. **Review Criterion:** “A mitigation plan is to be approved by the City’s Development Review Board before the destruction, damage, or removal of any existing native plants.”

Finding: This criterion is satisfied.

Explanation of Finding: Consistent with the proposed revised Stage II Final Plan, the proposed landscape design involves no removal of existing native plants requiring a mitigation plan pursuant to this subsection.

Other Standards

Section 4.179 Mixed Solid Waste and Recyclables Storage

B31. **Review Criterion:** This section establishes standards for mixed solid waste and recyclables storage in new multi-family residential and non-residential buildings.

Finding: This criterion is satisfied.

Explanation of Finding: The design of the mixed-solid waste and recycling enclosures is not proposed to be changed by this application.

Outdoor Lighting

Section 4.199.20 Applicability of Outdoor Lighting Standards

B32. **Review Criterion:** This section states that the outdoor lighting ordinance is applicable to “Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas” and “Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.” In addition the exempt luminaires and lighting systems are listed.

Finding: This criterion is satisfied.

Explanation of Finding: Non-exempt new outdoor lighting proposed for the development site is being required to comply with the outdoor lighting ordinance.

Section 4.199.30 Outdoor Lighting Zones

B33. **Review Criterion:** “The designated Lighting Zone as indicated on the Lighting Overlay Zone Map for a commercial, industrial, multi-family or public facility parcel or project shall determine the limitations for lighting systems and fixtures as specified in this Ordinance.”

Finding: This criterion is satisfied.

Explanation of Finding: The development site is within LZ 2 and the proposed outdoor lighting systems are being reviewed under the standards of this lighting zone.

Subsection 4.199.40 (.01) A. Alternative Methods of Outdoor Lighting Compliance

B34. **Review Criterion:** “All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.”

Finding: This criterion is satisfied.

Explanation of Finding: The applicant has submitted information to comply with the performance option.

Subsection 4.199.40 (.01) C. Performance Option for Outdoor Lighting Compliance

“If the lighting is to comply with the Performance Option, the proposed lighting design shall be submitted by the applicant for approval by the City meeting all of the following:” Listed 1. through 3.

Subsection 4.199.40 (.01) C. 1. Weighted Average of Direct Uplight Lumens Standard

B35. **Review Criteria:** “The weighted average percentage of direct uplight lumens shall be less than the allowed amount per Table 9.”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 8.

Explanation of Finding: As shown in the revised sheet SE1.0 provided with the applicant’s notebook, Exhibit B1, the only luminaires that are not fully shielded are the landscape bollards. The luminaires are such that the weighted average percentage of direct uplight lumens will be less than five percent (5%). A condition of approval limits all wall mounted fixtures to down lighting.

Subsection 4.199.40 (.01) C. 2. Maximum Light Level at Property Lines

B36. **Review Criteria:** “The maximum light level at any property line shall be less than the values in Table 9, as evidenced by a complete photometric analysis including horizontal illuminance of the site and vertical illuminance on the plane facing the site up to the mounting height of the luminaire mounted highest above grade.”

Finding: These criteria are satisfied.

Explanation of Finding: Sheet SE1.0 shows the horizontal foot candles comply with Table 9. The applicant states on page 18 of their compliance narrative, the vertical foot candles remain substantially the same as previously approved as compliant with Table 9.

Subsection 4.199.40 (.01) C. 2. Maximum Light Level at Property Lines

B37. **Review Criteria:** “Luminaires shall not be mounted so as to permit aiming or use in any way other than the manner maintaining the shielding classification required herein.”

Finding: These criteria are satisfied.

Explanation of Finding: The mountings will be in a downward position. Condition of Approval PDB 8 helps ensure this

Subsection 4.199.40 (.01) D. Outdoor Lighting Curfew

B38. **Review Criterion:** “All prescriptive or performance based exterior lighting systems shall be controlled by automatic device(s) or system(s) that:” Listed 1. through 3.

Finding: This criterion is satisfied or will be satisfied by Condition of Approval PDB 7.

Explanation of Finding: As previously approved, Carl’s Jr. is exempt from lighting curfew as a 24/7 operation. However, the coffee kiosk is not. A condition of approval requires lighting associated with this building and supporting parking shall be dimmed at 10:00 p.m. pursuant to Table 10.

Subsection 4.199.50 Submittal Requirements

B39. **Review Criteria:** “Applicants shall submit the following information as part of DRB review or administrative review of new commercial, industrial, multi-family or public facility projects:” Listed A. through F. “In addition to the above submittal requirements, Applicants using the Prescriptive Method shall submit the following information as part of the permit set plan review:

A. A site lighting plan (items 1 A - F, above) which indicates for each luminaire the 3 mounting height line to demonstrate compliance with the setback requirements. For luminaires

mounted within 3 mounting heights of the property line the compliance exception or special shielding requirements shall be clearly indicated.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has submitted sufficient information to review the application.

REQUEST C: DB13-0048 MASTER SIGN PLAN REVISION AND SIGN WAIVER

Subsection 4.031 (.01) M. and Subsection 4.156.02 (.07) and (.07) C. Review Process

- C1. **Review Criteria:** These subsections establish that Master Sign Plans are reviewed by the Development Review Board and that modifications to Master Sign Plans other than minor and major adjustments are reviewed the same as a new Master Sign Plan.
Finding: These criteria are satisfied.
Explanation of Finding: Due to the request for a waiver the request does not qualify as a minor or major adjustment and is therefore being reviewed the same as a new Master Sign Plan.

Subsection 4.156.02 (.07) A. Master Sign Plan Submission Requirements

- C2. **Review Criteria:** This subsection identifies submission requirements for Master Sign Plans
Finding: These criteria are satisfied.
Explanation of Finding: As indicated in the table below the applicant has either satisfied the submission requirements, or has been granted a waiver under Subsection 4.156.02 (.10).

Requirement	Submitted	Waiver Granted		Condition of Approval	Not Applicable	Additional findings/notes
		Info Already Available to City	Info Not Necessary for Review			
Completed Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sign Drawings or Descriptions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Documentation of Building/Tenant Space Lengths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drawings of Sign Placement of Building Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Project Narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Subsection 4.156.02 (.05) E. Class II Sign Permit Review Criteria: Generally and Site Design Review

- C3. **Review Criteria:** “Class II Sign Permits shall satisfy the sign regulations for the applicable zoning district and the Site Design Review Criteria in Sections 4.400 through 4.421,” Pursuant to Subsection 4.156.02 (.07) B. these criteria are also applicable to Master Sign Plans.

Finding: These criteria are satisfied.

Explanation of Finding: As indicated in Findings C25 through C31 these criteria are met.

Subsection 4.156.02 (.05) E. 1. Class II Sign Permit Review Criteria: Compatibility with Zone

- C4. **Review Criteria:** “The proposed signage is compatible with developments or uses permitted in the zone in terms of design, materials used, color schemes, proportionality, and location, so that it does not interfere with or detract from the visual appearance of surrounding development;” Pursuant to Subsection 4.156.02 (.07) B. these criteria are also applicable to Master Sign Plans.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed signage is typical of and compatible with development within the PDC zones. This includes a design and colors reflecting corporate identity, illuminated channel letters and logo on a raceway, freestanding cabinet signs, and individual non-illuminated letters on an architectural wall. The placement of signs on buildings is in recognizable sign bands, and proportional to the building facades. No evidence exists nor has testimony been received that the subject signs would detract from the visual appearance of the surrounding development.

Subsection 4.156.02 (.05) E. 2. Class II Sign Permit Review Criteria: Nuisance and Impact on Surrounding Properties

- C5. **Review Criteria:** “The proposed signage will not create a nuisance or result in a significant reduction in the value or usefulness of surrounding development;” Pursuant to Subsection 4.156.02 (.07) B. these criteria are also applicable to Master Sign Plans.

Finding: These criteria are satisfied.

Explanation of Finding: There is no evidence and no testimony has been received that the subject signs would create a nuisance or negatively impact the value of surrounding properties.

Subsection 4.156.02 (.05) E. 3. Class II Sign Permit Review Criteria: Items for Special Attention

- C6. **Review Criteria:** “Special attention is paid to the interface between signs and other site elements including building architecture and landscaping, including trees.” Pursuant to Subsection 4.156.02 (.07) B. these criteria are also applicable to Master Sign Plans.

Finding: These criteria are satisfied.

Explanation of Finding: The building signs are within an architectural feature identifiable as a sign band with a buffer within the sign band around the sign, which demonstrates consideration of the interface between the signs and building architecture. No sign-tree conflicts have been noted.

Subsection 4.156.02 (.06) B. Class III Sign Permit Review Criteria

C7. **Review Criteria:** “The review criteria for Class II Sign Permits plus waiver or variance criteria when applicable.” Pursuant to Subsection 4.156.02 (.07) B. these criteria are also applicable to Master Sign Plans.

Finding: These criteria are satisfied.

Explanation of Finding: A waiver is being requested and responses to the waiver criteria have been provided.

Subsection 4.156.02 (.07) B.1. Master Sign Plan Review Criteria: Consistent and Compatible Design

C8. **Review Criteria:** “The Master Sign Plan provides for consistent and compatible design of signs throughout the development.”

Finding: These criteria are satisfied.

Explanation of Finding: The channel letter/logo design is similar to what was previously approved for the multi-tenant commercial building. The coffee kiosk signs are consistent with the design of the signs approved and installed on the Carl’s Jr. building. No additional freestanding signs are proposed. Directional signs are similar in character to the Carl’s Jr. directional signs and are typical of drive-thru establishments.

Subsection 4.156.02 (.07) B.2. Master Sign Plan Review Criteria: Future Needs

C9. **Review Criteria:** “The Master Sign Plan considers future needs, including potential different configuration of tenant spaces and different sign designs, if allowed.”

Finding: These criteria are satisfied.

Explanation of Finding: Staff recommends increasing the sign allowance to 25.4 square feet on each façade to allow flexibility of sign design over time within a rectangle that the proposed sign fits within.

Subsection 4.156.02 (.08) A. Sign Waiver

Subsection 4.156.02 (.08) A. Waivers in General

C10. **Review Criteria:** “The DRB may grant waivers for sign area, sign height from ground (no waiver shall be granted to allow signs to exceed thirty-five (35) feet in height), number of signs, or use of electronic changeable copy signs in order to better implement the purpose and objectives of the sign regulations as determined by making findings that all of the following criteria are met:” Listed 1.-4. See Findings C12 through C15 below.

Finding: These criteria are satisfied.

Explanation of Finding: A waiver is being requested for sign area consistent with this subsection.

Subsection 4.156.02 (.08) A. 1. Waivers Criteria: Improved Design

C11. **Review Criteria:** “The waiver will result in improved sign design, in regards to both aesthetics and functionality.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed coffee kiosk is a particularly long narrow building at only 12' 10" wide with a length of 35' 4". According to the table showing the sign area allowed in Subsection 4.156.08 (.02) B. 1. the two longer facades would be allowed 35.33 square feet of sign area, and the shorter facade would be allowed 12.83 square feet of sign area. The waiver allows signs of equal size to be placed on three facades that are of a consistent size and design creating a consistent look for portions of the buildings that are otherwise architecturally similar. The applicant in their narrative requests 15.83 square feet of signage for each of three facades. Staff notes the applicant's method of measurement does not follow the measurement method prescribed in Section 4.156.03. Staff additionally notes greater flexibility for future branding updates or tenant changes would be enabled by requesting a sign area equal to a rectangle drawn around the entire sign. Staff recommends a waiver be approved for the allowed sign area to be increased to 25.4 square feet on the 12.83 long facade.

Subsection 4.156.02 (.08) A. 2. Waivers Criteria: More Compatible and Complementary

C12. **Review Criteria:** "The waiver will result in improved sign design, in regards to both aesthetics and functionality."

Finding: These criteria are satisfied.

Explanation of Finding: The waiver will provide for more consistent signs around the building and neighboring buildings providing for compatible and complementary design.

Subsection 4.156.02 (.08) A .3. Waivers Criteria: Impact on Public Safety

C13. **Review Criteria:** "The waiver will result in a sign or signs that improve, or at least do not negatively impact, public safety, especially traffic safety."

Finding: These criteria are satisfied.

Explanation of Finding: If anything, the added readability of the sign facing the intersection will aid drivers in making decisions on maneuvers earlier. No negative impacts on safety have been noted.

Subsection 4.156.02 (.08) A .4. Waivers Criteria: Content Neutrality

C14. **Review Criteria:** "Sign content is not being considered when determining whether or not to grant a waiver."

Finding: These criteria are satisfied.

Explanation of Finding: Sign content is not being considered in granting the waiver. Similar consideration on building shape would occur regardless of the tenant or message.

Section 4.156.03 Sign Measurement

Subsection 4.156.03 (.01) B. Measurement of Individual Element Signs

C15. **Review Criteria:**"The area for signs constructed of individual elements (letters, figures, etc.) attached to a building wall or similar surface or structure shall be the summed area of up to three squares, rectangles , circles, or triangles drawn around all sign elements."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed signs have not been measured consistent with this subsection. However, as recommended by Staff the proposed Master Sign Plan revision allows for the proposed signs measured according to this subsection.

Subsection 4.156.03 (.03) A.-B. Measurement of Sign Height and Length

C16. **Review Criteria:** “Height of a sign is the vertical distance between the lowest and highest points of the sign.”

Length of a sign is the horizontal distance between the furthest left and right points of the sign.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed signs have been measured consistent with this subsection.

Subsection 4.156.08 (.01) L. Design of Sign Based on Initial Tenant Configuration and Size

C17. **Review Criteria:** “When a sign is designed based on the number of planned tenant spaces it shall remain a legal, conforming sign regardless of the change in the number of tenants or configuration of tenant spaces.”

Finding: These criteria are satisfied.

Explanation of Finding: The master sign plan is proposed based on the number of planned tenants, and it is understood the sign plan will be valid regardless on the number of future tenants.

Subsection 4.156.08 (.02) Building Signs in the PDC, PDI, and PF Zones

Subsection 4.156.08 (.02) A. Sign Eligible Facades

C18. **Review Criteria:** “Building signs are allowed on a facade of a tenant space or single tenant building when one or more of the following criteria are met:

1. The facade has one or more entrances open to the general public;
2. The facade faces a lot line with frontage on a street or private drive with a cross section similar to a public street, and no other buildings on the same lot obstruct the view of the building facade from the street or private drive; or
3. The facade is adjacent to the primary parking area for the building or tenant.”

Finding: These criteria are satisfied.

Explanation of Finding: All facades of the proposed coffee kiosk are sign eligible. The north, east, and west face lot lines with frontages of public streets. The south facade faces the primary parking area.

Subsection 4.156.08 (.02) B. Building Sign Area Allowed

C19. **Review Criteria:** This subsection includes a table identifying the sign area allowed for facades based on the linear length of the façade. Exception are listed 2. through 5.

Finding: These criteria are satisfied.

Explanation of Finding: There are no changes to the previously approved sign allowance for the Carl’s Jr. building. The following are the allowances for the proposed coffee kiosk.

Coffee Kiosk				
Façade	Linear Length	Sign Area Allowed	Proposed Max	Staff Recommendation
North	12.83 feet	12.83 sf	15.86 sf	25.4 sf
East	34.33 feet	34.33 sf	15.86 sf	25.4 sf
South	12.83 feet	12.83 sf	0 sf	0 sf
West	34.33 feet	34.33 sf	15.86 sf	25.4 sf

The proposed coffee kiosk in a particularly long narrow building at only 12’ 10” wide with a length of 35’ 4”. According to the table showing the sign area allowed in Subsection 4.156.08 (.02) B. 1. the two longer facades would be allowed 35.33 square feet of sign area, and the shorter facade would be allowed 12.83 square feet of sign area. The applicant in their narrative requests 15.83 square feet of signage for each of three facades, which includes a waiver to increase the sign area on the north facade. Staff notes the applicant’s method of measurement does not follow the measurement method prescribed in Section 4.156.03. Staff additionally notes greater flexibility for future branding updates or tenant changes would be enabled by requesting a sign area equal to a rectangle drawn around the entire sign. Staff recommends the DRB approve 25.4 square feet on the east, west, and north facades. See also Finding C11 regarding waiver request.

Subsection 4.156.08 (.02) B. 6. Calculating Linear Length to Determine Sign Area Allowed.

C20. **Review Criteria:** “For facades of a single tenant building the length the facade measured at the building line, except as noted in a. and b. below. For multi-tenant buildings the width of the façade of the tenant space shall be measured from the centerline of the party walls or the outer extent of the exterior wall at the building line, as applicable, except as noted in a. and b. below. Applicants shall provide the dimensions needed to calculate the length. Each tenant space or single occupant building shall not be considered to have more than five (5) total facades.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has supplied the required measurements used to determine linear lengths according to this subsection.

Subsection 4.156.08 (.02) C. Building Sign Length Allowed

C21. **Review Criterion:** “The length of individual tenant signs shall not exceed seventy-five (75) percent of the length of the facade of the tenant space.”

Finding: This criterion is satisfied.

Explanation of Finding: None of the proposed sign bands exceed seventy-five (75) percent of the length of the façade.

Subsection 4.156.08 (.02) D. Building Sign Height Allowed

C22. **Review Criteria:** “The height of building signs shall be within a definable sign band, fascia, or architectural feature and allow a definable space between the sign and the top and bottom of the sign band, fascia, or architectural feature.”

Finding: These criteria are satisfied.

Explanation of Finding: All of the proposed sign bands are within a definable architectural feature and have a definable space between the sign and the top and bottom of the architectural feature.

Subsection 4.156.08 (.02) E. Building Sign Types Allowed

C23. **Review Criterion:** “Types of signs permitted on buildings include wall flat, fascia, projecting, blade, marquee and awning signs. Roof-top signs are prohibited.”

Finding: This criterion is satisfied.

Explanation of Finding: All the proposed buildings signs are wall flat, which is an allowable type.

Subsection 4.156.08 (.03) A. Additional Signs: Directional Signs

C24. **Review Criteria:** “Notwithstanding the signs allowed based on the site in (.01) and (.02) above, the following signs may be permitted, subject to standards and conditions in this Code:” “In addition to exempt directional signs allowed under Subsection 4.156.05 (.02) C. freestanding or ground mounted directional signs six (6) square feet or less in area and four (4) feet or less in height:

1. The signs shall be designed to match or complement the architectural design of buildings on the site;
2. The signs shall only be placed at the intersection of internal circulation drives; and
3. No more than one (1) sign shall be placed per intersection corner with no more than two (2) signs per intersection.”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDC 3.

Explanation of Finding: Two (2) illuminated double faced directional signs are proposed as part of the Master Sign Plan. The signs are shown in the applicant’s sign section of their notebook, Exhibit B1. Exhibit B1 shows the signs slightly larger than 6 square feet. A condition of approval requires they be limited to six (6) square feet. The signs are shown at 4’ tall. The signs match the design of other signs on the property and complement the architecture of the building similarly. The signs are placed at the intersection of internal circulation drives, and only one sign is placed per intersection.

Site Design Review

Subsections 4.400 (.01) and 4.421 (.03) Excessive Uniformity, Inappropriateness of Design, Etc.

C25. **Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the

desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.”

Finding: These criteria are satisfied.

Explanation of Finding:

Excessive Uniformity: The sign plan allows for a variety of sign shapes, fonts, and colors chosen by different tenants so as to avoid excessive uniformity.

Inappropriate or Poor Design of Signs: Signs are typical of the type of development proposed found to be appropriate throughout the City. As issuance of the Class I Sign Permits consistent with the Master Sign Plan the City will ensure quality design of signs.

Lack of Proper Attention to Site Development: The appropriate professional services have been used to design the site incorporating unique features of the site including site size and shape, and available access, demonstrating appropriate attention being given to site development and sign placement.

Lack of Proper Attention to Landscaping: Landscaping around the monument sign and freestanding sign is consistent with other landscaping on the property and is of an acceptable quality and design.

Subsections 4.400 (.02) and 4.421 (.03) Purposes of Objectives of Site Design Review

C26. **Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:” Listed A through J. including D. which reads “Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;”

Finding: These criteria are satisfied.

Explanation of Finding: It is staff’s professional opinion that the signs comply with the purposes and objectives of site design review, especially objective D. which specifically mentions signs. The proposed signs are of a scale and design appropriately related to the subject site and the appropriate amount of attention has been given to visual appearance.

Subsection 4.421 (.01) Site Design Review-Design Standards

C27. **Review Criteria:** This subsection lists the design standards for Site Design Review. Listed A through G. Only F. is applicable to this application, which reads, “Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.”

Finding: These criteria are satisfied.

Explanation of Finding: There is no indication that the size, location, design, color, texture, lighting or material of the proposed signs would detract from the design of the building and the surrounding properties.

Subsection 4.421 (.02) Applicability of Design Standards to Signs

C28. **Review Criteria:** “The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.”

Finding: These criteria are satisfied.

Explanation of Finding: Design standards have been applied to exterior signs, as applicable, see Finding C27 above.

Subsection 4.421 (.05) Site Design Review-Conditions of Approval

C29. **Review Criterion:** “The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code.”

Finding: This criterion is satisfied.

Explanation of Finding: No additional conditions of approval are recommended to ensure the proper and efficient functioning of the development.

Subsection 4.421 (.06) Color or Materials Requirements

C30. **Review Criterion:** “The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.”

Finding: This criterion is satisfied.

Explanation of Finding: Staff does not recommend any additional requirements for materials or colors for the proposed signs.

Section 4.440 Site Design Review-Procedures

C31. **Review Criteria:** “A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:” Listed A through F.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has submitted a sign plan as required by this section.

**EXHIBIT C1
PLANNING DIVISION
STAFF REPORT**

BOONES FERRY POINTE – HUMAN BEAN COFFEE KIOSK

**DEVELOPMENT REVIEW BOARD PANEL ‘ ___ ’
QUASI JUDICIAL HEARING**

Public Hearing Date:

Date of Report:

Application Numbers:

Request A: DB13-0046

Request B: DB13-0047

Request C: DB13-0048

Property

Owners/Applicants:

PD = Planning Division conditions

BD – Building Division Conditions

PF = Engineering Conditions.

NR = Natural Resources Conditions

TR = SMART/Transit Conditions

FD = Tualatin Valley Fire and Rescue Conditions



City of Wilsonville

EXHIBIT C1 DB13-0046 et seq

Specific Comments:

PF 1. Engineering Public Facilities Conditions of Approval (PF conditions) for DB12-0074 and DB12-0075 remain in effect for this project except as further modified below.

PF 2. At the request of Staff, DKS Associates completed a Trip Generation memo dated September 5, 2013 revising a previously completed Carl's Jr. Traffic Impact Study that was completed in May 2012. The proposed use is expected to generate 13 fewer new primary trips than the previously approved use. The project is hereby limited to no more than the following impacts.

Estimated New PM Peak Hour Trips	117
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PF 3. Stormwater detention and storm water quality for this site will be handled via the stormwater facility constructed with the Boones Ferry Pointe project.

PF 4. The project shall connect to the existing Storm lateral constructed with the Boones Ferry Pointe project.

PF 5. The project shall connect to the existing Sanitary Sewer stub constructed with the Boones Ferry Pointe project.

PF 6. The project shall connect to the existing Water service constructed with the Boones Ferry Pointe. project.

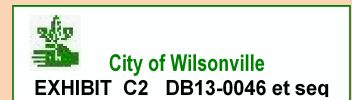
Development Review Template

DATE: 12/12/13
TO: DAN PAULY AICP, ASSOCIATE PLANNER
FROM: DON WALTERS
SUBJECT: DEVELOPMENT REVIEW # DB13-46, -47, -48

WORK DESCRIPTION: NEW HUMAN BEAN DRIVE/WALK-UP COFFEE KIOSK

Building Division Conditions:

BD 1. ACCESSIBLE. At least one of the walk-up service windows shall be accessible.





29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

January 3, 2014

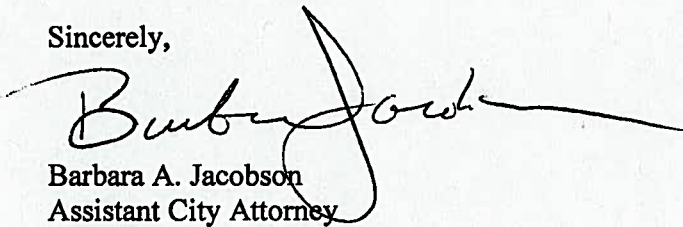
Alec J. Laidlaw
Laidlaw & Laidlaw
21590 Willamette Dr
West Linn OR 97068

Re: The Human Bean Coffee Store

Dear Mr. Laidlaw:

The City is in receipt of your letter dated January 3, 2014. Although we appreciate knowing that the dispute exists, it has no bearing on the application made by the property owner to the Wilsonville Development Review Board, which will be considered as scheduled. I trust that if you and your client believe that approval of the application, if granted, will violate a contractual agreement and cause your client harm, you will seek the proper legal recourse with the Washington County Circuit Court before which this matter is being heard, as and when needed to protect your client's interests.

Sincerely,



Barbara A. Jacobson
Assistant City Attorney

baj:tec

cc: Wallace W. Lien
Daniel Pauly



"Serving The Community With Pride"

Pauly, Daniel

From: Terra Burns <Terra@laidlawandlaidlaw.com>
Sent: Friday, January 03, 2014 1:55 PM
To: Pauly, Daniel
Cc: Alec Laidlaw; wallace.lien@lienlaw.com; garrylapoint@gmail.com; gl@eoni.com
Subject: Development Review Board Public Hearing- The Human Bean
Attachments: Ltr to DRB re Devco public hearing submittal 2014.01.03.pdf; ORCP 21 Motions 2013.12.27.pdf; Dec of Garry LaPoint in Support 2013.12.30.pdf; UTCR 5.010 CERT OF COMPLAINCE 2013.12.27.pdf

Hello Mr. Pauly—

Attached please find the letter and referenced pleadings regarding the Public Hearing set for January 13, 2014 regarding The Human Bean.

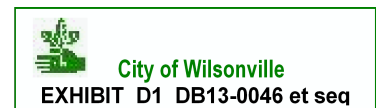
Thank you,
Terra Jane Burns
Paralegal

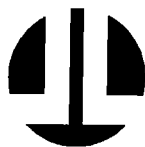
Laidlaw & Laidlaw, PC
21590 Willamette Drive
West Linn, Oregon 97068
Tel. 503.305.6894
Fax. 888.287.4840

www.laidlawandlaidlaw.com
Terra@laidlawandlaidlaw.com

Terra Burns is not an attorney and not licensed to practice law. She does not intend to give legal advice to anyone, and no information in this email should be construed as such.

CONFIDENTIALITY STATEMENT: This electronic message contains information that may be confidential or privileged. The information contained herein is intended solely for the use of the people named above. If you are not the intended recipient of this message, you are hereby advised that any disclosure, copying, distribution, or use of the contents of this message is prohibited. If you have received this e-mail in error, please notify me immediately by telephone at (503) 305-6894 or by e-mail reply, and delete this message.





January 3, 2014

BY EMAIL (pauly@ci.wilsonville.or.us) AND U.S. MAIL

Daniel Pauly
City of Wilsonville
29799 SW Town Center Loop East
Wilsonville, OR 97070

Re: *The Human Bean Coffee Store*

Our Client: LaPoint Business Group, LLC; Garry LaPoint
Case No.: Washington County Circuit Court – C138125CV

Dear Mr. Pauly:

This firm, along with the law firm of Wallace W. Lien, P.C., represents LaPoint Business Group, LLC. LaPoint Business Group, LLC, is the owner of the adjoining parcel of property, and of the Chevron Fuel Station/Fountain Mart Convenience Store situated thereon.

As you may be aware, there is an action currently pending in Washington County Circuit Court (Case No. C138125CV), between LaPoint Business Group, LLC, and Wilsonville Devco, LLC, (“owner/applicant”). Enclosed herein for your and the Panel’s review is a copy of a Motion that was filed yesterday against owner/applicant’s complaint. Please note that a full and complete copy of owner/applicant’s complaint, filed on December 16, 2013, is marked and attached as Exhibit A to our clients’ Motion.

There is a dispute between the parties as to the breadth and scope of a restrictive covenant affecting owner/applicant’s property. It is LaPoint Business Group, LLC’s, position that the restrictive covenant prohibits the construction of the Human Bean Coffee Store. Owner/applicant believes otherwise.

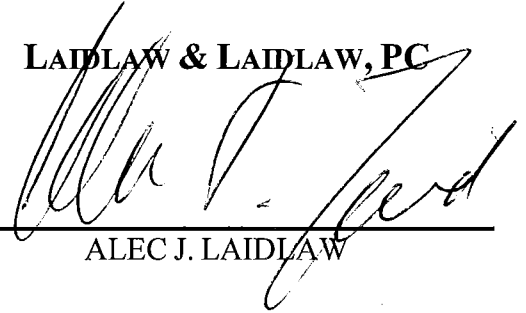
The case pending in Washington County is less than one month old. LaPoint Business Group, LLC, anticipates that this matter will not be resolved without amendment to the pleadings, significant discovery, and perhaps even a trial on the merits. As such, it is LaPoint Business Group, LLC’s, position that any consideration of the change proposed by owner/applicant is premature. LaPoint Business Group, LLC, respectfully requests that this matter be setover for further consideration for at least 90 days.

Mr. Lien and/or I plan on appearing at the hearing set for Monday, January 13, 2014. In the meantime, please direct all inquiries regarding this matter to me, at 503.305.6894, or Mr. Lien,

at: Wallace W. Lien PC, 1775 32nd Place NE, Ste. A, Salem, OR 97301; Phone: 503.585.0105;
Fax: 503.585.0106; Email: wallace.lien@lienlaw.com. Thank you.

Sincerely,

LIDLAW & LIDLAW, PC

A handwritten signature in black ink, appearing to read "Alec J. Laidlaw", is written over a horizontal line. The signature is fluid and cursive.

ALEC J. LAIDLAW

Enclosures: Defendant's ORCP 21 Motions (w/ exhibits)

Cc: Wallace W. Lien

LaPoint Business Group, LLC

Garry LaPoint

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2
3
4 IN THE CIRCUIT COURT OF THE STATE OF OREGON
5 FOR THE COUNTY OF WASHINGTON
6

7 WILSONVILLE DEVCO, LLC, and NW)
8 COFFEE GROUP, LLC,)

9 Plaintiffs,)

10 v.)

11 LAPOINT BUSINESS GROUP, LLC and)
12 GARRY LAPOINT,)

13 Defendant)
14

) Case No. C138125CV

) **DEFENDANTS' ORCP 21 MOTIONS**

) **Oral Argument Requested**
15

16 Defendants LaPoint Business Group, LLC, and Garry LaPoint (collectively
17 "Defendants") move the Court for an Order dismissing Plaintiffs Wilsonville Devco, LLC and
18 NW Coffee Group, LLC's (collectively "Plaintiffs") Complaint in that it fails to state ultimate
19 facts sufficient to constitute a claim against Garry LaPoint, pursuant to ORCP 21A(8).
20 Alternatively, and without waiving the above motion, LaPoint Business Group, LLC, moves the
21 court for an Order striking Plaintiffs' Complaint, pursuant to ORCP 21E.

22 Official court reporting services are not requested. The estimated time for hearing is 30
23 minutes.

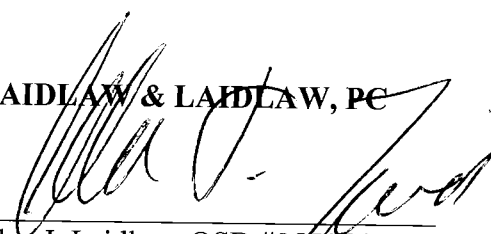
24 Defendants' motions are supported by the attached Memorandum, the Exhibits,
25 Defendant's counsel's UTCR 5.010 Certificate of Compliance, and the records and file herein.
26 The portions of the Complaint to be stricken is shown in parentheses, as required by UTCR
5.020, is marked as Exhibit A, is attached hereto, and incorporated herein.

Page 1 – DEFENDANTS' ORCP 21 MOTIONS

LIDLAW & LIDLAW, P.C.
21590 Willamette Drive
West Linn, Oregon 97068
Telephone: 503.305.6894
Facsimile: 888.287.4840

1
2 Dated: December 30, 2013

LAIDLAW & LAIDLAW, PC



Alec J. Laidlaw, OSB #055154
Jason Janzen, OSB #063790
Attorneys for Defendants
alec@laidlawandlaidlaw.com

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1 **MEMORANDUM**

2 **Legal Argument**

3 1. Plaintiffs' Complaint Should Be Dismissed As To Defendant Garry LaPoint Because It
4 Fails To State Ultimate Facts Sufficient To Constitute A Claim For Relief.

5 ORCP 21 A(8) provides for a motion to dismiss for "failure to state ultimate facts
6 sufficient to constitute a claim." To survive a motion for failure to state facts constituting a
7 claim for relief, a complaint must include some allegation of material fact regarding each and
8 every material element of the claim. *Suess Builders v. City of Beaverton*, 294 Or 254, 656 P2d
9 306 (1982).

10 The debts, obligations and liabilities of a limited liability company, whether arising in
11 contract, tort or otherwise, are solely the debts, obligations and liabilities of the limited liability
12 company. ORS 63.165(1). A member or a manager of an LLC is not personally liable for any
13 debt, obligation, or liability of the LLC merely by reason of being a member, a manager, or both.
14 *Id.*

15 Defendant LaPoint Business Group, LLC ("LaPoint Business Group") is a Limited
16 Liability Company, duly organized under the laws of the state of Oregon. A copy of the
17 Business Entity Data, from the Oregon Secretary of State's website, is marked as Exhibit B,
18 attached hereto, and incorporated herein. LaPoint Business Group is the sole owner of the
19 property benefitted by the Restrictive Covenant at issue in this matter. A copy of the deed to the
20 benefitted property is marked as Exhibit C, attached hereto, and incorporated herein.

21 At all times relevant, Defendant Garry LaPoint ("LaPoint") was a member of, and
22 registered agent for, LaPoint Business Group. He holds no interest in the befitted property in his
23 *personal capacity*. On these issues there is no factual dispute¹.

24
25 ¹ See *Complaint for Declaratory Relief*, page 1, line 26 ("Garry LaPoint is a member of and the registered agent for
26 LaPoint, LLC"); page 2, line 22 ("[t]he Restrictive Covenant benefits a neighboring parcel owned by LaPoint, LLC").

1 The Complaint contains no ultimate facts which could be construed as sufficiently stating
2 a claim against Defendant LaPoint, in his personal capacity. The Court should therefore dismiss
3 any claim(s) against Defendant LaPoint personally.
4

5 2. Paragraphs 16 Through 21 of The Complaint Are Frivolous And Should Be Stricken.

6 In pertinent part, ORCP 21E provides that the Court may order stricken any frivolous or
7 irrelevant pleading. A frivolous plea, while true in its allegations, is completely insufficient in
8 substance. *Andrysek v. Andrysek*, 280 Or 61 (1977). A frivolous plea has been characterized as
9 not raising any issue in the proceeding. *Kashmir Corp. v. Nelson*, 37 Or App 887 (1978).

10 There is no dispute that a controversy exists between Plaintiffs and Defendant LaPoint
11 Business Group as to the scope and construction of the Restrictive Covenant. Paragraphs 1
12 through 15, and 23 through 27 allege as much.

13 Paragraphs 16 through 22 do not raise any issues in this matter. They are repetitive to
14 Plaintiffs' sole claim for relief: that a dispute exists, between owners of adjoining parcels of real
15 property, as to the breadth and scope of a Restrictive Covenant, which benefits one parcel, and
16 burdens the other.

17 Paragraphs 16 through 22 add nothing to the Complaint, save for volume of text. They
18 should therefore be stricken.

19 **Conclusion**

20 Defendant LaPoint's only connection to this matter is his status as a member and
21 registered agent of LaPoint Business Group. Plaintiffs' Complaint states no ultimate facts
22 sufficient to constitute a claim against Defendant LaPoint. Plaintiffs' claim against Defendant
23 LaPoint therefore fails as a matter of law.

24 //

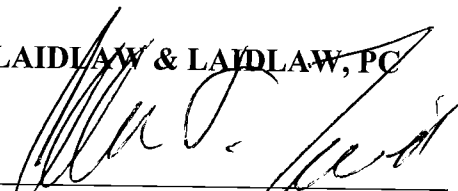
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26 //

1 Alternatively, and without waiving the foregoing motion to dismiss, the Court should
2 strike paragraphs 16 through 21 of the Complaint in that they are frivolous and raise no issues in
3 this case.

4
5 Dated: December 30, 2013

LIDLAW & LIDLAW, PC



6
7 Alec J. Laidlaw, OSB #055154
8 Jason Janzen, OSB #063790
9 Attorneys for Defendants
10 alec@laidlawandlaidlaw.com

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF WASHINGTON

21381250

WILSONVILLE DEVCO, LLC, and NW
COFFEE GROUP, LLC,

Plaintiffs,

v.

LAPPOINT BUSINESS GROUP, LLC; and
GARRY LAPPOINT,

Defendants.

Case No. ~~21381250~~

COMPLAINT FOR DECLARATORY
RELIEF (ORS 28.010 ET SEQ.)

CASE NOT SUBJECT TO MANDATORY
ARBITRATION

Plaintiffs Wilsonville Devco, LLC ("Wilsonville Devco") and NW Coffee Group, LLC
("NW Coffee"), allege as follows:

Parties

1.

Plaintiff Wilsonville Devco is a limited liability company incorporated in the state of
Oregon.

2.

Plaintiff NW Coffee is a limited liability company incorporated in the state of Oregon.

3.

Defendant LaPoint Business Group, LLC ("LaPoint, LLC") is a limited liability company
incorporated in the state of Oregon.

4.

Defendant Garry LaPoint is an individual residing, upon information and belief, in the
state of Oregon. Garry LaPoint is a member of and the registered agent for LaPoint, LLC.

HOLLAND & KNIGHT LLP
111 S.W. Fifth Avenue
2300 U.S. Bancorp Tower
Portland, Oregon 97204
Telephone: 503.243.2300

COPY

EXHIBIT A
PAGE 1

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Facts

5.

Wilsonville Devco owns a parcel of land in the City of Wilsonville, County of Washington, and state of Oregon (the "Property"). The Property's legal description is fully set forth in Exhibit A, which is incorporated here by reference.

6.

The Property is subject to a restrictive covenant recorded in the Washington County property records on March 10, 2005 under recording number 2005-025345 (the "Restrictive Covenant"). The Restrictive Covenant provides that the Property

... shall not be used at any time to dispense petroleum products or any type of energy products that is used by the public for transportation. The sale of gasoline type products, diesel fuel(s), propane, natural gas, air or compressed air, or related products is strictly prohibited as is the operation of a convenience store business.

The Restrictive Covenant is fully set forth in Exhibit B, which is incorporated here by reference.

7.

The Restrictive Covenant was executed on or about March 8, 2005 by South Sea, LLC. The Restrictive Covenant states that it is binding upon South Sea, LLC, its successors and assigns forever.

8.

On or about May 24, 2012, Wilsonville Devco purchased the Property from South Sea, LLC. Wilsonville Devco is the current owner of the Property.

9.

The Restrictive Covenant benefits a neighboring parcel owned by LaPoint, LLC. LaPoint, LLC and Garry LaPoint operate a Chevron gasoline station and Fountain Mart convenience store on the benefitted parcel.

///
///

HOLLAND & KNIGHT LLP
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2300 U.S. Bancorp Tower
Portland, Oregon 97204
Telephone: 503.243.2300

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10.

Wilsonville Devco and NW Coffee have begun the process of constructing The Human Bean coffee restaurant on the Property. The Human Bean coffee restaurant is a drive-through coffee shop that primarily sells different kinds of coffee drinks, as well as tea, frozen drinks, and bottled water.

11.

Wilsonville Devco has fully negotiated the terms of a build to suit lease agreement with NW Coffee. The build to suit lease agreement contemplates that Wilsonville Devco will construct and NW Coffee will operate The Human Bean coffee restaurant upon a portion of the Property.

12.

NW Coffee has fully negotiated a franchise agreement under which NW Coffee will operate The Human Bean coffee restaurant on the Property.

13.

Wilsonville Devco has completed and submitted its project submittal for construction of The Human Bean coffee restaurant on the Property to the City of Wilsonville. The submittal is complete and is scheduled for public hearing on January 13, 2014.

14.

Wilsonville Devco has expended approximately \$80,000 to date in site work improvements in preparation for construction of The Human Bean coffee restaurant on the Property. The project is expected to be complete and the restaurant open in April 2014.

15.

LaPoint, LLC and Garry LaPoint have asserted that the development and operation of The Human Bean coffee restaurant on the Property is prohibited by the Restrictive Covenant.

///
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HOLLAND & KNIGHT LLP
111 S.W. Fifth Avenue
2300 U.S. Bancorp Tower
Portland, Oregon 97204
Telephone: 503 243.2300

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16.

(On or about November 19, 2013, Garry LaPoint's counsel sent a letter to Josh Veentjer, who is Wilsonville Devco's managing member, asserting that the development and operation of The Human Bean coffee restaurant violates the Restrictive Covenant (the "November 19, 2013 Letter"). The November 19, 2013 Letter is fully set forth in Exhibit C, which is incorporated here by reference.)

17.

(The November 19, 2013 Letter asserted that the Restrictive Covenant prohibits the Property from being used to sell any products normally sold in a convenience store, including coffee.)

18.

(The November 19, 2013 Letter demanded that Wilsonville Devco "immediately CEASE and DESIST all activities relative to the siting and construction of The Human Bean facility on [the Property]."

19.

(On or about November 27, 2013, Wilsonville Devco's counsel sent a letter to Garry LaPoint's counsel explaining that under Oregon law, the Restrictive Covenant's language does not bar development and operation of The Human Bean coffee restaurant on the Property. Wilsonville Devco's counsel's November 27, 2013 letter is fully set forth in Exhibit D, which is incorporated here by reference.)

20.

(On or about December 10, 2013, Wilsonville Devco's counsel sent an email to Garry LaPoint's counsel again explaining that the Restrictive Covenant does not bar development and operation of The Human Bean coffee restaurant on the Property. Wilsonville Devco's counsel's December 10, 2013 email is fully set forth in Exhibit E, which is incorporated here by reference.)

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21.

(On or about December 10, 2013, Garry LaPoint's counsel sent an email responding to Wilsonville Devco's counsel and stating his client's intention to enforce the Restrictive Covenant in court. Garry LaPoint's counsel's December 10, 2013 email is fully set forth in Exhibit F, which is incorporated here by reference.)

Claim for Declaratory Relief

22.

Plaintiffs incorporate by reference and reallege paragraphs 1-21 above.

23.

Wilsonville Devco and NW Coffee claim that the Restrictive Covenant does not prevent development and operation of The Human Bean coffee restaurant on the Property.

24.

LaPoint, LLC and Garry LaPoint claim that the Restrictive Covenant prevents development and operation of The Human Bean coffee restaurant on the Property.

25.

Development of The Human Bean coffee restaurant on the Property is underway. The agreements necessary to develop and operate The Human Bean coffee restaurant on the Property have been fully negotiated. The necessary approval process with the City of Wilsonville is also near completion. Preliminary site work improvements are also ongoing.

26.

The dispute between Plaintiffs and Defendants regarding the effect of the Restrictive Covenant upon development and operation of The Human Bean coffee restaurant on the Property is an actual and substantial controversy between parties with adverse interests, and arises from present facts. The dispute is accordingly appropriate for judicial disposition and resolution by binding decree.

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27.

The Court is specifically authorized under Oregon law to declare the parties' rights, status, and other legal relations under the Restrictive Covenant. ORS 28.020 provides, in part:

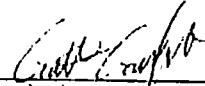
Any person interested under a deed, will, written contract or other writing constituting a contract, or whose rights, status or other legal relations are affected by a . . . contract . . . may have determined any question of construction or validity arising under any such . . . contract . . . and obtain a declaration of rights status or other legal relations thereunder.

WHEREFORE, Plaintiffs Wilsonville Devco and NW Coffee request the following relief:

1. Judgment declaring that the Restrictive Covenant does not prohibit the development or operation of The Human Bean coffee restaurant on the Property;
2. Plaintiffs' costs and disbursements incurred in this action; and
3. Any other relief that the Court deems just and proper.

DATED this 16th day of December, 2013.

HOLLAND & KNIGHT LLP

By: 
 Louis A. Santiago, OSB # 783610
 E-mail: louis.santiago@hklaw.com
 Garrett S. Garfield, OSB # 093634
 E-mail: garrett.garfield@hklaw.com
 111 SW Fifth Avenue
 2300 U.S. Bancorp Tower
 Portland, Oregon 97204
 Telephone: 503.243.2300
 Fax: 503.241.8014
 Attorneys for Plaintiffs Wilsonville Devco,
 LLC and NW Coffee Group, LLC

A tract of land located in Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, in the Southeast one-quarter of Section 2, Township 3 South, Range 1 West of the Willamette Meridian, in the City of Wilsonville, County of Washington and State of Oregon, being further described as follows:

Commencing at the Southeast corner of Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, recorded in Book 31 at Page 14 in the Plat Records of Washington County, Oregon; thence South 89°38'33" West, along the South line of said Lot 7, a distance of 379.33 feet to a point 12.00 feet East of the East line of Parcel 1 as described in Deed from John Q. Hammons to the State of Oregon, by and through its Department of Transportation, Document No. 95-027728, recorded April 21, 1995 (hereinafter referred to as "ODOT"); thence North 00°09'24" East parallel to said East line, 18.00 feet to the true point of beginning; thence continuing North 00°09'24" East along said Easterly line, 341.16 feet; thence along the arc of a 116.16 foot radius curve to the right, through a central angle of 48°43'29", an arc length of 98.78 feet, the chord of which bears North 24°31'08" East, 96.83 feet; thence along the arc of a 45.00 foot radius curve to the right, through a central angle of 67°23'57", an arc length of 52.94 feet, the chord of which bears North 82°35'16" East 49.94 feet; thence along the arc of a 100.00 foot radius curve to the right, through a central angle of 37°13'10", an arc length of 64.96 feet, the chord of which bears South 45°05'58" East, 63.83 feet to a point on the Westerly line of Doones Ferry Road as described in said "ODOT" Deed; thence along the said Westerly line along the arc of a tangent 595.65 foot radius reverse curve to the left, the radius bears North 63°30'41" East, through a central angle of 02°45'38", an arc length of 28.70 feet, the chord of which bears South 27°52'08" East 28.70 feet; thence non-tangent South 15°09'35" West 83.41 feet; thence South 38°02'13" East, 122.78 feet; thence leaving said Westerly line, South 51°57'47" West, 20.00 feet; thence South 20°40'49" West, 186.07 feet to a point that is 18.00 feet measured at right angles from the South line of said Lot 7; thence parallel to said South line of Lot 7, South 89°38'33" West 121.22 feet to the true point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to the City of Wilsonville for right-of-way purposes in Warranty Deed recorded November 23, 2009 as Fee No. 2009-102082, Washington County Deed Records.

#25841631 v1

EXHIBIT A
Page 1 of 1

EXHIBIT A
PAGE 7

Washington County, Oregon 2005-025345
03/10/2008 03:14:18 PM
0-0/00 0-0/00 011.00 - Total = \$27.00



00734870200500753460040010
I, Jerry Thompson, Director of Assessment and Taxation
and Washington County Clerk for Washington County,
Oregon, do hereby certify that the within instrument of
writing was received and recorded in the book of
records of said county.
Jerry R. Thompson, Director of Assessment and Taxation
Washington County Clerk



AFTER RECORDING MAIL TO:

Name Garry M. LaPoint
Address 10618 Crosby Road NE
City/State Woodburn, OR 97071

20
3/15/08

Document Title(s) (for transactions contained therein):
1. Restrictive Covenant

FAYCO NO NLS-16677-OR



RESTRICTIVE COVENANT

FOR GOOD AND VALUABLE CONSIDERATION, the undersigned, hereby creates and imposes upon the real property described in Exhibit A attached hereto and by this reference made a part hereof, to be binding upon itself, its successors and assigns forever, the following restriction on use of the property:

The property described in Exhibit A attached hereto and by this reference, incorporated herein, shall not be used at any time to dispense petroleum products or any type of energy products that is used by the public for transportation. The sale of gasoline type products, diesel fuel(s), propane, natural gas, air or compressed air, or related products is strictly prohibited as is the operation of a convenience store business.

IN WITNESS WHEREOF, the undersigned, being the owner of the real property described above, has executed this restrictive covenant on the 8th day of March, 2005.

SOUTH SEA, LLC, an Oregon Limited Liability Company

BY George F. Brice III
George F. Brice III, Member

BY Zsuzsanna Brice
Zsuzsanna Brice, Member

STATE OF OREGON)
) ss
County of Multnomah)

Before me, a notary public in and for the State of Oregon, personally appeared George F. Brice, III and Zsuzsanna Brice and acknowledged the foregoing to be their voluntary act and deed.



L Weber
Notary Public for Oregon
My commission expires: 10/3/07



EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

A tract of land located in Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, in the South one-half Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, County of Washington and State of Oregon, being further described as follows:

Commencing at the Southeast corner of said Lot 7; thence South 89°38'33" West, along the South line of said lot, a distance of 379.33 feet to a point 12 feet Easterly of the East line of Parcel 1 in Deed from John Q. Hammons to the State of Oregon, by and through its Department of Transportation, Fee No. 95027726, April 21, 1995 (herein after referred to as "ODOT"); thence North 00°09'24" East a distance of 12.00 feet parallel to and 12.00 feet Easterly of said "ODOT" line to the true point of beginning; thence North 00°09'24" East, parallel to & 12.00 feet Easterly of said "ODOT" line, a distance of 341.16 feet; thence along the arc of a curve to the right, said curve having a radius of 116.16 feet, arc length of 101.04 feet, central angle of 49°50'12", a chord bearing of North 25°04'30" East, and a chord length of 97.88 feet to a point of compound curvature; thence along the arc of a curve to the right, said curve having a radius of 45.00 feet, arc length of 53.94 feet, central angle of 33°01'29", a chord bearing South 71°56'03" East, and a chord length of 30.43 feet to a point of compound curvature; thence along the arc of a curve to the right, said curve having a radius of 100.00 feet, arc length of 61.13 feet, central angle of 35°01'29", a chord bearing of South 43°49'18" East, and a chord length of 60.18 feet to the intersection with the West line of Boones Ferry Road as described in said "ODOT" Deed and a point on a non-tangent curve to the left, said point having a radial bearing of North 63°41'28" East; thence along said "ODOT" Deed, along the arc of said non-tangent curve to the left, said curve having a radius of 595.65, arc length of 30.57 feet, central angle of 02°56'25", a chord bearing of South 27°46'44" East, and a chord length of 30.56 feet to along the Westerly line of Boones Ferry Road as described in said "ODOT" Deed; thence along said Westerly line South 15°09'35" West, a distance of 83.41 feet; thence South 38°02'13" East, a distance of 120.44 feet; thence South 57°57'47" West, a distance of 55.00 feet; thence South 20°29'49" West, a distance of 171.35 feet to a point that is 12 feet from, when measured at right angles, to the South line of said Lot 7; thence South 89°38'33" West, a distance of 97.95 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to Exxon Wilsonville, LLC, an Oregon limited liability company, by instrument recorded June 19, 2000 as Fee No. 2000-48397 and being more particularly described as follows:

A tract of land located in Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, in the Southeast one-quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, County of Washington and State of Oregon, being further described as follows:



Commencing at the Southeast corner of Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, recorded in Book 31, page 14 in the Plat Records of Washington County, Oregon; thence South 89°38'33" West, along the South line of said Lot 7, a distance of 379.33 feet to a point 12.00 feet East of the East line of Parcel I as described in the Deed from John Q. Hammons to the State of Oregon, by and through its Department of Transportation, Document Number 95027726, recorded April 21, 1995; thence North 00°09'24" East parallel to said East line, 18.00 feet to the true point of beginning; thence North 89°38'33" East parallel to said South line of Lot 7, 95.10 feet; thence South 20°29'49" West, 6.42 feet to a point 12.00 feet Northerly when measured at right angles to the said South line of Lot 7; thence South 89°38'33" West parallel to said South line of Lot 7, 92.87 feet, more or less, to a point 12.00 feet East of the said East line of Parcel I; thence North 00°09'24" East parallel to said East line, 6.00 feet to the true point of beginning.

PARCEL II:

A tract of land located in Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, in the Southeast one-quarter of Section 2, Township 3 South, Range 1 West, of the Willametta Meridian, in the City of Wilsonville, County of Washington and State of Oregon, being further described as follows:

Commencing at the Southeast corner of said Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, recorded in Book 31, page 14 in the Plat Records of Washington County, Oregon; thence South 89°38'33" West, along the South line of said Lot 7, a distance of 379.33 feet to a point 12.00 feet East of the East line of Parcel I as described in the Deed from John Q. Hammons to the State of Oregon, by and through its Department of Transportation, Document Number 95027726, recorded April 21, 1995 (herein after referred to as "ODOT"); thence North 00°09'24" East parallel to said East line, 18.00 feet; thence North 89°38'33" East parallel to said South line of Lot 7, 95.10 feet to the true point of beginning; thence North 20°29'49" East, 170.00 feet; thence North 57°57'47" East, 55.00 feet to the Westerly line of Boones Ferry Road as described in said "ODOT" Deed; thence along said Westerly line South 38°02'13" East, 2.34 feet; thence leaving said Westerly line South 51°57'47" West, 20.00 feet; thence South 20°40'49" West, 186.07 feet to a point 18.00 feet Northerly when measured at right angles to the said South line of Lot 7; thence South 89°38'33" West parallel to said South line of Lot 7, 26.13 feet, more or less, to the true point of beginning.

WALLACE W. LIEN
A PROFESSIONAL CORPORATION



Wallace W. Lien

Attorney at Law

Contact by e-mail at
wallace.lien@lienlaw.com

November 19, 2013

Mr. Josh Veenjer
President
Pacific Development Ventures
P. O. Box 6437
La Quinta, CA 92248

By Certified Mail No. 7012 1010 0000 0856 6155
Return Receipt Requested
Copy by Regular Mail

Re: Wilsonville Proposed Human Bean Coffee Shop

Dear Mr. Veenjer:

Please be advised that I represent Garry LaPoint, and his Chevron station and Fountain Mart. Mr. LaPoint has been advised that it is your intention to construct a Human Bean Coffee Shop with drive through, which would serve all kinds of coffee drinks, fountain drinks, bottled water, frozen drinks, fruit and baked goods among other convenience food products.

You should be advised that when Mr. LaPoint sold your property to George Brice (South Sea LLC) a Restrictive Covenant was imposed on the property you now own that strictly prohibits your property from being used for the sale of any products that would normally occur in a convenience store business. All of the products that are proposed to be sold at this Human Bean location are products that are currently for sale in Mr. LaPoint's Fountain Mart.

This Restrictive Covenant was recorded as Document No. 2005-025345, on March 12, 2005, and it binds successors to Brice/South Sea, such as yourself. Documents related to the creation of the Restrictive Covenant clearly show the intent was to prohibit anything that competes with my client's Fountain Mart. My client believes strongly that your proposed Human Bean facility will be in direct competition with his Fountain Mart, and therefore is prohibited by the Restrictive Covenant.

You should immediately CEASE and DESIST all activities relative to the siting and construction of the Human Bean facility on the property subject to the above-referenced Restrictive Covenant. This must include the immediate withdrawal of any permit applications with the City of Wilsonville.

This is a serious matter for my client, as a large portion of the revenue for the Fountain Mart comes from the sale of products your proposed Human Bean would be offering. In the event you do not CEASE and DESIST, and provide evidence to my office by the close of business on November 29, 2013 that you have done so, I will assume that you intend to violate the Restrictive Covenant, and I will file a Complaint in Clackamas County Circuit Court to obtain an injunction to enforce the prohibitions in the covenant.

1775 32nd Place NE, Suite A • Salem, Oregon 97301-8774

(503) 585-0105 office • (503) 585-0106 fax

Web site at <http://www.lienlaw.com>

EXHIBIT C
Page 1 of 2

EXHIBIT A
PAGE 12

If you are represented by legal counsel, please refer this letter to your attorney and have that attorney contact me with any questions.

Otherwise, I will expect to hear from you by November 29, 2013, that you have taken all steps necessary to come into compliance with the Restrictive Covenant.

Yours truly,

WALLACE W. LIEN, P.C.

/s/ Wallace W. Lien

By: Wallace W. Lien

cc: Garry LaPoint
Daniel Pauly, City of Wilsonville ✓
Josh Veentjer (Copy by Regular Mail)

EXHIBIT C
Page 2 of 2

Holland & Knight

111 S.W. 5th Avenue, 2300 L.F. Bancroft Tower, Portland, OR 97204 | 503.243.2500 | F 503.241.4314
Holland & Knight LLP | www.hkllw.com

November 27, 2013

GEORGE J. GREGGIES
503.243.5879
george.gregories@hkllw.com

Wallace.lien@lienlaw.com

Wallace W. Lien
Attorney at Law
1773 32nd Place SE, Suite A
Salem, Oregon 97301-8774

Re: Our Client: Wilsonville Devco, LLC

Dear Mr. Lien:

This firm represents Wilsonville Devco, LLC, the owner of the real property and improvements located adjacent to Mr. LaPoint's Chevron gas station and Fountain Mart in Wilsonville, Oregon. I am in receipt of your November 19, 2013 letter directed to Josh Veentjer of Pacific Development Ventures in which you reference the Restrictive Covenant recorded as Document No. 2005-025345 against the Wilsonville Devco property. You contend in your letter to Mr. Veentjer that operation of a Human Bean Coffee restaurant on the Wilsonville Devco property is prohibited by the Restrictive Covenant. We believe that you have engaged in a tortured analysis to reach this conclusion, and in connection therewith, seek to expand the scope of the restriction well beyond the clear text of the provision.

You state in the second paragraph of your November 19 letter that the Restrictive Covenant strictly prohibits the Wilsonville Devco property "from being used for the sale of any products that would normally occur in a convenience store business." The Restrictive Covenant prohibits "the operation of a convenience store business" only, not the sale of products that are sold in a convenience store as you suggest. The only way to construe the Restrictive Covenant as you contend would require reading into the provision language that simply does not exist in the recorded document, something a court will not do. There is no ambiguity in the text of the covenant, the language is clear. In the case of a restrictive covenant, the appropriate maxim of construction provides that the covenant is to be construed strictly against the restriction. Unless the use complained of is plainly within the provisions of the covenant, it will not be restrained. Yogman v. Parrot, 325 Or 358 (1997). In analyzing contractual language, a court is "to ascertain and declare what is, in terms or in substance, contained therein, not to omit what has been inserted."

The dictionary definition of "convenience store" is a small retail store that stocks a range of everyday items such as groceries, toiletries, alcoholic and soft drinks, tobacco products,

EXHIBIT D
Page 1 of 2

November 27, 2013

Page 2

newspapers and sometimes gasoline. The fact that a few of the products sold in your client's convenience store will also be sold in the Human Bean Coffee restaurant doesn't fall within the prohibition of the Restrictive Covenant. The operation of a Human Bean Coffee restaurant is not the "operation of a convenience store business."

Our client intends to proceed with the leasing of the property to the operator of the Human Bean Coffee restaurant and respectfully rejects your request that it cease and desist all activities in that regard. With respect to your threat of litigation, please be advised that we have been instructed to vigorously defend any claims that you bring on behalf of your client under the Restrictive Covenant. In that regard, given the clear and unambiguous language of the Restrictive Covenant and the law applicable to it, we would view the filing of any claim as spurious and will respond appropriately.

If you have any questions or wish to discuss this matter further, please advise.

Very truly yours,

HOLLAND & KNIGHT LLP

George J. Oregores

#26639028 v1

EXHIBIT D
Page 2 of 2

EXHIBIT A
PAGE 15

Gregores, George J (POR - X55879)

To: wallace.lien@lienlaw.com
Cc: josh@pdvoo.com
Subject: Our Client: Wilsonville Devco, LLC

Mr. Lien: This email is a follow up to my letter to your attention dated November 27, 2013, responding to your November 19, 2013 letter to Josh Veentjer regarding the Restrictive Covenant No. 2005-025345 recorded March 12, 2005 (the "Restrictive Covenant"). As stated in my November 27 letter, my clients intend to proceed with the development of the Human Bean Coffee restaurant on the Wilsonville Devco, LLC property subject to the Restrictive Covenant despite your client's objection in that regard. As I indicated previously, we see no merit in your argument that the operation of a franchised coffee restaurant would violate the Restrictive Covenant under applicable Oregon law (Yogman vs. Parrot). I would also suggest that you review Rawald v. Murgulla & Arlas Grocery, LLC, 2013 WL 5716531, a 2013 case directly on point which supports our position.

In your November 19 letter to Mr. Veentjer, you threaten the filing of a Complaint in Clackamas County Circuit Court to obtain an Injunction to enforce the Covenant. Hopefully, my November 27 letter and a review of the applicable case law has convinced you and your client that your legal position is not sustainable. Please advise what you intend to do in this matter. In that regard, we are requesting that you confirm in writing that Mr. LaPoint does not intend to assert any claim against Wilsonville Devco, LLC, the owner of the property subject to the Restrictive Covenant, or against the franchisee, that the operation of a Human Bean coffee restaurant violates the Restrictive Covenant. Unless we can obtain reasonable assurance from your client in that regard, we will be forced to file a suit for Declaratory Relief in Washington County Circuit Court, which will result in significant expense to both parties.

I would be happy to discuss this matter with you as well.

George Gregores, Esq. (Barthold A. Knight)
Partner
1100 NE Bancorp Tower, Suite 1115, Portland, Oregon 97232
Phone: 503 293 5800 | Fax: 503 293 6914
ggregores@lienlaw.com | wallace@lienlaw.com
www.lienlaw.com

EXHIBIT E
Page 1 of 1

EXHIBIT A
PAGE 16

Gregores, George J (POR - X55879)

From: Wallace Lien (Wlien@lienlaw.com)
Sent: Tuesday, December 10, 2013 2:30 PM
To: Gregores, George J (POR - X55879)
Cc: Wallace Lien
Subject: RE: Our Client: Wilsonville Devco, LLC

It is our intention to enforce the covenant in court. Are you authorized to accept service?

Wallace W. Lien

Wallace W. Lien, P.C.
1775 32nd Place NE, Suite A
Salem, OR 97301-8774
phone: 503-586-0105 ext. 311
fax: 503-586-0106
<http://www.lienlaw.com>

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From: George.Gregores@hkllaw.com [mailto:George.Gregores@hkllaw.com]
Sent: Tuesday, December 10, 2013 2:25 PM
To: Wallace Lien
Cc: josh@pdvco.com; louis.santlago@hkllaw.com
Subject: Our Client: Wilsonville Devco, LLC

Mr. Lien: This email is a follow up to my letter to your attention dated November 27, 2013, responding to your November 19, 2013 letter to Josh Veentjer regarding the Restrictive Covenant No. 2005-025345 recorded March 12, 2005 (the "Restrictive Covenant"). As stated in my November 27 letter, my clients intend to proceed with the development of the Human Bean Coffee restaurant on the Wilsonville Devco, LLC property subject to the Restrictive Covenant despite your client's objection in that regard. As I indicated previously, we see no merit in your argument that the operation of a franchised coffee restaurant would violate the Restrictive Covenant under applicable Oregon law (Yogman vs. Parrot). I would also suggest that you review Rawald v. Murgulla & Arias Grocery, LLC, 2013 WL 5716531, a 2013 case directly on point which supports our position.

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I would be happy to discuss this matter with you as well.

1

EXHIBIT F
Page 1 of 1

Gregores, George J (POR - X55879)

From: Wallace Lien (WLIen@lienlaw.com)
Sent: Tuesday, December 10, 2013 2:30 PM
To: Gregores, George J (POR - X55879)
Cc: Wallace Lien
Subject: RE: Our Client: Wilsonville Devco, LLC

It is our intention to enforce the covenant in court. Are you authorized to accept service?

Wallace W. Lien

Wallace W. Lien, P.C.
1775 32nd Place NE, Suite A
Salem, OR 97301-8774
phone: 503-585-0106 ext. 311
fax: 503-585-0106
<http://www.lienlaw.com>

CONFIDENTIALITY NOTICE:

If you have received this communication in error, please notify me immediately. This message is intended only for the use of the person or firm to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this information is prohibited.

From: George.Gregores@hkllaw.com [mailto:George.Gregores@hkllaw.com]
Sent: Tuesday, December 10, 2013 2:25 PM
To: Wallace Lien
Cc: josh@pdvco.com; louis.santlago@hkllaw.com
Subject: Our Client: Wilsonville Devco, LLC

Mr. Lien: This email is a follow up to my letter to your attention dated November 27, 2013, responding to your November 19, 2013 letter to Josh Veentjer regarding the Restrictive Covenant No. 2005-025345 recorded March 12, 2005 (the "Restrictive Covenant"). As stated in my November 27 letter, my clients intend to proceed with the development of the Human Bean Coffee restaurant on the Wilsonville Devco, LLC property subject to the Restrictive Covenant despite your client's objection in that regard. As I indicated previously, we see no merit in your argument that the operation of a franchised coffee restaurant would violate the Restrictive Covenant under applicable Oregon law (Yogman vs. Parrot). I would also suggest that you review Rawald v. Murgulla & Arlas Grocery, LLC, 2013 WL 5716531, a 2013 case directly on point which supports our position.

In your November 19 letter to Mr. Veentjer, you threaten the filing of a Complaint in Clackamas County Circuit Court to obtain an injunction to enforce the Covenant. Hopefully, my November 27 letter and a review of the applicable case law has convinced you and your client that your legal position is not sustainable. Please advise what you intend to do in this matter. In that regard, we are requesting that you confirm in writing that Mr. LaPoint does not intend to assert any claim against Wilsonville Devco, LLC, the owner of the property subject to the Restrictive Covenant, or against the franchisee, that the operation of a Human Bean coffee restaurant violates the Restrictive Covenant. Unless we can obtain reasonable assurance from your client in that regard, we will be forced to file a suit for Declaratory Relief in Washington County Circuit Court, which will result in significant expense to both parties.

I would be happy to discuss this matter with you as well.

OREGON SECRETARY OF STATE
► Corporation Division

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Business Name Search

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Business Entity Data

01-02-2014
11:57

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
628887-80	DLLC	ACT	OREGON	04-16-1998	04-16-2014	
Entity Name	LAPOINT BUSINESS GROUP, LLC					
Foreign Name						

[New Search](#) [Printer Friendly](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	25410 SW 95TH				
Addr 2					
CSZ	WILSONVILLE	OR	97070	Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	04-16-1998	Resign Date	
Name	GARRY	L	LAPOINT			
Addr 1	850 LAWSON AVE					
Addr 2						
CSZ	WOODBURN	OR	97071	Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS			
Addr 1	10618 CROSBY RD				
Addr 2					
CSZ	WOODBURN	OR	97071	Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER		Resign Date	
Name	KATHERINE	M	LAPOINT		
Addr 1	10618 CROSBY RD				
Addr 2					
CSZ	WOODBURN	OR	97071	Country	UNITED STATES OF AMERICA

Type	MEM MEMBER			Resign Date	
Name	GARRY	L	LAPOINT		
Addr 1	10618 CROSBY RD				
Addr 2					
CSZ	WOODBURN	OR	97071	Country	UNITED STATES OF AMERICA

[New Search](#) [Printer Friendly](#) **Name History**

Business Entity Name	Name Type	Name Status	Start Date	End Date
LAPOINT BUSINESS GROUP, LLC	EN	CUR	04-16-1998	

Please read before ordering Copies.

[New Search](#) [Printer Friendly](#) **Summary History**



Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	03-15-2013		FI		
	AMENDED ANNUAL REPORT	03-07-2012		FI		
	ANNUAL REPORT PAYMENT	03-04-2011		SYS		
	ANNUAL REPORT PAYMENT	03-05-2010	03-04-2010	SYS		
	ANNUAL REPORT PAYMENT	03-23-2009		SYS		
	ANNUAL REPORT PAYMENT	03-19-2008		SYS		
	ANNUAL REPORT PAYMENT	03-08-2007		SYS		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	05-10-2006		FI		
	ANNUAL REPORT PAYMENT	05-04-2006	05-03-2006	SYS		
	NOTICE LATE ANNUAL	04-21-2006		SYS		
	ANNUAL REPORT PAYMENT	03-11-2005		SYS		

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PAGE 2

	ANNUAL REPORT PAYMENT	04-28-2004		SYS		
	NOTICE LATE ANNUAL	04-23-2004		SYS		
	ANNUAL REPORT PAYMENT	04-17-2003		SYS		
	ANNUAL REPORT PAYMENT	04-12-2002		SYS		
	ANNUAL REPORT PAYMENT	04-19-2001		SYS		
	STRAIGHT RENEWAL	04-14-2000		FI		
	AMENDED RENEWAL	04-14-1999		FI		
	NEW FILING	04-16-1998		FI		

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EXHIBIT B
PAGE 3

25
REF
=

Washington County, Oregon 2005-140371
11/08/2005 10:44:56 AM
D-DBB Cnt=1 SIn=7 K GRUNEWALD
\$25.00 \$6.00 \$11.00 - Total = \$42.00

RECORD AND RETURN TO:
Garry and Kathy LaPoint
LaPoint Business Group, LLC
10618 Crosby Rd. NE
Woodburn, OR 97071



00864898200501403710050051

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry Hanson

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO:
No Change

FATCO. NO. NCS-156813

BARGAIN AND SALE DEED

Exxon of Wilsonville, LLC, an Oregon limited liability company, Grantor, conveys to LaPoint Business Group, LLC, an Oregon limited liability company, Grantee, the following real property situated in Washington County, Oregon and described on the attached Exhibit "A."

The true consideration for this conveyance is \$0.00. However, the actual consideration consists of other value given which is the whole consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 4 day of November, 2005.

EXXON OF WILSONVILLE, LLC

BY: Garry L. LaPoint, Member

Garry L. LaPoint

BY: Katherine M. LaPoint, Member

Katherine M. LaPoint

PDX 1349506v1 0-0
Portland



2005-140371

STATE OF OREGON

County of Multnomah)
) ss.

This instrument was acknowledged before me on this 4 day of November, 2005, by Garry L. LaPoint, as a member of Exxon of Wilsonville, LLC.

M Kimball
Notary Public for Oregon
My Commission Expires: 3/9/09



STATE OF OREGON

County of Multnomah)
) ss.

This instrument was acknowledged before me on this 4 day of November, 2005, by Katherine M. LaPoint, as a member of Exxon of Wilsonville, LLC.

M Kimball
Notary Public for Oregon
My Commission Expires: 3/9/09

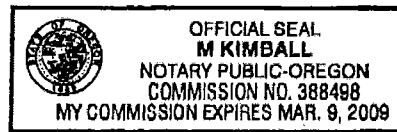




EXHIBIT A

PARCEL I:

A parcel of land located in Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, in the South one-half Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, County of Washington and State of Oregon, being further described as follows:

Commencing at the Southeast corner of said Lot 7; thence South 89°38'33" West, along the South line of said lot, a distance of 391.33 feet to the East line of Parcel I in Deed from John Q. Hammons, to the State of Oregon, by and through its Department of Transportation (herein after referred to as "ODOT"); thence North 00°09'24" East, along said "ODOT" Deed, a distance of 359.27 feet; thence continuing along said "ODOT" Deed, along the arc of a curve to the right, said curve having a radius of 128.16 feet, arc length of 140.62 feet, central angle of 062°51'50", a chord bearing of North 31°35'19" East, a chord length of 133.67 feet to the intersection with the South line of SW Commerce Circle as dedicated in the plat of EDWARDS BUSINESS INDUSTRIAL PARK; thence non-tangent North 70°34'24" East, along said street, a distance of 20.97 feet, and along the arc of a curve to the right, said curve having a radius 25.00 feet, arc length of 32.72 feet, central angle of 074°59'06", a chord bearing of South 71°56'03" East, and a chord length of 30.43 feet to the intersection with the West line of Boones Ferry as described in said "ODOT" Deed; thence along said "ODOT" Deed, along the arc of a non-tangent curve to the left, said curve having a radius of 1,001.93 feet, arc length of 12.00 feet, central angle of 000°41'10", a chord bearing of South 24°13'24" East, and a chord length of 12.00 feet to the intersection with the East line of said Lot 7; thence along the East line of said Lot 7, along the arc of a non-tangent curve to the left, said curve having a radius of 595.65 feet, arc length of 85.44 feet, central angle of 008°13'06", a chord bearing of South 25°08'24" East, and a chord length of 85.36 feet to Westerly line of Boones Ferry Road as described in said "ODOT" Deed; thence non-tangent, along said Westerly line South 15°09'35" West, a distance of 83.41 feet, South 38°02'13" East, a distance of 200.44 feet, North 46°33'47" East, a distance of 48.10 feet, South 40°56'40" East, a distance of 81.06 feet, and along the arc of a non-tangent curve to the right, said curve having a radius of 2,837.79 feet, arc length of 17.49 feet, central angle of 00°21'11", a chord bearing of South 38°36'45" East, and a chord length of 17.49 feet to a point 100.00 feet North of, when measured at right angle to, the South line of said Lot 7; thence continuing along said "ODOT" Deed, along the arc of a non-tangent curve to the right, said curve having a radius of 2,837.79 feet, arc length of 48.51 feet, central angle of 00°58'46", a chord bearing of South 37°56'47" East, and a chord length of 48.51 feet, to the East line of said Lot 7; thence along the arc of a curve to the left, said curve having a radius of 116.96 feet, arc length of 62.30 feet, central angle of 030°31'07", a chord bearing of South 00°03'01" West, and a chord length of 61.56 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land located in Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, in the South one-half Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, County of Washington and State of Oregon, being further described as follows:

Commencing at the Southeast corner of said Lot 7; thence South 89°38'33" West, along the



South line of said lot, a distance of 379.33 feet to a point 12 feet Easterly of the East line of Parcel 1 in Deed from John Q. Hammons to the State of Oregon, by and through its Department of Transportation, Fee No. 95027726, April 21, 1995 (herein after referred to as "ODOT"); thence North 00°09'24" East a distance of 12.00 feet parallel to and 12.00 feet Easterly of said "ODOT" line to the true point of beginning; thence North 00°09'24" East, parallel to & 12.00 feet Easterly of said "ODOT" line, a distance of 347.16 feet; thence along the arc of a curve to the right, said curve having a radius of 116.16 feet, arc length of 101.04 feet, central angle of 49°50'12", a chord bearing of North 25°04'30" East, and a chord length of 97.88 feet to a point of compound curvature; thence along the arc of a curve to the right, said curve having a radius of 45.00 feet, arc length of 53.94 feet, central angle of 33°01'29", a chord bearing South 71°56'03" East, and a chord length of 30.43 feet to a point of compound curvature; thence along the arc of a curve to the right, said curve having a radius of 100.00 feet, arc length of 61.13 feet, central angle of 35°01'29", a chord bearing of South 43°49'18" East, and a chord length of 60.18 feet to the intersection with the West line of Boones Ferry Road as described in said "ODOT" Deed and a point on a non-tangent curve to the left, said point having a radial bearing of North 63°41'28" East; thence along said "ODOT" Deed, along the arc of said non-tangent curve to the left, said curve having a radius of 595.65, arc length of 30.57 feet, central angle of 02°56'25", a chord bearing of South 27°46'44" East, and a chord length of 30.56 feet to along the Westerly line of Boones Ferry Road as described in said "ODOT" Deed; thence along said Westerly line South 15°09'35" West, a distance of 83.41 feet; thence South 38°02'13" East, a distance of 120.44 feet; thence South 57°57'47" West, a distance of 55.00 feet; thence South 20°29'49" West, a distance of 171.35 feet to a point that is 12 feet from, when measured at right angles, to the South line of said Lot 7; thence South 89°38'33" West, a distance of 97.95 feet, more or less, to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Prairie Corp., an Oregon corporation, by instrument recorded July 19, 2000 as Fee No. 2000-48398, more particularly described as follows:

A tract of land located in Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, in the Southeast one-quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, County of Washington and State of Oregon, being further described as follows:

Commencing at the Southeast corner of said Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, recorded in Book 31, page 14 in the Plat Records of Washington County, Oregon; thence South 89°38'33" West, along the South line of said Lot 7, a distance of 379.33 feet to a point 12.00 feet East of the East line of Parcel I as described in the Deed from John Q. Hammons to the State of Oregon, by and through its Department of Transportation, Document Number 95027726, recorded April 21, 1995 (herein after referred to as "ODOT"); thence North 00°09'24" East parallel to said East line, 18.00 feet; thence North 89°38'33" East parallel to said South line of Lot 7, 95.10 feet to the true point of beginning; thence North 20°29'49" East, 170.00 feet; thence North 57°57'47" East, 55.00 feet to the Westerly line of Boones Ferry Road as described in said "ODOT" Deed; thence along said Westerly line South 38°02'13" East, 2.34 feet; thence leaving said Westerly line South 51°57'47" West, 20.00 feet; thence South 20°40'49" West, 186.07 feet to a point 18.00 feet Northerly when measured at right angles to the said South line



2005-140371

of Lot 7; thence South 89°38'33" West parallel to said South line of Lot 7, 26.13 feet, more or less, to the true point of beginning.

FURTHER EXCEPTING THEREFROM that portion dedicated to the City of Wilsonville for street purposes by instrument recorded March 7, 2003 as Fee No. 2003-034138.

PARCEL II:

A tract of land located in Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, in the Southeast one-quarter of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, in the City of Wilsonville, County of Washington and State of Oregon, being further described as follows:

Commencing at the Southeast corner of Lot 7, EDWARDS BUSINESS INDUSTRIAL PARK, recorded in Book 31, page 14 in the Plat Records of Washington County, Oregon; thence South 89°38'33" West, along the South line of said Lot 7, a distance of 379.33 feet to a point 12.00 feet East of the East line of Parcel I as described in the Deed from John Q. Hammons to the State of Oregon, by and through its Department of Transportation, Document Number 95027726, recorded April 21, 1995; thence North 00°09'24" East parallel to said East line, 18.00 feet to the true point of beginning; thence North 89°38'33" East parallel to said South line of Lot 7, 95.10 feet; thence South 20°29'49" West, 6.42 feet to a point 12.00 feet Northerly when measured at right angles to the said South line of Lot 7; thence South 89°38'33" West parallel to said South line of Lot 7, 92.87 feet, more or less, to a point 12.00 feet East of the said East line of Parcel I; thence North 00°09'24" East parallel to said East line, 6.00 feet to the true point of beginning.

EXCEPTING THEREFROM that portion dedicated to the City of Wilsonville for street purposes by instrument recorded March 7, 2003 as Fee No. 2003-034138.

1 **CERTIFICATE OF SERVICE**

2 I hereby certify that on January 2, 2014, I served the foregoing *Defendants' ORCP 21*
3 *Motions, Declaration of Garry L. LaPoint in Support of Defendants' ORCP 21 Motions, and*
4 *Defendants' Counsel's Certificate of Compliance (UTCR 5.010)* on the following Parties by
5 mailing a true copy thereof, via first class mail, postage prepaid, to them at the following
6 address:

7
8 Garrett S. Garfield
9 Holland & Knight LLP
10 111 SW 5th Avenue, Ste. 2300
11 Portland, OR 97204
12 *Counsel for Plaintiff*

13 Wallace W. Lien
14 Wallace W. Lien, P.C.
15 1775 32nd Place NE, Suite A
16 Salem, OR 97301
17 *Co-Counsel for Defendant*

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By: 
Terra Jane Burns

CERTIFICATE OF SERVICE

LIDLAW & LIDLAW, P.C.
21590 Willamette Drive
West Linn, Oregon 97068
Telephone: 503.305.6894
Facsimile: 888.287.4840

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF WASHINGTON

WILSONVILLE DEVCO, LLC, and NW
COFFEE GROUP, LLC,

Plaintiffs,

v.

LAPOINT BUSINESS GROUP, LLC and
GARRY LAPOINT,

Defendant

) Case No. C138125CV

)
) **DECLARATION OF GARRY L. LAPOINT**
) **IN SUPPORT OF DEFENDANTS' ORCP**
) **21 MOTIONS**

I, Garry L. LaPoint, hereby declare and state, as follows:

1. I am at least 18 years of age and am competent to make this declaration. Each of the facts set forth herein are based on my personal knowledge, except those facts set forth on information and belief. As to those facts, I am informed and believe them to be true.

2. I make this declaration in support of Defendants' ORCP 21 Motions, filed concurrently herewith.

3. At all times material, I have been a member of, and registered agent for, LaPoint Business Group, LLC, an Oregon Limited Liability Company. A copy of LaPoint Business Group, LLC's, Business Entity Data form, taken from the Oregon Secretary of State's website, is marked as Exhibit B and attached to Defendants' ORCP 21 Motions.

4. A copy of the last vesting deed to the real property benefitted by the Restrictive Covenant – 25410 SW 95th Avenue Wilsonville, Oregon ("the benefitted parcel") – is marked as Exhibit C

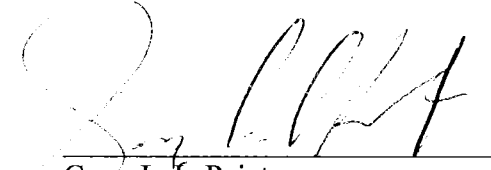
1 and attached to Defendants' ORCP 21 Motions.

2 5. LaPoint Business Group, LLC, is the sole owner of the benefitted parcel. I am a member
3 and of, and registered agent for, LaPoint Business Group, LLC. I hold no interest in and to the
4 benefitted parcel in my personal capacity.

5 6. I am informed and believe that Plaintiffs' complaint seeks a declaratory judgment against
6 me, in my personal capacity. I hold no interest in or to the benefitted parcel in my personal
7 capacity. I respectfully request, that the Court dismiss me from Plaintiffs' Complaint For
8 Declaratory Relief.

9
10 **I hereby declare that the above statement is true to the best of my knowledge and
11 belief, and that I understand it is made for use as evidence in court and is subject to penalty
12 for perjury.**

13 Dated: December 30, 2013

14 
Garry L. LaPoint

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Page 2 – DECLARATION OF GARRY L. LAPOINT IN SUPPORT OF DEFENDANTS' ORCP 21
MOTIONS

LIDLAW & LIDLAW, P.C.
21590 Willamette Drive
West Linn, Oregon 97068
Telephone: 503.305.6894
Facsimile: 888.287.4840

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4 IN THE CIRCUIT COURT OF THE STATE OF OREGON
5 FOR THE COUNTY OF WASHINGTON

6 WILSONVILLE DEVCO, LLC, and NW
7 COFFEE GROUP, LLC,

8 Plaintiffs,

9 v.

10 LAPOINT BUSINESS GROUP, LLC and
11 GARRY LAPOINT,

12 Defendant

) Case No. C138125CV
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) **DEFENDANTS' COUNSEL'S**
) **CERTIFICATE OF COMPLIANCE**
) **(UTCR 5.010)**
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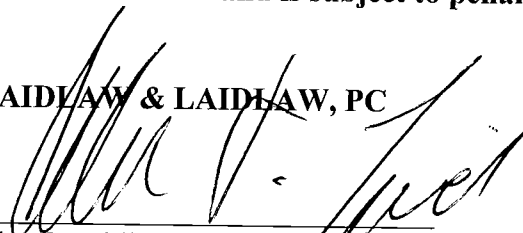
13
14 I, Alec J. Laidlaw, attorney for Defendants in the above captioned matter, hereby certify
15 as follows:

16 1. On December 27, 2013, I telephoned Plaintiffs' counsel to confer on the issues raised in
17 Defendants' ORCP 21 Motions, filed concurrently herewith. Despite the good-faith efforts of
18 counsel, the parties were not able to agree on the issues set forth in the accompanying ORCP 21
19 Motions.

20 **I hereby declare that the above statement is true to the best of my knowledge and**
21 **belief, and that I understand it is made for use as evidence in court and is subject to penalty**
22 **for perjury.**

23 Dated: December 30, 2013

24 LAIDLAW & LAIDLAW, PC

25 
Alec J. Laidlaw, OSB #055154

Jason Janzen, OSB #063790

Attorneys for Defendants

alec@laidlawandlaidlaw.com

26 Page 1 – DEFENDANTS' COUNSEL'S CERTIFICATE OF COMPLIANCE (UTCR 5.010)

**Land Use Application
City of Wilsonville**

**Boones Ferry Pointe
The Human Bean
Drive-up Coffee Kiosk**

**Design Review Modifications
Replace Retail Building with**

Site Design Review



November 6, 2013

Revised December 9, 2013 for Completeness

APPLICANT/OWNER:

Wilsonville Devco, LLC
PO Box 916
Portland, OR 97207
Contact: Josh Veentjer
josh@iipcorp.com

APPLICANT'S REPRESENTATIVES:

CB Anderson, Project Architects
7209 Greenwood Ave. N.
Seattle, WA 98103
Contact: Craig Anderson
206-782-2911
craig@cba-arch.com

SFA Design Group, Project Planning
9020 SW Washington Square Dr., Ste 505
Portland, OR 97223
Contact: Ben Altman
503-641-8311
baltman@sfadg.com



City of Wilsonville

EXHIBIT B1 DB13-0046 et seq



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

NOTICE

December 9, 2013

Josh Veentjer
Wilsonville Devco LLC
PO Box 6437
La Quinta, CA 92248

Application Number: DB13-0046, DB13-0047, DB13-0048
Legal: 25250 SW 95th Ave., the property described as Tax Lot 0302, Section 2DB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon.

Status: Notice that Your Application IS COMPLETE.

Dear Mr. Veentjer:

You are listed as the authorized representative on a City of Wilsonville Site Development Application form submitted regarding the property described above. Your application materials were received by the City on November 12, 2013 in application for a Class 3 Stage II Final Plan Revision, Site Design Review, and Master Sign Plan Revision with Sign Waiver to replace a previously-approved but un-built multi-tenant commercial building at Boones Ferry Pointe with a drive-up coffee kiosk and associated improvements.. Additional materials were submitted on December 4, 2013. On the basis of the material submitted, I have determined that your application is now materially complete. The date of that determination is today, December 9, 2013.

Staff will process the current application based upon the material currently on file. For the purpose of applying the 120-day time limit, the application was deemed to be complete today, December 9, 2013.

If you have any questions, please contact me at 503-682-4960.

Sincerely,

Daniel Pauly, AICP
Associate Planner
City of Wilsonville

cc:

Craig Anderson
CB Anderson Architects
7209 Greenwood Ave. N.
Seattle, WA 98103

Ben Altman
SFA Design Group
9020 SW Washington Sq. Dr., Ste. 505
Portland, OR 97223





SFA Design Group, LLC

STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING

December 4, 2013

Daniel Pauley, Associate Planner
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

**RE: Response to Letter of Incomplete Application, Boones Ferry Pointe DRB
Revision Coffee Kiosk, DB13-0046, DB13-0047, DB13-0048.**

Dear Daniel:

The following narrative and attached revised documents represent our response to your letter of Incomplete Application for the Boones Ferry Pointe, DRB Revision for Coffee Kiosk, DB13-0046, DB13-0047, and DB13-0048.

General

1. Pursuant to Subsection 4.140 (.09) C. Please provide updated grading and drainage information. The neighboring property owner has stated to City Staff that the grading of the property was changed from the previously approved plans. Please clarify, either provide information showing the grading is the same as previously approved or updated grading and drainage plans.

RESPONSE

First, the Grading Plan, relative to the issue raised by the Chevron property owner, was part of the original development application for Boones Ferry Pointe. The Grading Plan was approved as part of the overall site development approval. The Boones Ferry Pointe Construction Grading Plan (C105) was approved, and the site grading completed consistent with the original Design Review approval.

The revised Kiosk Site (Sheet DD102) reflects the same grading at the property line transition to the Chevron Site. Comparison of these two grading plans confirms that grading in the area in question has not changed with the new site plan.

There were, however, minor grading revisions north of the new Kiosk building, which are shown on the attached Sheet DD102. It is noted that these minor revisions were actually included in the As-Built Drawings provided to the Building Department for the overall site grading. The revisions, however, have not been reviewed by the Engineering Department.

The grading plan in the drainage problem area in question for the Chevron property has not been revised for the revisions related to the Coffee Kiosk. The Project engineer believes the drainage issue on the Chevron site was created during construction of the Chevron facility, not by the construction for Boones Ferry Pointe.

When the Chevron property was developed (graded & paved) to the northwest of the fuel storage tanks they created a low point for surface water on their site which they chose to direct towards the Boones Ferry Pointe property rather than picking up the water on their own site and directing it into their own storm system.

Therefore at the location in question, Chevron did not collect, treat or detain the impervious runoff from and within their property. The low point in question diverted storm water off the Chevron site onto the undeveloped Boones Ferry Pointe Property. Consequently the applicant believes the drainage ponding issue on the Chevron property was created by improper runoff collection on their own property.

This issue has only now come to light with the development of the Boones Ferry Pointe site, where the approved grading plan provided for a grade and storm flow break at the property line, at approximately the 250.01 foot elevation. This grade break exposed the low point on the Chevron site, which now has no outfall.

While the applicant does not believe he created the problem, he is working with the owners of the Chevron facility to correct the ponding.

Circulation and Parking (Including Bicycle and Pedestrian)

2. Pursuant to Section 4.154 (adopted June 2013) Please provide written response to these criteria for on-site pedestrian access and circulation and demonstrate compliance with the standards in this Section in the site planning.

Section 4.154. On-site Pedestrian Access and Circulation.

(.01) On-site Pedestrian Access and Circulation

A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

B. Standards. Development shall conform to all of the following standards:

- 1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.*
- 2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:*

a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.

b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.

c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.

d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light color concrete inlay between asphalt, or similar contrast).

5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.

6. All pathways shall be clearly marked with appropriate standard signs.

RESPONSE

With the proposed tenant/building revision, the site plan has been revised to provide enhanced on-site pedestrian circulation. These improvements include the following:

- An additional pedestrian connection has been provided from the 95th Avenue sidewalk to the south side of the coffee kiosk;
- The walk north of the building has been realigned to connect to the relocated outdoor patio on the east side of the building; and
- A sidewalk has been extended from the outdoor patio out to the east side to provide a pedestrian link from the parking area to the building.

These walkways provide safe and convenient pedestrian access and circulation with reasonably direct routes from the street and parking area to the building. Where the pathways cross a parking area or driveway, they are clearly marked with contrasting paint or paving materials.

3. Pursuant to Subsections 4.155 (.02)-(.03) Please provide an accurate and updated parking count, and ensure references to number of parking stalls is consistent between drawings and narrative. Currently inconsistencies exist between the drawings, the narrative, and what is actually on the ground. Please also clarify and update the percent of the parking that does not meet the definition of a standard parking space "a permanently surfaced or marked area not less than nine (9) feet wide and eighteen (18) feet long.

RESPONSE

With the proposed tenant/building revision, the site plan has been revised relative to parking, particularly north of the drive-up lane for Carl's Jr. The original plan provided 19 standard spaces and 1 ADA space for the 3,150 square foot retail building.

The original revised site plan showed the wrong square footage for the Kiosk. **The Kiosk Building is only 450 square feet, not 470. Therefore the Revised Site Plan corrects this error.**

The revised Coffee Kiosk Site Plan provides 7 standard spaces, 2 compact spaces and 1 ADA space for the 450 square foot building. In addition, the 6 parking spaces along the north side of the Carl's Jr. have been stripped as Compact Spaces. The two new spaces added south of the Coffee Kiosk will be standard spaces.

The two uses combined require a minimum of 33 spaces and a maximum of 49. The revised Plan provides 36 spaces, including 28 standard spaces, 6 compact spaces and two ADA spaces.

4. Pursuant to Subsection 4.155 (.04) (adopted June 2013) Please provide written response to the new bicycle parking standards and demonstrate compliance with the standards in Subsection B. and the long-term bicycle requirements in Subsection C. With eight (8) required bicycle parking spaces, fifty percent (50%) of them must be long term, secure spaces.

RESPONSE

Section 4.155 states as follows:

Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.

(.04) Bicycle Parking:

A. Required Bicycle Parking - General Provisions.

- 1. The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.*
- 2. Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.*

3. *When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.*
4. *Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)(A.)(9.) and (10.).*

B. Standards for Required Bicycle Parking

1. *Each space must be at least 2 feet by 6 feet in area and be accessible without moving another bicycle.*
2. *An aisle at least 5 feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.*
3. *When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly.*
4. *Bicycle lockers or racks, when provided, shall be securely anchored.*
5. *Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance.*

C. Long-term Bicycle Parking

1. *Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for several hours a weather-protected place to park bicycles.*
2. *For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six (6) or more bicycle parking spaces are required pursuant to Table 5, 50% of the bicycle parking shall be developed as long-term, secure spaces. Required long-term bicycle parking shall meet the following standards:*
 - a. *All required spaces shall meet the standards in subsection (B.) above, and must be covered in one of the following ways: inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures.*
 - b. *All spaces must be located in areas that are secure or monitored (e.g., visible to employees, monitored by security guards, or in public view).*
 - c. *Spaces are not subject to the locational criterion of (B.)(5.).*

RESPONSE

Table 5, under Section 4.155, requires bike parking for fast food service at 1 space/4,000 square feet, with a minimum of 4 spaces. Bike racks have already been provided for Carl's Jr., which is now open and operating.

The Human Bean is also classified as fast food service. Therefore a minimum of 4 spaces is required for this use even though it is only **450 square feet**. A double bike rack has been added, at the southeast corner of the Kiosk, to provide convenient secured short-term storage for 4 bikes adjacent to the building.

As only 4 bike spaces are required for the coffee kiosk no long term storage is required.

Signs

5. Pursuant to Section 4.156.02, 4.156.05, and 4.156.08 Please provide full signage information, including drive-up signage, menu board, directional signage, and any other exterior site signage including design and location on site.

6. Pursuant to Subsections 4.156.02 (.07) A. 1., B. 2., and 4.156.03 (.01), Please update the Master Sign Plan request and waiver request to reflect flexibility for different sign design over time rather than only the currently planned signs. Each building façade should identify the sign band and maximum sign area. This will allow flexibility for future rebranding or tenant changes. Also, please ensure individual element signs are measured using the summed area of up to three squares, rectangles, circles, or triangles drawn around all sign elements.

RESPONSE

A full set of revised signage details has been provided with this response.

The revised Master Sign Plan identifies the locations on the various building elevations, together with the allowable sign area for each elevation (regardless of tenant). The revised Master Sign Plan addresses the requirement "*for consistent and compatible sign design throughout the development*" and defines the location and allowed sign area per elevation, thus *anticipating future needs*, such as a change of tenants.

The proposed signage for the Coffee Kiosk building includes one 15.86 square foot sign (Human Bean Sign, with Logo) on three of the four elevations. The approved Master Sign Plan is being revised to allow for this same sign area (15.86 square feet) on three elevations of the Kiosk building. The applicant believes this signage proportionally fits this small narrow building, while providing good readable sign.

The basis for the Waiver for the narrow north elevation sign area and compliance with the Waiver Criteria was addressed in the original Application Narrative for this proposed revision.

For the Human Bean, the allowed sign area is calculated utilizing the sum of a triangle for the cup logo and rectangles for the lettering, per attached drawings. With the revised building dimensions the new Code allows:

1. Up to 36 square feet of signage on each elevation for the Carl's Jr. building.
2. The Kiosk building is allowed:
 - a. 12 square feet per north and south elevations (narrow width); and
 - b. 36 square feet per east and west elevations.

TABLE 1
Revised Master Sign Plan
Allowed and Proposed Building Signage

Building	Façade	Sign Location	Maximum Sign Area	Proposed Sign Area
Carl's Jr	North	Over door on Tower	36	36
	West	Over Drive-up Window on Tower	36	36
	South	Over door on Tower	36	26
	East	Over door on Tower	36	36
Building	Façade	Sign Location	Maximum Sign Area	Proposed Sign Area
Coffee Kiosk	North	Over Windows	12*	15.86
	West	Over Drive-up Window	36	15.86
	South	Over Doors	12	0
	East	Over Window	36	15.86
		TOTAL	96	47.58

* Waiver request to allow 15.86 square feet on north elevation.

Even with the Waiver request for the very narrow north elevation the proposed signage is only about 50% of the maximum allowed for the new building configuration.

Landscaping

7. *Pursuant to Subsection 4.176 Please update the landscape plans to show the installed landscaping, including the landscaping around the freestanding sign.*

RESPONSE

With the proposed tenant/building revision, the landscaping plan has been revised adding additional plantings around the northern free standing sign, along with refinements to the prior plaza behind the monument sign. The revised Landscaping Plan reflects the following changes:

- The plaza area or outdoor patio has been moved adjacent to the building, and landscaping has been added around the monument sign.
- The swale south of the monument plaza has also been removed, regarded with landscaping.

- The drive-up menu board has been re-positioned so that it is not directly visible from the street. Therefore no additional visual screening will be required.
- The perimeter landscaping adjacent to the east side parking has been adjusted to accommodate the sidewalk, and revised parking/drive-up lane.

Once you confirm that these responses satisfy “Completeness” We will provide the ten complete copies of the revised compliance findings and all drawings, included those revised or added, in both reduced and full-sized drawings. We will also provide ten compact digital disks (CD-ROMs) of the submitted findings and all project drawings.

We look forward to working with you on this project. Thank you for your cooperation and assistance. If you have any questions or need additional information, please contact me immediately, so we can respond quickly.

Sincerely,
SFA Design Group



Ben Altman
Senior Planner/Project Manager

NOTICE



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

November 20, 2013

Josh Veentjer
Wilsonville Devco LLC
PO Box 6437
La Quinta, CA 92248

Application Numbers: DB13-0046, DB13-0047, DB13-0048 Boones Ferry Pointe Drive- up Coffee Kiosk
Legal: 25250 SW 95th Ave., the property described as Tax Lot 0302, Section 2DB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon.

Status: Notice that Your Application IS NOT COMPLETE.

Dear Mr. Veentjer:

You are listed as the authorized representative on a City of Wilsonville Site Development Application form submitted regarding the property described above. Your application materials were received by the City on November 7, 2013 (application materials) and November 12, 2013 (check for payment of application fees) in application for a Class 3 Stage II Final Plan Revision, Site Design Review, and Master Sign Plan Revision with Sign Waiver to replace a previously-approved but un-built multi-tenant commercial building at Boones Ferry Pointe with a drive-up coffee kiosk and associated improvements..

The materials submitted with the application form discussed above were found to be incomplete, when reviewed regarding the applicable provisions of ORS 227.178(2) and Subsection 4.035(.05) WC, due to missing items identified in the following requests numbered 1. through 7.

General

1. Pursuant to Subsection 4.140 (.09) C. Please provide updated grading and drainage information. The neighboring property owner has stated to City Staff that the grading of the property was changed from the previously approved plans. Please clarify, either provide information showing the grading is the same as previously approved or updated grading and drainage plans.

Circulation and Parking (Including Bicycle and Pedestrian)

2. Pursuant to Section 4.154 (adopted June 2013) Please provide written response to these criteria for on-site pedestrian access and circulation and demonstrate compliance with the standards in this Section in the site planning.
3. Pursuant to Subsections 4.155 (.02)-(03) Please provide an accurate and updated parking count, and ensure references to number of parking stalls is consistent between drawings and narrative. Currently inconsistencies exist between the drawings, the narrative, and what is actually on the ground. Please also clarify and update the percent of the parking that does not meet the definition of a standard parking space "a permanently surfaced or marked area not less than nine (9) feet wide and eighteen (18) feet long.
4. Pursuant to Subsection 4.155 (.04) (adopted June 2013) Please provide written response to the new bicycle parking standards and demonstrate compliance with the standards in Subsection B.



and the long-term bicycle requirements in Subsection C. With eight (8) required bicycle parking spaces, fifty percent (50%) of them must be long term, secure spaces.

Signs

5. Pursuant to Section 4.156.02, 4.156.05, and 4.156.08 Please provide full signage information, including drive-up signage, menu board, directional signage, and any other exterior site signage including design and location on site.
6. Pursuant to Subsections 4.156.02 (.07) A. 1., B. 2., and 4.156.03 (.01), Please update the Master Sign Plan request and waiver request to reflect flexibility for different sign design over time rather than only the currently planned signs. Each building façade should identify the sign band and maximum sign area. This will allow flexibility for future rebranding or tenant changes. Also, please ensure individual element signs are measured using the summed area of up to three squares, rectangles, circles, or triangles drawn around all sign elements.

Landscaping

7. Pursuant to Subsection 4.176 Please update the landscape plans to show the installed landscaping, including the landscaping around the freestanding sign.

The above items 1 through 7 must be addressed in order to complete the applications. Please initially submit two (2) copies of the revised materials to ensure completeness. Once the application has been deemed complete please provide ten (10) copies of the revised project narrative, findings, and reduced 11" by 17" plans, full sheet plans drawn to scale and folded and ten (10) cd's of the project narrative, findings, and plans. When you have resubmitted the application materials, staff will have up to 30 days in which to determine whether the application is complete. ORS 227.178.

If you have any questions, please contact me at 503-682-4960, or at pauly@ci.wilsonville.or.us

Sincerely,



Daniel Pauly, AICP
Associate Planner
City of Wilsonville

cc:

Craig Anderson
CB Anderson Architects
7209 Greenwood Ave. N.
Seattle, WA 98103

Ben Altman
SFA Design Group
9020 SW Washington Sq. Dr., Ste. 505
Portland, OR 97223

November 20, 2013

Dear Mr. Veentjer:



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

As indicated in the attached correspondence, your applications:

Case File DB13-0046, DB13-0047, DB13-0048: Carl's Jr. and Commercial Building
has been deemed to be incomplete.

You must acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence, dated November 20, 2013. To do this, please sign below and return this acknowledgment by December 4, 2013, to:

City of Wilsonville Planning Division
Attn: Daniel Pauly
29799 SW Town Center Loop Drive E
Wilsonville, OR 97070

If you indicate your intent to complete the application, you will have 180 days from the date of the submittal (November 12, 2013) to provide the required material. If you fail to submit the required material within 180 days (May 11, 2014), your application will be deemed void. The case files regarding the applications will then be closed.

If you do not return this acknowledgment, such action will be considered to be a refusal under the meaning accorded in ORS 227.178(2). Your applications will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

ACKNOWLEDGEMENT

I (intend / refuse) to provide the additional material identified in correspondence from the Division of Planning and Development, dated November 20, 2013.

Signed and Acknowledged (Applicant)

Date



Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.

- F. On-street parking spaces, directly adjoining the frontage of and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking standards.
- G. Tables 5 shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required. Structured parking and on-street parking are exempted from the parking maximums in Table 5. [Amended by Ordinance No. 538, 2/21/02.]
- H. Electrical Vehicle Charging Stations:
 - 1. Parking spaces designed to accommodate and provide one or more electric vehicle charging stations on site may be counted towards meeting the minimum off-street parking standards.
 - 2. Modification of existing parking spaces to accommodate electric vehicle charging stations on site is allowed outright.
- I. Motorcycle parking:
 - 1. Motorcycle parking may substitute for up to 5 spaces or 5 percent of required automobile parking, whichever is less. For every 4 motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.
 - 2. Each motorcycle space must be at least 4 feet wide and 8 feet deep. Existing parking may be converted to take advantage of this provision.

[Amended by Ord. #719, 6/17/13]

(.04) Bicycle Parking:

A. Required Bicycle Parking - General Provisions.

- 1. The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.
- 2. Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.
- 3. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.
- 4. Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)(A.)(9.) and (10.).

B. Standards for Required Bicycle Parking

- 1. Each space must be at least 2 feet by 6 feet in area and be accessible without moving another bicycle.
- 2. An aisle at least 5 feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is

Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.

adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.

3. When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly.
4. Bicycle lockers or racks, when provided, shall be securely anchored.
5. Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance.

C. Long-term Bicycle Parking

1. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for several hours a weather-protected place to park bicycles.
2. For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six (6) or more bicycle parking spaces are required pursuant to Table 5, 50% of the bicycle parking shall be developed as long-term, secure spaces. Required long-term bicycle parking shall meet the following standards:
 - a. All required spaces shall meet the standards in subsection (B.) above, and must be covered in one of the following ways: inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures.
 - b. All spaces must be located in areas that are secure or monitored (e.g., visible to employees, monitored by security guards, or in public view).
 - c. Spaces are not subject to the locational criterion of (B.)(5.).

[Section 4.155(.04) Added by Ord. #719, 6/17/13]

GENERAL DEVELOPMENT REGULATIONS

Section 4.154. On-site Pedestrian Access and Circulation.

(.01) On-site Pedestrian Access and Circulation

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.
- B. Standards. Development shall conform to all of the following standards:
 1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.
 2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:
 - a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.
 - b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.
 - c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.
 - d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).
 3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.
 4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).
 5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.
 6. All pathways shall be clearly marked with appropriate standard signs.

[Added by Ord. #719, 6/17/13]

Application

CITY OF WILSONVILLE

29799 SW Town Center Loop East
 Wilsonville, OR 97070
 Phone: 503.682.4960
 Fax: 503.682.7025
 Web: www.ci.wilsonville.or.us

Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Pre-Application meeting date: _____

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Legal Property Owner's Name: Josh Veentjer, Wilsonville Devco, LLC	Authorized Representative: Ben Altman, SFA Design Group
Address: 50550 Mandarina La Quinta, CA 92253	Address: 9020 SW Washington Square Drive, Suite 505 Portland, OR 97223
Phone: 503-201-1309	Phone: 503-841-8311
Fax:	Fax:
E-mail: josh@pdvco.com	E-mail: baltman@sfadg.com

Property Owner or Authorized Signature: <u>Josh Veentjer</u>	Printed Name <u>Josh Veentjer</u>
Title: <u>Managing Member</u>	Date <u>10-30-13</u>

Site Location and Description:

Project Address if Available: 25250 SW 95th Avenue Suite/Unit _____

Project Location: Northern portion of Boones Ferry Pointe, adjacent to Carl's Jr. and Chevron Station

Tax Map #(s): 2DB Tax Lot #(s): 302 County: Washington

Request: DRB Site and Architectural Plan Modifications to replace Retail Building with Coffee Kiosk, including amended Master Sign Plan, with Waiver for sign area.

Project Type:	Class I	Class II	Class III
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other (describe below)

Application Type:	<input type="checkbox"/> Appeal	<input type="checkbox"/> Comp Plan Map Amendment	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Annexation	<input type="checkbox"/> Major Partition	<input type="checkbox"/> Minor Partition	<input type="checkbox"/> Parks Plan Review
<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Request to Modify Condition
<input type="checkbox"/> Plan Amendment	<input type="checkbox"/> Request for Time Extension	<input checked="" type="checkbox"/> Signs	<input checked="" type="checkbox"/> Site Design Review
<input type="checkbox"/> Request for Special Meeting	<input type="checkbox"/> Staff Interpretation	<input type="checkbox"/> Stage I Master Plan	<input checked="" type="checkbox"/> Stage II Final Plan
<input type="checkbox"/> SROZ/SRIR Review	<input type="checkbox"/> Tree Removal Permit (B or C)	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Variance
<input type="checkbox"/> Type C Tree Removal Plan	<input type="checkbox"/> Villebois PDP	<input type="checkbox"/> Villebois FDP	<input checked="" type="checkbox"/> Waiver
<input type="checkbox"/> Villebois SAP	<input type="checkbox"/> Other		
<input type="checkbox"/> Zone Map Amendment			

FOR STAFF USE ONLY:

Application Rec'd: _____ Fee: _____ Check #: _____ Application Complete: _____ By: _____

File No (s) _____

Compliance Report

**Land Use Application
City of Wilsonville**

**Boones Ferry Pointe
The Human Bean
Drive-up Coffee Kiosk**

**Design Review Modifications
Replace Retail Building with**

Site Design Review

November 6, 2013

Revised December 9, 2013 for Completeness

APPLICANT/OWNER:

Wilsonville Devco, LLC

PO Box 916

Portland, OR 97207

Contact: Josh Veentjer

josh@iipcorp.com

APPLICANT'S REPRESENTATIVES:

CB Anderson, Project Architects

7209 Greenwood Ave. N.

Seattle, WA 98103

Contact: Craig Anderson

206-782-2911

craig@cba-arch.com

SFA Design Group, Project Planning

9020 SW Washington Square Dr., Ste 505

Portland, OR 97223

Contact: Ben Altman

503-641-8311

baltman@sfadg.com

FACT SHEET:

Project Name: Boones Ferry Pointe

Type of Application: Site Design Review for Carl's Jr. – Replace Retail Building with Drive-up Coffee Kiosk Modification and LED Banding on Building, with Sign Code Waiver

Site Location: SW 95th Avenue

Tax Lots: T3S R1W, Map 2DB, Lot 302

Land Area: Northern portion of 55,605 square feet; or 1.30 Acres

Comp. Plan/Zoning: Commercial/PDC, Planned Development Commercial

Applicants/Owners: Wilsonville Devco, LLC

Design Team:

Project Planning

Ben Altman, SFA Design Group

Project Architect

CB Anderson

Craig Anderson - Primary Contact

Cameron Fultz

Advance Electric Signs

Steve Slack

Engineering MEP

Priest Engineering

Arwin Priest

Brett Wixson

I. Introduction

This application is submitted on behalf of Josh Veentjer, Wilsonville Devco, LLC representing the owner and applicant for Tax Lot 302, Map T3S R1W 2DB.

On March 11, 2013 The DRB approved development Plans for Boones Ferry Pointe, including a Carls Jr & Retail Center, Case Files DB12-0074-DB12-0076.

The Carl's Jr. building is nearly complete, with expected occupancy in November 2013.

Subsequently the applicant has experienced difficulty leasing space in the planning Retail Building. Therefore this building is proposed to be replaced with a Drive-up Coffee Kiosk. This application includes:

1. PDC Stage II Development Plan
2. Site Design Review;
3. Class II Major Adjustment to Master Sign Plan; and
4. Sign Code Waiver

The proposed coffee kiosk (450 sf) is much smaller than the approved retail building (3,150 sf), but includes a drive-up service lane, which raps around the Kiosk. The site plan modifications include:

- 450 sf Kiosk, replacing 3150 sf retail building;
- Addition of drive-up lane;
- Revision to parking, reduction from 48 to 36
- Minor revisions to adjacent landscaping, including revised plaza and pedestrian pathway. Approved benches replaced with tables with umbrellas
- Sign revisions for building mounted signs

Therefore this application is for DRB approval.

Development Agreement

Prior to submittal of this application, the applicant has worked with the City and the owner of the adjacent Chevron Station, and the Holiday Inn to refine access, egress, and site circulation. The conclusions reached by the parties have been recorded in a Development Agreement, a copy of which is included in the application documents, see Index Tab.

The Development Agreement provides for the driveway configuration, which will provide two inbound lanes, after the sign island and two outbound lanes, with a 50 foot north bound curb radius to accommodate trucks. It also provides for reconfiguration of the access and egress points for the Holiday Inn. In addition the Agreement provides for relocation of the existing freestanding Chevron Sign and provision for adding a panel for Carl's Jr.

Surrounding Development

This property is located in the area originally master planned as the Commerce Circle Industrial Park. However, it is now separated from the Commerce Circle area by 95th Avenue. The AGC Building is located west across 95th from the site.

The site abuts in intersection of 95th Avenue and Boones Ferry Road, and is located immediately north of the Holiday Inn and west of the Chevron Station. To the east of the site is Boones Ferry Road.

From Incomplete application Letter, dated November 20, 2013:

General

- 1. Pursuant to Subsection 4.140 (.09) C. Please provide updated grading and drainage information. The neighboring property owner has stated to City Staff that the grading of the property was changed from the previously approved plans. Please clarify, either provide information showing the grading is the same as previously approved or updated grading and drainage plans.*

RESPONSE

First, the Grading Plan, relative to the issue raised by the Chevron property owner, was part of the original development application for Boones Ferry Pointe. The Grading Plan was approved as part of the overall site development approval. The Boones Ferry Pointe Construction Grading Plan (C105) was approved, and the site grading completed consistent with the original Design Review approval.

The revised Kiosk Site (Sheet DD102) reflects the same grading at the property line transition to the Chevron Site. Comparison of these two grading plans confirms that grading in the area in question has not changed with the new site plan.

There were, however, minor grading revisions north of the new Kiosk building, which are shown on the attached Sheet DD102. It is noted that these minor revisions were actually included in the As-Built Drawings provided to the Building Department for the overall site grading. The revisions, however, have not been reviewed by the Engineering Department.

The grading plan in the drainage problem area in question for the Chevron property has not been revised for the revisions related to the Coffee Kiosk. The Project engineer believes the drainage issue on the Chevron site was created during construction of the Chevron facility, not by the construction for Boones Ferry Pointe.

When the Chevron property was developed (graded & paved) to the northwest of the fuel storage tanks they created a low point for surface water on their site which they chose to direct towards the Boones Ferry Pointe property rather than picking up the water on their own site and directing it into their own storm system.

Therefore at the location in question, Chevron did not collect, treat or detain the impervious runoff from and within their property. The low point in question diverted storm water off the Chevron site onto the undeveloped Boones Ferry Pointe Property. Consequently the applicant believes the drainage ponding issue on the Chevron property was created by improper runoff collection on their own property.

This issue has only now come to light with the development of the Boones Ferry Pointe site, where the approved grading plan provided for a grade and storm flow break at the property line, at approximately the 250.01 foot elevation. This grade break exposed the low point on the Chevron site, which now has no outfall.

While the applicant does not believe he created the problem, he is working with the owners of the Chevron facility to correct the ponding.

Other responses to Incomplete Application items, listed in Response Letter, dated December 4-2013, have been incorporated into this Compliance narrative.

Compliance Report Format

In the following sections, compliance with applicable Plan policies and Code provisions are addressed. Specific Comprehensive Plan policies and Code provisions determined to be applicable to this application are presented in *10 pt Bold Italic*, with our compliance response presented in 12 pt regular type.

II. Development Code Compliance

TYPE III DRB REVIEW

CARL'S JR. BUILDING – RED LED BANDING

Consistent with the industrial designation in the Comprehensive Plan, the subject property is zoned PDC, Planned Development Commercial. For the most part the PDC and other applicable zoning and development standards were addressed for compliance under the original approvals, Case Files DB12-0074-DB12-0076. Therefore the following compliance responses for this application are limited to the specific site and architectural revisions.

(.04) Professional Design.

A. The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.

B. Appropriate professionals shall include, but not be limited to the following to provide the elements of the planning process set out in Section 4.139:

- 1. An architect licensed by the State of Oregon;*
- 2. A landscape architect registered by the State of Oregon;*
- 3. An urban planner holding full membership in the American Institute of Certified Planners, or a professional planner with prior experience representing clients before the Development Review Board, Planning Commission, or City Council; or*
- 4. A registered engineer or a land surveyor licensed by the State of Oregon.*

C. One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.

D. The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff.

RESPONSE

The Planned Development Regulations require a Design Team. The Professional Design Team for this project is listed on Pages 2.

Based on marketing interest, the applicant is proposing to replace the retail building with a coffee kiosk. The Site Plan revision result in the modified area calculations shown in Table 1 below.

**Table 1
Stage II, Final Development Plans
Carl's Jr. and Retail Building
Land Area Allocation - Square Feet**

Use	Approved Stage II		Revised Stage II	
	Lot Coverage Square Feet	Percent of Site	Lot Coverage Square Feet	Percent of Site
Building	6,017	11	3,317	6
Landscaping	16,139	29	15,580	28
Paving & Parking	33,449	60	36,688	66
Total	55,605	100	55,605	100

While the new building area is reduced, with the drive-up lane, the paving area is increased. Even so, the net landscaping at 28% still exceeds the 15% minimum standard.

PDC Stage II, Final Development Plan

(.09) Final Approval (Stage II).

- A. Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submissions in stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall be held on each such application as provided in Section 4.013.*
- B. After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approved, or disapprove the application.*
- C. The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:*
 - i. The location of water, sewerage and drainage facilities;*
 - ii. Preliminary building and landscaping plans and elevations, sufficient to indicate the general character of the development;*
 - iii. The general type and location of signs;*
 - iv. Topographic information as set forth in Section 4.035;*

- v. *A map indicating the types and locations of all proposed uses; and*
- vi. *A grading plan.*
- D. *The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development. However, Site Design Review is separate and more detailed review of proposed design features, subject to the standards of Section 4.400.*
- E. *Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for creation of non-profit homeowner's association, shall be submitted.*

RESPONSE

This application includes a request for Stage II Final Development Plan approval. As previously acknowledged with the prior approval, the Stage I Master Plan for the Chevron site simply listed this area as Phase 2, so to that extent the Stage II plans substantially conform in all major respects with the Stage I Master Plan. This application involves a modified Stage II Final Development Plan, which replaces the retail building with a drive-up coffee kiosk. The proposed revised site plan remains consistent with the originally approved site plan, except for the revisions at the north end, which include the following:

- 450 sf Kiosk, replacing 3150 sf retail building;
- Revised building elevations;
- Addition of drive-up lane;
- Revision to parking, reduction from 48 to 36
- Minor revisions to adjacent landscaping, including revised plaza and pedestrian pathway. Approved benches replaced with tables with umbrellas
- Sign revision for building mounted signs

None of the locations of water, sewer, and storm drainage; general type and location of signs; topographic information; access & egress; or grading plan are not significantly altered.

Both the approved retail building and the proposed coffee shop are allowed commercial uses is permitted under Section 4.131. PDC - Planned Development Commercial Zone.

Sufficient details have been provided so as to indicate fully the ultimate operation and appearance of the proposed Carl's Jr. and the proposed coffee kiosk.

There are no proposed or required dedications of additional rights-of-way or reservations of public facilities. All right-of-way and street improvements have already been provided, and improvements completed. The approved revised driveway access/egress are now being constructed, including the modified access for the Holiday Inn, and they will not be altered by this proposed revision.

The emphasis on providing a high quality visual environment, including coordinated signage is retained. The new coffee shop building is designed with similar materials as

the prior approved retail building and Carl's Jr. so as to retain a coordinated appearance, and also maintain compatible with and complimentary design with the adjacent Chevron and Holiday Inn.

The total square footage of the new buildings is 3,317 square feet. The landscaping cover is slightly reduced to 15,580 square feet or 28% of the site, which still exceeds the minimum standard of 15%.

This is commercial property not residential, all under single ownership, so there is no homeowner's association proposed. There is however the executed Development Agreement linked to the other two adjacent properties.

Therefore, we believe the proposed development and application satisfies all the Stage II requirements consistent with Code standards.

SITE DESIGN REVIEW

1.400. Purposed.

(.01) Excessive uniformity, inappropriate or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services thereof.

(.02) The City Council declares that the purposes and objectives of site and development requirements and the site design review procedures are to:

- A. Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment;***
- B. Encourages originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;***
- C. Discourages monotonous, drab, unsightly, dreary and inharmonious developments;***
- D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;***
- E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;***
- F. Stabilize and improve property values and prevent blighted areas and, thus increase tax revenues;***
- G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provisions of public facilities and services;***
- H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus decrease the cost of government services and reduce opportunities for crime through careful consideration of physical design and site layout***

under defensible space guidelines that clearly define all areas as either public, semi-public, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior – particularly crime;

- I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;*
- J. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.*

RESPONSE

The approved building design and architectural detail provided attractive appearance with accent colors. The proposed coffee kiosk is much smaller, but maintains similar design details for consistency.

Marketing efforts for the approved retail building did not produce any interest, except for coffee shops. While Carl's Jr. will operate 24 hours per day, the Coffee Shop will only be open between 5 AM to 9 PM. This site is in an industrial area, not surrounded by any residential uses.

If the planning staff or Board members are interested in viewing a similar facility, there is one on Newberg at 206, Villa Road.

Circulation and Parking (Including Bicycle and Pedestrian) Incomplete Application Item.

2. Pursuant to Section 4.154 (adopted June 2013) Please provide written response to these criteria for on-site pedestrian access and circulation and demonstrate compliance with the standards in this Section in the site planning.

Section 4.154. On-site Pedestrian Access and Circulation.

(.01) On-site Pedestrian Access and Circulation

A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

B. Standards. Development shall conform to all of the following standards:

- 1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.*
- 2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:*
 - a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.*
 - b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.*

c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.

d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light color concrete inlay between asphalt, or similar contrast).

5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.

6. All pathways shall be clearly marked with appropriate standard signs.

RESPONSE

With the proposed tenant/building revision, the site plan has been revised to provide enhanced on-site pedestrian circulation. These improvements include the following:

- An additional pedestrian connection has been provided from the 95th Avenue sidewalk to the south side of the coffee kiosk;
- The walk north of the building has been realigned to connect to the relocated outdoor patio on the east side of the building; and
- A sidewalk has been extended from the outdoor patio out to the east side to provide a pedestrian link from the parking area to the building.

These walkways provide safe and convenient pedestrian access and circulation with reasonably direct routes from the street and parking area to the building. Where the pathways cross a parking area or driveway, they are clearly marked with contrasting paint or paving materials.

Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.

(.01) Purpose:

A. The design of parking areas is intended to enhance the use of the parking area as it relates to the site development as a whole, while providing efficient parking, vehicle circulation and attractive, safe pedestrian access.

B. As much as possible, site design of impervious surface parking and loading areas shall address the environmental impacts of air and water pollution, as well as climate change from heat islands.

C. The view from the public right of way and adjoining properties is critical to meet the aesthetic concerns of the community and to ensure that private property rights are met. Where developments are located in key locations such as near or adjacent to the I-5 interchanges, or involve large expanses of asphalt, they deserve community concern and attention.

(.02) General Provisions:

A. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.

RESPONSE

The parking and delivery areas have been designed and approved with access and maneuvering areas adequate to serve the functional needs of the site, and also for consistency with the executed Development Agreement. Consistent with the approved parking and circulation plans, the revised plan maintains the care given to separate vehicle and pedestrian traffic, to the extent the site restrictions allow.

For these sizes of buildings the code does not require separate loading docks. As is typical for these types of uses, delivery trucks utilized available parking spaces. Delivery times are typically scheduled so as to not conflict with peak customer traffic periods.

With the much smaller building and the addition of the drive-up lane for the coffee shop, parking has been reduced from 48 to 36 spaces. The revised use and building area calculate to a minimum of 33 spaces and a maximum of 49 spaces. The circulation and parking revisions have been made based on the review by DKS, see attached memorandum.

As originally approved, circulation patterns will be clearly marked including provisions for safe and convenient access that meet ADA and ODOT standards. Because the parking for this facility is less than 50 spaces only one ADA space has been provided for each building.

The parking areas will be appropriately landscaped to minimize their off-site visual impacts, consistent with the ten percent (10%) code standard. The landscaping plan provides for one shade tree planting area eight (8) feet in width and length for every eight (8) parking spaces or an equivalent aggregated amount. With the proposed revision a total of 8 bike racks will be provided consistent with Code standards as set forth in Table 5 of the Code, shown below.

The applicable off-street parking standards, excerpted from Table 5, Section 4.155, are as shown below.

***Section 4.155
CODE Table 5***

<i>Use</i>	<i>Parking Minimum</i>	<i>Parking Maximum</i>	<i>Bicycle Minimum</i>	<i>Truck Loading</i>
<i>Fast Food</i>	<i>9.9 per 1,000 sq ft</i>	<i>14.9 per 1,000 sq ft</i>	<i>minimum 4</i>	<i><5,000 sq ft = 0</i>

Parking has been designed using the fast food standards. Applying the Code standards to this development the calculated parking requirements compared to the proposed parking are reflected in Table 5.

**Table 3
Proposed Parking
Compared to Code**

Building	Floor Area/1,000 sq. ft.	Minimum Required Spaces/1,000 sq. ft.	Parking Spaces		Proposed ADA Spaces	Required Bicycle Spaces/1,000 sq. ft.	Proposed Bicycle Spaces
			Required	Provided			
Carl's Jr.	2,867	9.9			1	Min. 4	4
Coffee Kiosk	470	9.9			1	Min. 4	4
Total	3,297		33	37	2	6	8

The code requires a minimum of 33 spaces. The maximum number of spaces allowed calculates to 49. The development plan provides 37, plus 2 ADA parking spaces, which complies within the allowed range of minimum and maximum code standards.

In addition, provisions for 8 bicycle spaces will also be provided. Therefore the proposed parking meets code standards, and no waiver is necessary or requested.

Incomplete Application Item.

3. Pursuant to Subsections 4.155 (.02)-(.03) Please provide an accurate and updated parking count, and ensure references to number of parking stalls is consistent between drawings and narrative. Currently inconsistencies exist between the drawings, the narrative, and what is actually on the ground. Please also clarify and update the percent of the parking that does not meet the definition of a standard parking space "a permanently surfaced or marked area not less than nine (9) feet wide and eighteen (18) feet long.

RESPONSE

With the proposed tenant/building revision, the site plan has been revised relative to parking, particularly north of the drive-up lane for Carl's Jr. The original plan provided 19 standard spaces and 1 ADA space for the 3,150 square foot retail building.

The original revised site plan showed the wrong square footage for the Kiosk. **The Kiosk Building is only 450 square feet, not 470. Therefore the Revised Site Plan corrects this error.**

The revised Coffee Kiosk Site Plan provides 7 standard spaces, 2 compact spaces and 1 ADA space for the 450 square foot building. In addition, the 6 parking spaces along the north side of the Carl's Jr. have been stripped as Compact Spaces. The two new spaces added south of the Coffee Kiosk will be standard spaces.

The two uses combined require a minimum of 33 spaces and a maximum of 49. The revised Plan provides 36 spaces, including 28 standard spaces, 6 compact spaces and two ADA spaces.

Section 4.156.08. Sign Regulations in the PDC, PDI, and PF Zones.

(.02) Signs on Buildings.

A. Sign Eligible Facades: Building signs are allowed on a facade of a tenant space or single tenant building when one or more of the following criteria are met:

- 1. The facade has one or more entrances open to the general public;*
- 2. The facade faces a lot line with frontage on a street or private drive with a cross section similar to a public street, and no other buildings on the same lot obstruct the view of the building facade from the street or private drive; or*
- 3. The facade is adjacent to the primary parking area for the building or tenant.*

B. Sign Area Allowed:

- 1. The sign area allowed for all building signs on a sign eligible facade is shown in the table below:*

Linear Length of Façade (feet)	Sign Area Allowed*
<i>Less than 16</i>	<i>Area equal to linear length</i>
<i>16 to 24</i>	<i>24 sq. ft.</i>
<i>Greater than 24 to 32</i>	<i>32 sq. ft.</i>
<i>Greater than 32 to 36</i>	<i>Area equal to linear length</i>
<i>Greater than 36 to 72</i>	<i>36 sq. ft.</i>
<i>Greater than 72</i>	<i>36 sq. ft. plus 12 sq. ft. for each 24 linear feet or portion thereof greater than 72 up to a maximum of 200 sq. ft.</i>

RESPONSE

There will be a sign panel installed in the approved free standing sign for the Coffee Kiosk. This panel will be 16 square feet in area, and is designed to fit within the approved sign area.

The Coffee Kiosk will have three building mounted signs as follows:

1. One 15.86 square foot sign on the West façade facing 95th Avenue over drive-thru window;
2. One 15.86 square foot sign on the North façade facing Boones Ferry; and
3. One 15.86 square foot sign on the East façade over the walk-up window.

Total Building Signage 47.58 Square feet

The building dimensions are 12' 10" wide (north/south facades) and 35' 4" long (east/west facades. The drive-up window is on the northwest corner of the building, and there is a walk-up window on the northeast corner.

The maximum area allowed on the east/west facades is 36 square feet, which is more than an adequate allowance for the proposed building signage. However, the maximum area allowed on the north/south facades, which is very narrow, is only 12 square feet. Based on the building dimensions a total of 84 square feet of signage could be provided.

This smaller scale coffee kiosk building is new to Wilsonville and probably wasn't anticipated when the sign code was revised. The code seeks signage proportional to building elevations, but the City has no history with such a narrow building. This clearly is a fairly unique building shape.

In order to accommodate a reasonably sized sign, with good street visibility on the narrow side of the building the applicant is requesting a waiver from the Sign Code to allow the same 15.86 square foot sign as on the other elevations. This waiver will allow equal signage for all three elevations, but the total will still be only 57% of the maximum area allowed.

We believe this waiver is reasonable, and does not allow more total signage than would otherwise be allowed. We submit that this adjustment meets the following criteria for a sign waiver:

- The waiver will result in improved more visible sign design, in regards to both aesthetics and functionality. The larger north elevation sign will be more readable from the street, which is a high traffic intersection;
- The waiver will result in a sign or signs more compatible with and complementary to the overall design and architecture of a site. It will also be compatible with signage on adjoining properties, surrounding areas, and the zoning district than signs allowed without a waiver; and
- The waiver will result in sign or signs that improve, or at least do not negatively impact, public safety, especially traffic safety. We argue that the larger sign will enhance traffic safety by allowing the sign to be more easily read from the street.

Signs Incomplete Application Item.

4. Pursuant to Section 4.156.02, 4.156.05, and 4.156.08 Please provide full signage information, including drive-up signage, menu board, directional signage, and any other exterior site signage including design and location on site.

5. Pursuant to Subsections 4.156.02 (.07) A. 1., B. 2., and 4.156.03 (.01), Please update the Master Sign Plan request and waiver request to reflect flexibility for different sign design over time rather than only the currently planned signs. Each building façade should identify the sign band and maximum sign area. This will allow flexibility for future rebranding or tenant changes. Also, please ensure individual element signs are measured using the summed area of up to three squares, rectangles, circles, or triangles drawn around all sign elements.

RESPONSE

A full set of revised signage details has been provided with this response.

The revised Master Sign Plan identifies the locations on the various building elevations, together with the allowable sign area for each elevation (regardless of tenant). The revised Master Sign Plan addresses the requirement “*for consistent and compatible sign design throughout the development*” and defines the location and allowed sign area per elevation, thus *anticipating future needs*, such as a change of tenants.

The proposed signage for the Coffee Kiosk building includes one 15.86 square foot sign (Human Bean Sign, with Logo) on three of the four elevations. The approved Master Sign Plan is being revised to allow for this same sign area (15.86 square feet) on three elevations of the Kiosk building. The applicant believes this signage proportionally fits this small narrow building, while providing good readable sign.

The basis for the Waiver for the narrow north elevation sign area and compliance with the Waiver Criteria was addressed in the original Application Narrative for this proposed revision.

For the Human Bean, the allowed sign area is calculated utilizing the sum of a triangle for the cup logo and rectangles for the lettering, per attached drawings. With the revised building dimensions the new Code allows:

1. Up to 36 square feet of signage on each elevation for the Carl's Jr. building.
2. The Kiosk building is allowed:
 - a. 12 square feet per north and south elevations (narrow width); and
 - b. 36 square feet per east and west elevations.

TABLE 1
Revised Master Sign Plan
Allowed and Proposed Building Signage

Building	Façade	Sign Location	Maximum Sign Area	Proposed Sign Area
Carl's Jr	North	Over door on Tower	36	36
	West	Over Drive-up Window on Tower	36	36
	South	Over door on Tower	36	26
	East	Over door on Tower	36	36
Building	Façade	Sign Location	Maximum Sign Area	Proposed Sign Area
Coffee Kiosk	North	Over Windows	12*	15.86
	West	Over Drive-up Window	36	15.86
	South	Over Doors	12	0
	East	Over Window	36	15.86
		TOTAL	96	47.58

* Waiver request to allow 15.86 square feet on north elevation.

Even with the Waiver request for the very narrow north elevation the proposed signage is only about 50% of the maximum allowed for the new building configuration.

4.199 OUTDOOR LIGHTING

4.199.20. Applicability:

- (.01) *This Ordinance is applicable to:*
- A. *Installation of new exterior lighting systems in public facility, commercial industrial and multi-family housing projects with common areas.*
 - B. *Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial industrial and multi-family housing projects with common areas.*
- (.02) *Exemption. The following luminaires and lighting systems are EXEMPT from these requirements:*
- A. *Interior lighting*
 - B. *Internally illuminated signs*
 - F. *Building Code required exit path lighting*
 - G. *Lighting specifically for stairs and ramps*
 - K. *Code required Signs*
 - M. *Landscape lighting*

4.199.30 Lighting Overlay Zones.

- (.01) *The designated Lighting Zone as indicated on the Lighting Overlay Zone Map for a commercial, industrial, multi-family, or public facility parcel or project shall determine the limitations for lighting systems and fixtures as specified in this Ordinance.*
- (.02) *The Lighting Zones shall be:*
- A. *LZ 0. Critical dark environments.*
 - B. *LZ 1. Developed areas in City and State parks, recreation areas, SROZ wetland and wildlife habitat areas; developed areas in natural settings; sensitive night environments; and rural areas.*
 - C. *LZ 2. Low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts. This zone is intended to be the default condition for the majority of the City.*
 - D. *LZ 3. Medium to high-density suburban neighborhoods and districts, major shopping and commercial districts as depicted on the Lighting Overlay Zone Map.*
 - E. *LZ 4. Reserved for limited applications with special lighting requirements.*

4.199.40. Lighting Systems Standards for Approval.

- (.01) *Non-Residential Uses and Common Residential Areas.*
- A. *All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.*
- (.03) *In addition to the above submittal requirements, Applicants using the Performance Method shall submit the following information as part of the permit set plan review:*
- A. *Site plan showing horizontal isocandle lines, or the output of a point-by-point computer calculation of the horizontal illumination of the site, showing property lines and light levels immediately off of the subject property.*
 - B. *For each side of the property, the output of a point-by-point vertical footcandle calculation showing illumination in the vertical plane at the property line from*

grade to at least 10 feet higher than the height of the tallest pole.
 C. Lighting plans shall be prepared by a qualified licensed engineer.

4.199.60. Major Additions or Modifications to Pre-Existing Sites.

(01.) Major Additions. If a major addition occurs on a property, all of the luminaires on the site shall comply with the requirements of this Section. For purposes of this subsection, the following are considered to be major additions:

A. Additions of 50 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after July 2, 2008.

B. Modification or replacement of 50 percent or more of the outdoor lighting luminaires' within a 5-year timeframe existing as of July 2, 2008.

Table 9: Performance Method

<i>Lighting Zone</i>	<i>Maximum percentage of direct uplight lumens</i>	<i>Maximum Light Level at Property Line</i>	
		<i>Horizontal plane at grade (foot candles - fc)</i>	<i>Vertical plane facing the site in question, from grade to mounting height of highest mounted luminaire (foot candles - fc)</i>
<i>LZ 2</i>	<i>5%</i>	<i>0.2 fc</i>	<i>0.4 fc</i>

From Table 10: Curfew: Lighting Zone Curfew Time

LZ 2 10:00 PM (2200 hours)

RESPONSE

The City has adopted new outdoor lighting standards, Section 4.199. These relatively new regulations set standards for the intensity of outdoor lighting, and there are also curfew provisions, aimed at lower artificial light levels at night (dark sky).

Section 4.199.30(.02) establishes lighting zones. The subject site is within LZ 2, as identified on the Lighting Zone Map. This zone applies to low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts, and is the default condition for the majority of the City. This zone has a 10:00 PM curfew, which calls for lower lighting levels after 10:00 PM.

The development site is within a developed commercial and industrial district and within the PDC, Planned Development Commercial Zone. This development is subject to the provisions of these new regulations, as defined above. The original lighting plan was approved utilizing the "Performance Option".

With the new building and revised site plan, some of the exterior lighting is also being revised, as follows:

1. One parking lot light pole is proposed to be moved. This pole is located between the Chevron property and the Coffee Kiosk and it will be moved about 17 feet to

- the southeast of its original location, to accommodate the revised parking and drive-up lane configuration;
2. The front of building with windows will have sconces facing in the direction of the flag pole. The six wall sconces that are fully shielded (so halo effect) - bulb is 13W quad fluorescent in opaque sconce;
 3. "Lady in the Cup" fixture added onto the Human Bean building;
 4. 2 floodlights (wall wash) added to light up the curved monument;
 5. 1 floodlight added between the two monument lights to light up the 30' flag pole; and
 6. Pathway light bollards have been shifted to match the new alignment.

The cut sheets for the new wall and ground lighting has been provided. These changes did not appreciably alter compliance with the approved photometrics, as is reflected in the revised Photometric Plan, Sheet SE1.0. On the Photometric Plan we've clouded the area of changes and noted that everything outside the clouded areas is either existing or previously approved and permitted.

We have not shown the vertical information since the contributing light at the property line is 0.0 or 0.1. That means the vertical information would render similar information.

However, it is noted that this section also provides an exception for businesses that operate continuously (Exception 3). While Carl's Jr. will operate 24 hours per day, the Coffee Shop will only be open between 5 AM to 9 PM. Even with this exception, the approved Development Plans provided for lighting that is energy efficient and consistent with the standard in this section of the code.

The lights are controlled by timers and photocells so they are only activated at times of low natural light. See Lighting Plans for details.

General Building Design

In the design for the original approval care was taken to maintain brand identity for the anchor tenant, Carl's Jr., while also integrating the development into the business park environment. The prototype Carl's Jr. building is quite contemporary, so a full exterior redesign was necessary for this Wilsonville location.

The proposed coffee kiosk is a much smaller structure than the approved retail building. But to the extent practicable similar architectural features have been employed with the new design. Similar materials and colors have been selected to provide continuity between the two buildings.

In considering the design direction for the exterior of the proposed Human Bean building, a similar approach was taken to that of the previous retail companion building to the Carl's Jr. We wanted the finishes and material to be compatible where some finishes would match and others would be unique to our prescribed Western theme. So the brick, cornice, and canopies uses at Carl's Jr find their matching application at the Human Bean building. The similar wood exterior approach of lap siding and board and batt is also

carried through to the Human Bean building, but with differences in color to identify the unique character of the coffee concept. We feel that these differences and similarities between the two buildings contribute comfortable and appealing design cohesion to the area.

The proposed building and site improvements are designed to compliment and enhance the existing business park environment, and therefore will maintain consistency with the Design Review Criteria and Objectives listed above. The approved improvements are designed to ensure the site functions safely, properly and efficiently.

4.421. Criteria and Application of Design Standards.

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural style is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

- A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.*
- B. Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide buffering from less intensive uses in accordance with Sections 4.139 and 4.139.5. The achievement of such relationship may include enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.*
- C. Drives, Parking, and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.*
- D. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of (et sic) the public storm drainage system.*
- E. Utility Service. Any utility installations above ground shall be located so as to have an harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.*
- F. Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.*
- G. Special Features. Exposed storage area, exposed mechanical installations, surface areas, truck loading areas, utility buildings and structures and similar*

accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

(.02) The standards of review outlined in Sections (a) through (g) shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.

(.03) The Board shall also be guided by the purposes of Section 4.400 and such objectives shall serve as additional criteria and standards.

RESPONSE

The design of the coffee kiosk provides continuity in architectural features, while allowing for appropriate distinctions between the two buildings. Because there is now an outdoor plaza adjacent to the Kiosk, the prior approved patio at the north end has been modified to the planter/wall sign, with flag pole. With this redesign, the pedestrian connection from 95th Avenue is now much more direct to the outdoor plaza.

The modified driveway and parking area provides for safe and convenient site access and circulation. Modification to the storm drainage and utilities plans are minor.

The signage for the new building is generally consistent with the layout previously approved. The scale of the building signs has been adjusted, as previously addressed, to best fit the building, while maintaining consistency with the Carl's Jr. building signage.

The applicant believes the proposed modifications maintain conformance with the original approval, as well as compliance with the design criteria specified in this Section.

The property is located at a prominent arterial intersection adjacent to the Elligsen Road Freeway Interchange and therefore the site is highly visible from the adjacent roadways. As noted, the Carl's Jr. will be a 24 hour operation. However, the coffee kiosk will only operate between 5 AM to 9 PM.

This site is surrounded by a combination of commercial and industrial uses and shares access with the adjacent Chevron Station and Holiday Inn. There are no nearby residential uses. And, both the Chevron and Holiday Inn have been approved with various architectural forms. Therefore this proposal is compatible with the surrounding development.

Landscaping Incomplete Application item

6. *Pursuant to Subsection 4.176 Please update the landscape plans to show the installed landscaping, including the landscaping around the freestanding sign.*

RESPONSE

With the proposed tenant/building revision, the landscaping plan has been revised adding additional plantings around the northern free standing sign, along with refinements to the prior plaza behind the monument sign. The revised Landscaping Plan reflects the following changes:

- The plaza area or outdoor patio has been moved adjacent to the building, and landscaping has been added around the monument sign.
- The swale south of the monument plaza has also been removed, regarded with landscaping.
- The drive-up menu board has been re-positioned so that it is not directly visible from the street. Therefore no additional visual screening will be required.
- The perimeter landscaping adjacent to the east side parking has been adjusted to accommodate the sidewalk, and revised parking/drive-up lane.

FINAL CONCLUSION – Replace Retail Building with Drive-up Coffee Kiosk

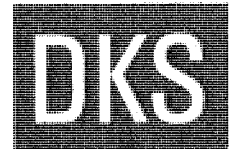
The proposed coffee kiosk building will replace the approved retail building. It will be significantly smaller, and thereby less intrusive at the highly visible intersection site.

Based on the revised site and building plans and the findings provided herein, the applicant has been demonstrated compliance with all applicable code standards.

The applicant has further justified the requested sign area waiver, as being consistent with the waiver criteria. While the waiver allows an increase in sign area on the north building elevation, it does not allow for more total sign area that would be allowed for the three elevations combined.

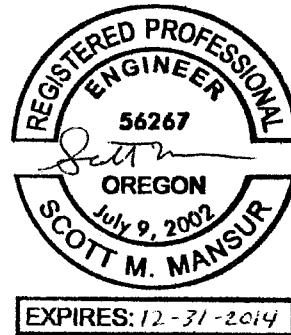
Therefore the applicant respectfully requests approval as requested.

DKS Traffic Impact Memo



117 Commercial Street NE
 Suite 310
 Salem, OR 97301
 503.391.8773
 www.dksassociates.com

MEMORANDUM



DATE: September 5, 2013

TO: Steve Adams, P.E., City of Wilsonville

FROM: Scott Mansur P.E., P.T.O.E. *Sm*
 Derek Moore, E.I.T. *DM*

SUBJECT: Wilsonville Carl's Jr. Coffee Kiosk Trip Generation

P13003-017

This memorandum documents an updated trip generation estimate and a site plan review for the proposed Carl's Jr. site on the southeast corner of the Boones Ferry Road/95th Avenue intersection in Wilsonville, Oregon. A previous transportation impact analysis¹ was performed for the project site assuming it would include a Carl's Jr. and a 3,150 square foot specialty retail center. It is now proposed that the project site would replace the specialty retail building with a drive-through coffee kiosk. The sections of this memorandum identify the original trip generation, new trip generation based on the revised land uses, and a site plan review.

Original Trip Generation

The trip generation estimates used for the prior impact study are shown in Table 1. Trip rates provided by the Institute of Transportation Engineers (ITE)² were used to estimate the p.m. peak hour project trips levels. The original analysis estimated the project site would generate 112 (56 in, 56 out) p.m. peak hour driveway trips and 60 (30 in, 30 out) p.m. peak hour primary trips.

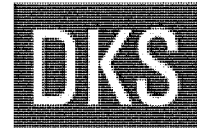
Table 1: Carl's Jr. and Retail Center Trip Generation from Original Analysis

Land Use (ITE Code)	Size	P.M. Peak Hour Trip Generation Rate	P.M. Peak Hour Trips		
			In	Out	Total
Fast-Food Restaurant w/Drive-Through Window (934)	2.79 KSF ^a	33.84 trips/KSF ^a	49	45	94
Specialty Retail Center (814)	3.38 KSF ^a	8.88 trips/KSF ^a	13	17	30
Total Trips			62	62	124
<i>Internal Trips</i>			-6	-6	-12
Driveway Trips			56	56	112
<i>Pass-by Trips</i>			-26	-26	-52
New Primary Trips			30	30	60

^a KSF = 1,000 square feet

¹ Carl's Jr. Traffic Impact Study, DKS Associates, May 2012

² Trip Generation, 8th Edition, Institute of Transportation Engineers, 2008



Revised Trip Generation

Currently, the project site is proposed to include a 2,876 square foot Carl's Jr. restaurant and a 430 square foot drive-through coffee kiosk. Trip generation for the revised site was performed using p.m. peak hour trip rates provided by the Institute of Transportation Engineers (ITE).³ Consistent with the previous study, a 10% internal trip rate was assumed for those that are visiting multiple land uses on the site (including the existing Chevron and Holiday Inn). In addition, both of the proposed land uses attract pass-by trips, which were assumed to be drawn from 95th Avenue.

As shown in Table 2, the proposed Carl's Jr. and coffee kiosk would generate approximately 117 (60 in, 57 out) p.m. peak hour driveway trips and 47 (25 in, 22 out) p.m. peak hour primary trips. This is five more driveway trips and 13 fewer primary trips than what was previously estimated for this site and used to determine traffic impacts in the original *Carl's Jr. Traffic Impact Study*. The proposed coffee kiosk would generate slightly more trips than the previously proposed retail center; however it has a much higher pass-by trip rate (90% pass-by as compared to 50%) and therefore generates fewer primary trips. The small increase in driveway trips is not expected to negatively impact intersection operations identified in the previous traffic study.

Table 2: Proposed Carl's Jr. and Coffee Kiosk Trip Generation

Land Use (ITE Code)	Size	P.M. Peak Hour Trip Generation Rate	P.M. Peak Hour Trips		
			In	Out	Total
Fast-Food Restaurant w/Drive-Through Window (934)	2.867 KSF ^a	33.84 trips/KSF ^a	50	47	97
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)	0.43 KSF ^a	75.0 trips/KSF ^a	16	16	32
Total Trips			66	63	129
<i>Internal Trips</i>			-6	-6	-12
Driveway Trips			60	57	117
<i>Pass-by Trips</i>			-35	-35	-70
New Primary Trips			25	22	47

^a KSF = 1,000 square feet

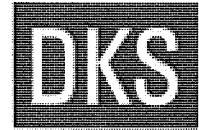
Site Plan Review

With the change in land use type, the development's site plan also changed. The updated site plan (dated August 6, 2013) was reviewed to evaluate pedestrian and bicycle needs, vehicular access and circulation, safety, and parking. A copy of the site plan is provided in the appendix.

Pedestrian and Bicycle Needs

The provided site plan shows sidewalks along the proposed driveway and pedestrian connections from the sidewalks along 95th Avenue to both the Carl's Jr. building and the coffee kiosk. A median at the driveway access separates ingress and egress movements and provides refuge for pedestrians crossing the wide driveway. No concerns were identified relating to pedestrian and bicycle needs.

³ *Trip Generation, 8th Edition*, Institute of Transportation Engineers, 2008



Vehicle Access and Circulation

In order to maintain access spacing requirements, the project site will utilize an existing access that is shared by the nearby Chevron and Holiday Inn. Upon reconstruction of the driveway, it should be verified that the site driveway meets American Association of State Highway and Transportation Officials (AASHTO) intersection sight distance requirements.⁴

Vehicles leaving the Carl's Jr. drive-through lane and navigating toward the exit would be required to make a sharp 180-degree right turn. Turn templates should be provided by the applicant to verify that this turn can be executed without forcing vehicles into oncoming traffic.

Parking

The proposed Carl's Jr. Restaurant and coffee kiosk are required to comply with the City of Wilsonville Planning and Land Development code for the number of vehicular parking stalls that are provided on the site.⁵ The requirements are based on the size and type of land use. As shown in Table 3, both proposed land uses fall into the same category of fast food with a drive through and will require 33 to 49 parking stalls. The proposed site plan shows a total of 37 parking stalls, which meets the code requirements.

Table 3: Parking Analysis

Unit Type	Required Parking Rate	Required Number of Stalls	Provided Number of Stalls
Fast Food Restaurant with Drive-Through (3,297 sq. ft.)	9.9/KSF to 14.9/KSF	33 to 49	37

Summary

Key trip generation and site plan review findings for the proposed active adult apartment complex are as follows:

- The proposed Carl's Jr. and coffee kiosk would generate approximately 117 (60 in, 57 out) p.m. peak hour driveway trips and 47 (25 in, 22 out) p.m. peak hour primary trips. This is five more driveway trips and 13 fewer primary trips than what was previously estimated for this site. The small increase in driveway trips is not expected to negatively impact intersection operations identified in the previous traffic study.
- Sight distance at the reconstructed project access should be verified prior to occupancy. Turn templates should be reviewed to ensure vehicles exiting the Carl's Jr. drive-through have adequate room for turning movements.
- Sufficient vehicle parking is provided to meet the City's parking requirements.

Please let us know if you have any questions.

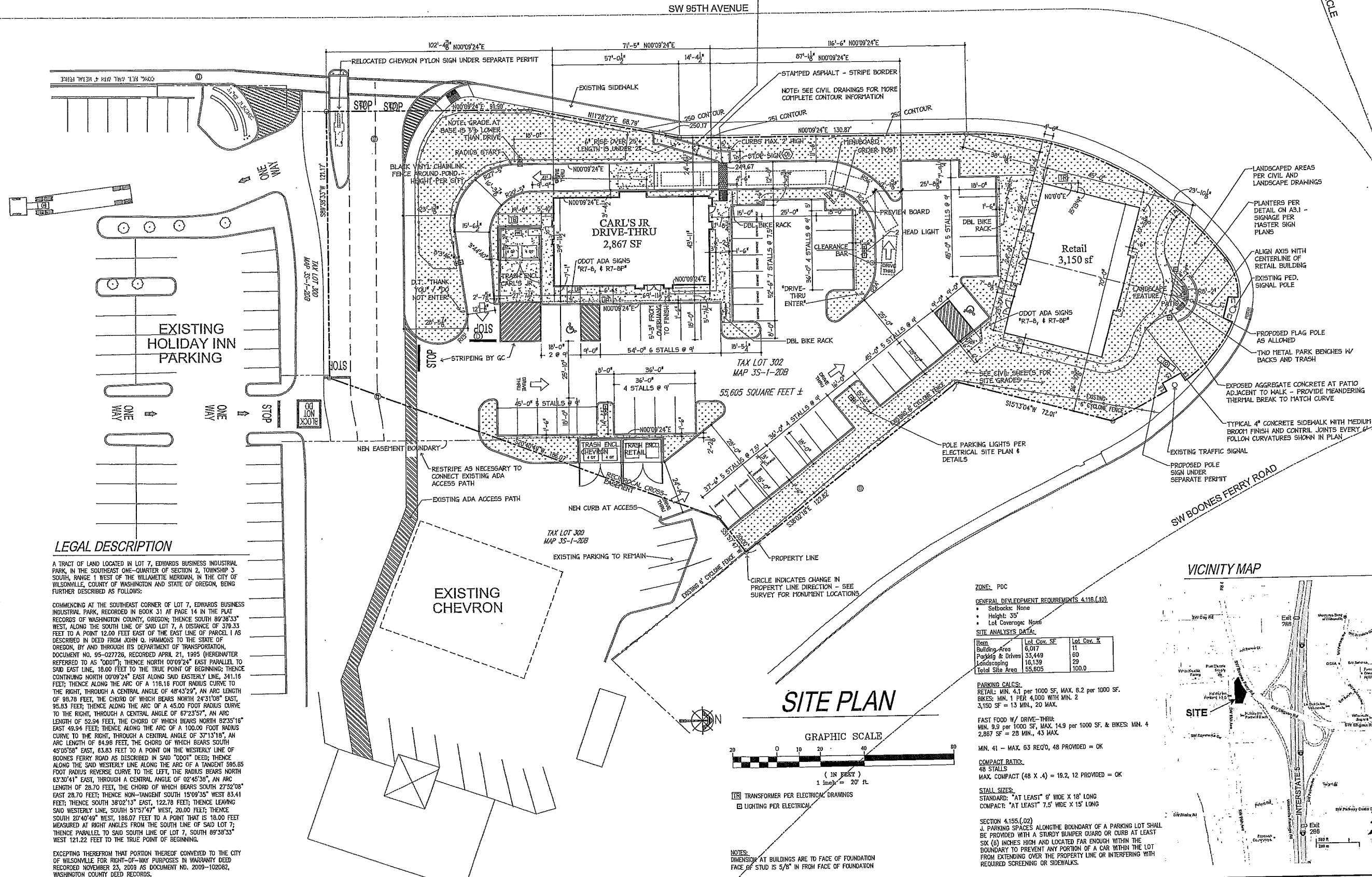
⁴ *Geometric Design of Highways and Streets*, AASHTO, 2004; Case B1, p. 661.

⁵ City of Wilsonville, Planning and Land Development Ordinance, Sections 4.154-4.198, Table 5, Updated Jan. 2010.

Approved Site Plan

SITE KEY NOTE:
 (01) PEDESTRIAN CROSSING STOP SIGN TO BE CROSSING PANEL WITH FIXED BASE BY SAFETY SIGN CO. CROSSING BLADE SIGN ITEM# Y4936 / MUTCD# R1-8A

ADA PATH TO PUBLIC SIDEWALK ALONG EXISTING CONTOURS AT MAX. 2% SLOPE ANY DIRECTION AND 5'x5' TURNING CLEARANCES AT ENDS - KEY SPOT ELEVATIONS SHOWN - REFER TO CIVIL FOR ADDITIONAL ELEV.



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN LOT 7, EDWARDS BUSINESS INDUSTRIAL PARK, IN THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF WILSONVILLE, COUNTY OF WASHINGTON AND STATE OF OREGON, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7, EDWARDS BUSINESS INDUSTRIAL PARK, RECORDED IN BOOK 31 AT PAGE 14 IN THE PLAT RECORDS OF WASHINGTON COUNTY, OREGON; THENCE SOUTH 89°38'33" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 379.33 FEET TO A POINT 12.00 FEET EAST OF THE EAST LINE OF PARCEL 1 AS DESCRIBED IN DEED FROM JOHN Q. HAMMONS TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, DOCUMENT NO. 95-027726, RECORDED APRIL 21, 1995 (HEREINAFTER REFERRED TO AS "0001"); THENCE NORTH 00°09'24" EAST PARALLEL TO SAID EAST LINE, 18.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°09'24" EAST ALONG SAID EASTERLY LINE, 341.15 FEET; THENCE ALONG THE ARC OF A 118.16 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°43'29", AN ARC LENGTH OF 99.78 FEET, THE CHORD OF WHICH BEARS NORTH 24°31'08" EAST, 95.83 FEET; THENCE ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67°23'57", AN ARC LENGTH OF 32.94 FEET, THE CHORD OF WHICH BEARS NORTH 82°33'18" EAST 49.84 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°13'18", AN ARC LENGTH OF 84.99 FEET, THE CHORD OF WHICH BEARS SOUTH 45°05'58" EAST, 63.83 FEET TO A POINT ON THE WESTERLY LINE OF BOONES FERRY ROAD AS DESCRIBED IN SAID "0001" DEED; THENCE ALONG SAID WESTERLY LINE ALONG THE ARC OF A TANGENT 595.85 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE RADIUS BEARS NORTH 63°30'41" EAST, THROUGH A CENTRAL ANGLE OF 02°45'38", AN ARC LENGTH OF 28.70 FEET, THE CHORD OF WHICH BEARS SOUTH 27°52'08" EAST 28.70 FEET; THENCE NON-TANGENT SOUTH 15°09'35" WEST 83.41 FEET; THENCE SOUTH 38°02'13" EAST, 122.78 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 51°57'47" WEST, 20.00 FEET; THENCE SOUTH 20°40'49" WEST, 186.07 FEET TO A POINT THAT IS 18.00 FEET MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID LOT 7; THENCE PARALLEL TO SAID SOUTH LINE OF LOT 7, SOUTH 89°38'33" WEST 121.22 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF WILSONVILLE FOR RIGHT-OF-WAY PURPOSES IN VARIOUS DEEDS RECORDED NOVEMBER 23, 2009 AS DOCUMENT NO. 2009-102082, WASHINGTON COUNTY DEED RECORDS.

ZONE: PDC

GENERAL DEVELOPMENT REQUIREMENTS 4.116.(10)

- Subsoils: None
- Height: 35'
- Lot Coverage: None

SITE ANALYSIS DATA:

Item	Lot Cov. SF	Lot Cov. %
Buildings	6,017	11
Parking & Drives	33,449	60
Landscaping	16,139	29
Total Site Area	55,605	100.0

PARKING CALC:

RETAIL: MIN. 4.1 per 1000 SF, MAX. 6.2 per 1000 SF.
 BIKES: MIN. 1 PER 4,000 WITH MIN. 2
 3,150 SF = 13 MIN., 20 MAX.

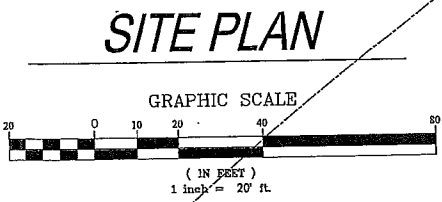
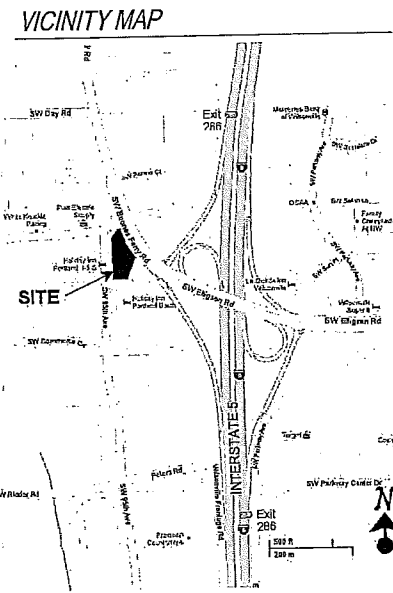
FAST FOOD W/ DRIVE-THRU:
 MIN. 9.5 per 1000 SF, MAX. 14.9 per 1000 SF. & BIKES: MIN. 4
 2,867 SF = 28 MIN., 43 MAX.

MIN. 41 - MAX. 63 REQ'D, 48 PROVIDED = OK

COMPACT RATIO:
 48 STALLS
 MAX. COMPACT (48 X 4) = 19.2, 12 PROVIDED = OK

STALL SIZES:
 STANDARD: "AT LEAST" 9' WIDE X 18' LONG
 COMPACT: "AT LEAST" 7.5' WIDE X 15' LONG

SECTION 4.155.(02)
 J. PARKING SPACES ALONG THE BOUNDARY OF A PARKING LOT SHALL BE PROVIDED WITH A STURDY BUMPER GUARD OR CURB AT LEAST SIX (6) INCHES HIGH AND LOCATED FAR ENOUGH WITHIN THE BOUNDARY TO PREVENT ANY PORTION OF A CAR WITHIN THE LOT FROM EXTENDING OVER THE PROPERTY LINE OR INTERFERING WITH REQUIRED SCREENING OR SIDEWALKS.



NOTES:
 DIMENSION AT BUILDINGS ARE TO FACE OF FOUNDATION
 FACE OF STUD IS 5/8" IN FROM FACE OF FOUNDATION

ARCHITECTS
 CB ANDERSON ARCHITECTS PLLC
 7209 Greenwood Avenue N
 Seattle, Washington 98103
 206-782-2914
 Fax 782-5824

CLIENT
 Wilsonville Devco LLC
 c/o Integrated Investment Partners
 800 West 115th
 Portland, OR 97207
 (503) 688-7600

PROJECT
 Boones Ferry Pointe
 SW 95TH AVE & COMMERCE CIRCLE
 WILSONVILLE, OREGON

ARCHITECTURAL SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

REGISTERED ARCHITECT
 CRAIG B. ANDERSON
 1000 1st Ave
 SEASIDE WA 97138
 P 503-467-6342
 F 503-467-6342

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY BEAR THE APPROVAL STAMP OF THE CITY OF WILSONVILLE OR OTHER REQUIRED REGULATORY AGENCIES

DATE: Jun-2-2013

BLDG. SUBMITTAL DATE: (1)

BID DATE: (2)

CNE NO.: (3)

ARCH. NO.: 1199

SCALE: AS SHOWN

SHEET

A1.0

KGK Foods CONVERSION BASED ON CKE PROTOTYPE VERSION 22-14

APPROVED SITE PLAN DB12-0074-0076

Signage

the HUMAN BEEFAN

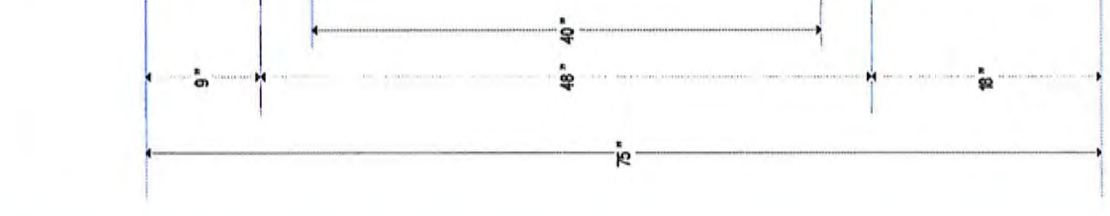
SIGNS & MENUS

Presented by:



DRIVE THRU MENU

1 FRONT VIEW



2 SIDE VIEW



ADVANCED ELECTRIC
Signs INC.
 Your Full Service Company
 1850 DOWNVIEW DR.
 WOODLAND WA 98674
360-225-6826

SIGN TYPE:
 INTERNALLY ILLUMINATED CUSTOM MENU SYSTEM

SIGN MATERIAL:
 ALUMINUM / ACRYLIC / FULL COLOR GRAPHICS

COLORS TO BE USED:
 BLACK CABINET
 FULL COLOR PRINTED MENU INSERTS
 DARK BROWN BASE

SPECIFICATIONS

- ALUMINUM CONSTRUCTION
- ACRYLIC FACES
- EPOXY PRIMER / POLYURETHANE PAINT
- INTERNAL CABINET ILLUMINATION
- FULL COLOR MENU INSERTS
- U.L. APPROVED

FOR EXACT DIMENSIONS OF LOGOS, CUSTOMERS TO PROVIDE GRAPHIC ARTWORK.

PROJECT: HUMAN BEAN
PRODUCT:
DATE: 11/05/2013
DESIGNED BY: WOODY
PREPARED BY: STEVE SLACK
SIGNATURE FOR APPROVAL:

COPYRIGHT 2013, ADVANCED ELECTRIC SIGNS INC.
BY USING THIS MENU YOU ARE AWARE SIGNS ARE UNDER AUTHORITY. ADVANCED ELECTRIC SIGNS INC. THESE SIGNS ARE PRINTED IN THE USA AND DOES NOT VIOLATE ANY OF OUR PATENTS.

1 FRONT VIEW

2 SIDE VIEW



ADVANCED ELECTRIC
Signs INC.
 Your Full Service Company
 1850 DOWNWIND DR.
 WOODBRIDGE, VA 22194
360-225-6826

SIGN TYPE:
 INTERNALLY ILLUMINATED CUSTOM MENU SYSTEM

SIGN MATERIAL:
 ALUMINUM / ACRYLIC / FULL COLOR GRAPHICS

COLORS TO BE USED:
 BLACK CABINET
 FULL COLOR PRINTED MENU INSERTS

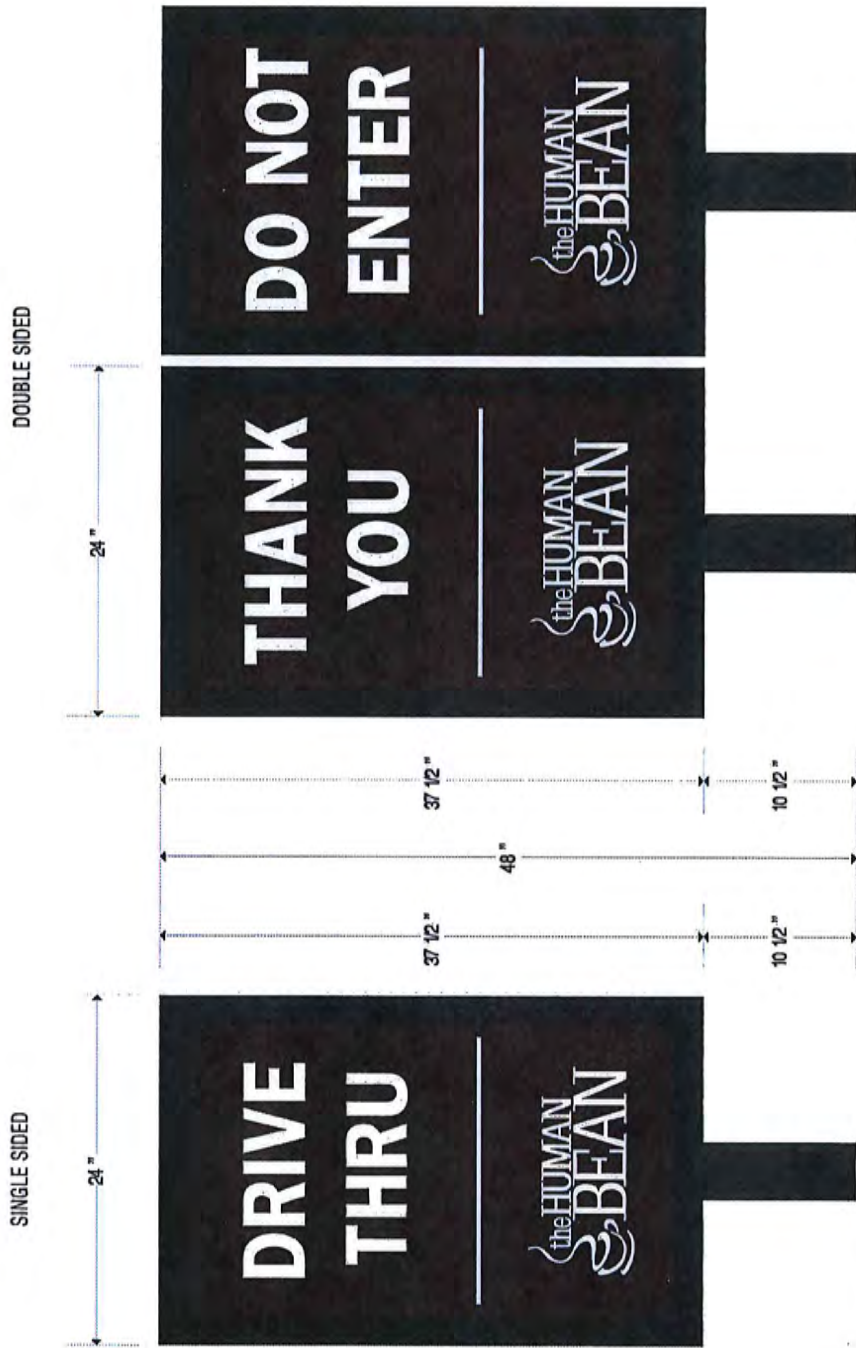
SPECIFICATIONS

- ALUMINUM CONSTRUCTION
- ACRYLIC FACES
- EPOXY PRIMER / POLYURETHANE PAINT
- INTERNAL CABINET ILLUMINATION
- FULL COLOR MENU INSERTS
- U.L. APPROVED

FOR EXACT DIMENSIONS OF LOGOS, CUSTOMER TO PROVIDE CALIBRATED VECTOR ARTWORK.

PROJECT: HUMAN BEAN
PACKAGE LOCATION: WALK UP MENU
DATE: 11/05/2013
DESIGNED BY: WOODY
PREPARED BY: STEVE SLACK
SIGNATURE FOR APPROVAL:

COPYRIGHT 2013 ADVANCED ELECTRIC SIGNS INC.
 BY SIGNING THIS SHEET YOU ARE AWARE OF THE TERMS AND CONDITIONS OF THE AGREEMENT AND YOU AGREE TO THESE TERMS AND CONDITIONS AS SHOWN AND SPECIFIED IN THIS SHEET AND DOES NOT INTEND TO DISAVOW OR AMEND ANY OF THE ABOVE.



ADVANCED ELECTRIC
Signs INC.
 Your Full Service Company
 360-225-6826
 15800 UNIVERSITY BLVD
 WOODLAND WA 98774

SIGN TYPE:
 INTERNALLY ILLUMINATED CABINETS w/ ACRYLIC
 FACES OVERLAYED IN VINYL GRAPHICS

SIGN MATERIAL:
 ALUMINUM / ACRYLIC / VINYL

COLORS TO BE USED:
 BLACK CABINET & POST
 WHITE ACRYLIC
 DARK BROWN - 3M TRANS. VINYL

SPECIFICATIONS

- ALUMINUM CONSTRUCTION
- ACRYLIC FACES
- EPOXY PRIMER / POLYURETHANE PAINT
- INTERNAL CABINET ILLUMINATION
- VINYL GRAPHICS
- U.L. APPROVED

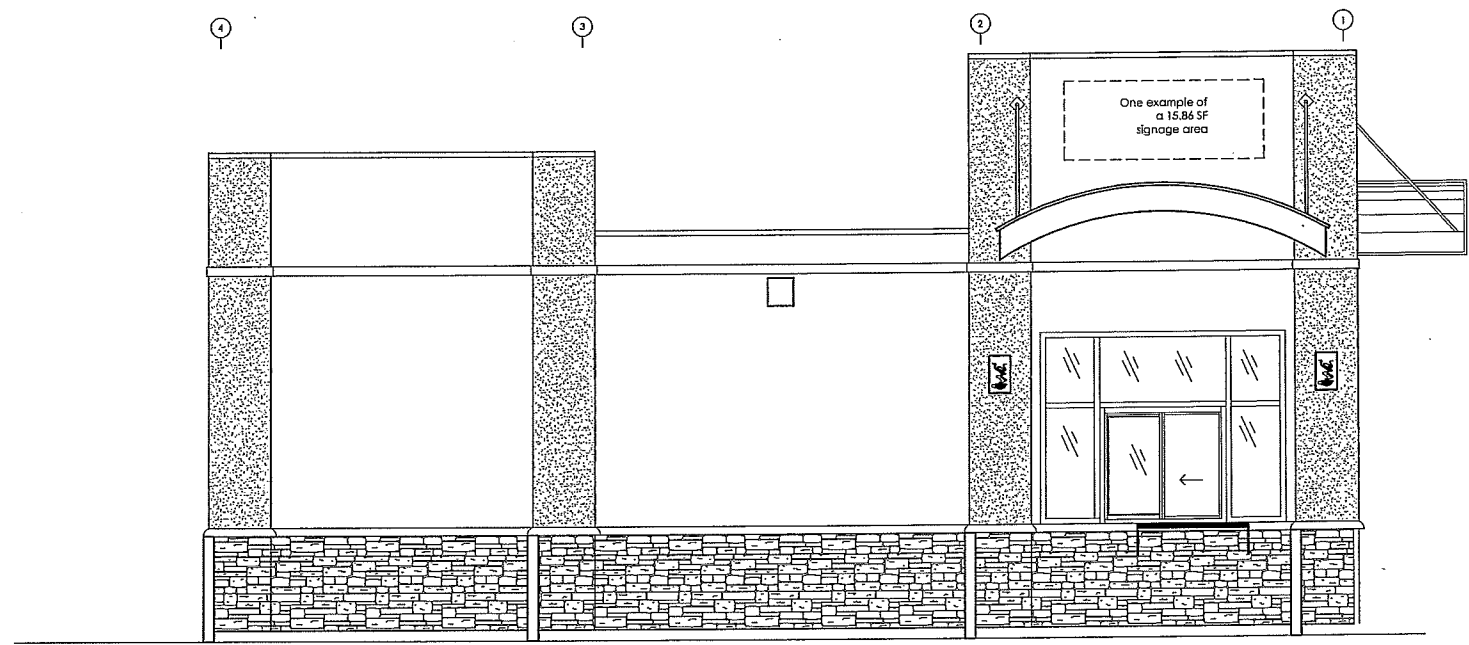
SEE EXACT LOCATION OF HOLES, CUTOUTS TO PROVIDE CANADA READY PARTS/CUTS

PROJECT TITLE: HUMAN BEAN
PROJECT LOCATION: COMMERCIAL
DATE: 11/05/2013
DESIGNED BY: WOODY
PRESENTED BY: STEVE SLACK

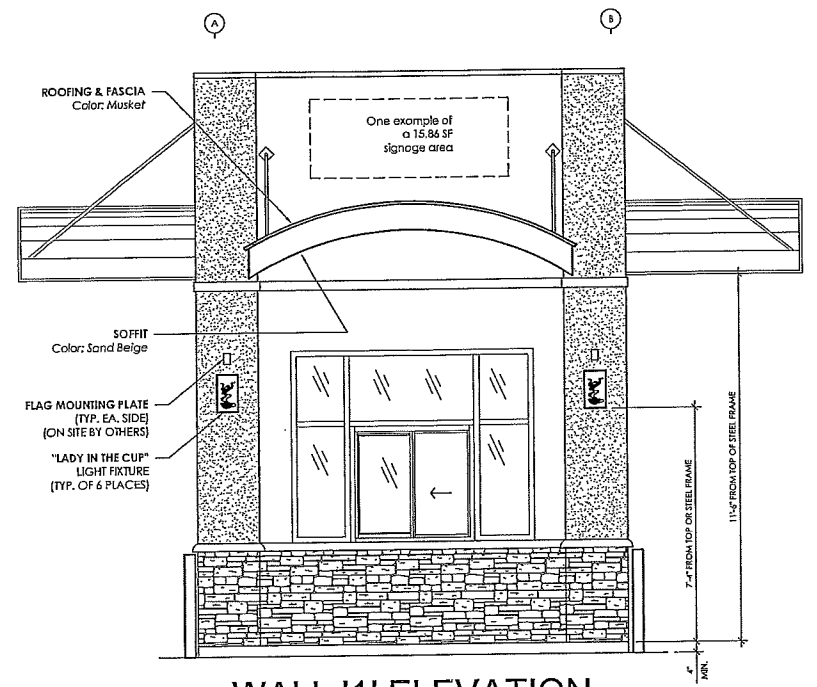
SIGNATURE FOR APPROVAL

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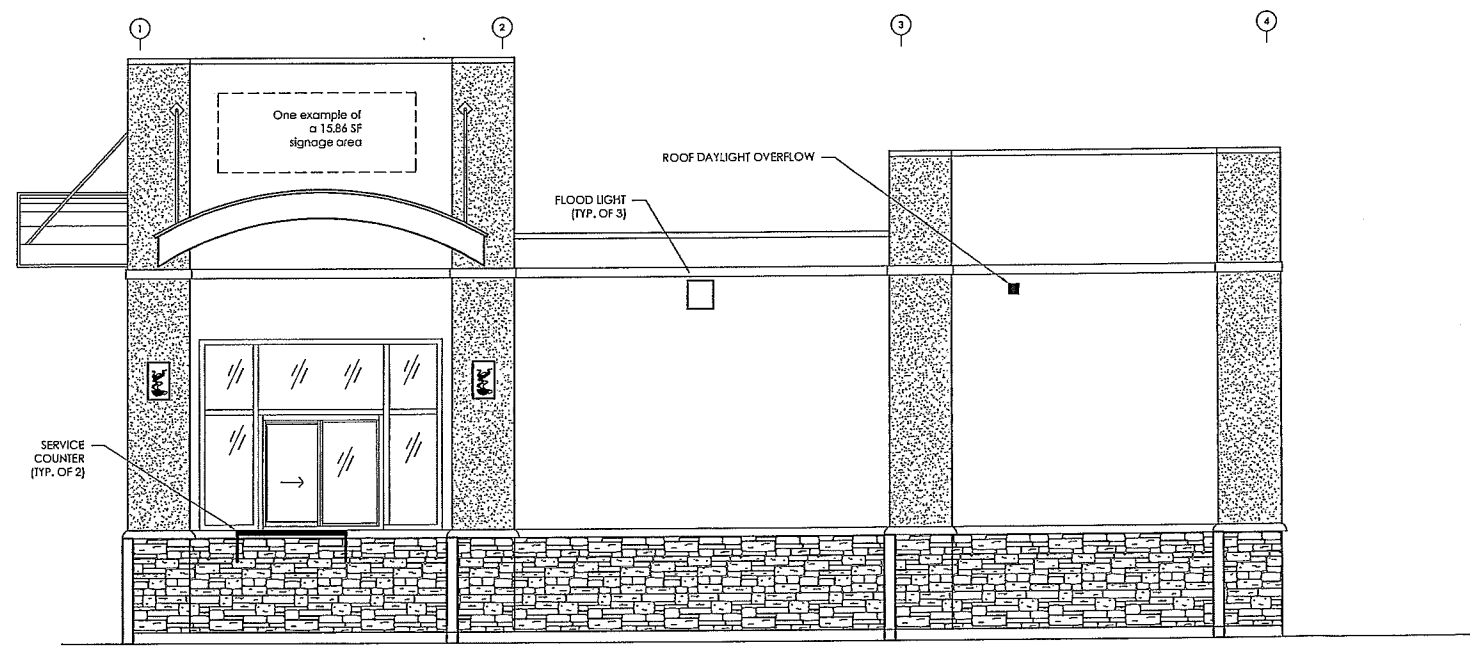
EXTERIOR FINISH SCHEDULE				
	DESCRIPTION	FINISH	BRAND / COLOR / STYLE	NOTES
WALLS				
MAIN BODY	STUCORLEX APPLIED FINISH OVER FRC	PAINT	PITTSBURGH FIT-TECH - MATCH DRYVIT# 112 SANDLEWOOD BEIGE	1 COAT STUCCO, 2 COATS FINISH
PILASTERS	STUCORLEX APPLIED FINISH OVER FRC	PAINT	PITTSBURGH FIT-TECH - MATCH DRYVIT#339A CARIBOU	1 COAT STUCCO, 2 COATS FINISH
WAINSCOT & WATER TABLE	CULTURED STONE	OWENS CORNING	WARM SPRINGS LEDGE PANEL	NATURAL-SEAL w/ CHEM TRETRE PB VOC
ROOF				
AWNING ROOFING	24 ga. STANDING SEAM METAL	PREFINISHED	TAYLOR MATCH CUSTOM BILT METALS MUSKET SR-30.2	SINGLE LAYER, 30lb FELT
FLASHING & CAPS	24 ga. METAL	PREFINISHED	TAYLOR MATCH CUSTOM BILT METALS MUSKET SR-30.2	
SOFFITS	24 ga. METAL	PREFINISHED	TAYLOR MATCH CUSTOM BILT METALS SAND BEIGE SR-56.3	
DOORS				
ALL DOORS AND FRAMES	GALVANIZED HOLLOW METAL		PITTSBURGH FIT-TECH - MATCH DRYVIT# 112 SANDLEWOOD BEIGE	1 COAT PRIMER, 2 COATS FINISH



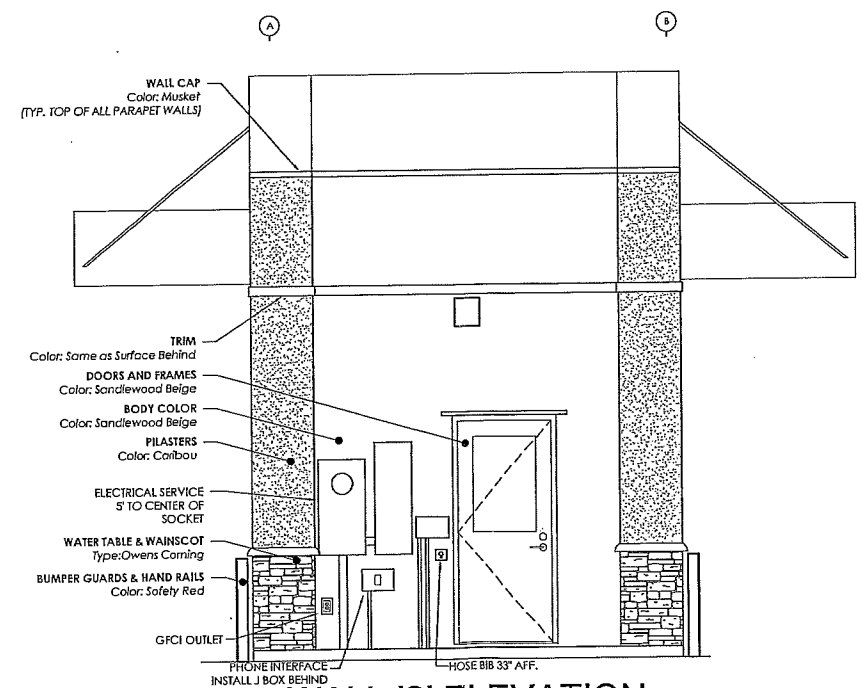
WALL "A" ELEVATION
SCALE: 3/8" = 1'-0"



WALL '1' ELEVATION
SCALE: 3/8" = 1'-0"



WALL "B" ELEVATION
SCALE: 3/8" = 1'-0"



WALL '2' ELEVATION
SCALE: 3/8" = 1'-0"

DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY

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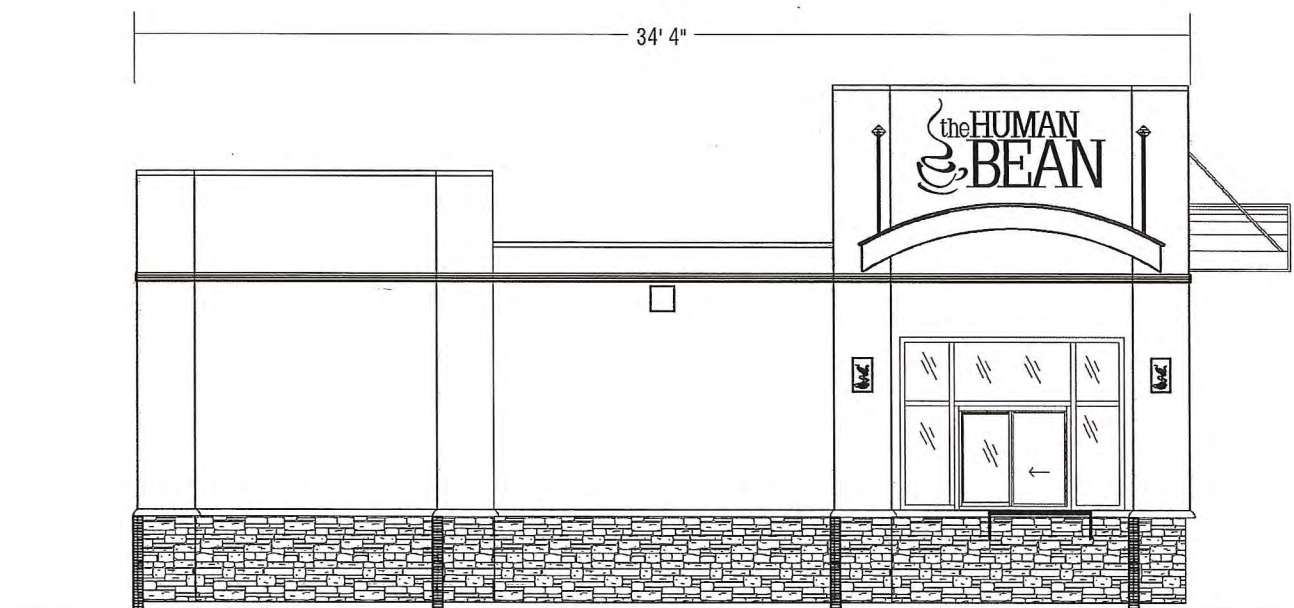


MODULAR
12'-10" x 35'-4"
WA. TAG
The Human Bean
Pacific Mobile

Approved for Const: _____
File Copy: _____
Drawn By: RLT
Issue Date: 07/20/12
Vancouver, WA

Job No: 17693
A-3

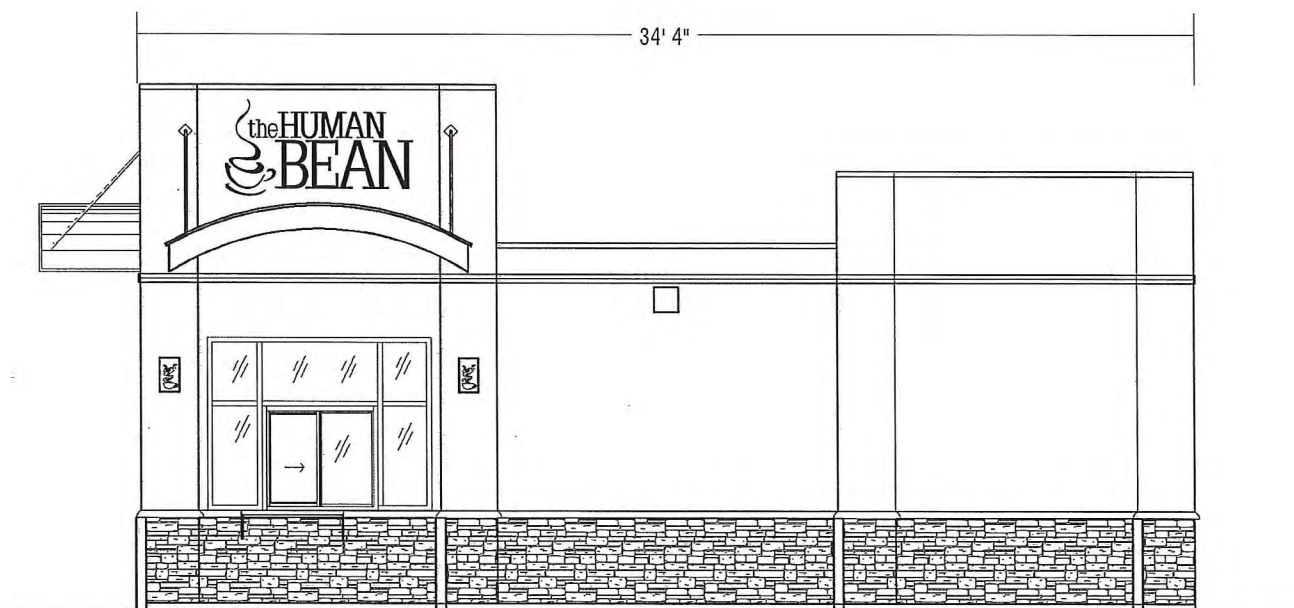
ELEVATION DETAIL



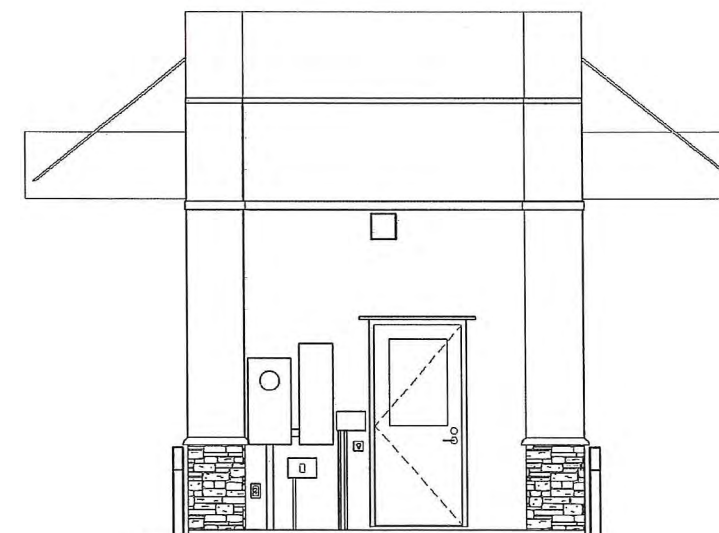
1 EAST WALL PROPOSED SIGN AREA
TOTAL SQ FT = 15.86 SCALE: 5/32" = 1'



3 NORTH WALL PROPOSED SIGN AREA
TOTAL SQ FT = 15.86 SCALE: 5/32" = 1'



2 WEST WALL PROPOSED SIGN AREA
TOTAL SQ FT = 15.86 SCALE: 5/32" = 1'



ADVANCED ELECTRIC

Signs
INC.

Your Full Service Company

360-225-6826 1550 DOWNRIVER DR.
WOODLAND WA 98674

SIGN TYPE:

FLUSH MOUNT INTERNALLY ILLUMINATED CHANNEL LETTERS w/ ACRYLIC FACES

SIGN MATERIAL:

ALUMINUM / ACRYLIC

COLORS TO BE USED:

■ BLACK RETURNS & TRIMCAP
□ WHITE ACRYLIC

SPECIFICATIONS

- ALUMINUM CONSTRUCTION
- ACRYLIC FACES
- INTERNAL LETTER ILLUMINATION
- U.L. APPROVED

FOR EXACT DUPLICATION OF LOGO, CUSTOMER TO PROVIDE CAMERA READY ARTWORK

PROJECT TITLE:	HUMAN BEAN		
PROJECT LOCATION:	WILSONVILLE, OR		
DRAWING#	103113-B	DRAWN BY:	WOODY
DATE:	10/31/2013	PRESENTED BY:	STEVE SLACK

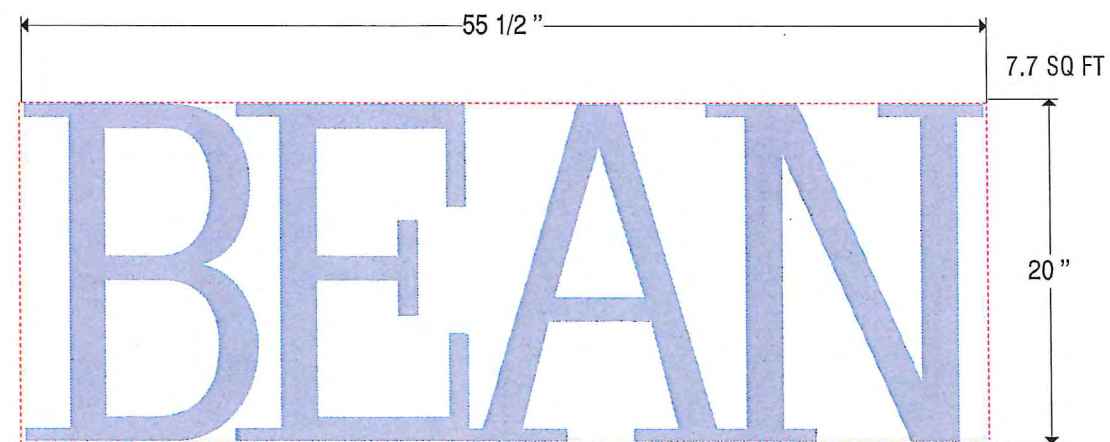
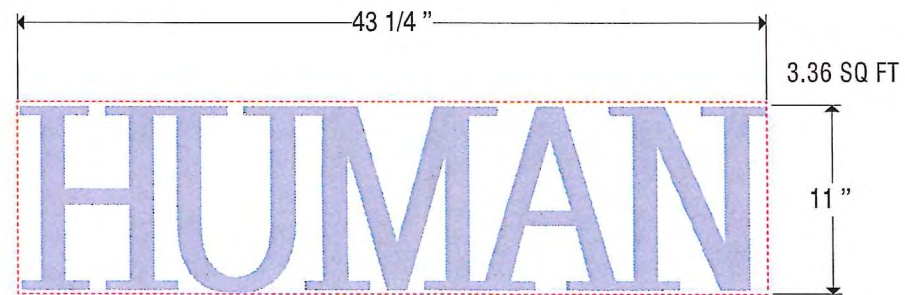
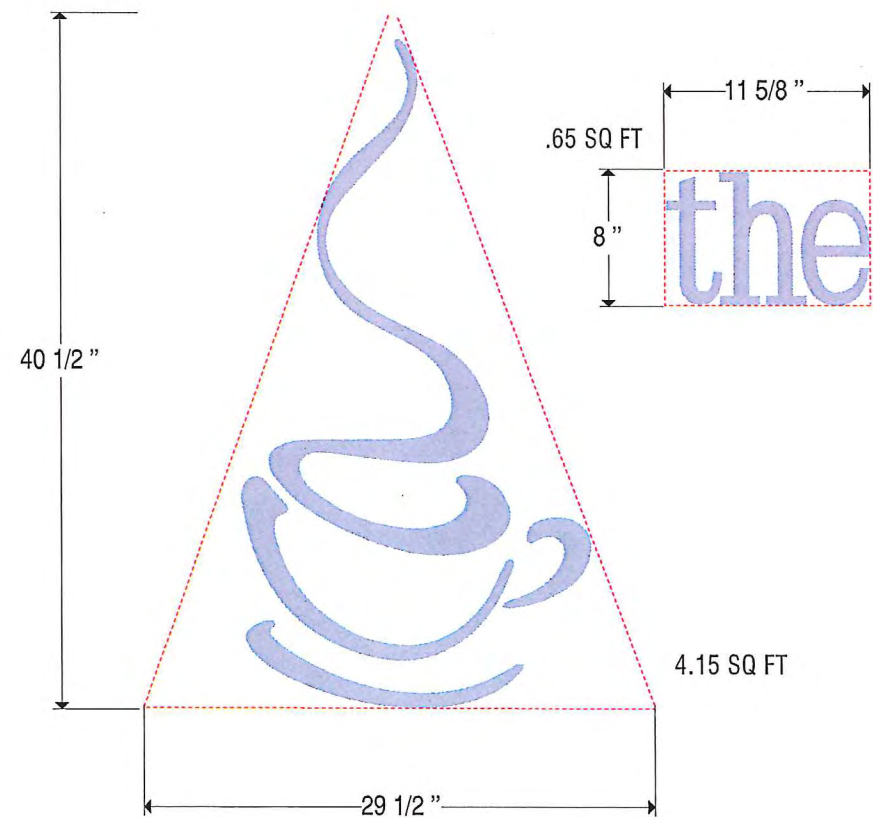
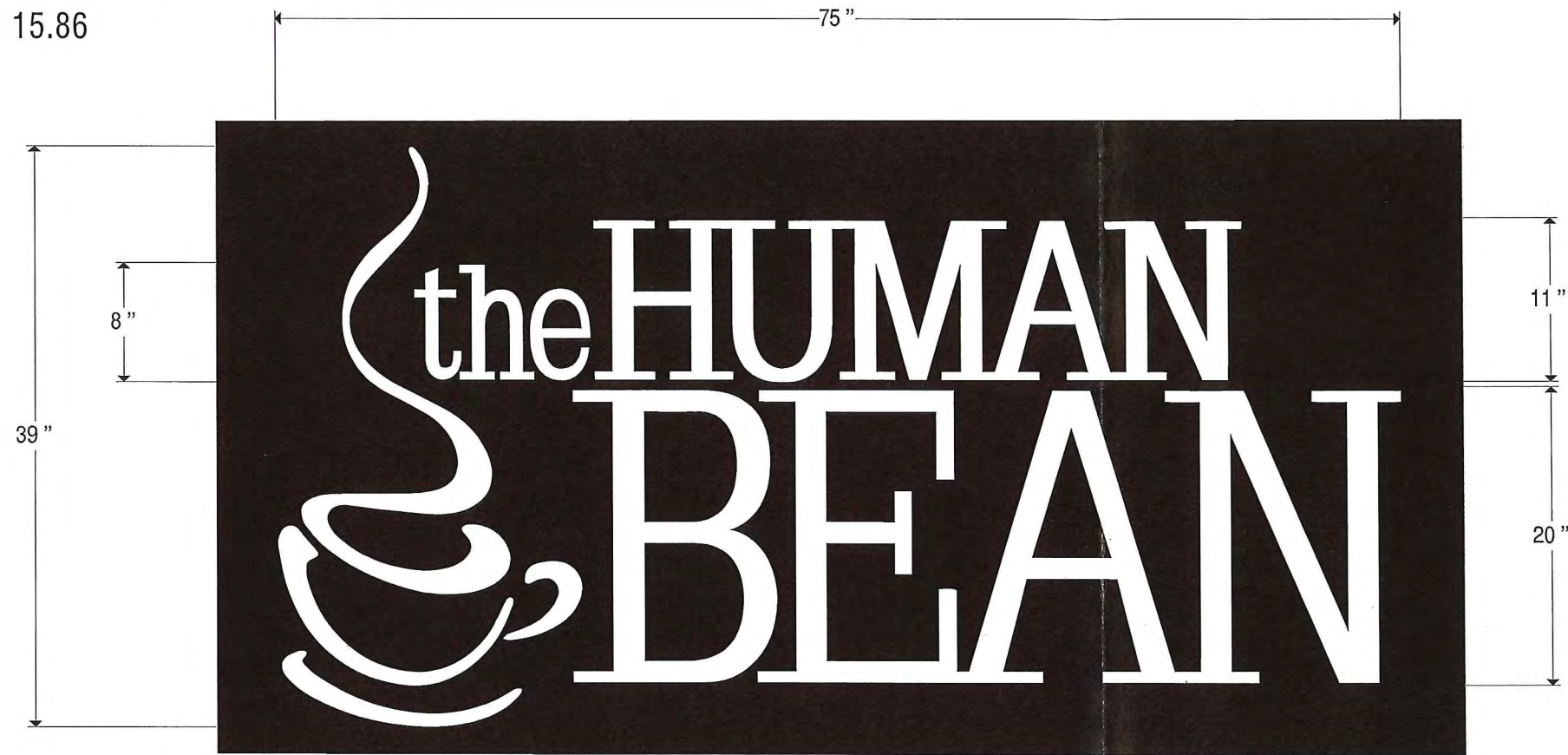
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SQUARE FOOTAGE CALCULATION

TOTAL SQ FT = 15.86



ADVANCED ELECTRIC



360-225-6826 1550 DOWNRIVER DR. WOODLAND WA 98674

SIGN TYPE:

FLUSH MOUNT INTERNALLY ILLUMINATED CHANNEL LETTERS w/ ACRYLIC FACES

SIGN MATERIAL:

ALUMINUM / ACRYLIC

COLORS TO BE USED:

- BLACK RETURNS & TRIMCAP
- WHITE ACRYLIC

SPECIFICATIONS

- ALUMINUM CONSTRUCTION
- ACRYLIC FACES
- INTERNAL LETTER ILLUMINATION
- U.L. APPROVED

FOR EXACT DUPLICATION OF LOGO, CUSTOMER TO PROVIDE CAMERA READY ARTWORK.

PROJECT TITLE:	HUMAN BEAN		
PROJECT LOCATION:	WILSONVILLE, OR		
DRAWING#	103113-C	DRAWN BY:	WOODY
DATE:	10/31/2013	PRESENTED BY:	STEVE SLACK

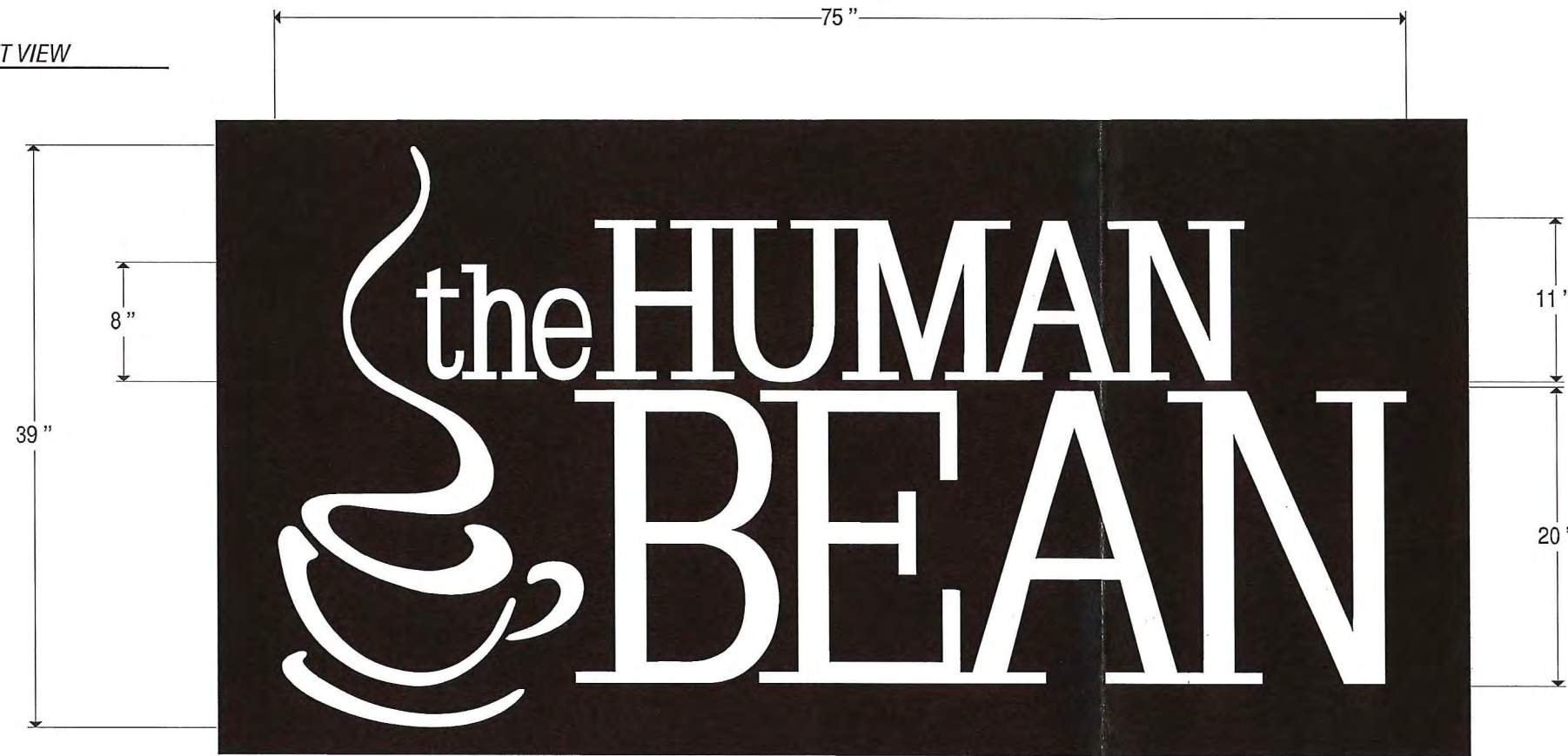
SIGNATURE FOR APPROVAL

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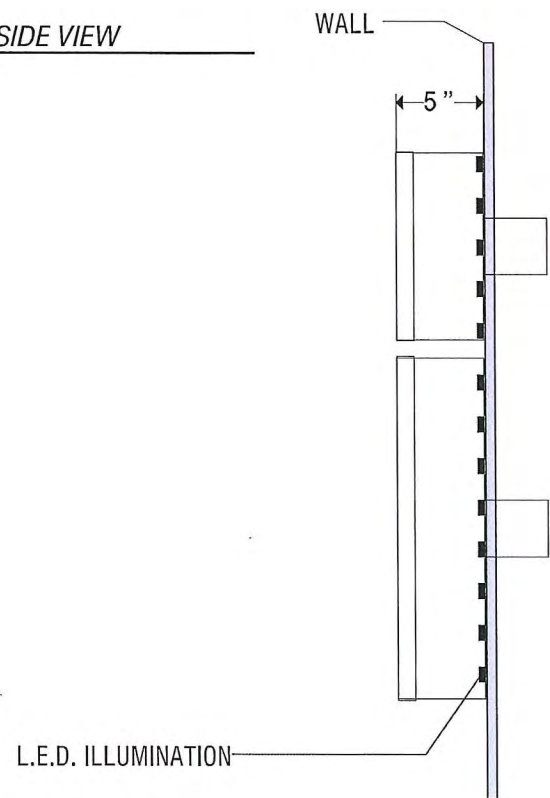
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CONSTRUCTION DETAIL

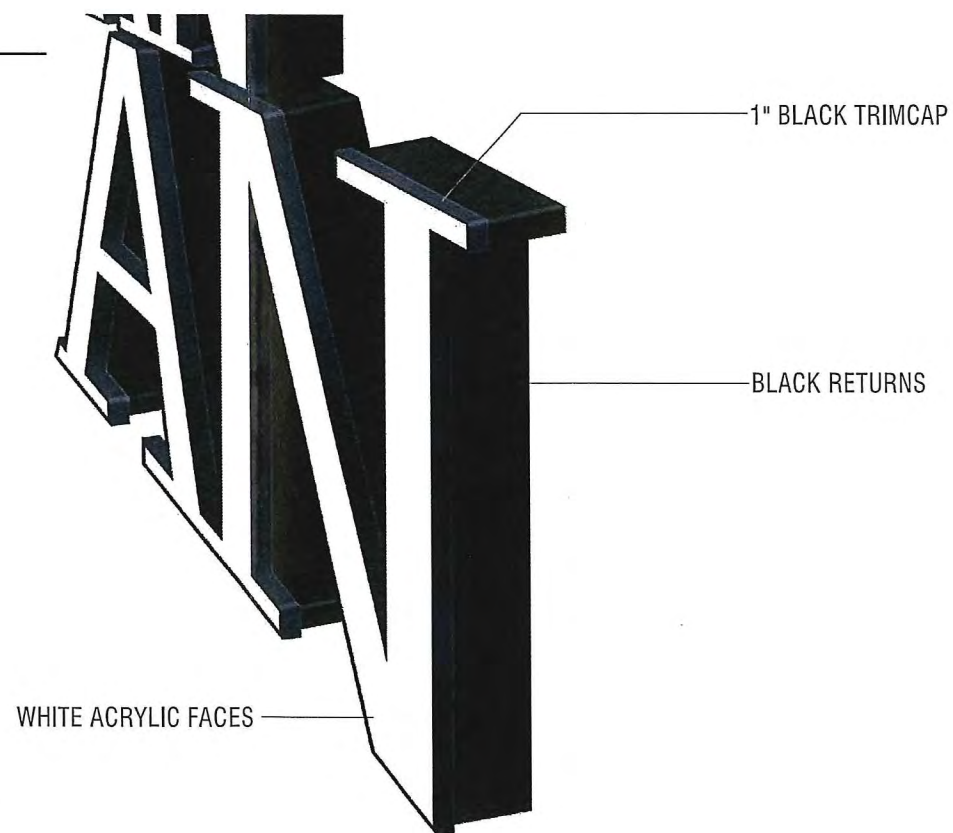
1 FRONT VIEW



2 SIDE VIEW



3 ISO VIEW



ADVANCED ELECTRIC

Signs
INC.

Your Full Service Company

360-225-6826 1550 DOWNRIVER DR. WOODLAND WA 98674

SIGN TYPE:

FLUSH MOUNT INTERNALLY ILLUMINATED CHANNEL LETTERS w/ ACRYLIC FACES

SIGN MATERIAL:

ALUMINUM / ACRYLIC

COLORS TO BE USED:

- BLACK RETURNS & TRIMCAP
- WHITE ACRYLIC

SPECIFICATIONS

- ALUMINUM CONSTRUCTION
- ACRYLIC FACES
- INTERNAL LETTER ILLUMINATION
- U.L. APPROVED

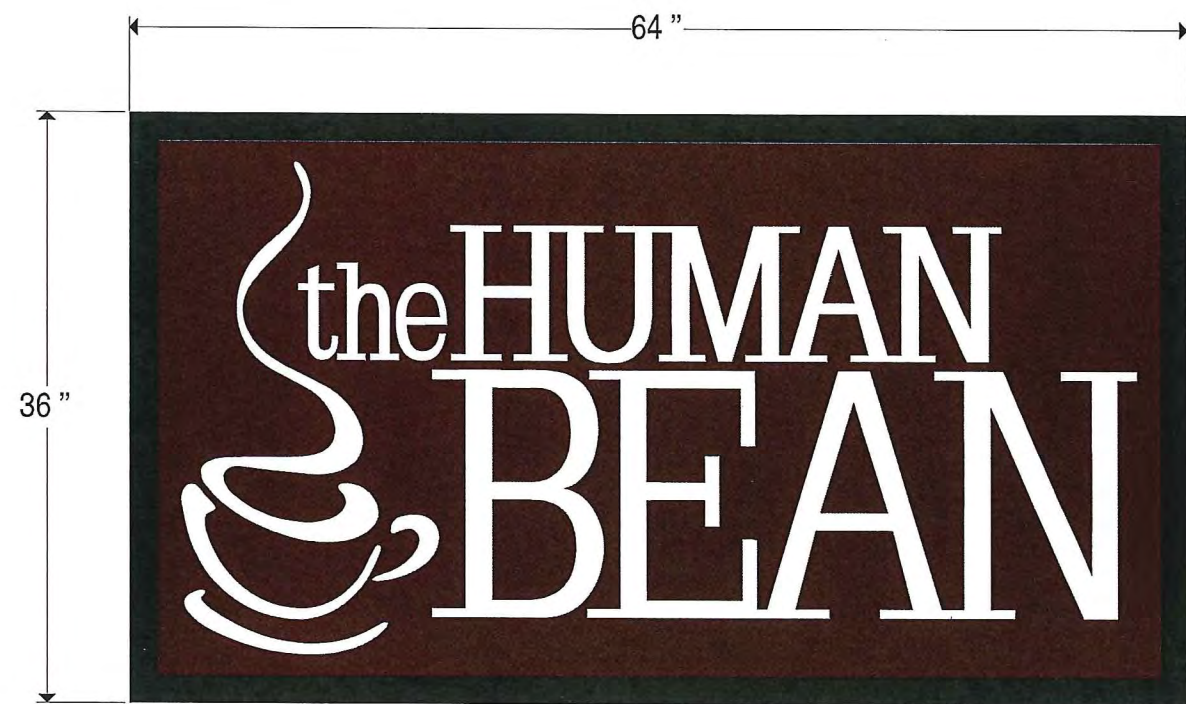
FOR EXACT DUPLICATION OF LOGO, CUSTOMER TO PROVIDE CAMERA READY ARTWORK.

PROJECT TITLE:	HUMAN BEAN		
PROJECT LOCATION:	WILSONVILLE, OR		
DRAWING#	103113-A	DRAWN BY:	WOODY
DATE:	10/31/2013	PRESENTED BY:	STEVE SLACK

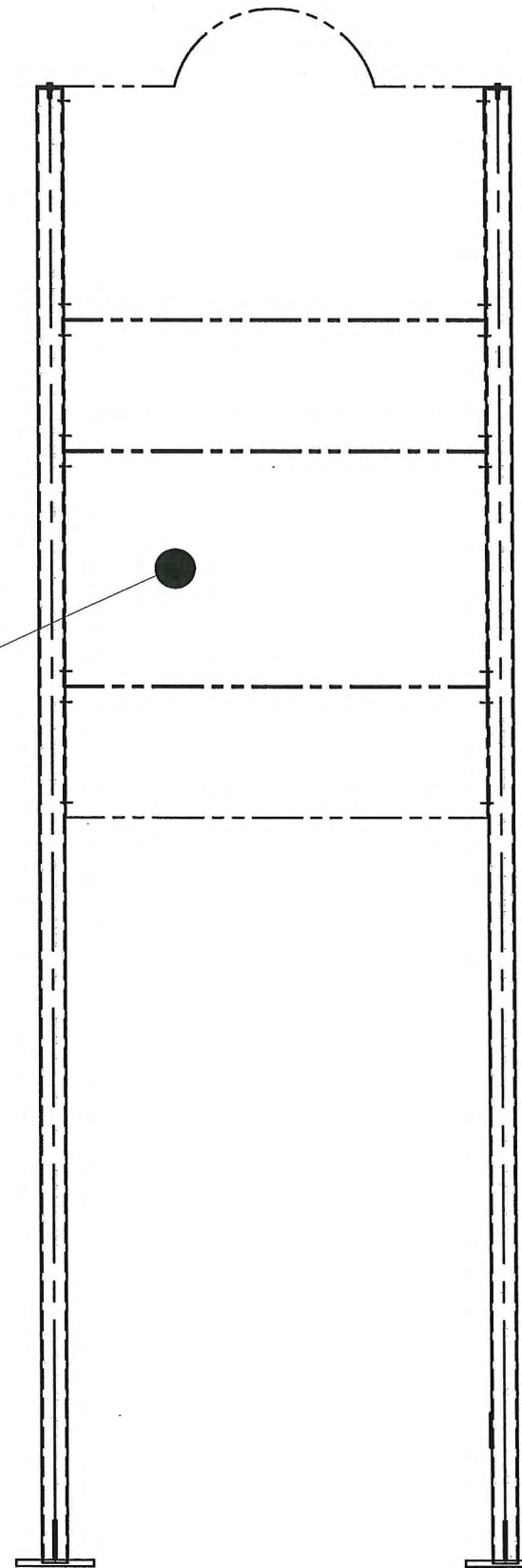
SIGNATURE FOR APPROVAL

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3M 230-59 DARK BROWN



ADVANCED ELECTRIC



Your Full Service Company

360-225-6826 1550 DOWNRIVER DR. WOODLAND WA 98674

SIGN TYPE:
VINYL GRAPHICS APPLIED FIRST SURFACE TO EXISTING TENANT PANELS

SIGN MATERIAL:
VINYL GRAPHICS

VINYL COLORS TO BE USED:
3M 230-59 DARK BROWN

SPECIFICATIONS

- VINYL GRAPHICS
-
-
-
-
-

FOR EXACT DUPLICATION OF LOGO, CUSTOMER TO PROVIDE CAMERA READY ARTWORK.

PROJECT TITLE:	HUMAN BEAN		
PROJECT LOCATION:	WILSONVILLE, OR		
DRAWING#	103013	DRAWN BY:	WOODY
DATE:	10/30/13	PRESENTED BY:	STEVE SLACK

SIGNATURE FOR APPROVAL

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Lighting Details & Photometrics

HERCULUX™

PEACE OF MIND
Guarantee®

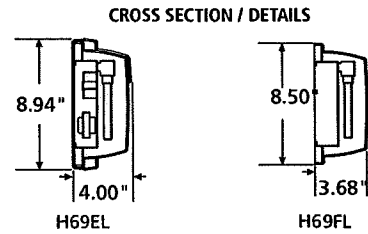
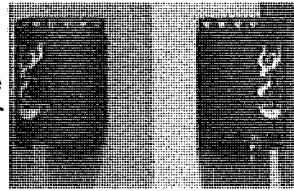
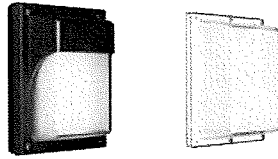


PROJECT INFORMATION	
Job Name	
Fixture Type	
Catalog Number	
Approved by	

H69 SERIES – LOW PROFILE HOUSING

PRODUCT FEATURES:

- » Surface wall mount – nominal 6"W×9"L×4"D
- » 16-gauge aluminum housing (H69EL)
- » UV-stabilized, injection molded polycarbonate lens
- » Stainless steel Torx® fasteners



SPECIFICATIONS

BASEPLATE: H69EL: White TGIC polyester powder coat. Salt spray test: 1,000 hours; – 5-stage pre-treatment. Reflectance: 92%. See Options for marine grade aluminum baseplate (AL). H69FL: 16-gauge aluminum. Housing flange interlocks around refractor producing maximum moisture deflection and resistance to prying. Provided with four-point mounting holes and one wireway hole – see Cross Section/Details. Standard housing in dark bronze TGIC polyester powder coat. – 5-stage pre-treatment.

LENS: One-piece wraparound lens/housing (UV-stabilized, high impact, virgin injection molded polycarbonate). Internal-prismatic refractor. Nominal thickness .125".

EYELID: H69EL: High-impact resistant, UV-stabilized injection molded opaque dark bronze polycarbonate. Optional finishes to match housing. Nominal thickness .125".

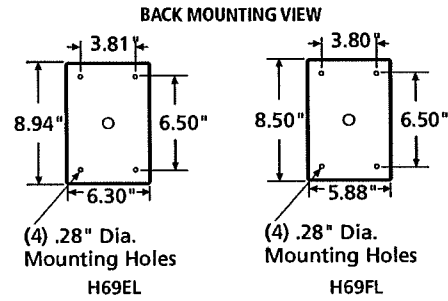
GASKET: Die-cut closed cell neoprene gasket seals lens/housing to mounting surface. H69FL: Refractor inset into housing and sealed with one "O" ring closed cell silicone gasket.

HARDWARE: Four stainless steel Torx® with center pin fasteners secure lens to baseplate. H69EL: Shoulder fastener design and washer prevent refractor/eyelid stress due to over torquing.

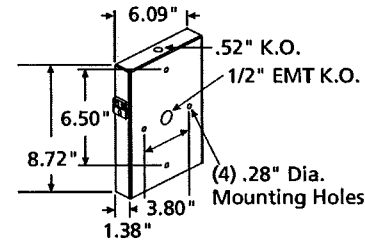
ELECTRICAL: Electronic ballasts high power factor. Magnetic ballasts normal power factor standard. See Options for power factor corrected ballasts.

INSTALLATION: Wall mount standard four-point mounting required for Peace of Mind Guarantee®. H69EL: Fixture must be installed lamp base up. NOTE: For surface conduit applications, see H69EM Series.

LISTINGS: UL and CUL listed for Wet Location. ADA compliant.



CONVENIENCE OUTLET ADAPTER (CO) (H69FL ONLY)



ORDERING INFORMATION

Model	Lens Type	Finish	Lamp Type	Lamp Quantity	Voltage	Options	Accessories
-------	-----------	--------	-----------	---------------	---------	---------	-------------

Model
H69EL Eyelid
H69FL Full Face

Lamp Type (Qty/Ballast/Volt./Starting Temp)
7 7 Watt Twin (1,2/MB/120,277/0°F)
13Q 13 Watt Quad (1/RS/120,277,347/0°F)
75I 75 Watt Incandescent (1/A19/120)

Lens Type
PP Pearlescent Polycarbonate
C Clear Prismatic Polycarbonate

Finish (H69EL only)
DB Dark Bronze
MB Matte Black
MW Matte White
LG Light Gray
SL Silver
FG Forest Green
CC Custom Color (Consult factory)

Lamp Quantity (See Lamp Type)
1 One Lamp
2 Two Lamps

Voltage
120 120 Volts
277 277 Volts
347 347 Volts
DV 120-277 Volts

Options
AL Marine Grade Aluminum Baseplate (H69FL only)
PFC Power Factor Corrected Ballast – 120V only (277V standard)
PH Phillips Head Fasteners
SB Specified Ballast (Consult Factory)

Accessories
CO Convenience Outlet Adapter – Non-GFI Receptacle (Damp Location only) (non-ADA) (H69FL only)
9500 Torx® Screwdriver



www.kenall.com P: 800-4-Kenall F: 847-360-1781 1020 Lakeside Drive Gurnee, Illinois 60031

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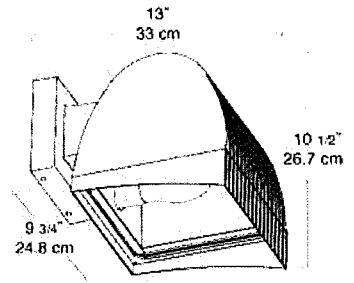
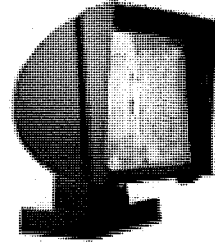
H69_EL_FL-112712

FXF42XQT

Medium base HPS, MH or CFL specification grade flood with Integra Hood glare shield and fixed wall mounting bracket. Bracket provides 2 different Full Cutoff Mounting angels. Can be mounted as upright. Lamp supplied.

Color: Bronze

Weight: 10.7 lbs



Lamp Info

Type: 42W Triple
Watts: 42W
Shape/Size: N/A
Base: N/A
ANSI: N/A
Hours: 12,000
Lamp Lumens: 3,200
Efficacy: 70 LPW

Ballast Info

Type: Elec HPF QT
120V: 0.38A
208V: 0.3A
240V: 0.2A
277V: 0.17A
Input Watts: 46W
Efficiency: 91%

Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Housing:

Precision die cast aluminum. 1/2" NPS locking Swivel Arm, Wall Bracket Trunnion or Slip Fitter.

Reflector:

Anodized aluminum. Field adjustable beam spread. Rotates 90° for horizontal or vertical lamp position.

Lens Frame & Glare Shield:

Precision die cast aluminum. Hinged for easy access. Phillips head screws for added security.

Socket:

HID Porcelain 4kv Pulse Rated socket with nickel plated screw shell CFL Plug in type, GX24q-4 base.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Lens:

Thermal tempered shock resistant glass, 3/16" thick.

Lens Gasket:

High temperature one piece molded silicone set in die cast retaining groove. Remains in place during relamping.

Ground Mounting:

Use the new MPM19 Mighty Post with aluminum cap for sturdy installation.

Quad Tap:

Fixture works with 120, 208, 240 and 277 Volts .

EPA:

Maximum EPA 1.1

Patents:

Pat. D545,471.

Ballast Minimum Starting Temperature:

0°F.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

RAB
LIGHTING

Tech Help Line: 888 RAB-1000

Email: sales@rabweb.com

On the web at: www.rabweb.com

DESCRIPTION

The cylindrical form of the Vision Flood blends effortlessly to architectural and landscape environments. Now available in performance-driven LED technology, VISION FLOOD LED offers optical, energy and maintenance solutions for the full breadth of floodlighting applications.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

HOUSING: One-piece, die-cast aluminum housing maintains a nominal .125" thickness to endure the toughest environments while maintaining precise tolerance control. **DOOR:** Die-cast aluminum door maintains a nominal .125" thickness and features concealed hinging to the housing. Door is secured with four (4) tamper-resistant recessed stainless steel allen head fasteners. Door frame features an integral accessory channel for the mounting of optional light control accessories. Doorframe seals to housing with a continuous extruded silicone gasket. Lens is impact-resistant 0.180" thick tempered clear flat glass, sealed to the door with a one-piece silicone gasket. IP66 rated.

Optics

DISTRIBUTION: Cooper Lighting's proprietary state of the art optical designs offer the choice of high efficiency floodlighting optical distributions including symmetric round, symmetric rectangular, asymmetric rectangular and tight spot beam patterns. Optic module is injection molded thermo plastic with highly reflective, metalized specular finish. **LEDs:** High output LEDs, 50,000+ hours life at >70% lumen maintenance, offered standard in 4000K (+/- 275K) and nominal 70 CRI.

Electrical

DRIVER: LED drivers feature electronic universal voltage (120-277V/50-60Hz), > 0.9 power factor, < 20% harmonic distortion and features ambient temperature rating range of +40°C (104°F) down to minimum starting temperature of -30°C (-22°F). Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. LEDs and drivers mounted to assembly trays and equipped with quick disconnects for ease of maintenance.

Mounting

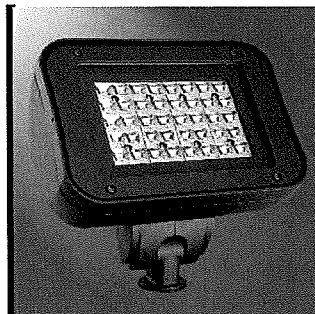
KNUCKLE: Heavy-duty die-cast aluminum knuckle utilizes a taper-lock adjustment mechanism for both solid engagement and infinite aiming adjustment. Knuckle adjustment is made via one (1) captive stainless steel allen head fastener consistent with doorframe fasteners. Tested to sustain 3G of vibration without losing aiming position. VFS knuckle features a 3/4" NPT nipple on bottom surface for rigid attachment to available mounting accessories. Optional slipfitter mount available for VFS.

Finish

Housing is finished in 5-stage, super premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

VFS LED features a 5-year limited warranty.

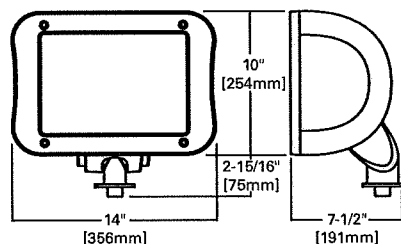


VFS VISION FLOOD SMALL LED

ARCHITECTURAL FLOOD
LUMINAIRE

SustainableLEDesign®

DIMENSIONS



CERTIFICATION DATA

40°C Ambient Temperature Rating
UL and cUL Listed
ISO 9001
IP66 Luminaire
ARRA Compliant
LM79 / LM80 Compliant
3G Vibration Tested

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60hz, 347V/60hz
-30°C Minimum Temperature

EPA

Effective Projected Area:
1.19 Sq. Ft.

SHIPPING DATA

Approximate Net Weight:
18 lbs. (8 kgs)

ORDERING INFORMATION

Sample Number: VFS-K-A40-5-LED-E1-MST-WH

Product Family VFS = Vision Flood Small	# of LEDs/Drive Current ¹ A20-3 = 20 LEDs @ 350mA A20-5 = 20 LEDs @ 525mA A20-7 = 20 LEDs @ 700mA A40-3 = 40 LEDs @ 350mA A40-5 = 40 LEDs @ 525mA A40-7 = 40 LEDs @ 700mA ^{2,3}	Lamp Type LED = Light-Emitting Diodes Voltage E1 = Electronic (120-277V) D1 = Electronic Dimming (120-277V) 347 = 347V 480 = 480V ⁵	Distribution TS = Tight Spot TSB = Tight Spot ^{3,6,7} Baffle WST = Wide Symmetric Rectangular MST = Medium Symmetric Rectangular VAT = Vertical Asymmetric Rectangular NSR = Narrow Symmetric Round MSR = Medium Symmetric Round Finish ⁸ BK = Black AP = Grey BZ = Bronze WH = White DP = Dark Platinum GM = Graphite Metallic	Options ⁹ PC = Button Photocell (Specify voltage) 2L = Bi-Level ^{3,6,10} Switching SG = Softening Glass ¹¹	Accessories ¹² JB-XX = Architectural J-Box with two 3/4" NPT Entries SM-XX = Stanchion Mount ST-XX = Stanchion Mount Tenon WM-XX = Wall Mount WMA-XX = Wall Mount Arm WMT-XX = Wall Mount Arm Tenon Mount TMA-XX = Twin Mount Arm - EPA 0.35 TMT-XX = Twin Mount Arm Tenon Mount - EPA 0.42 SMT-XX = Surface Mount Tenon SF-XX = Slipfitter PM1-XX = Post Mount Extension Single - EPA 0.12 PM2-XX = Post Mount Extension Double - EPA 0.12 VFS-CFR-XX = Color Filter Adapter with Red Gel VFS-CFB-XX = Color Filter Adapter with Bright Blue Gel VFS-CFG-XX = Color Filter Adapter with Deep Green Gel VFS-CFO-XX = Color Filter Adapter with Warm Orange Gel VFS-BD-XX = Barn Doors - EPA 1.01 VFS-TV-XX = Top Visor - EPA 0.6 VA6174 = Tamper-proof driver bit CPR cap screw
---	--	--	---	---	--

Mounting Type
K = Knuckle

Notes:
1 Standard 4000K CCT, nominal 70 CRI.
2 40 LEDs @ 700mA [A40-7] limited to 25° C ambient conditions.
3 Not available with color filters or external shielding.
4 Only available with 20 LEDs at 350 or 525 [A20-3 or A20-5]. Provides 0-10V DC low voltage leads used in dimming control.
5 Only available with normal power factor and ≤ 30 THD.
6 Not available with 347/480V.
7 Available with 20 or 40 LEDs at 350mA [A20-3 or A40-3] only.
8 Custom and RAL color matching available upon request. Consult customer service representative for further information.
9 Add as suffix in order shown.
10 Only available with 40 LEDs at 350 or 525 [A40-3 or A40-5].
11 Standard on WST Distribution.
12 Order separately. Replace XX w/selected color finish.

DELIVERED LUMENS BY DISTRIBUTION, LED QUANTITY AND DRIVE CURRENT

DISTRIBUTION	Drive Current / LED Quantity						IES NEMA Type (HxV)
	350mA		525mA		700mA		
	20 LED	40 LEDs	20 LED	40 LEDs	20 LEDs	40 LEDs	
TS (Tight Spot)	1,599	2,976	2,207	4,161	2,608	4,853	2X2
TSB (Tight Spot Baffle)	1,117	2,079	-	-	-	-	1x1
WST (Wide Symmetric Rectangular)	1,887	3,367	2,607	4,884	3,081	5,500	7x6
MST (Medium Symmetric Rectangular)	1,801	3,354	2,489	4,689	2,942	5,254	6x5
VAT (Vertical Asymmetric Rectangular)	1,849	3,443	2,555	4,881	3,020	5,391	6x6
NSR (Narrow Symmetric Round)	1,622	3,021	2,241	4,223	2,649	4,729	3x3
MSR (Medium Symmetric Round)	1,673	3,116	2,312	4,356	2,732	4,876	4x4

* Lumen values based upon 4000K CCT and 25° C ambient operating temperatures.

INPUT WATTS BY VOLTAGE, LED QUANTITY AND DRIVE CURRENT

Voltage	Input by Drive Current / LED Quantity					
	350mA		525mA		700mA	
	20 LEDs	40 LEDs	20 LEDs	40 LED	20 LEDs	40 LEDs
Input watts @ 120-277V	24W	46W	35W	67W	49W	94W
Input watts @ 347V	27W	48W	38W	70W	52W	97W
Input watts @ 480V	31W	52W	42W	73W	55W	100W

DESCRIPTION

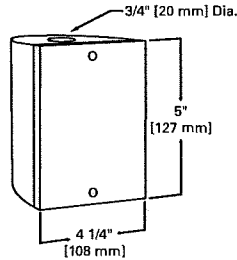
The Vision Flood Small (VFS) knuckle features a 3/4" NPT threaded nipple on its bottom surface for direct mounting to the following accessories: Junction Box (JB), Slipfitter (SF), Stanchion Mount (SM), Twin Arm Mount (TMA), Wall Mount Arm (WMA), Wall Mount (WM), and Post Mount Extensions (PM1, PM2). When coupled with the available slipfitter (SF), the VFS can be mounted to the following accessories: Surface Mount Tenon (SMT), Stanchion Mount Tenon (ST), Twin Mount Arm Tenon (TMT), and Wall Mount Arm Tenon (WMT).

Catalog #	Type
Project	
Comments	
Prepared by	Date

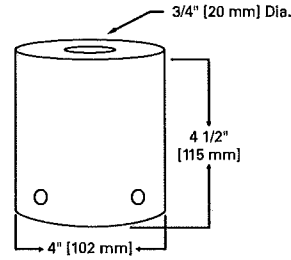
ACCESSORIES SPECIFICATIONS

JUNCTION BOX [JB]

U.L. and CSA listed for wet locations, the Vision J-Box is supplied with a 3/4" clearance hole on the top surface and two (2) 3/4" NPT openings on the bottom surface. An optional drilling consisting of one (1) 1/2" NPT opening on the bottom surface can be specified.



Junction Box [JB]



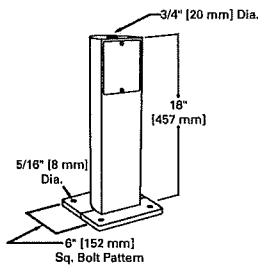
Slipfitter [SF]

SLIPFITTER [SF]

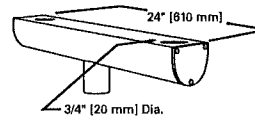
Die-cast aluminum slipfitter features a 3/4" NPT entry point on top surface to mate to standard VFS knuckle. Allows fixture assembly to be mounted to standard 2" pipe size (2 3/8" O.D.) tenons and tenon equipped accessories.

STANCHION MOUNT [SM]

Used to mount fixture above grade to solid surface, or partially buried when secured to concrete pad. Cast aluminum housing and mounting plate is 18" tall and is supplied with a single 3/4" clearance hole entry point.



Stanchion Mount [SM]



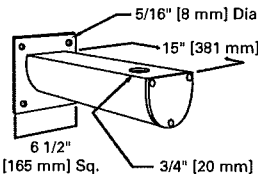
Twin Arm Mount [TMA]

TWIN ARM MOUNT [TMA]

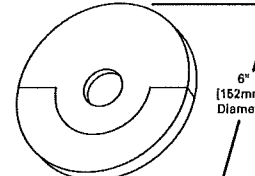
Soft form extruded aluminum arm is 24" in length and features two (2) 3/4" clearance holes for twin fixture mount. Other lengths and drilling patterns available upon request. Twin arm base slip fits over standard 2" pipe size (2 3/8" O.D.) tenon. End caps are removable for wiring access. Useful in ground mount and pole mount applications.

WALL MOUNT ARM [WMA]

Extruded aluminum arm with cast mounting plate is 15" in length and is supplied with a 3/4" clearance hole entry point. Also useful as an arm extension off square area light poles.



Wall Mount Arm [WMA]



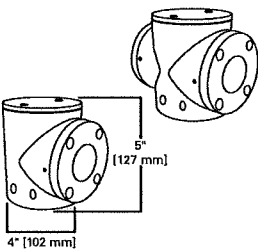
Wall Mount [WM]

WALL MOUNT [WM]

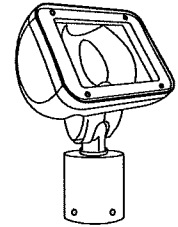
Cast aluminum mounting plate adapts around 4" square or octagonal J-box by others. Additional stud mounting is required beyond J-box attachment. Consists of mounting bracket and cast aluminum splice access cover providing a clean transition to the wall surface. Hanger mount integral to mounting plate allows for ease of installation.

POST MOUNT EXTENSION [PM1/PM2]

Cast aluminum assembly slip fits over standard 2" pipe size (2 3/8" O.D.) tenons, and allows for single (PM1), or double (PM2) mount configurations. Assembly allows for 360° of fixture rotation. Top cap provides splice access. Useful for single or twin, pole mounted downward aiming applications.

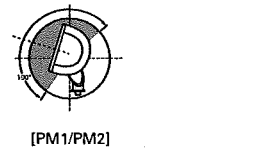
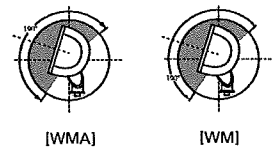
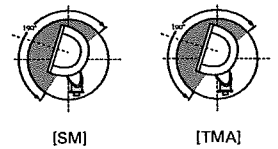
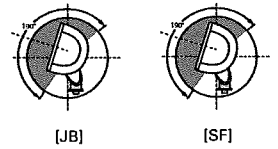


Post Mount Extension [PM1/PM2]



VFS VISION FLOOD SMALL ACCESSORIES

Aiming Range (From Center)



ACCESSORIES SPECIFICAITONS (CON'T.)

SURFACE MOUNT TENON [SMT]

For above-grade surface mount placement, the SMT is supplied with a 4" tall standard 2" pipe size (2 3/8" O.D.) tenon.

STANCHION MOUNT TENON [ST]

Used to mount fixture above grade to solid surface, or partially buried when secured to concrete pad. Cast aluminum housing and mounting plate is 18" tall and is supplied with a standard 2" pipe size (2 3/8" O.D.) tenon.

TWIN ARM MOUNT TENON [TMT]

Soft form extruded aluminum arm is 24" in length and features two (2) standard 2" pipe size (2 3/8" O.D.) tenons for twin fixture mount. Other lengths and drilling patterns available upon request. Twin arm base slip fits over standard 2" pipe size (2 3/8" O.D.) tenon. End caps are removable for wiring access. Useful in ground mount and pole mount applications. For extended downward aiming, utilize PM1 or PM2 in conjunction with TMT.

WALL MOUNT ARM TENON [WMT]

Extruded aluminum arm with cast mounting plate is 15" in length and is supplied with a standard 2" pipe size (2 3/8" O.D.) tenon. Also useful as an arm extension off square area lightpole.

TOP VISOR [VFS-TV]

Controls excess spill and glare on top portion of distribution. Especially useful in uplighting applications to limit light travel above intended wall surface or sign. Mounts to accessory channel in doorframe. Compatible with all distributions.

BARN DOORS [VFS-BD]

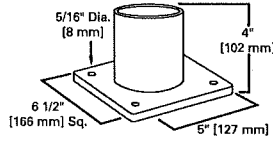
Four (4) independently mounted and adjustable doors control cutoff angles in all directions, allowing custom distribution control for any application. Compatible with all distributions.

VANDAL SHIELD [VFS-VS]

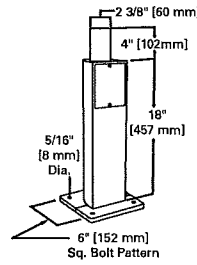
3/16" thick molded polycarbonate convex lens. Treated with UV inhibitor to discourage the gradual discoloration that results from exposure to sunlight and metal halide lamps.

EXTERNAL GRID LOUVERS [VFS-GL1 / VFS-GL2]

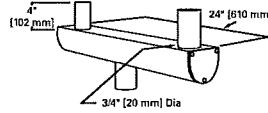
Designed to control lamp glare and spill light while maintaining beam efficiency. Useful when aiming direction or intended target lies in close proximity to pedestrian and/or motor vehicle activity. Mounts to accessory channel in doorframe. Finished in black powder coat paint. GL1 for NS and NF optics only. GL2 for MF, WF, VF and HS optics only.



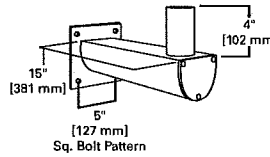
Surface Mount Tenon [SMT]



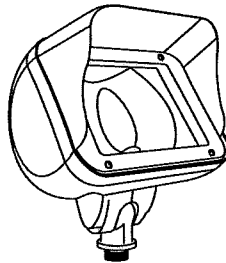
Stanchion Mount Tenon [ST]



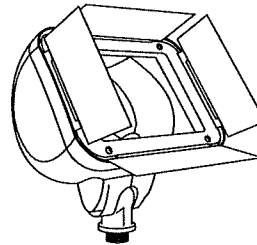
Twin Arm Mount Tenon [TMT]



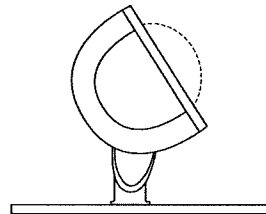
Wall Mount Arm Tenon [WMT]



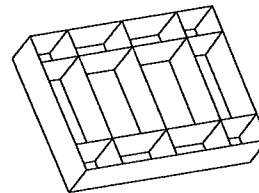
Top Visor [VFS-TV]



Barn Doors [VFS-BD]

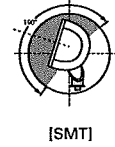


Vandal Shield [VFS-VS]

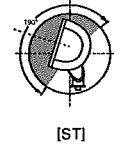


External Grid Louvers [VFS-GL1 / VFS-GL2]

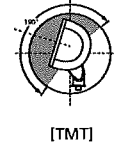
Aiming Range (From Center)



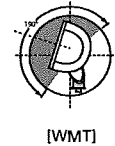
[SMT]



[ST]



[TMT]



[WMT]

NOTE: Specifications and dimensions subject to change without notice

ELECTRICAL FIXTURE/EQUIPMENT SCHEDULE & SYMBOLS

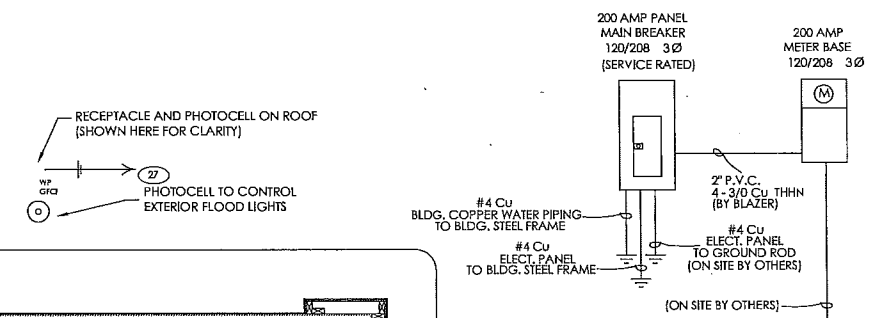
SYMBOL	QTY	RATING	DESCRIPTION	MODEL	HEIGHT TO TOP	COMMENTS
PANEL	1	200 AMP MAIN BREAKER	120/208 VOLT THREE PHASE	SQD QO342MQ200R8	72"	FURR-OUT 6"
LIGHT - EXTERIOR	6	13 V.A. @ 120 VOLT	LADY IN THE CUP - BLAZER FURNISHED FIXTURE / w OWNER FURNISHED SILHOUETTE OVERLAY	KENALL H69FLPP13Q1120	93"	
LIGHT - EXTERIOR (FLOOD)	3	42 V.A. @ 120 VOLT	COMPACT FLUORESCENT FLOOD LITE	RAB FXF42XGT	125"	
LIGHT - MENU BOARD	1	13 V.A. @ 120 VOLT	COMPACT FLUORESCENT	RAB VAN6F13		
LIGHT - INTERIOR	6	58 V.A. @ 120 VOLT	4 FT. - 2 LAMP - FLUORESCENT DIFFUSED WITH STEP DIMMING BALLAST	LITHONIA #L8232-120	CEILING MOUNTED	
LIGHT - INTERIOR	1	58 V.A. @ 120 VOLT	4 FT. - 2 LAMP - FLUORESCENT DIFFUSED	LITHONIA #L8232-120		
RECEPTACLE	3	180 V.A. @ 120 VOLT	DUPLEX RECEPTACLE	LEVITON CR20-I		
RECEPTACLE	1	180 V.A. @ 120 VOLT	GFCI RECEPTACLE	LEVITON 7899-I		
RECEPTACLE	2	360 V.A. @ 120 VOLT	QUADPLEX RECEPTACLE	LEVITON CR20-I		
RECEPTACLE	2	360 V.A. @ 120 VOLT	QUADPLEX GFCI RECEPTACLE	LEVITON CR20-I		
RECEPTACLE	3	180 V.A. @ 120 VOLT	DUPLEX RECEPTACLE HALF HOT HALF SWITCHED	LEVITON CR20-I	CEILING MOUNTED	
RECEPTACLE	2	180 V.A. @ 120 VOLT	WATER PROOF GFCI RECEPTACLE	LEVITON W7899-1		[1] ON ROOF
SWITCH	6		SINGLE POLE SWITCH	LEVITON CS81-20		
WALL OCCUPANCY SENSOR	1		WALL OCCUPANCY SENSOR	SQD SLPWS1277A		
CEILING OCCUPANCY SENSOR	1		CEILING OCCUPANCY SENSOR	SENSOR SWITCH CMR-PDT-9	CEILING MOUNTED	
DAY LIGHT SENSOR	1		DAY LIGHT SENSOR	SENSOR SWITCH CMR-PC	CEILING MOUNTED	
TIMECLOCK	1		TIMECLOCK	NEEDED		
ESPRESSO MACHINE	4	5032 V.A. @ 208 VOLT / 6700 V.A. @ 240 VOLT / SINGLE PHASE	30 AMP / 208 VOLT / SINGLE PHASE	LEVITON 2620 NEMA L6-30R		
COFFEE BREWER	1	3831 V.A. @ 208 VOLT / 5100 V.A. @ 240 VOLT / SINGLE PHASE	30 AMP / 208 VOLT / SINGLE PHASE	LEVITON 2620 NEMA L6-30R		
GRANITA MACHINE	2	1920 V.A. @ 120 VOLT	DEDICATED GRANITA MACHINE RECEPTACLE	LEVITON CR20-I		
COFFEE GRINDER	1	1080 V.A. @ 120 VOLT	DEDICATED COFFEE GRINDER RECEPTACLE	LEVITON CR20-I		
WALK IN COOLER	1	3120 V.A. @ 208 VOLT / 3600 V.A. @ 240 VOLT / SINGLE PHASE	IMPERIAL WALK IN	IMPERIAL 4'-9" x 8' x 7'-6"		
REFRIGERATOR	1	612 V.A. @ 120 VOLT	DEDICATED REFRIGERATOR RECEPTACLE	LEVITON CR20-I		
FREEZER	1	864 V.A. @ 120 VOLT	DEDICATED FREEZER RECEPTACLE	LEVITON CR20-I		
ICE MACHINE	1	1284 V.A. @ 120 VOLT	DEDICATED ICE MACHINE RECEPTACLE	LEVITON CR20-I		
SMOOTHIE MACHINE	1	1800 V.A. @ 120 VOLT	DEDICATED SMOOTHIE MACHINE RECEPTACLE	LEVITON CR20-I		
WIRE FOR POS	2					
WIRE FOR STATIC IP ADDRESS	2		CONDUIT FROM POS LOCATION TO DATA / COMM CENTER LOCATION	1/2" FLEX WITH CAT 5e CABLE		
WIRE FOR PHONE / DATA	1		CONDUIT FROM PHONE/ DATA LOCATION TO DATA / COMM CENTER LOCATION	1/2" FLEX WITH CAT 5e CABLE		
WIRE FOR CABLE MODEM	1		CONDUIT FROM CABLE MODEM LOCATION TO NETWORK INTERFACE LOCATION	1" FLEX WITH CAT 5e/RG6 QUAD SHIELD		
WIRE FOR ETHERNET	2		CONDUIT FROM ETHERNET LOCATION TO DATA / COMM CENTER LOCATION	1/2" FLEX WITH CAT 5e CABLE		
WIRE FOR CAMERAS	8		WIRE FROM CAMERAS TO COMMUNICATIONS CENTER LOCATION	RG59U +1B/2 - CAT 5e CABLE		[3] EXTERIOR OF BLDG. [5] INTERIOR OF BLDG.
WIRE FOR SPEAKERS	4		WIRE FROM SPEAKERS TO COMMUNICATIONS CENTER LOCATION	16/2 STR CRYSTAL RLBX		
WIRE FOR SIGNS	3	1500 V.A. @ 120 VOLT	20 AMP DED CIRCUIT TO SURFACE MOUNT WEATHER PROOF J BOXES INSIDE PARAPET			
RR EXHAUST FAN	1	60 V.A. @ 120 VOLT	EXHAUST FAN	BROAN QTXE150		FIELD VERIFY EXACT LOCATION ON ROUGH IN
CRAWL SPACE EXHAUST FAN	1	23 V.A. @ 120 VOLT	4" IN LINE WITH SPEED CONTROL AND FLOW SWITCH ACTIVATED LIGHT	FANTECH FG4		
WATER HEATER	1	3000 V.A. @ 208 VOLT / SINGLE PHASE	30 GALLON WATER HEATER	AO SMITH - DURA POWER DEL-30	SHELF MOUNTED	
ROOFTOP HVAC	1	3557 V.A. @ 208 VOLT / SINGLE PHASE	ROOF TOP UNIT - GAS HEAT - ELECTRIC AC	TRANE 4YXC303081075A		VERIFY STUB LOCATION WITH HVAC INSTALLER

PANEL SCHEDULE

NOTE: ALL CONDUCTORS COPPER.

OCT NO.	DESCRIPTION	TRIP AMPS	WIRE SIZE	VOLT AMPS	200 AMP PANEL			THREE PHASE		
					VOLT AMPS	WIRE SIZE	TRIP AMPS	DESCRIPTION	OCT NO.	
1	GEN LIGHTING	20	12	478	2516	10	30	ESPRESSO 1	2	
3	NEON LIGHTING	20	12	1500	2516	7	7	"	4	
5	EXTERIOR LTS.	20	12	726	2516	10	30	ESPRESSO 2	6	
7	EXTERIOR SIGN	20	12	1500	2516	7	7	"	8	
9	CONV RECEPT	20	12	900	2516	10	30	ESPRESSO 3	10	
11	CONV RECEPT	20	12	720	2516	7	7	"	12	
13	POINT OF SALE	20	12	360	2516	10	30	FUTURE ESPRESSO	14	
15	UPS	20	12	180	2516	7	7	"	16	
17	GRANITA 1	20	12	1920	1916	10	30	COFFEE BREWER	18	
19	GRANITA 2	20	12	1920	1916	7	7	"	20	
21	GRANITA 3	20	12	1920	1080	10	20	COFFEE GRINDER	22	
23	REFRIGERATOR	20	12	612	1500	12	20	WATER HEATER	24	
25	FREEZER	20	12	864	1500	7	7	"	26	
27	ROOFTOP WP GFCI	20	12	180	1800	12	20	SMOOTHIE MACH	28	
29	WALK IN COOLER	20	12	876	1284	12	20	ICE MACH	30	
31	"	/	/	876	180	12	20	EXTERIOR WP GFCI	32	
33	HVAC RIU	25	10	1779					34	
35	"	/	/	1779					36	
37									38	
39									40	
41									42	

ONE-LINE-DIAGRAM



WALK IN COOLER (MOTOR, COMPRESSOR)

OPERATION VOLTAGE	200 MIN.	230 MAX.
COMPRESSOR	6.1 RLA	33.7 LRA
INDOOR BLOWER FAN	1.82 FLA	
OUTDOOR BLOWER FAN	.5 FLA	1/15 H.P.
MINIMUM CIRCUIT AMPS	15 AMPS	
MAXIMUM OVERCURRENT PROTECTION	15 AMPS	
OVERCURRENT PROTECTION- DUAL ELEMENT TIME DELAY FUSE OR HACR CIRCUIT BREAKER		

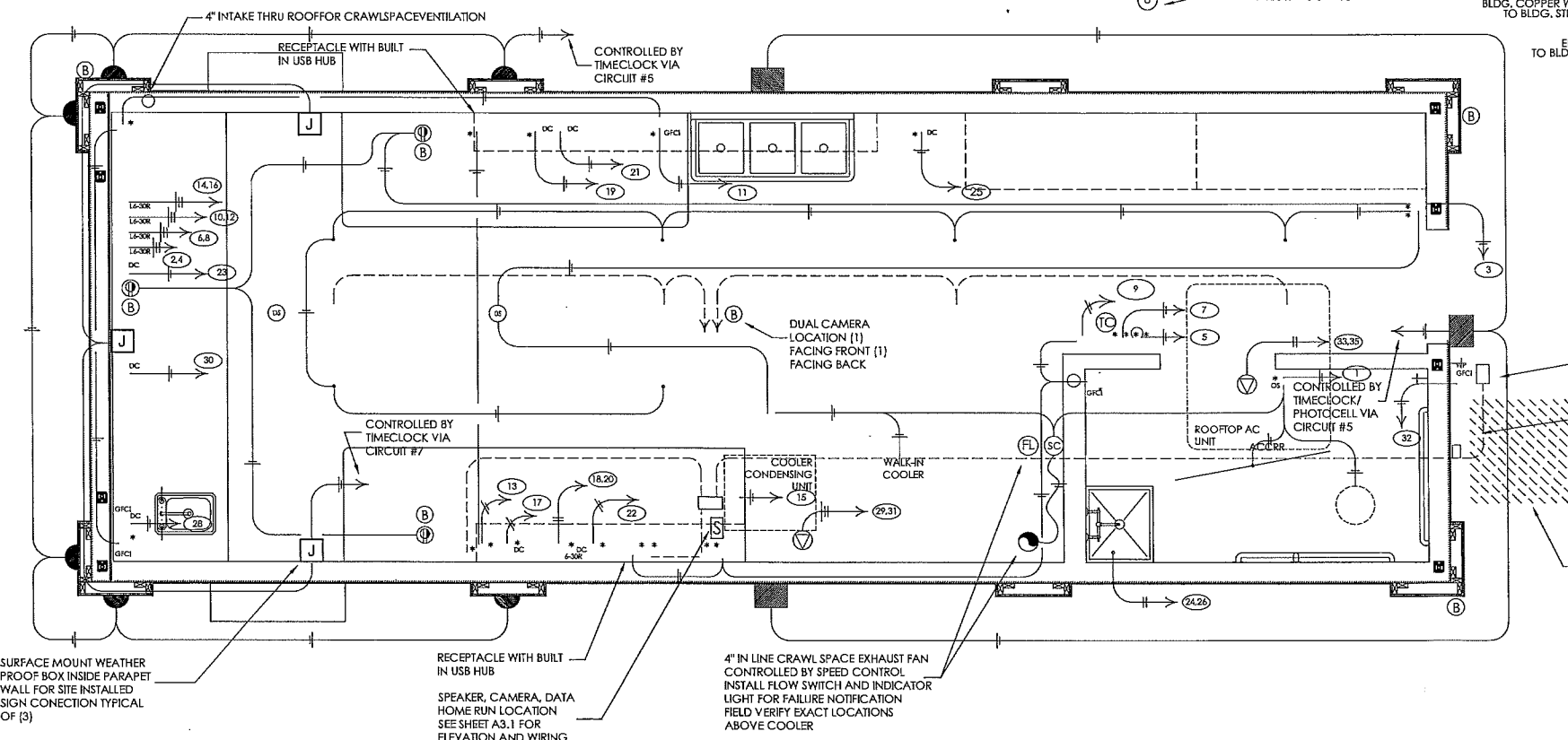
H.V.A.C. (MOTOR, COMPRESSOR, HEATER SIZES)

OPERATION VOLTAGE	200 MIN.	230 MAX.
COMPRESSOR	11.4 RLA	68.2 LRA
INDOOR BLOWER FAN	2.1 FLA	1/2 H.P.
OUTDOOR BLOWER FAN	1 FLA	1/6 H.P.
HEAT STRIP	GAS	
MINIMUM CIRCUIT AMPS	17.1 AMPS	
MAXIMUM OVERCURRENT PROTECTION	25 AMPS	
OVERCURRENT PROTECTION- DUAL ELEMENT TIME DELAY FUSE OR HACR CIRCUIT BREAKER		

ELECTRICAL PLAN REVIEW LOAD CALCULATIONS

VOLTAGE: 120/208 PHASE: 3 Ø

	CONNECTED LOAD	CALC. LOAD
LIGHTING		
EXTERIOR	204 V.A.	x 125 % = 255 V.A.
INTERIOR	419 V.A.	x 125 % = 524 V.A.
SIGNAGE	1500 V.A.	x 125 % = 1875 V.A.
EXHAUST FANS	83 V.A.	x 125 % = 104 V.A.
EXIT	0 V.A.	x 125 % = 0 V.A.
EMERGENCY	0 V.A.	x 125 % = 0 V.A.
RECEPTACLES		
THRU 10,000	1980 V.A.	x 100 % = 1980 V.A.
OVER 10,000	0 V.A.	x 50 % = 0 V.A.
	4767 V.A.	x 100 % = 4767 V.A.
MOTORS (LARGEST)	(2371) V.A.	x 25 % = 593 V.A.
ESPRESSO (4)	20128 V.A.	x 100 % = 20128 V.A.
BREWER	3832 V.A.	x 100 % = 3832 V.A.
SMOOTHIE MACH	1800 V.A.	x 100 % = 1800 V.A.
ICE MACHINE	1284 V.A.	x 100 % = 1284 V.A.
WATER HEATER	3000 V.A.	x 100 % = 3000 V.A.
GRANITA MACH (3)	5760 V.A.	x 100 % = 5760 V.A.
UPS	180 V.A.	x 100 % = 180 V.A.
POINT OF SALE (2)	360 V.A.	x 100 % = 360 V.A.
FREEZER	864 V.A.	x 100 % = 864 V.A.
REFRIGERATOR	612 V.A.	x 100 % = 612 V.A.
COFFEE GRINDER	1080 V.A.	x 100 % = 1080 V.A.
TOTAL CONNECTED LOAD	KVA 48	TOTAL CALCULATED LOAD KVA 49
	AMPS 132.8	AMPS 136

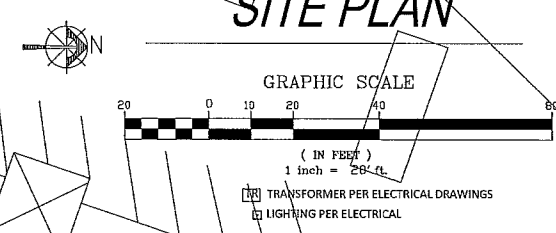
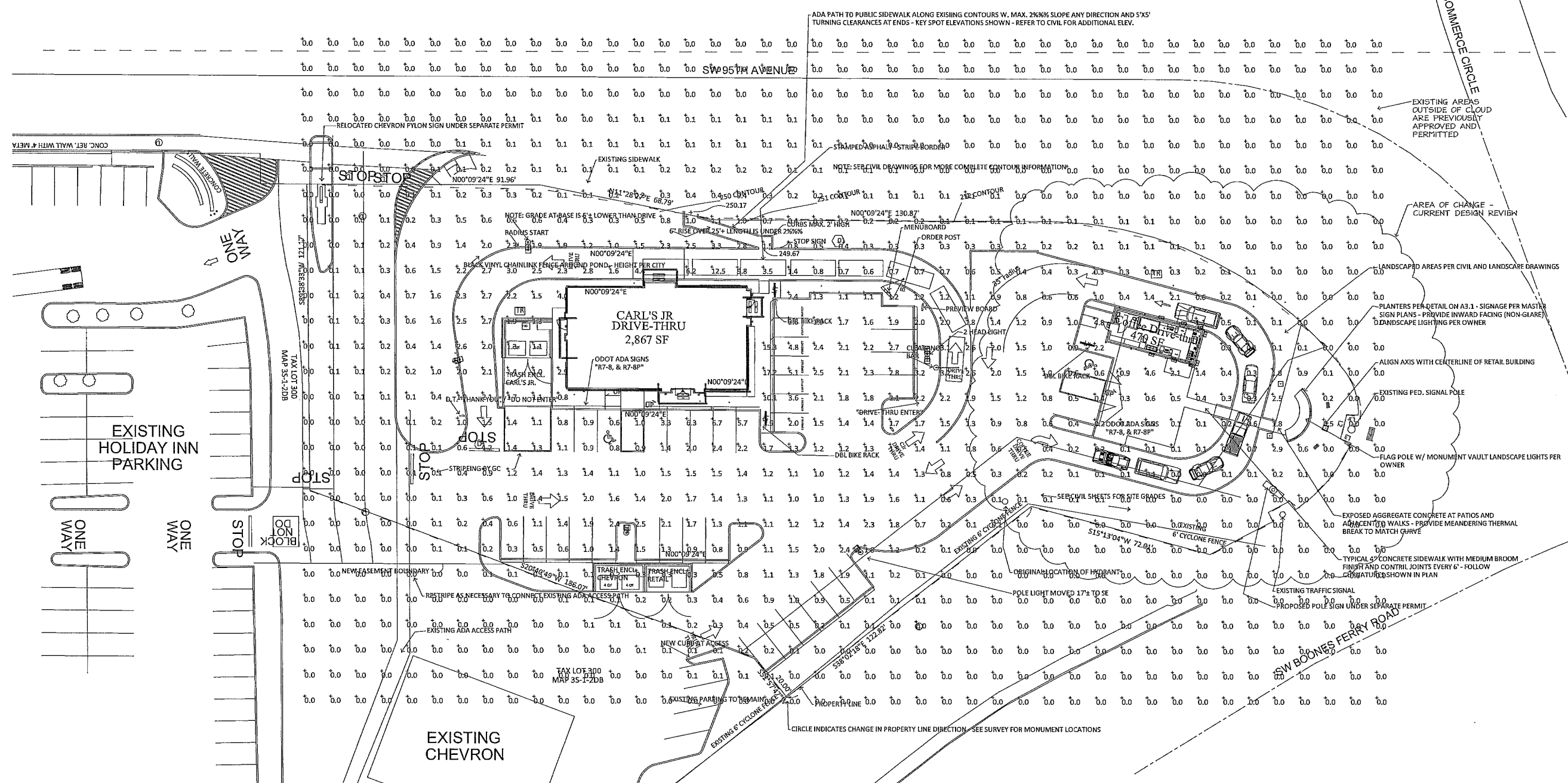


ELECTRICAL PLAN

1/2" = 1'-0"

NOTES:
* = @ 50" AFF TO TOP

FILE NAME:




Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min
GENERAL AREA	Illuminance	Fc	0.56	17.2	0.0	N/A.
STREET	Illuminance	Fc	0.02	0.2	0.0	N/A.
VERTICAL AT STREET	Illuminance	Fc	0.00	0.0	0.0	N/A.
PARKING LOT - DRIVE THRU	Illuminance	Fc	1.91	17.2	0.2	85.00

Luminaire Schedule

Symbol	Qty	Arrangement	TYPE	Manufacturer	CATALOG #	LLF	Total Lamp Lumens
○	2	SINGLE	DD	COOPER LIGHTING - MCGRAW-EDISON	BRL-36-50-40P	0.500	3600
○	2	SINGLE	N	COOPER LIGHTING - PORTFOLIO	CD6042E-6CLV142M1U1G	0.700	3200
○	6	SINGLE	T	COOPER LIGHTING - FAL-SAFE	FERN-64	0.750	5400
○	12	SINGLE	S	COOPER LIGHTING - METALUX	SSF-232	0.750	5400
○	11	SINGLE	U	COOPER LIGHTING - INVAIE	ENC-70-AMP-XX-M8-TSF	0.600	6300
○	4	SINGLE	LDRY-SL3-803-E	COOPER LIGHTING - LUMARK	LDRY-SL3-803-E	0.900	N/A.
○	1	BACK-2-BACK	LDRY-T3-803-E	COOPER LIGHTING - LUMARK	LDRY-T3-803-E	0.900	N/A.
○	764	SINGLE	LEDNF-R09	AMERICAN LIGHTING, LLC	LEDNF-R09	0.800	#
○	3	SINGLE	CFMS-64F-42	COOPER LIGHTING - LUMARK	CFMS-64F-42-LUMV-LLASH	0.810	3200
○	2	SINGLE	VFS-K-A20-S-LED-E1-WST	COOPER LIGHTING - INVAUE	VFS-K-A20-S-LED-E1-WST (MONUMENT LIGHT)	0.900	N/A.
○	1	SINGLE	VFS-K-A40-T-LED-E1-WAT	COOPER LIGHTING - INVAUE	VFS-K-A40-T-LED-E1-WAT (FLAG POLE LIGHT)	0.900	N/A.
○	8	SINGLE	WALL SCENCE	COOPER LIGHTING - SHAPER	WALL SCENCE	0.810	815

KGG Foods CONVERSION BASED ON CKE PROTOTYPE VERSION 22-14
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CLIENT

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c/o Pacific Development Ventures
PO Box 916
Portland, OR 97207
(503) 201-1309

PROJECT

Boones Ferry Pointe
SW 95TH AVE & COMMERCE CIRCLE
WILSONVILLE, OREGON

DRAWING TITLE

PHOTOMETRIC SITE PLAN

REVISIONS

△	
△	
△	
△	
△	

STAMP

DATE: OCT-3-2013

BLDG. SUBMITTAL DATE: ①

DATE: ②

DATE: ③

BID DATE:

Drawn: Cam Fultz

ARCH. NO.: 1159-COFFEE

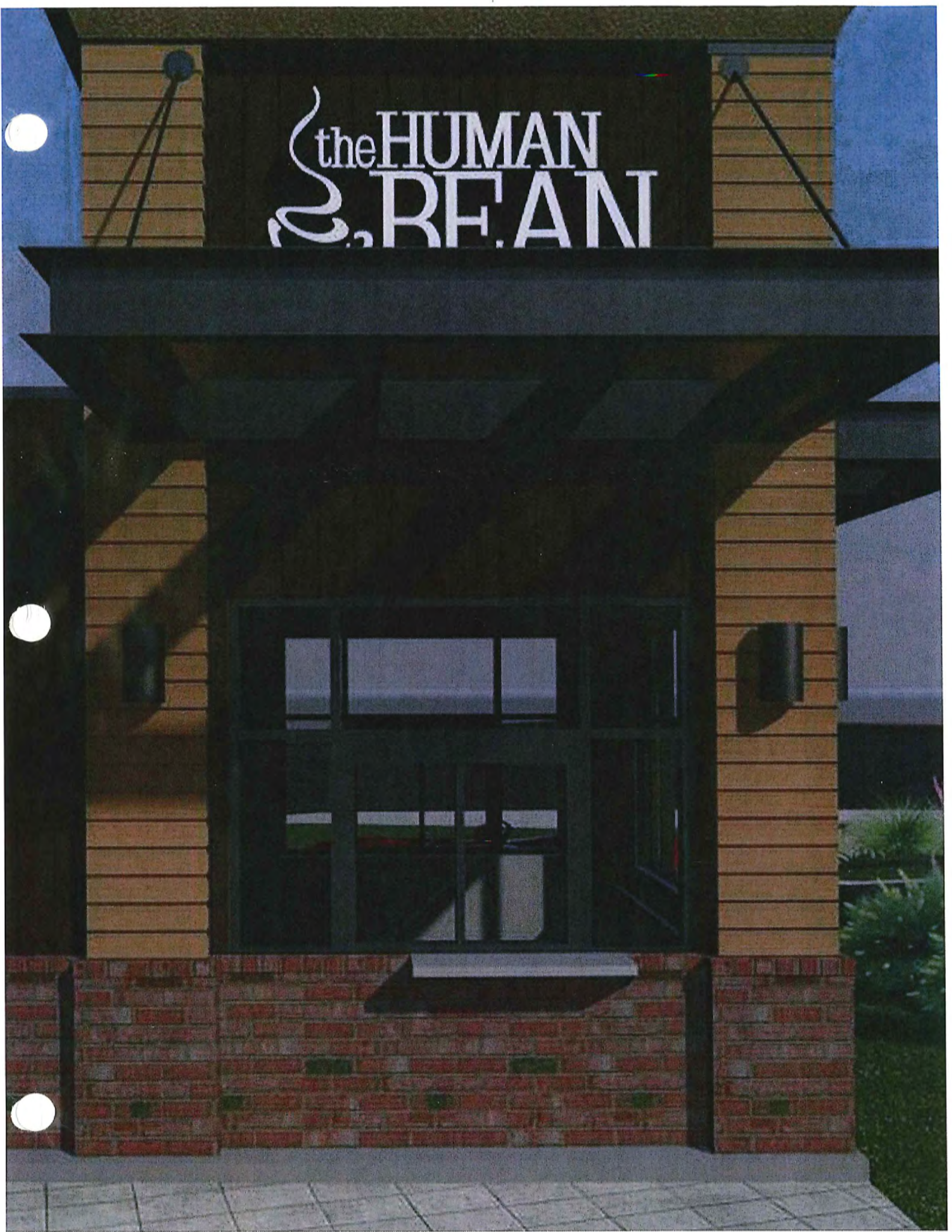
SCALE: AS SHOWN

SHEET

SE1.0

Revised Site
&
Architectural Plans

the HUMAN
REACT



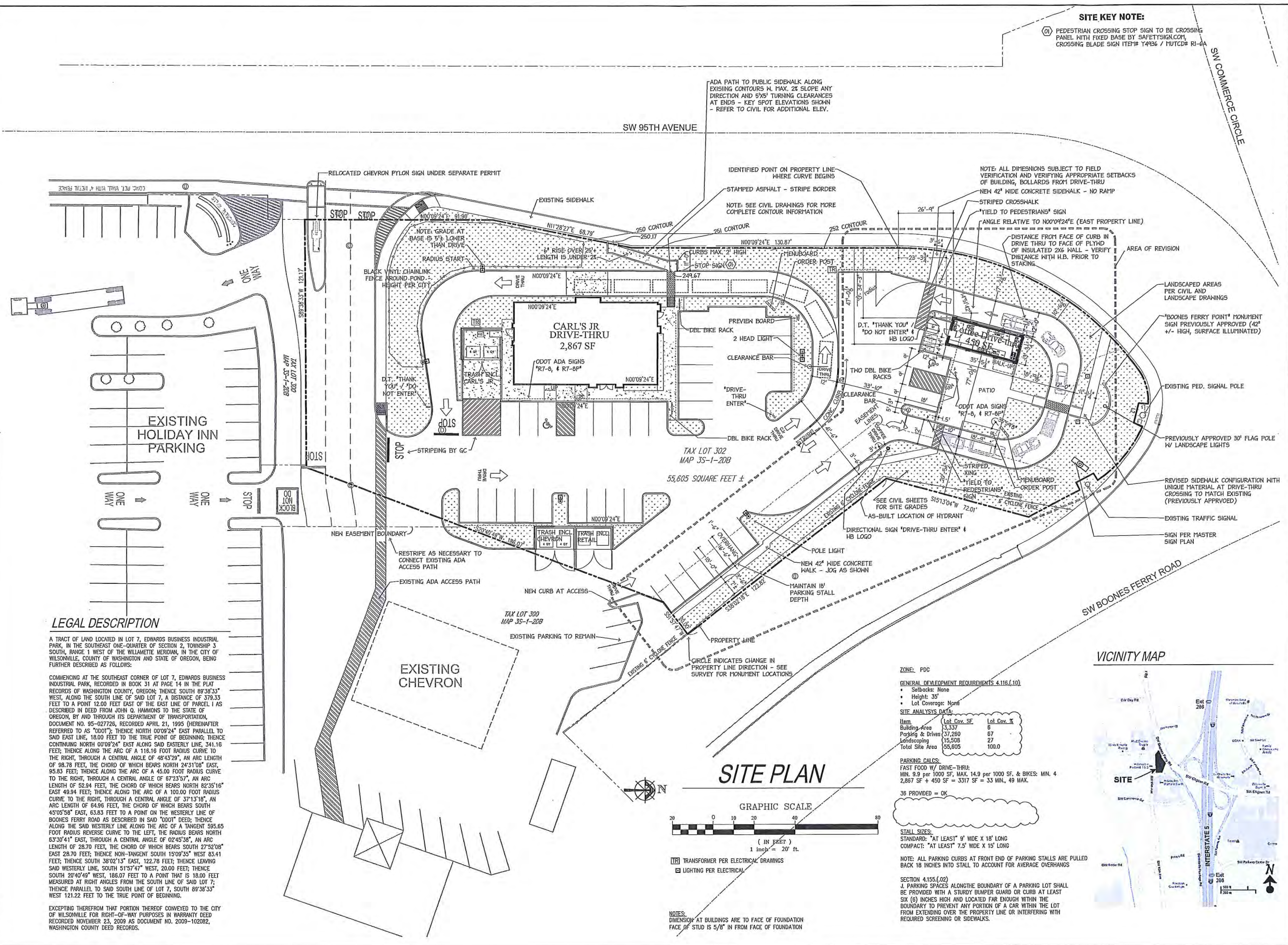
the HUMAN
& BEAN

the HUMAN
& BEAN

★ Carl's Jr.



FILE NAME:



SITE KEY NOTE:

(1) PEDESTRIAN CROSSING STOP SIGN TO BE CROSSING PANEL WITH FIXED BASE BY SAFETYSIGNAL.COM CROSSING BLADE SIGN ITEM# Y4936 / MUTCD# R1-6A

ADA PATH TO PUBLIC SIDEWALK ALONG EXISTING CONTOURS MAX. 2% SLOPE ANY DIRECTION AND 5'x5' TURNING CLEARANCES AT ENDS - KEY SPOT ELEVATIONS SHOWN - REFER TO CIVIL FOR ADDITIONAL ELEV.

IDENTIFIED POINT ON PROPERTY LINE WHERE CURVE BEGINS

STAMPED ASPHALT - STRIPE BORDER

NOTE: SEE CIVIL DRAWINGS FOR MORE COMPLETE CONTOUR INFORMATION

NOTE: ALL DIMENSIONS SUBJECT TO FIELD VERIFICATION AND VERIFYING APPROPRIATE SETBACKS OF BUILDING, ECOLARDS FROM DRIVE-THRU

NEW 4" WIDE CONCRETE SIDEWALK - NO RAMP

STRIPED CROSSWALK

YIELD TO PEDESTRIANS' SIGN

ANGLE RELATIVE TO N00°09'24"E (EAST PROPERTY LINE)

DISTANCE FROM FACE OF CURB IN DRIVE THRU TO FACE OF PLYWD OF INSULATED 2X6 WALL - VERIFY DISTANCE WITH H.B. PRIOR TO STAKING

AREA OF REVISION

LANDSCAPED AREAS PER CIVIL AND LANDSCAPE DRAWINGS

'BOONES FERRY POINT' MONUMENT SIGN PREVIOUSLY APPROVED (42" +/- HIGH, SURFACE ILLUMINATED)

EXISTING PED. SIGNAL POLE

PREVIOUSLY APPROVED 30' FLAG POLE W/ LANDSCAPE LIGHTS

REVISED SIDEWALK CONFIGURATION WITH UNIQUE MATERIAL AT DRIVE-THRU CROSSING TO MATCH EXISTING (PREVIOUSLY APPROVED)

EXISTING TRAFFIC SIGNAL

SIGN PER MASTER SIGN PLAN

TAX LOT 302
MAP 35-1-20B
55,605 SQUARE FEET ±

TAX LOT 300
MAP 35-1-20B

ZONE: PDC

GENERAL DEVELOPMENT REQUIREMENTS 4.118.(10)

- Setbacks: None
- Height: 35'
- Lot Coverage: None

SITE ANALYSIS DATA:

Item	Lot Cov. SF	Lot Cov. %
Building Area	13,337	6
Parking & Drives	37,260	67
Landscaping	15,508	27
Total Site Area	55,605	100.0

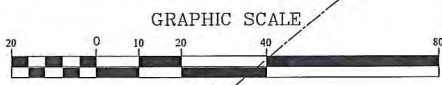
PARKING CALCS:
FAST FOOD W/ DRIVE-THRU:
MIN. 9.9 per 1000 SF, MAX. 14.9 per 1000 SF. & BIKES: MIN. 4
2,867 SF + 450 SF = 3317 SF = 33 MIN., 49 MAX.

JS PROVIDED = OK

STALL SIZES:
STANDARD: "AT LEAST" 9' WIDE X 18' LONG
COMPACT: "AT LEAST" 7.5' WIDE X 15' LONG

NOTE: ALL PARKING CURBS AT FRONT END OF PARKING STALLS ARE PULLED BACK 18 INCHES INTO STALL TO ACCOUNT FOR AVERAGE OVERHANGS

SECTION 4.155.(02)
J. PARKING SPACES ALONG THE BOUNDARY OF A PARKING LOT SHALL BE PROVIDED WITH A STURDY BUMPER GUARD OR CURB AT LEAST SIX (6) INCHES HIGH AND LOCATED FAR ENOUGH WITHIN THE BOUNDARY TO PREVENT ANY PORTION OF A CAR WITHIN THE LOT FROM EXTENDING OVER THE PROPERTY LINE OR INTERFERING WITH REQUIRED SCREENING OR SIDEWALKS.



TR TRANSFORMER PER ELECTRICAL DRAWINGS

L LIGHTING PER ELECTRICAL

NOTES:
DIMENSION AT BUILDINGS ARE TO FACE OF FOUNDATION
FACE OF STUD IS 5/8" IN FROM FACE OF FOUNDATION

VICINITY MAP



CB ANDERSON ARCHITECT

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PROJECT

Boones Ferry Pointe
SW 95TH AVE & COMMERCE CIRCLE
WILSONVILLE, OREGON

DRAWING TITLE

ARCHITECTURAL SITE PLAN
430 SF Coffee Tenant

REVISIONS

STAMP



DATE: NOV-25-2013

BUILD SUBMITTAL DATE: ①

DATE: ②

DATE: ③

ARCH. NO.: 1199.COFFEE

SHEET **A1.0**

KGG Foods CONVERSION BASED ON CKE PROTOTYPE VERSION 22-14 This document and the information disclosed herein (plans, drawings, branding, equipment, color profiles) are the exclusive copyrighted property of CKE Restaurants Inc. They are instruments of service for this project only. No part of this document may be made available, copied, reproduced or distributed to others without written consent of CKE Restaurants Inc. 2012

NOTE: ADD 3.47' TO ALL ELEVATIONS TO GET TO NAVD 88 DATUM.

UNLESS OTHERWISE NOTED, ALL SANITARY LINES ARE TO BE PVC (ASTM D3034)

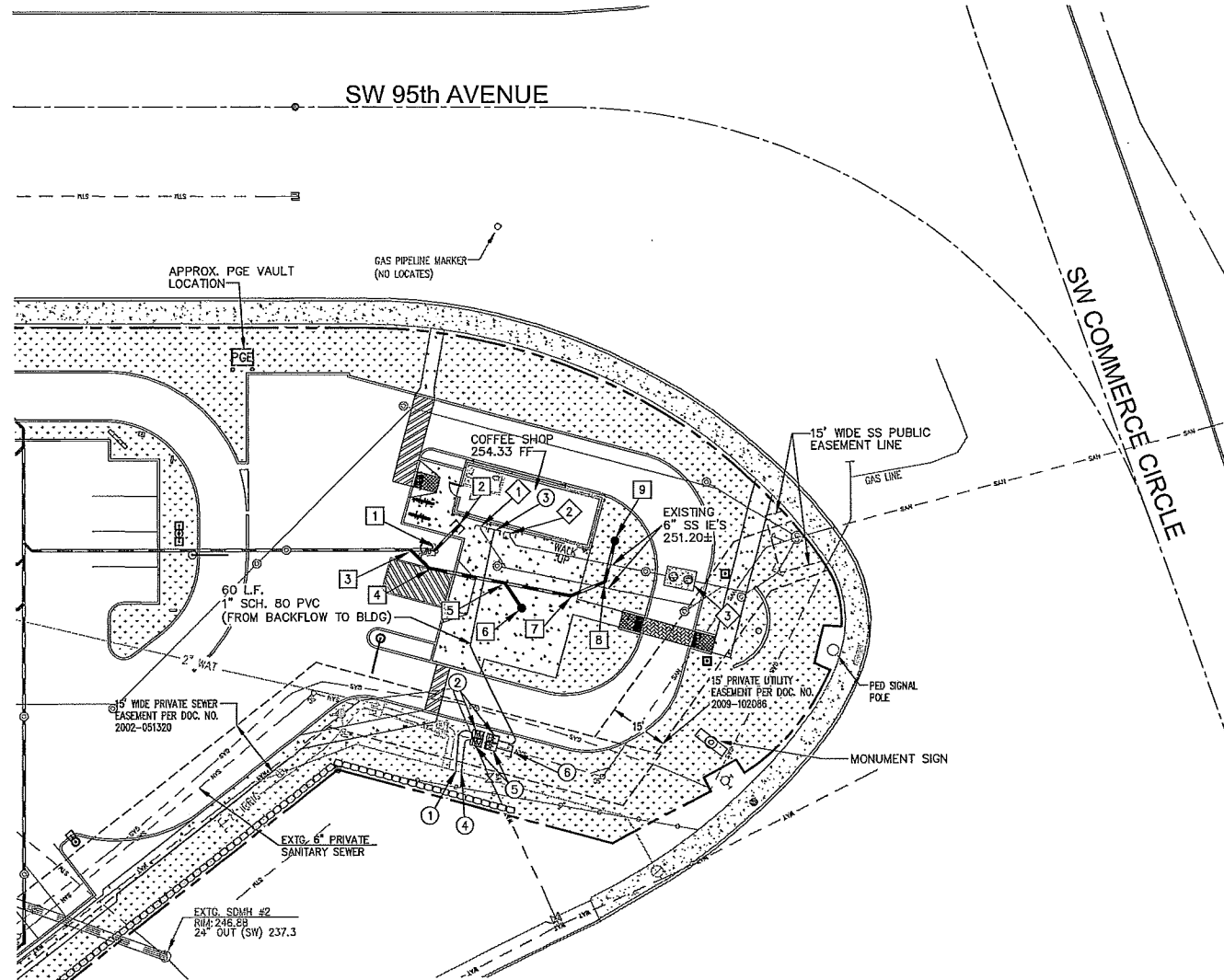
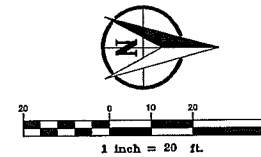
BACKFILL NOTE:
PIPES UNDER PAVED SURFACES REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED, UNLESS OTHERWISE NOTED.

NOTE: 2"x 4" SERVICE CONNECTION MARKERS TO BE COLOR CODED GREEN (SANITARY)

NOTE: 2"x 4" SERVICE CONNECTION MARKERS TO BE COLOR CODED WHITE (SANITARY)

THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION

NOTE: SEE PLUMBING PLANS FOR UTILITY CONNECTIONS WITHIN 5' OF BUILDING PAD



LEGEND

- PROPERTY LINE
 - X-CENTERLINE
 - X-CURB
 - X-FENCE LINE
 - X-POWER LINE
 - X-GAS LINE
 - X-STORM SEWER LINE
 - X-SANITARY SEWER LINE
 - X-WATER LINE
-
- EXISTING CLEANOUT
 - EXISTING STORM DRAIN MANHOLE
 - PROPOSED STORM LINE
 - EXISTING STORM LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED 3/4" WATER METER
 - PROPOSED 3/4" BACKFLOW
 - EXISTING WATER METER
 - EXISTING BACKFLOW
 - PROPOSED CURB
 - PROPOSED 3/4" WATER LINE
 - PROPOSED SITE LIGHTING
 - EXISTING LANDSCAPE AREA

PROPOSED WATERLINE DATA

- 1 3/4" DOMESTIC SERVICE TAP @ 8" DIP WATERLINE.
- 2 INSTALL 3/4" DOMESTIC METER AND 3/4" BACKFLOW ASSY.
- 3 END 3/4" DOMESTIC WATER SERVICE CONNECTION @ BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- 4 1" IRRIGATION SERVICE TAP @ 8" DIP WATERLINE.
- 5 INSTALL 1" IRRIGATION METER AND 3/4" BACKFLOW ASSY.
- 6 END 3/4" DOMESTIC IRRIGATION CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.

PROPOSED STORM SEWER DATA

ROOF DRAIN LATERALS

- 1 INSTALL 6" 45' BEND @ EXTC. 6" STORM MAIN.
IE @ MAIN: = 251.85
- 2 INSTALL 6" SD LATERAL
9.0 LF @ S = 2.00%
IE BLDG = 252.03

CATCHBASIN AND PIPE INFORMATION

- 3 INSTALL 4"x6" 45' BEND @ EXTC. 6" STORM MAIN.
IE @ MAIN: = 251.65
INSTALL 6.70 LF, 4" 3034 PIPE @ 1% SLOPE TO 4
- 4 INSTALL 4" DIAM. 45' BEND
IE @ BEND: = 251.73
INSTALL 19.6 LF, 4" 3034 PIPE @ 1% SLOPE TO 5
- 5 INSTALL 4" WYE
IE @ WYE: = 251.92
INSTALL 17.0 LF, 4" 3034 PIPE @ 1% SLOPE TO 7
- 6 INSTALL 6" ROUND CATCHBASIN (NDS SPEE-D BASIN)
HEEL RESISTANT STEEL GRATE - PEDESTRAIN LOADING STD.
TOP OF GRATE: = 253.81
4" IE OUT: 252.31
INSTALL 7.6 LF, 4" 3034 PIPE @ 5.1% SLOPE TO 5
- 7 INSTALL 4" DIAM. 45' BEND
IE @ BEND: = 252.09
INSTALL 9.5 LF, 4" 3034 PIPE @ 1% SLOPE TO 8
- 8 INSTALL 4" DIAM. 45' BEND
IE @ BEND: = 252.18
INSTALL 10.7 LF, 4" 3034 PIPE @ 1% SLOPE TO 9
- 8 INSTALL 6" ROUND CATCHBASIN (NDS SPEE-D BASIN)
STEEL GRATE - PEDESTRAIN LOADING STD.
TOP OF GRATE: = 253.43
4" IE OUT: 252.30

EXISTING SANITARY SEWER DATA

- 1 6" SS BUILDING CONNECTION - 6" IE: 251.55
(CONSTRUCTED PREVIOUSLY WITH CARLS JR SITEWORK)
- 2 6" SS BUILDING CONNECTION - 6" IE: 251.46
(CONSTRUCTED PREVIOUSLY WITH CARLS JR SITEWORK)
- 3 GREASE VAULT CONSTRUCTED PREVIOUSLY WITH CARLS JR SITEWORK.

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Portland, OR 97207
(503) 688-9600

Boones Ferry Pointe
(Coffee Drive-Thru)
SW 95TH AVE & COMMERCE CIRCLE
WILSONVILLE, OREGON

COMPOSITE UTILITY PLAN

REVISIONS



THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY BEAR THE APPROVAL STAMP OF THE CITY OF WILSONVILLE OR OTHER REQUIRED REGULATING AGENCIES

DATE: 12-04-2013

BLDG. SUBMITTAL DATE: ①

DATE: ②

DATE: ③

BID DATE: _____

CHEK NO.: _____

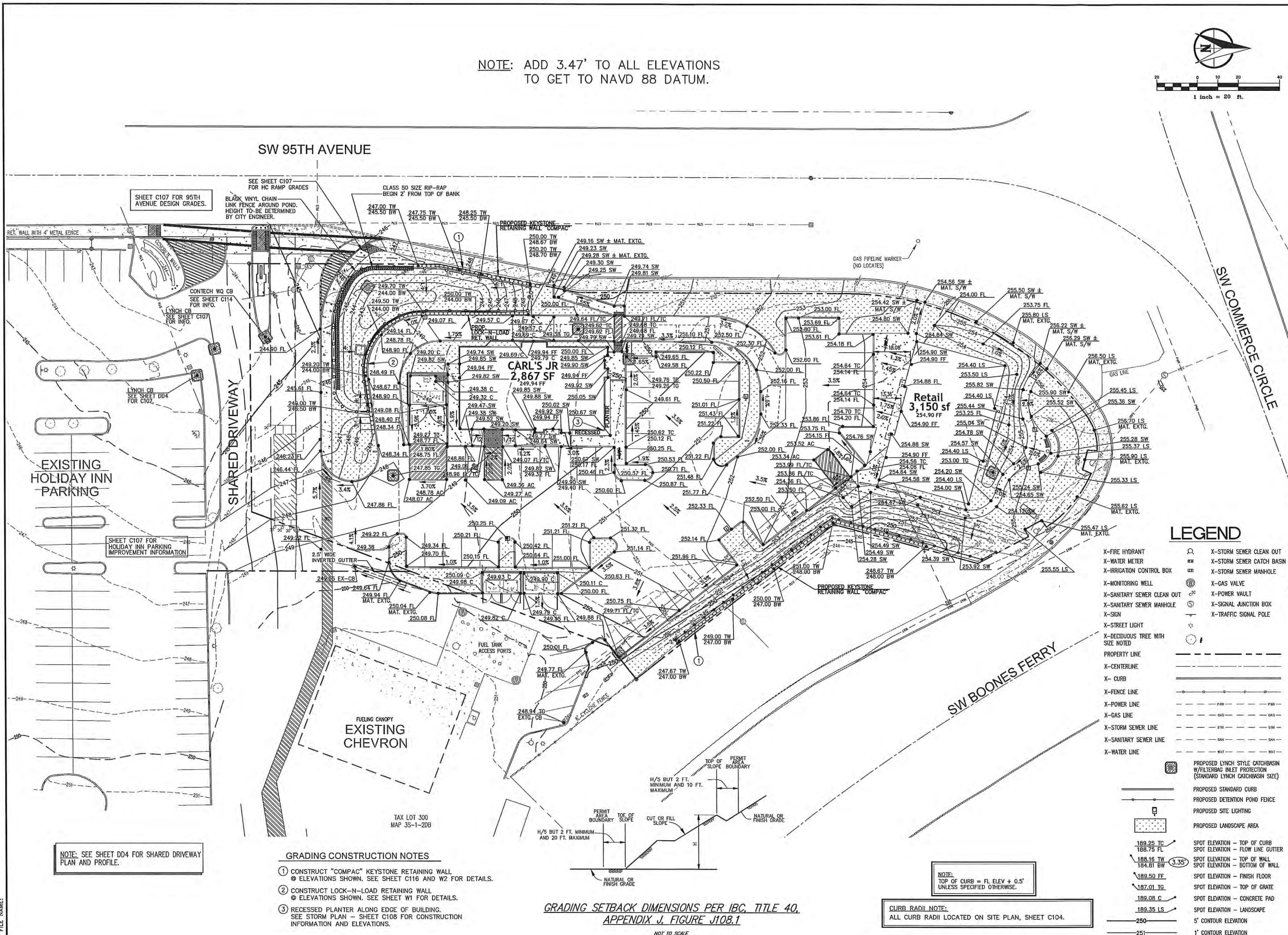
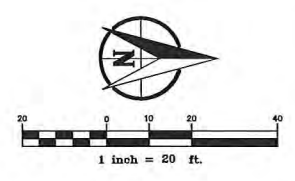
ARCH. NO.: 1199

SCALE: _____

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NOTE: ADD 3.47' TO ALL ELEVATIONS TO GET TO NAVD 88 DATUM.



SW 95TH AVENUE

SW COMMERCE CIRCLE

SW BOONES FERRY

CARL'S JR
2,867 SF

Retail
3,150 sf

GRADING CONSTRUCTION NOTES

- 1 CONSTRUCT "COMPAC" KEYSTONE RETAINING WALL @ ELEVATIONS SHOWN. SEE SHEET C116 AND W2 FOR DETAILS.
2 CONSTRUCT LOCK-N-LOAD RETAINING WALL @ ELEVATIONS SHOWN. SEE SHEET W1 FOR DETAILS.
3 RECESSED PLANTER ALONG EDGE OF BUILDING. SEE STORM PLAN - SHEET C108 FOR CONSTRUCTION INFORMATION AND ELEVATIONS.

GRADING SETBACK DIMENSIONS PER IBC, TITLE 40, APPENDIX J, FIGURE J108.1

NOT TO SCALE

NOTE: TOP OF CURB = FL ELEV + 0.5' UNLESS SPECIFIED OTHERWISE.
CURB RADII NOTE: ALL CURB RADII LOCATED ON SITE PLAN, SHEET C104.

LEGEND

- X-FIRE HYDRANT
X-WATER METER
X-IRRIGATION CONTROL BOX
X-MONITORING WELL
X-SANITARY SEWER CLEAN OUT
X-SANITARY SEWER MANHOLE
X-SIGN
X-STREET LIGHT
X-DECIDUOUS TREE WITH SIZE NOTED
PROPERTY LINE
X-CENTERLINE
X-CURB
X-FENCE LINE
X-POWER LINE
X-GAS LINE
X-STORM SEWER LINE
X-SANITARY SEWER LINE
X-WATER LINE
X-STORM SEWER CLEAN OUT
X-STORM SEWER CATCH BASIN
X-STORM SEWER MANHOLE
X-GAS VALVE
X-POWER VAULT
X-SIGNAL JUNCTION BOX
X-TRAFFIC SIGNAL POLE
PROPOSED LYNCH STYLE CATCHBASIN W/FILTERBAG INLET PROTECTION (STANDARD LYNCH CATCHBASIN SIZE)
PROPOSED STANDARD CURB
PROPOSED DETENTION POND FENCE
PROPOSED SITE LIGHTING
PROPOSED LANDSCAPE AREA
SPOT ELEVATION - TOP OF CURB
SPOT ELEVATION - FLOW LINE GUTTER
SPOT ELEVATION - TOP OF WALL
SPOT ELEVATION - BOTTOM OF WALL
SPOT ELEVATION - FINISH FLOOR
SPOT ELEVATION - TOP OF GRATE
SPOT ELEVATION - CONCRETE PAD
SPOT ELEVATION - LANDSCAPE
5' CONTOUR ELEVATION
1' CONTOUR ELEVATION

NOTE: SEE SHEET D04 FOR SHARED DRIVEWAY PLAN AND PROFILE.

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Boones Ferry Pointe
SW 95TH AVE & COMMERCE CIRCLE
MULTI-CANAL I.E. DEVELOPMENT

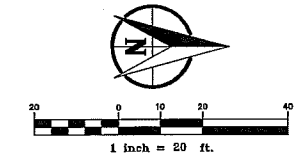
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DATE: 04-19-20
BLDG. SUBMITTAL DATE: 1
SUBMITTAL DATE: 2
SUBMITTAL DATE: 3
CKE NO.:
ARCH. NO.: 1199
SCALE:
SHEET

c105

KWKG CONVERSION BASED ON CKE PROTOTYPE VERSION 22-14

NOTE: ADD 3.47' TO ALL ELEVATIONS TO GET TO NAVD 88 DATUM.



SW 95TH AVENUE

SW COMMERCE CIRCLE

SW BOONES FERRY

CARL'S JR
2,867 SF
249.94 FF

EXISTING HOLIDAY INN PARKING

SHARED DRIVEWAY

FUELING CANOPY
EXISTING CHEVRON

TAX LOT 300
MAP 35-1-2DB

NOTE: SEE SHEET DD4 FOR SHARED DRIVEWAY PLAN AND PROFILE.

GRADING SETBACK DIMENSIONS PER IBC, TITLE 40, APPENDIX J, FIGURE J108.1

NOT TO SCALE

NOTE:
TOP OF CURB = FL ELEV + 0.5'
UNLESS SPECIFIED OTHERWISE.

CURB RADII NOTE:
ALL CURB RADII LOCATED ON SITE PLAN, SHEET C104.

LEGEND

- X-FIRE HYDRANT
- X-WATER METER
- X-IRRIGATION CONTROL BOX
- X-MONITORING WELL
- X-SANITARY SEWER CLEAN OUT
- X-SANITARY SEWER MANHOLE
- X-SIGN
- X-STREET LIGHT
- X-DECIDUOUS TREE WITH SIZE NOTED
- PROPERTY LINE
- X-CENTERLINE
- X-CURB
- X-FENCE LINE
- X-POWER LINE
- X-GAS LINE
- X-STORM SEWER LINE
- X-SANITARY SEWER LINE
- X-WATER LINE
- X-STORM SEWER CLEAN OUT
- X-STORM SEWER CATCH BASIN
- X-STORM SEWER MANHOLE
- X-GAS VALVE
- X-POWER VAULT
- X-SIGNAL JUNCTION BOX
- X-TRAFFIC SIGNAL POLE
- PROPOSED LYNCH STYLE CATCHBASIN W/FILTERBAG INLET PROTECTION (STANDARD LYNCH CATCHBASIN SIZE)
- PROPOSED STANDARD CURB
- PROPOSED DETENTION POND FENCE
- PROPOSED SITE LIGHTING
- PROPOSED LANDSCAPE AREA
- SPOT ELEVATION - TOP OF CURB
- SPOT ELEVATION - FLOW LINE CUTTER
- SPOT ELEVATION - TOP OF WALL
- SPOT ELEVATION - BOTTOM OF WALL
- SPOT ELEVATION - FINISH FLOOR
- SPOT ELEVATION - TOP OF GRATE
- SPOT ELEVATION - CONCRETE PAD
- SPOT ELEVATION - LANDSCAPE
- FADED ELEVATIONS = EXISTING GRADES
- 5' CONTOUR ELEVATION
- 1' CONTOUR ELEVATION

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Boones Ferry Pointe LLC
(Coffee Drive-Thru)
SW 95TH AVE & COMMERCE CIRCLE
WILSONVILLE, OREGON

GRADING PLAN

REVISIONS



DATE: 12-04-20

BLDG. SUBMITTAL DATE: ①

DATE: ②

DATE: ③

BID DATE:

CKE NO.:

ARCH. NO.: 1199

SCALE:

SHEET

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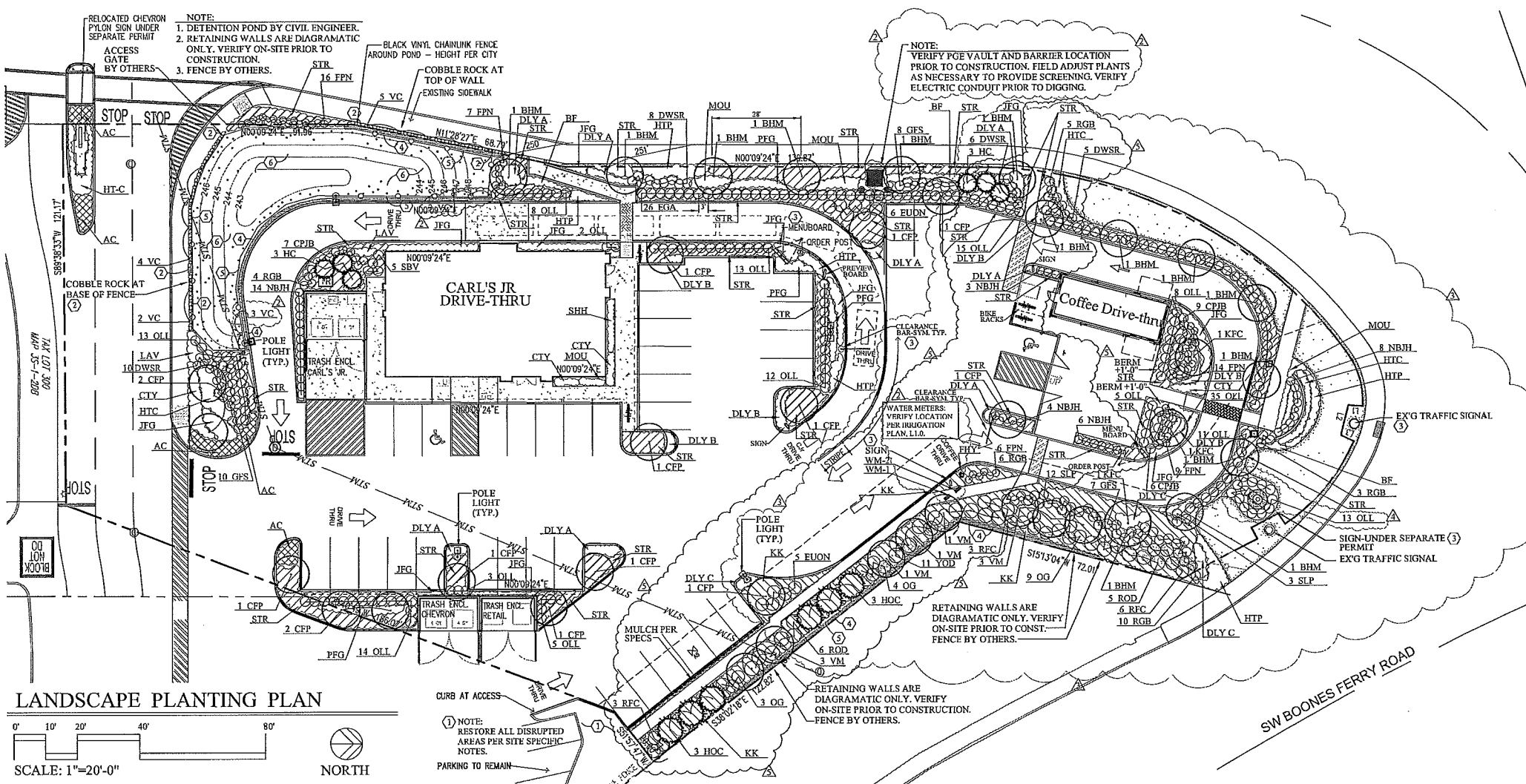
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 WILSONVILLE, OREGON

DRAWING TITLE

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LANDSCAPE PLANTING PLAN



SCALE: 1"=20'-0"
 BASE MAP FROM CB ANDERSON ARCH., PLLC-SEATTLE, WA

LANDSCAPE CONSTRUCTION NOTES

- All work performed shall conform with City of Wilsonville, landscape and irrigation requirements, codes and specifications.
- Owner shall secure all permits from City of Wilsonville for required work per Landscape Planting and Irrigation Plans.
- Locate, protect and avoid disruption of all above and below grade utilities and site features prior to construction. Contractor is responsible for any resulting damages during construction. Call locate before you dig at 1 800 424-5555.
- Clear subgrade by removing all undesirable vegetation including grasses, weeds, blackberries, scotch broom and poplar seedlings including roots. Leave subgrade in landscape areas minimum 9" below paving in shrub beds and 5" below paving in lawn areas. Remove all debris from site.
- Provide minimum approved 6" depth topsoil mix in all shrub beds. Topsoil to be 60% granular sand and 40% rotted compost mix. Submit topsoil sample with test results to Landscape Architect for approval prior to importing on site. Scarify subgrade by rototilling and add topsoil on surface. Add additional topsoil as needed to contour and level lawns. Areas that are to be hydroseeded: allow lawn to be established, cut straight edge between lawn and mulched planter, remove over spray lawn from mulch planter, dispose of debris from site.
- Provide minimum approved 4" depth topsoil mix in all lawn beds. Topsoil to be 60% granular sand and 40% rotted compost mix. Submit topsoil sample with test results to Landscape Architect for approval prior to importing on site. Scarify subgrade by rototilling and add topsoil on surface. Add additional topsoil as needed to contour and level lawns. Areas that are to be hydroseeded: allow lawn to be established, cut straight edge between lawn and mulched planter, remove over spray lawn from mulch planter, dispose of debris from site.
- Provide minimum 2" depth medium hem-fir mulch to all planting beds. Provide mulch sample to Landscape Architect prior to installation. Fill all planting beds and lawns areas to within 1" of top of all curbs and walks. Slope all planting beds and lawns areas to drain.
- Provide one (1) year warranty for all plant materials and workmanship. Landscape Contractor shall provide maintenance to site until Final Acceptance from Owner. Work to include mowing lawns, weeding beds and disposing all debris off site.
- Verify all quantities shown on the plant list and plans. If discrepancies exist between the graphic representation and the numeric totals, the graphic representation shall rule.
- Hold all plant material minimum three feet away from building to allow from plant material growth and maintenance.
- All plant materials to be specimen quality with full, symmetrical trunk and foliage, unless otherwise noted. Fertilize all plantings with "Osmacote" plant granules. Install 2 cups per tree larger than 3", 1 cup per tree less than 3", 1/2 cup per 5 gal., 1/4 per 2 and 1 gal., 1/8 cup per 6" and 4" pots. Place at base of plant after mulch has been installed.
- Lawn - Sod with approved source in designated areas. Hydroseed with approved source in all other lawn areas.
- Lawn Hydroseeded Areas: Hydroseed lawn to become established, then cut straight edges between lawn and mulch planter beds. Weed planter, removing lawn and weeds from planter, dispose of debris off-site.
- Ensure proper drainage of all planting holes prior to installing plant materials. If planting holes do not drain or if heavy clay soils are evident contact landscape architect.
- Fill all planting beds and lawn areas to within 1" of top of all curbs and walks. Berm all planting beds and lawn areas minimum 2% slope to drain.
- Asphalt to be removed 2" from behind extruded curb in planting beds after paving is completed and before plant material is installed.
- Landscape Contractor to provide Alternate bid for One Year Maintenance Cost in bid.

PLANT MATERIAL LEGEND

Abbrev.	Common Name	Botanical Name	Size
* BHM	Bowhall Maple	Acer rubrum "Bowhall"	3" cal./B&B-Matched at 6' branch
* CFP	Capital Flowering Pear	Pyrus calleryana "Capital"	1 3/4" cal./B&B-Matched at 6' branch, 10' ht. min.
* EGA	Emerald Green Arborvitae	Thuja occidentalis "Emerald Green"	6" hgt./B&B
* HC	Hinok Cypress	Chamaecyparis obtusa "Hinoko"	6" hgt./B&B
* HOC	Hogan Cedar	Thuja plicata "Fastigata"	6" hgt./B&B
* KFC	Kwaosan Flowering Cherry	Prunus serrulata "Kwanzan"	1 3/4" cal./B&B-Matched at 6' branch, 10' ht. min.
* VM	Vine Maple	Acer circinatum "Nunesty Grown"	8" hgt./B&B 3 Multi-trunk min.
shrubs:			
* CPJB	Crimson Pygmy Jap. Barberry	Berberis thunbergii "Crimson Pygmy"	18" hgt./cont.
* DWFR	Dwarf Shrub Rose	Rosa species - White	12" hgt./cont.
* EOLN	Emerald Green Compacta	Eonymus alata "Compacta"	24" hgt./cont.
* FPN	Fire Power Nandina	Nandina domestica "Fire Power"	12" hgt./cont.
* GFS	Gold Flame Spiraea	Spiraea japonica "Gold Flame"	18" hgt./cont.
* NBHJ	Northern Beauty Japanese Holly	Ilex creata "Northern Beauty"	18" hgt./cont., Matched
* OG	Oregon Grape	Mahonia aquifolium	18" hgt./cont.
* OLL	Oto Luyken Laurel	Promus leucocarpus "Oto Luyken"	18"-21" width/B&B, Matched
* RGB	Rose Glow Barberry	Berberis thunbergii "Rose Glow"	18" hgt./cont.
* ROD	Red Osier Dogwood	Cornus stolonifera	18" hgt./cont.
* RFC	Red Flowering Currant	Ribes sanguineum	18" hgt./cont.
* SBV	Spring Bouquet Viburnum	Viburnum tinus "Spring Bouquet"	24" hgt./cont.
* SLP	Spiraea Little Princess	Spiraea japonica "Little Princess"	18" hgt./cont.
* YOD	Yellow Osier Dogwood	Cornus flavescens	24" hgt./cont.
vines:			
* VC	Virginia Creeper	Parthenocissus quinquefolia	5 gal. cont. with 4' vine on stake
symbols/ground covers:			
* BF	Blue Fescue	Festuca ovina "Glauca"	1 gal./cont. at 18" oc at triangular spacing
* CTY	Candy Tuft	Iberis sempervirens	1 gal./cont. at 36" oc at triangular spacing
* DLY A	Day Lilly - Red	Hemerocallis "Carnival"	1 gal./cont. at 24" oc at triangular spacing
* DLY B	Day Lilly - Yellow	Hemerocallis "Happy Returns"	1 gal./cont. at 24" oc at triangular spacing
* DLY C	Day Lilly - White	Hemerocallis "Ice Carnival"	1 gal./cont. at 24" oc at triangular spacing
* GVSF	Golden Variegated Sweet Flag	Acorus gramineus "Ogon"	1 gal./cont. at 24" oc at triangular spacing
* HT-C	Cornish Heather	Erica vagans	1 gal./cont. at 36" oc at triangular spacing
* HT-P	Purple Heather	Erica carnea "Purple"	1 gal./cont. at 36" oc at triangular spacing
* JFG	Japanese Fountain Grass	Hakonechloa macra "Aureola"	1 gal./cont. at 18" oc at triangular spacing
* LAV	English Lavender	Lavandula angustifolia "Compacta"	1 gal./cont. at 24" oc at triangular spacing
* MOU	Moudry Fountain Grass	Pennisetum alopecuroides "Moudry"	1 gal./cont. at 18" oc at triangular spacing
* PFG	Purple Fountain Grass	Pennisetum setaceum "Rubrum"	1 gal./cont. at 18" oc at triangular spacing
* SHH	Dwarf Sarcococca	Sarcococca hookeriana "Humilis"	1 gal./cont. at 24" oc at triangular spacing
* VJSG	Variegated Japanese Silver Grass	Miscanthus sinensis "Variegatus"	1 gal./cont. at 18" oc at triangular spacing
AC	Annual Color	Per Landscape Architect and Season	4" pots at 8" oc at triangular spacing
STR	Barren Strawberry	Waldsteinia fragarioides	1 gal./cont. at 30" oc at triangular spacing
KK	Kiunickimick	Arctostaphylos uva-ursi	1 gal./cont. at 36" oc at triangular spacing
LAWN	Fine Lawn Sod from approved source of Local Growers	Provide alternate bid for hydroseed with "Fine Lawn Rapid-Gro Lawn" from approved source of Local Grower. Submit seed ratio and sample to Landscape Architect prior to hydroseeding. After hydroseeded lawn has established, Landscape Contractor to cut straight edge between lawn and mulch beds. Remove all over spray from hydro seed from mulch planter beds, dispose of debris off-site.	
	Low Grow Emulsion Control Mix from approved source of Local Grower.	Submit seed ratio and sample to Landscape Architect prior to hydroseeding.	

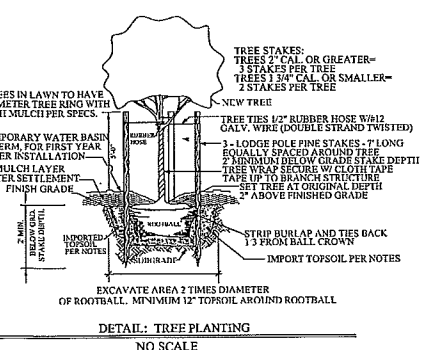
SITE AREA CALCULATIONS

ZONING -	PDC
SITE AREA -	55,605 SF
REQUIRED LANDSCAPE = 15% OF SITE -	8,340 SF
LANDSCAPE PROVIDED -	15,910 SF
LAWN AREA ALLOWED = 10%	1,591 SF
LANDSCAPE TYPES:	
LAWN AREA - High Water Use -	2,200 SF or 14%
SHRUB BEDS - Medium Water Use -	7,250 SF
NATIVE SHRUB BEDS - Low Water Use -	3,700 SF
DETENTION POND - No Water Use -	2,760 SF

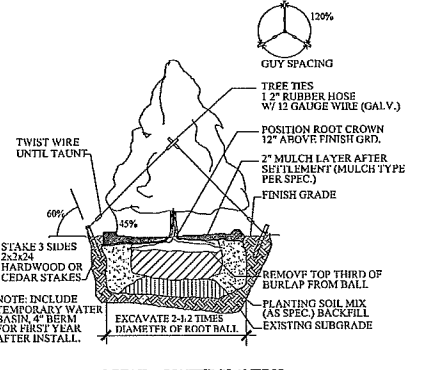
* More than 10% Lawn Allowed per Conversation with Planning Department due to Corner Lot and Large Street Frontage.

SITE SPECIFIC NOTES

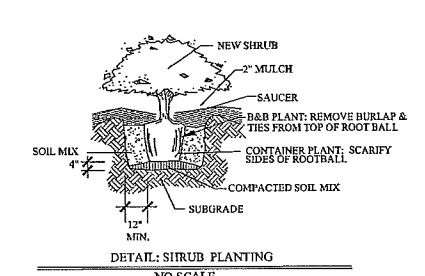
- RESTORATION TO ADJACENT PROPERTY. Restore adjacent property to original condition, remove all construction debris and dispose of debris off-site, taper new grade to meet existing grade, and add 2" depth mulch per specs to all disrupted areas.
- COBBLE ROCK. Remove existing subgrade to 9" below adjacent finish grade. Dispose of off-site. Use caution around retaining walls and fence. Hand set 9" depth of washed Cobble Rock between retaining walls and sidewalk.
- SIGNAGE. Per owner. Under separate permit.
- RETAINING WALLS. Per Civil Engineer. All walls shown on Planting Plan are diagrammatic. Verify on-site prior to construction.
- FENCE. Fence by others.
- POND AREA. In disrupted areas, make smooth, remove all rocks, roots and construction debris greater than 1/2" in diameter, remove debris from site, and hydroseed per specifications.
- BERM. Berm to be constructed of free-draining fill, free from rocks, roots or debris greater than 1" in diameter. Final finished grade of crowned berm to be crowned 1'-0" height that tapers to adjacent sidewalk and top of extruded curb. Berm to include 6" depth required 60-40 sandy loam topsoil from approved topsoil source and 2" depth mulch per specs.



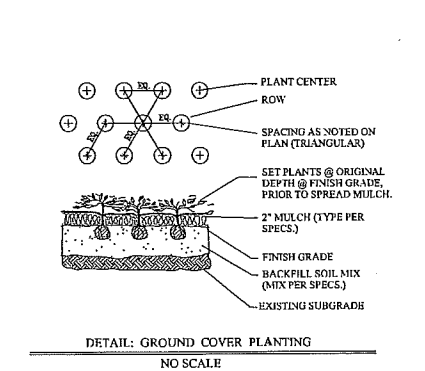
DETAIL: TREE PLANTING
NO SCALE



DETAIL: CONIFER PLANTING
NO SCALE



DETAIL: SHRUB PLANTING
NO SCALE



DETAIL: GROUND COVER PLANTING
NO SCALE

FOR SUBMITTAL ONLY
 NOT FOR CONSTRUCTION USE



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REVISIONS

NO.	DESCRIPTION	DATE
1	PER PLANNING.	01/02/2013
2	REV PER PWR VAULT LOCATION.	4/22/13
3	REV PER BLDG CHG BY ARCH.	10/24/13
4	PER FIELD CHANGE.	LRBA-11/22/13.
5	PER OWNER CHANGE.	LRBA-12/03/13.

STAMP

DATE: Dec-5-2012

BLDG. SUBMITTAL DATE: ①

DATE: ②

BIO DATE: ③

CKE NO.: _____

ARCH. NO.: 1199

SCALE: _____

SHEET
 LANDSCAPE PLANTING PLAN
 L 2.0 11/09/2012

FILE NAME:

DOOR & WINDOW SCHEDULE

DOORS												FRAMES		DETAILS	
#	SIZE			DESCRIPTION								DESCRIP	DETAILS	COMMENTS	
	W	H	T	S	P	MAT	FIN	TYPE	FR	HW	MAT	FIN	SC		HG
D-1	3'-0"	7'-0"	1-3/4"					D-1			HM	PAINT	SC1	N	DOOR & FRAME TO MATCH SURROUNDING EXTERIOR FINISH GRADE P-1, 22"x38" HALF LIGHT w/ INTEGRAL MINI BLIND
D-2	3'-0"	7'-0"	1-3/4"					D-2			HM	PAINT	SC2	N	PROVIDE WALL BUMPER, PAINT TO MATCH WALLS
D-3	22"	30"													ALUMINUM DIAMOND PLATE FLUSH w/ TOP OF TILE
W-1	7'-8"	6'-0"	4-1/2"												ALUMINUM STORE FRONT SYSTEM (DOUBLE GLAZED), READY ACCESS 600 DRIVE-THRU SLIDER 47 1/2" Hx133 1/2" H MANUAL OPEN & CLOSE

NOTES: EXTERIOR DOOR HARDWARE TO BE APPROPRIATE FOR EXTERIOR APPLICATION. LEVER HARDWARE WITH KEYPED ENTRY AND DEAD BOLT. BRUSHED AL OR SATIN FINISH.

DOOR LEGEND		
CONSTRUCTION:	FRAME:	HARDWARE:
AL = AL STOREFRONT	AL = AL STOREFRONT	SC1 = SCHLAGE ND53PD
HM = HOLLOW METAL	HM = HOLLOW METAL	SC2 = SCHLAGE A40
SB = SOLID CORE WOOD	D1 = WELDED	SC3 = SCHLAGE B663R DB
GLAZING:	D2 = KD	HINGES:
T = TEMPERED, INSULATED		N = SS-BB1 NRP

~MATERIAL LIST~

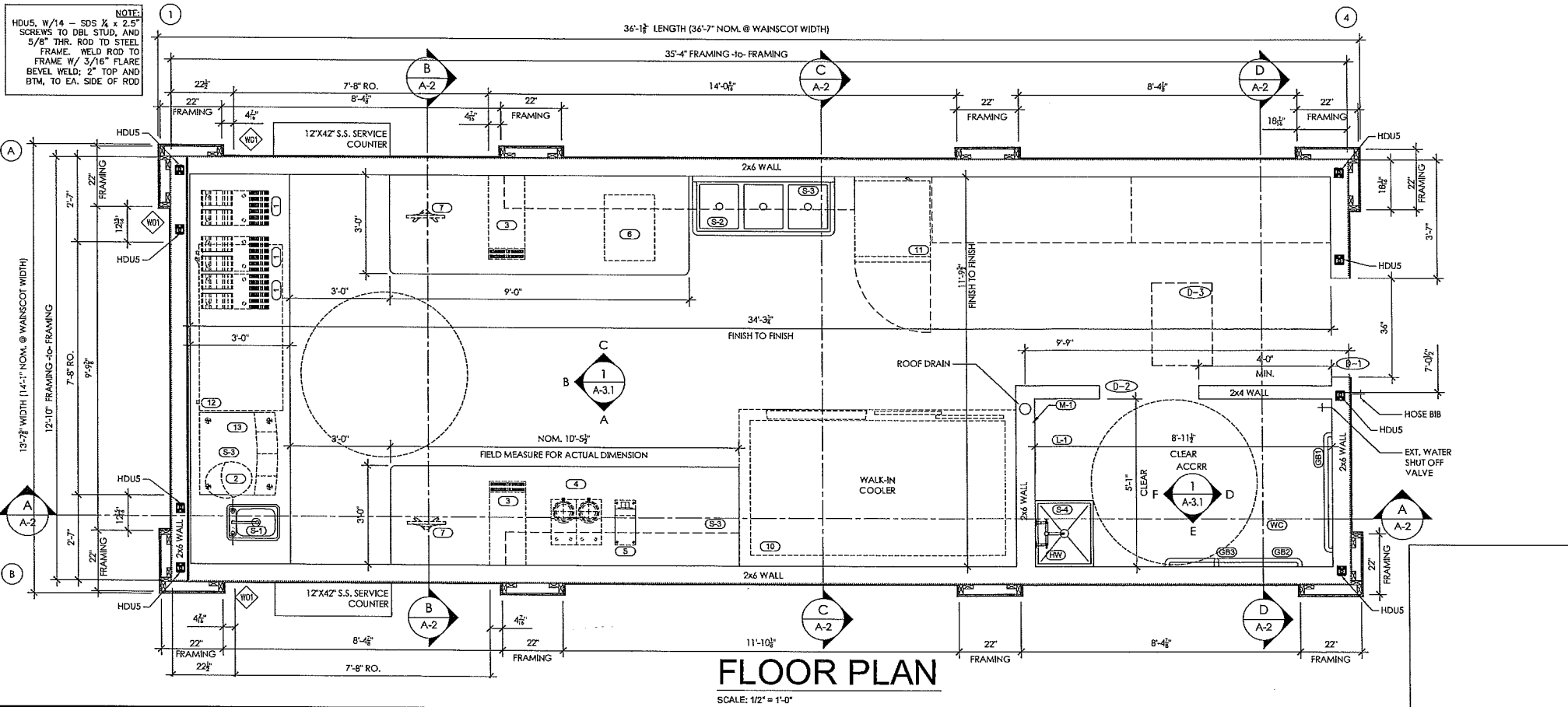
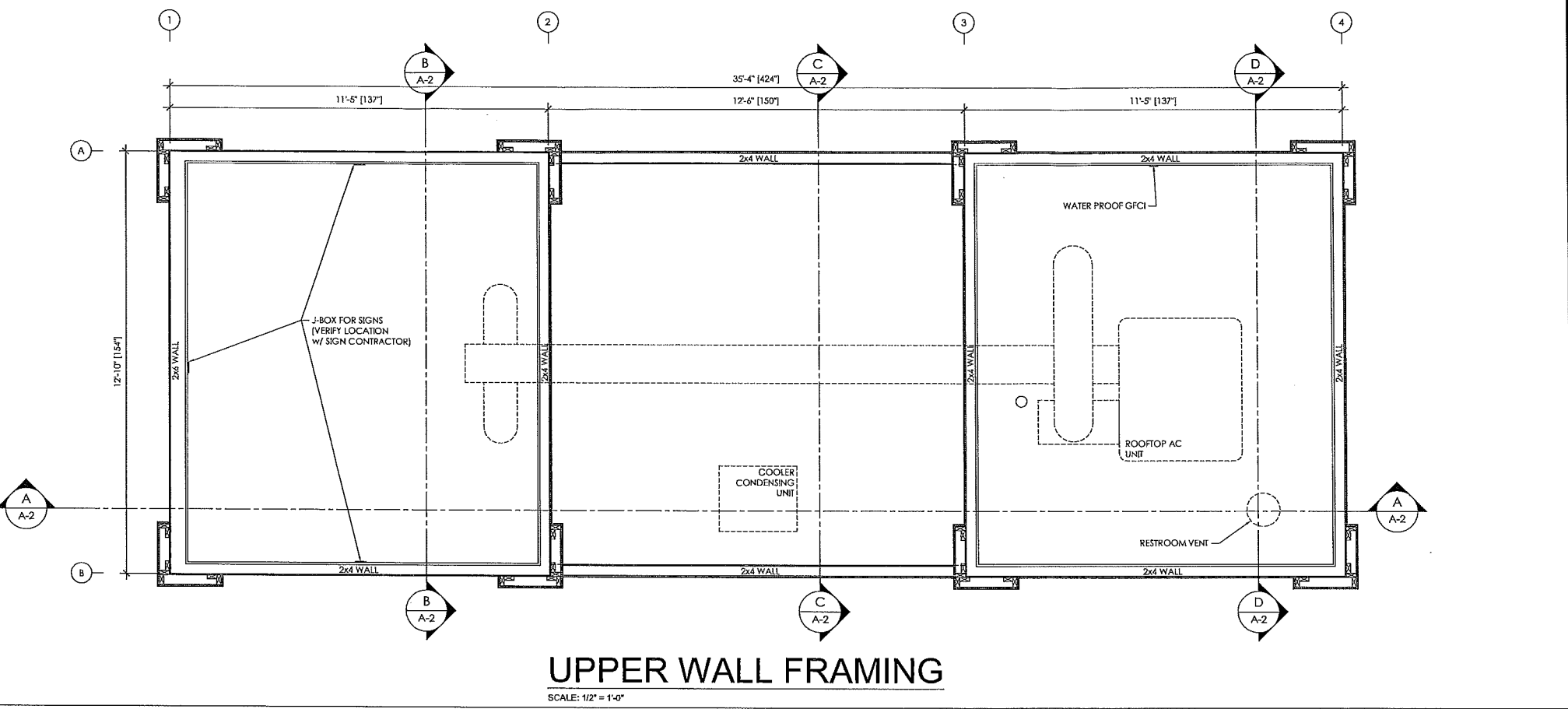
ROOF:	WALLS:
CEILING SHEETROCK - LIGHT 'ORANGE PEE' TEXTURE	WAINSCOT CULTURED STONE TO APPROX 38" OVER MASONRY SCRATCH COAT
FRAMING 2x10 D.F. #2 RAFTERS @ 16" OC	SIDING ABOVE 38" SMOOTH FRC SIDING OVER TYFAR BUILDING WRAP w/ STUCCO EX APPLIED FINISH (2 COATS)
RIMS (GRIDS 2 A,B) 21x1/2" LVL 2.0E (CONTINUOUS)	INT. PARAPET WALLS VAL-RIB METAL SIDING
RIM (GRID 1) 21x5/8" GLULAM (CONTINUOUS) 24"-V4 STD CAMBER	SHEATHING TO 48" 1/2" CDX PT PLYWOOD, INCLUDING BUMPOUTS
INSULATION 2" RIGID INSULFOAM OVER DOUBLE LAYER R-15 BAIT	SHEATHING ABOVE 48" 3/4" OSB
RAFTER SHEATHING 7/16" A.P.A. RATED (24/16)	INT. WALL SHEATHING @ GRID 1 3/4" OSB
INSULATION TAPERED INSULFOAM (ABOVE RAFTERS)	FRAMING TO 112" EXT: 2x6 D.F. #3 OR "STUD" OR BETTER @ 16" OC INT: 2x D.F. STUDS @ 16" (SEE PLAN FOR WIDTH)
ROOFING SHEATHING 1/2" LP FLAMEBLOCK	TOP PLATE 2x LUMBER (WALLS UNDER 20')
BUILDING ROOFING EPDM 45 MIL, NON-REINFORCED, DIRECT TO FLAMEBLOCK	TOP PLATE 2x6 LVL 2.0E (CONTINUOUS) (WALLS OVER 20')
FLOOR:	BOTTOM PLATE 2x D.F.
COVERING CERAMIC TILE	TRIM NONE
DECKING 1 1/2" A.P.A. RATED T&G 2nd: 1/2" DUROCK	INSULATION EXT: R21 FIBERGLASS
INSULATION R30 (USE TWO LAYERS R15 FIBERGLASS)	INTERIOR FINISH 5/8" SHEETROCK-LIGHT ORANGE PEEB FINISH FRP WAINSCOT TO 4' ON ALL RR WALLS FRP BELOW SERVICE WINDOWS
BOTTOM COVER 29ga. GAL. STEEL VAL-RIB 36" WIDE	FRAME:
	TYPE PERIMETER STEEL
	PERIMETER FRAME HSS10x2x1/4"
	CROSS MEMBERS W10x15 @ 12' & 24'
	JOISTS GALV. 12ga x 8" FORMED C-MEMBERS @ 24" OC.

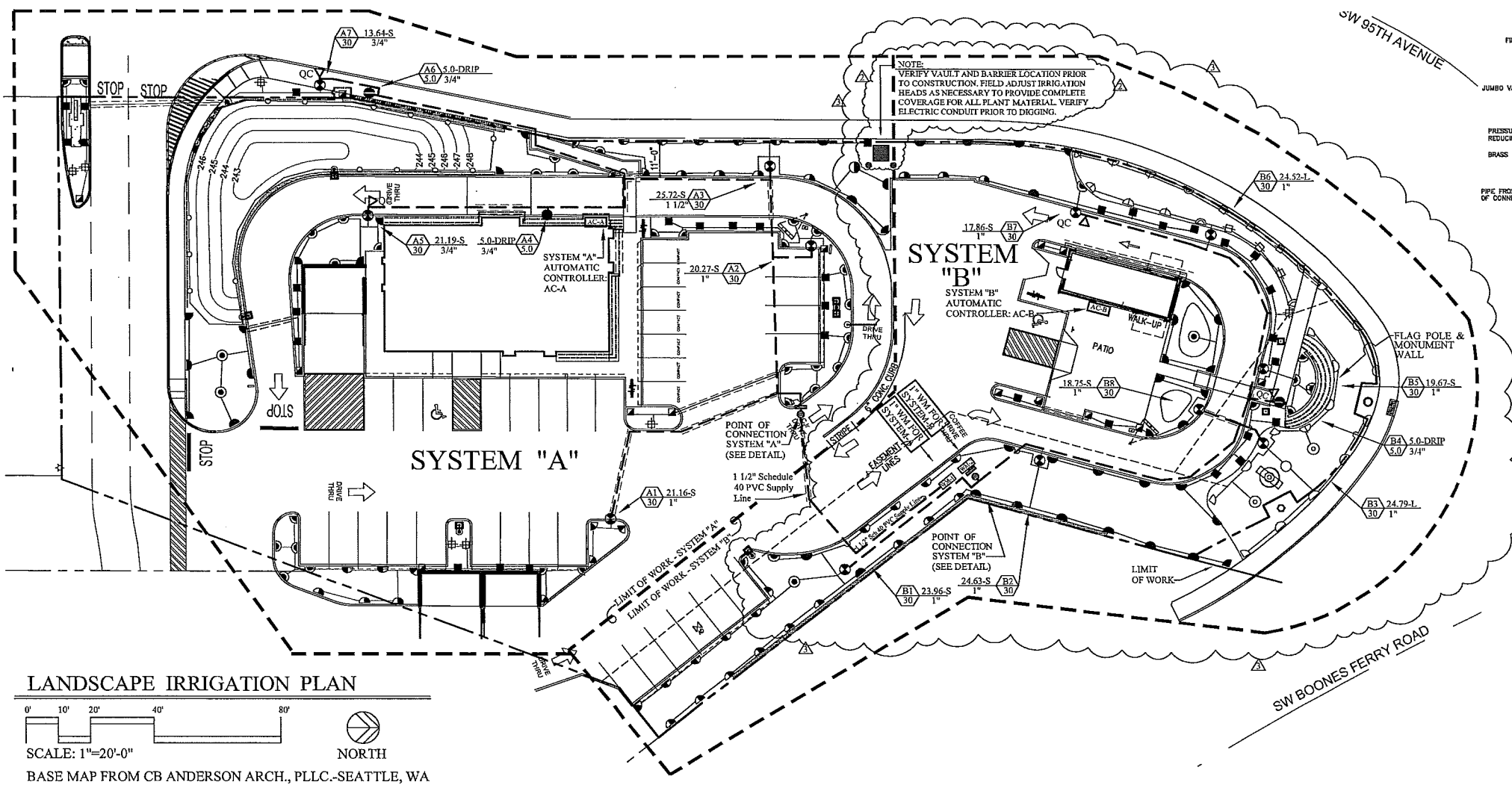
ROOF DIAPHRAGM:
 0.13x2" NAILS @ 12" FIELD, PANEL EDGES AS FOLLOWS:
 WITHIN 48" OF END, 2.5" OC, BLOCKED
 WITHIN 120" OF END, 4" OC, BLOCKED
 ELSEWHERE, 6" OC, UNBLOCKED
 PANEL EDGE BLOCKING MAY BE 2 x 4 FLATWISE

SHEARWALLS:
 (ALL SHG IS 1/4" RATED)
 GRID 1: SHEATH BOTH SIDES, 0.131x2 1/2" NAILS @ 3" OC, P.E., 12" FIELD
 GRID 4, 8, 13, 17, 22": NAILS @ 4" OC, P.E., 12" FIELD
 GRID 5 A,B: 16ga x 1.5" STAPLES @ 6" OC, P.E., 12" FIELD

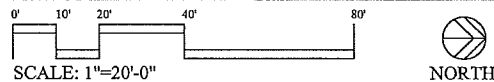
EQUIPMENT/ACCESSORIES SCHEDULE

LEGEND		FURNISHED	INSTALLED	QUANTITY	MANUFACTURER/ MODEL	COMMENTS
O	= OWNER (TENANT)					
GC	= GENERAL CONTRACTOR					
V	= OWNER CONTRACTOR/SUPPLIER					
(1)	ESPRESSO MACHINE	O	O	3	EGRO ONE PURE TOUCH	230V, 6700 W, 30A, w/ dedicated ground wire NEMA L6-30P plug, 3/8" water
(2)	SMOOTHIE MACHINE	O	O	1	HAMILTON BEACH HBS 1200	
(3)	GRANITA MACHINE	O	O	2	CRATHCO, WILCH 5311/SPINNER	29HX13WX27D, 115V/ 1840W / 16A, NEMA 5-20P
(4)	COFFEE BREWER	O	O	1	CURTIS THERMO PRO G3 TWIN	37HX18WX17D, 220V / 1 PHASE, S100W, 3/8" WATER
(5)	COFFEE GRINDER	O	O	1	BUNN G1	23HX7.5WX18D, 120V / 9A, NEMA 5-15P
(6)	SODA DISPENSER	O	V	1		VERIFY WITH LOCAL VENDOR (115V)
(7)	POINT OF SALE REGISTER	O	O	2		STATIC IP ADDRESS REQUIRED AT REGISTER LOCATION (EACH WINDOW)
(10)	WALK IN COOLER	O	V	1	IMPERIAL 4'-9" x 8' x 7'-6" WALK IN	SEE SPEC SHEET FOR FULL INFO
(11)	FREEZER	O	V	1	TRUE - TS-23F	79HX27WX30D, 115/60/1, 7.2A, NEMA 5-15P
(12)	UNDER COUNTER REFRIGERATOR	O	V	1	TRUE - TUC 60	36HX60.5WX30D, 115/60/1, 5.1A, NEMA 5-15P
(13)	ICE MACHINE	O	V	1	MANITOWOC QY-274A	38HX30WX21D, 115/60/1, 10.7A, NEMA 5-15P, 1/2" FPT WATER, 2.5" CASTER KIT
(S-1)	HAND WASH SINK	GC	GC	1	ADVANCE TABCO DI-1-10	COMES WITH K-52 FAUCET
(S-2)	3 COMPARTMENT SINK	GC	GC	1	ADVANCE TABCO K7-CS-29	K908 MODIFICATION (NO DRAIN BOARDS), K-1 12" FAUCET
(S-3)	FLOOR SINK	GC	GC	3	WATTS FS-732-22	12x12x6 CAST IRON, ACID RESISTANT 1/2" GRATE 2"
(S-4)	MOP SINK	GC	GC	1	ZURN Z-1995-24 (OR SIM)	WITH ADVANCE TABCO K-240 FAUCET
(GB1)	42" GRAB BAR	GC	GC	1	BOBRICK B-6806.99 x 42	INSTALL BACKING IN WALL FOR SECURE MOUNTING
(GB2)	48" GRAB BAR	GC	GC	1	BOBRICK B-6806.99 x 48	INSTALL BACKING IN WALL FOR SECURE MOUNTING
(GB3)	18" GRAB BAR	GC	GC	1	BOBRICK B-6806.99 x 18	INSTALL BACKING IN WALL FOR SECURE MOUNTING
(M1)	MIRROR	O	O	1		
(L1)	LAVATORY	GC	GC	1	GERBER 12-314	19x17 WALL HUNG, ONE PIECE WALL HANGER w/ AS7385.004 FAUCET
(WC)	TOILET	GC	GC	1	GERBER 21-718	HANDICAP HEIGHT, ELONGATED BOWL, GRAVITY TANK
(HW)	WATER HEATER	GC	GC	1	AD SMITH - Dura Power DEL 30	30 GALLON, 3KW
(C-1)	SERVICE COUNTER	GC	V	2	CUSTOM	12'x42" S.S. SHELF, MOUNTED w/ S.S. FASTENERS





LANDSCAPE IRRIGATION PLAN



SCALE: 1"=20'-0"
 BASE MAP FROM CB ANDERSON ARCH., PLLC.-SEATTLE, WA
IRRIGATION LINE AND SLEEVE SIZING

CLASS 200 PVC LATERAL LINE		SCHEDULE 40 PVC MAIN LINE	
3/4" LINE	UP TO 10 GPM	3/4" VALVE	UP TO 17 GPM
1" LINE	BETWEEN 11-15 GPM	1" VALVE	BETWEEN 18-25 GPM
1 1/4" LINE	BETWEEN 16-25 GPM	1 1/2" VALVE	BETWEEN 26-64 GPM
1 1/2" LINE	BETWEEN 26-35 GPM	2" VALVE	OVER 65 GPM
2" LINE	BETWEEN 35-60 GPM		
2 1/2" LINE	OVER 61 GPM		

SCHEDULE 40 PVC SLEEVING * ALL MAINLINE SLEEVING TO BE MINIMUM 4"

1 1/2" LINE	UP TO 10 GPM	3" SLEEVE	BETWEEN 26-35 GPM
2" LINE	BETWEEN 11-15 GPM	4" SLEEVE	BETWEEN 26-64 GPM
2 1/2" SLEEVE	BETWEEN 16-25 GPM	5" SLEEVE	OVER 61 GPM

IRRIGATION NOTES

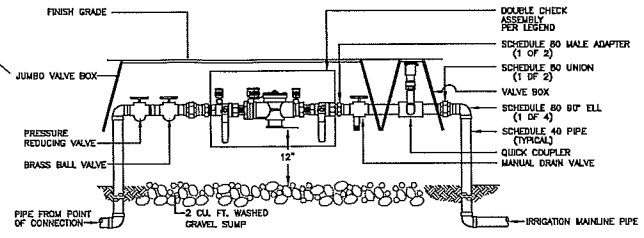
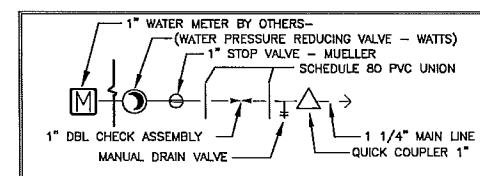
1. Irrigation design and layout assumes minimum 40 lbs. static water pressure 35 GPM at point of connection. Verify PSI and GPM, if discrepancy exists report to Landscape Architect and owner before proceeding.
2. The Landscape Contractor shall inspect the site and verify existing conditions and dimensions prior to bidding and construction.
3. Landscape Architect to have 48 hour notice to review pressure test for project. Provide owner with backflow certification for review and approval.
4. Irrigation plan is diagrammatic. Adjust pipe, valves and irrigation heads according to field conditions and plant locations. Report any discrepancies to Landscape Architect.
5. Coordinate irrigation points of connection and location of automatic controller with General Contractor. Provide two (2) 1" Water Meter by General Contractor. Coordinate all work with other trades involved.
6. All valves will be placed in valve boxes in a manner which facilitates access for maintenance. Locate valves in shrub and ground cover beds unless approved by Landscape Architect. No valve boxes in lawn areas.
7. All components of irrigation system shall be installed and adjusted to provide adequate coverage and no over spray onto buildings, windows, or paved areas. Contractor is responsible for providing a complete working irrigation system.
8. Contractor is responsible for any damages to building and infrastructure during landscape construction.
9. Bury control wires below mainline and tape to mainline every 10' o.c.
10. Flush mainline before installing valves. Flush zone lines before installing nozzles. Test entire system before back filling trenches.
11. Electric Valves and Backflow prevention assembly to be placed in below grade valve boxes and installed in shrub beds. Verify that valve boxes are not placed where plant materials are to be installed. Provide sleeving under all paved surfaces. Verify that backflow prevention assembly is installed in below grade valve boxes.
12. Provide full coverage to all lawn and shrub beds. Install additional irrigation heads as necessary to achieve full coverage and water to all plantings.
13. 120 AC Electrical power source at controller locations shall be provided by General Contractor. The Landscape Contractor shall make the final connection from the electrical source to the controller. All wiring per I. & E. Codes.
14. All irrigation heads to be installed perpendicular to finish grade unless otherwise specified. Place all lawn heads in lawn areas, 4" from edge of paving or bedline. Place all shrub heads in shrub beds, min. 4" from bedline and min. 10" from all structures. CONNECT INTO BOTTOM INLET OF 12" POP-UP HEADS.
15. Winterizing the system: The irrigation contractor shall install a manual drain valve assembly. Draining the mainline shall be accomplished by introducing compressed air into the system through the quick coupler valve at the point of connection.
16. Demonstrate working system to building maintenance manager upon completion and acceptance.
17. Locate all utilities before digging. Call 1-(800) 424-5555.
18. Install irrigation system in accordance with all applicable codes and ordinances.
19. Mount Rain Sensor near top of building. Place in approved location with Landscape Architect.
20. From controller install one spare yellow wire to each valve box. All wire splices to be for wire connections: DBY-Direct Bury Splice by 3M.
21. Contractor to provide reproducible PDF As-built drawings to Landscape Architect prior to close-out of job.
22. Electrical control wires to be spliced in control boxes only.
23. Asphalt and/or concrete to be removed 2" from behind extended curb or sidewalk in planter.
24. Provide one (1) year warranty for parts, materials and workmanship upon final acceptance date from owner for work completed per Irrigation Plan.
25. All mainlines to be buried min. 18" depth below grade; lateral lines to be buried min. 12" depth below grade.
26. Sprinkler heads adjacent to head in parking, to be set on parking lot stripe.

IRRIGATION LEGEND

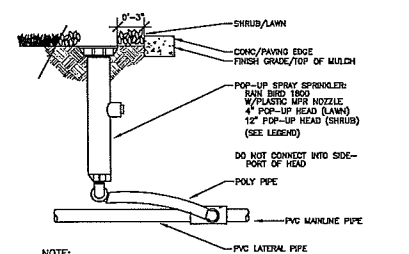
SYMBOL	MANUFACTURER	PSI	RADIUS	GPM	LOCATION	SYMBOL	MANUFACTURER
○	RAIN BIRD 1804 W/15F-LA MPR PLASTIC NOZZLE	30	15'	3.70	LAWN	▲ QC	RAINBIRD QUICK COUPLER VALVE 44RC, ASSUME 1" UNLESS OTHERWISE NOTED ON PLAN. PROVIDE HOSE SWIVEL. INSTALL PER DETAIL.
○	RAIN BIRD 1804 W/15H-LA MPR PLASTIC NOZZLE	30	15'	1.85	LAWN	▲ AC-A	SYSTEM "A" - RAINBIRD ESP-LX MODULAR SERIES-8 STATION AUTOMATIC CONTROLLER. EXTERIOR MOUNT ON BUILDING, COORDINATE WITH OWNER. PROVIDE CONDUIT TO POWER SOURCE AND CONNECT TO POWER.
○	RAIN BIRD 1804 W/15Q-LA MPR PLASTIC NOZZLE	30	15'	0.93	LAWN	▲ AC-B	SYSTEM "B" - RAINBIRD ESP-LX MODULAR SERIES-8 STATION AUTOMATIC CONTROLLER. EXTERIOR MOUNT ON BUILDING, COORDINATE WITH OWNER. PROVIDE CONDUIT TO POWER SOURCE AND CONNECT TO POWER.
○	RAIN BIRD 1804 W/12F MPR PLASTIC NOZZLE	30	12'	2.60	LAWN	↑	GLEN HILTON MC MINI CLICK II RAIN SENSOR WITH BY-PASS SWITCH. INSTALL PER OWNER.
○	RAIN BIRD 1804 W/12H MPR PLASTIC NOZZLE	30	12'	1.30	LAWN	1 1/4" MAIN	SCHEDULE 40 PVC MAIN LINE, SIZE PER PLAN. MIN. DEPTH 18" BELOW FINISHED GRADE.
○	RAIN BIRD 1804 W/12Q MPR PLASTIC NOZZLE	30	12'	0.65	LAWN	3/4"	CLASS 200 PVC LATERAL LINE, SIZE PER PLAN, MIN. DEPTH 12" BELOW FINISHED GRADE.
○	RAIN BIRD 1804 W/10F MPR PLASTIC NOZZLE	30	10'	1.57	LAWN	2" SL	SCHEDULE 40 PVC SLEEVING, SIZE PER PLAN, MIN. DEPTH 18" BELOW FINISHED GRADE FOR MAINLINE. MINIMUM DEPTH 12" BELOW FINISHED GRADE FOR LATERAL LINES.
○	RAIN BIRD 1804 W/10H MPR PLASTIC NOZZLE	30	10'	0.78	LAWN		
○	RAIN BIRD 1804 W/10Q MPR PLASTIC NOZZLE	30	10'	0.39	LAWN		
○	RAIN BIRD 1804 W/9SST MPR PLASTIC NOZZLE	30	9x18'	1.73	LAWN		
○	RAIN BIRD 1804 W/15SST MPR PLASTIC NOZZLE	30	4x30'	1.21	LAWN		
○	RAIN BIRD 1804 W/15EST MPR PLASTIC NOZZLE	30	4x15'	0.61	LAWN		

- NOTE:**
 PLACE ALL LAWN HEADS IN LAWN, MIN. 3" AWAY FROM PAVING OR BEDLINE.
- NOTE:**
 USE 12" HEIGHT POP-UP HEADS IN ALL OTHER LOCATIONS. CONNECT INTO BOTTOM INLET OF 12" POP-UP HEADS. USE 6" POP-UP HEIGHT HEADS ADJACENT TO HEAD IN PARKING STALLS.
- NOTE:**
 RAINBIRD PEB SERIES AUTOMATIC CONTROL VALVE, SIZE PER PLAN AND PROVIDE AMTEX CONTROL BOX & MIN. 2 CU. FT. PEA GRAVEL.
- NOTE:**
 RAINBIRD PEB SERIES AUTOMATIC CONTROL VALVE, SIZE PER PLAN AND RAINBIRD DRIP LINE VALVE - PER MANUFACTURE SPEC. PROVIDE AMTEX CONTROL BOX & MIN. 2 CU. FT. PEA GRAVEL.
- NOTE:**
 WATER PRESSURE REDUCING VALVE (IF NEEDED) - WATTS SERIES US, USB, SIZE PER P.O.C. DETAIL.
- NOTE:**
 MUELLER BRASS ISOLATION VALVE, SIZE PER P.O.C. DETAIL, INSTALL IN ROUND 6" AMTEX CONTROL BOX.
- NOTE:**
 FEBCO DBL CHECK VALVE, SIZE PER P.O.C. DETAIL, INSTALL IN LARGE AMTEX CONTROL BOX PER DETAIL.

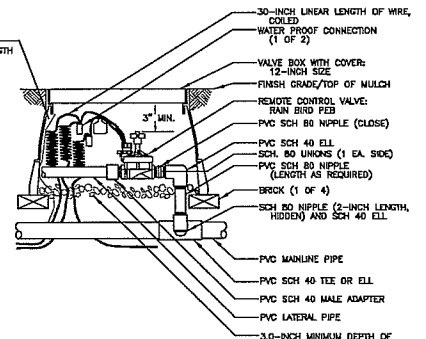
SYSTEM "A" AND SYSTEM "B" - POINT OF CONNECTION DETAIL



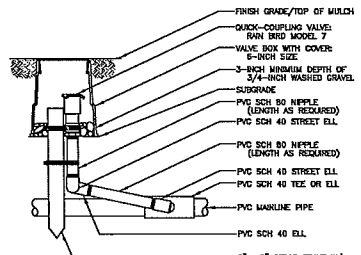
NOTE:
 1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
 2. INSTALL PRESSURE REDUCING VALVE AS NECESSARY FOR FLOW CONTROL. CONDUCT FLOW TEST PRIOR TO INSTALLATION OF IRRIGATION PIPE AND HEADS.



NOTE:
 1. PLACE ALL LAWN HEADS IN LAWN AREA MIN. 3" FROM EDGE OF PAVING OR BEDLINE. PLACE ALL SHRUB HEADS IN SHRUB BEDS, MIN. 3" FROM BEDLINE AND MIN. 10" FROM ALL STRUCTURES.
 2. DO NOT CONNECT INTO SIDE PORT OF HEAD.



NOTE:
 1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NORMAL QUICK COUPLER VALVE INLET SIZE.



NOTE:
 1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NORMAL QUICK COUPLER VALVE INLET SIZE.



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 206-728-2911
 Fax 782-5624

CLIENT

Wilsonville Devco LLC
 c/o Integrated Investment Partners
 PO Box 916
 Portland, OR 97207
 (503) 668-9600

PROJECT

Boones Ferry Pointe
 SW 95TH AVE & COMMERCE CIRCLE
 WILSONVILLE, OREGON

DRAWING TITLE

REVISIONS

△	PER PLANNING.	01/02/2013
△	REV PER PWR VAULT	LOCATION: 4/22/13
△	REV PER BLDG CHG	BY ARCH. 10/24/13
△		
△		

DATE 06-10-2012

SCALE 1"=20'-0"

DATE

SCALE

DATE

SCALE

DATE

SCALE

REGISTERED LANDSCAPE ARCHITECT

Lauchlin R. Bethune Associates, Inc.
 Landscape Architecture & Planning, ASLA

P.O. Box 1442 phone: (425) 432-9877
 Maple Valley, Washington 98038 fax: (425) 432-9878
 lauch@bethuneassociates.com www.bethuneassociates.com

FOR SUBMITTAL ONLY - NOT FOR CONSTRUCTION USE

DATE 06-10-2012

SCALE 1"=20'-0"

DATE

SCALE

DATE

SCALE

DATE

SCALE

KWKG CONVERSION BASED ON CKE PROTOTYPE VERSION 22-14

FILE NAME:

the HUMAN
REACT



City of Wilsonville

EXHIBIT B2 DB13-0046 et seq

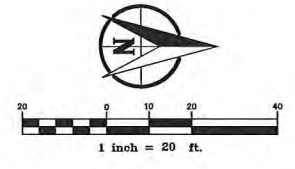
the HUMAN
& BEAN

the HUMAN
& BEAN

★ Carl's Jr.



NOTE: ADD 3.47' TO ALL ELEVATIONS TO GET TO NAVD 88 DATUM.



KITTRICK ENGINEERS, LLC
 6565 SW 207TH AVENUE
 ALOHA, OR 97007
 TEL: (503) 708-3942

CLIENT
Wilsonville Devco LLC
 c/o Integrated Investment Partners
 PO Box 916
 Portland, OR 97207
 (503) 688-9600

PROJECT
Boones Ferry Pointe
 SW 95TH AVE & COMMERCE CIRCLE
 WILSONVILLE, OR

DRAWING TITLE
GRADING PLAN

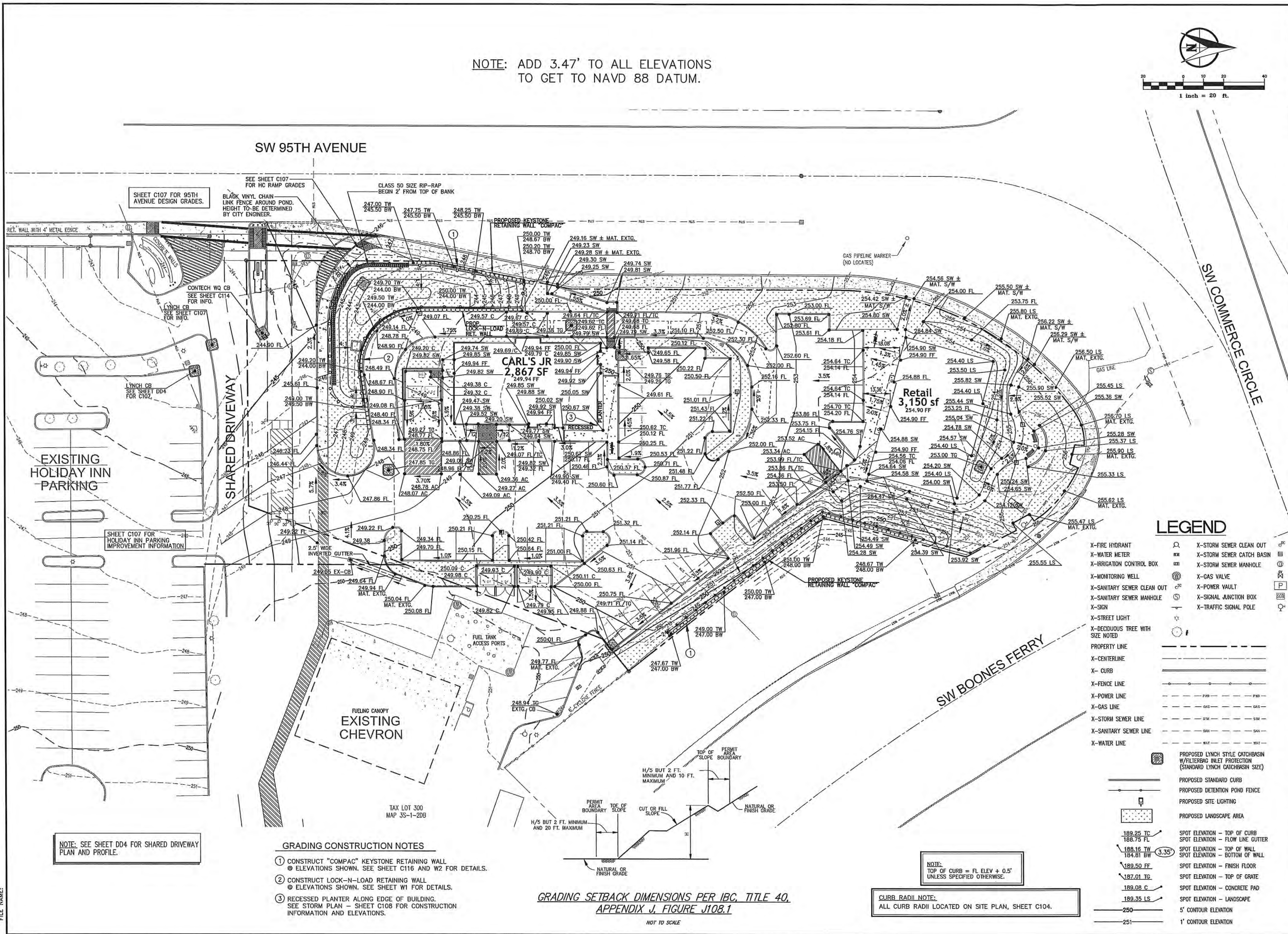
REVISIONS

STAMP

DATE: 04-19-20
 BLDG. SUBMITTAL DATE: ①
 ②
 ③
 BID DATE:
 CKE NO.:
 ARCH. NO.: 1199
 SCALE:
 SHEET

e105

KWKG CONVERSION BASED ON CKE PROTOTYPE VERSION 22-14
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GRADING CONSTRUCTION NOTES

- CONSTRUCT "COMPAC" KEYSTONE RETAINING WALL @ ELEVATIONS SHOWN. SEE SHEET C116 AND W2 FOR DETAILS.
- CONSTRUCT LOCK-N-LOAD RETAINING WALL @ ELEVATIONS SHOWN. SEE SHEET W1 FOR DETAILS.
- RECESSED PLANTER ALONG EDGE OF BUILDING. SEE STORM PLAN - SHEET C108 FOR CONSTRUCTION INFORMATION AND ELEVATIONS.

GRADING SETBACK DIMENSIONS PER IBC, TITLE 40, APPENDIX J, FIGURE J108.1
 NOT TO SCALE

NOTE:
 TOP OF CURB = FL ELEV + 0.5' UNLESS SPECIFIED OTHERWISE.

CURB RADII NOTE:
 ALL CURB RADII LOCATED ON SITE PLAN, SHEET C104.

LEGEND

- X-FIRE HYDRANT
- X-WATER METER
- X-IRRIGATION CONTROL BOX
- X-MONITORING WELL
- X-SANITARY SEWER CLEAN OUT
- X-SANITARY SEWER MANHOLE
- X-SIGN
- X-STREET LIGHT
- X-DECIDUOUS TREE WITH SIZE NOTED
- PROPERTY LINE
- X-CENTERLINE
- X-CURB
- X-FENCE LINE
- X-POWER LINE
- X-GAS LINE
- X-STORM SEWER LINE
- X-SANITARY SEWER LINE
- X-WATER LINE
- X-STORM SEWER CLEAN OUT
- X-STORM SEWER CATCH BASIN
- X-STORM SEWER MANHOLE
- X-GAS VALVE
- X-POWER VAULT
- X-SIGNAL JUNCTION BOX
- X-TRAFFIC SIGNAL POLE
- PROPOSED LYNCH STYLE CATCHBASIN W/FILTERBAG INLET PROTECTION (STANDARD LYNCH CATCHBASIN SIZE)
- PROPOSED STANDARD CURB
- PROPOSED DETENTION POND FENCE
- PROPOSED SITE LIGHTING
- PROPOSED LANDSCAPE AREA
- SPOT ELEVATION - TOP OF CURB
- SPOT ELEVATION - FLOW LINE GUTTER
- SPOT ELEVATION - TOP OF WALL
- SPOT ELEVATION - BOTTOM OF WALL
- SPOT ELEVATION - FINISH FLOOR
- SPOT ELEVATION - TOP OF GRATE
- SPOT ELEVATION - CONCRETE PAD
- SPOT ELEVATION - LANDSCAPE
- 5' CONTOUR ELEVATION
- 1' CONTOUR ELEVATION

NOTE: SEE SHEET D04 FOR SHARED DRIVEWAY PLAN AND PROFILE.

FILE NAME:



CB ANDERSON ARCHITECT

7209 Greenwood Avenue N
Seattle, Washington 98103
206-782-2911
Fax 782-5624

CLIENT

Wilsonville Devco LLC
c/o Pacific Development Ventures
Portland, OR 97207
(503) 201-1399

PROJECT

Boones Ferry Pointe
SW 95TH AVE & COMMERCE CIRCLE
WILSONVILLE, OREGON

DRAWING TITLE

ARCHITECTURAL SITE PLAN
430 SF Coffee Tenant

REVISIONS

STAMP



DATE: NOV-25-2013

BUILD SUBMITTAL DATE: ①

DATE: ②

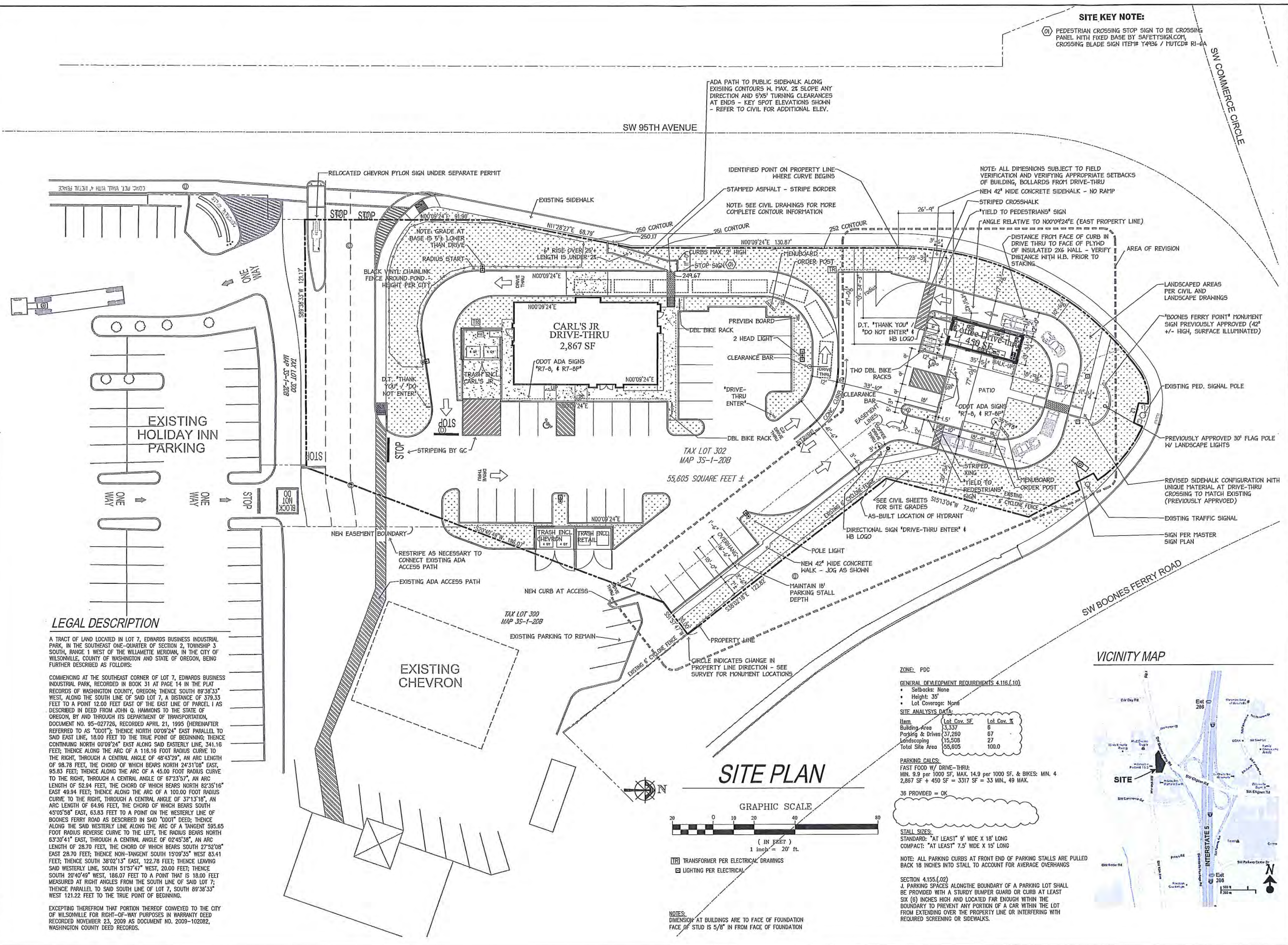
DATE: ③

ARCH. NO.: 1109.COFFEE

SHEET **A1.0**

SITE KEY NOTE:

- ① PEDESTRIAN CROSSING STOP SIGN TO BE CROSSING PANEL WITH FIXED BASE BY SAFETYSIGNAL.COM CROSSING BLADE SIGN ITEM# Y4936 / MUTCD# R1-6A



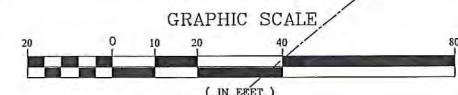
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN LOT 7, EDWARDS BUSINESS INDUSTRIAL PARK, IN THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF WILSONVILLE, COUNTY OF WASHINGTON AND STATE OF OREGON, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7, EDWARDS BUSINESS INDUSTRIAL PARK, RECORDED IN BOOK 31 AT PAGE 14 IN THE PLAT RECORDS OF WASHINGTON COUNTY, OREGON; THENCE SOUTH 89°39'33" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 379.33 FEET TO A POINT 12.00 FEET EAST OF THE EAST LINE OF PARCEL 1 AS DESCRIBED IN DEED FROM JOHN Q. HAMMONS TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, DOCUMENT NO. 95-027726, RECORDED APRIL 21, 1995 (HEREINAFTER REFERRED TO AS "0001"); THENCE NORTH 00°09'24" EAST PARALLEL TO SAID EAST LINE, 18.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°09'24" EAST ALONG SAID EASTERLY LINE, 341.16 FEET; THENCE ALONG THE ARC OF A 116.16 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°43'29", AN ARC LENGTH OF 98.78 FEET, THE CHORD OF WHICH BEARS NORTH 24°31'08" EAST, 95.53 FEET; THENCE ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67°23'57", AN ARC LENGTH OF 52.94 FEET, THE CHORD OF WHICH BEARS NORTH 82°35'16" EAST 49.94 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°13'18", AN ARC LENGTH OF 64.96 FEET, THE CHORD OF WHICH BEARS SOUTH 45°05'58" EAST, 63.83 FEET TO A POINT ON THE WESTERLY LINE OF BOONES FERRY ROAD AS DESCRIBED IN SAID "0001" DEED; THENCE ALONG SAID WESTERLY LINE ALONG THE ARC OF A TANGENT 595.65 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE RADIUS BEARS NORTH 63°30'41" EAST, THROUGH A CENTRAL ANGLE OF 02°45'38", AN ARC LENGTH OF 28.70 FEET, THE CHORD OF WHICH BEARS SOUTH 27°52'08" EAST 28.70 FEET; THENCE NON-TANGENT SOUTH 15°09'35" WEST 83.41 FEET; THENCE SOUTH 38°02'13" EAST, 122.78 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 51°57'47" WEST, 20.00 FEET; THENCE SOUTH 20°40'49" WEST, 188.07 FEET TO A POINT THAT IS 18.00 FEET MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID LOT 7; THENCE PARALLEL TO SAID SOUTH LINE OF LOT 7, SOUTH 89°38'33" WEST 121.22 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF WILSONVILLE FOR RIGHT-OF-WAY PURPOSES IN WARRANTY DEED RECORDED NOVEMBER 23, 2009 AS DOCUMENT NO. 2009-102082, WASHINGTON COUNTY DEED RECORDS.

FILE NAME:



- Ⓜ TRANSFORMER PER ELECTRICAL DRAWINGS
- Ⓛ LIGHTING PER ELECTRICAL

NOTES:
DIMENSION AT BUILDINGS ARE TO FACE OF FOUNDATION
FACE OF STUD IS 5/8" IN FROM FACE OF FOUNDATION

ZONE: PDC

- GENERAL DEVELOPMENT REQUIREMENTS 4.116.(10)
- Setbacks: None
 - Height: 35'
 - Lot Coverage: None

SITE ANALYSIS DATA:

Item	Lot Cov. SF	Lot Cov. %
Building Area	13,337	6
Parking & Drives	37,260	67
Landscaping	15,508	27
Total Site Area	155,605	100.0

PARKING CALCS:
FAST FOOD W/ DRIVE-THRU:
MIN. 9.9 per 1000 SF, MAX. 14.9 per 1000 SF. & BIKES: MIN. 4
2,867 SF + 450 SF = 3317 SF = 33 MIN., 49 MAX.

JS PROVIDED = OK

STALL SIZES:
STANDARD: "AT LEAST" 9' WIDE X 18' LONG
COMPACT: "AT LEAST" 7.5' WIDE X 15' LONG

NOTE: ALL PARKING CURBS AT FRONT END OF PARKING STALLS ARE PULLED BACK 18 INCHES INTO STALL TO ACCOUNT FOR AVERAGE OVERHANGS

SECTION 4.155.(02)
J. PARKING SPACES ALONG THE BOUNDARY OF A PARKING LOT SHALL BE PROVIDED WITH A STURDY BUMPER GUARD OR CURB AT LEAST SIX (6) INCHES HIGH AND LOCATED FAR ENOUGH WITHIN THE BOUNDARY TO PREVENT ANY PORTION OF A CAR WITHIN THE LOT FROM EXTENDING OVER THE PROPERTY LINE OR INTERFERING WITH REQUIRED SCREENING OR SIDEWALKS.

NOTE: ADD 3.47' TO ALL ELEVATIONS TO GET TO NAVD 88 DATUM.

UNLESS OTHERWISE NOTED, ALL SANITARY LINES ARE TO BE PVC (ASTM D3034)

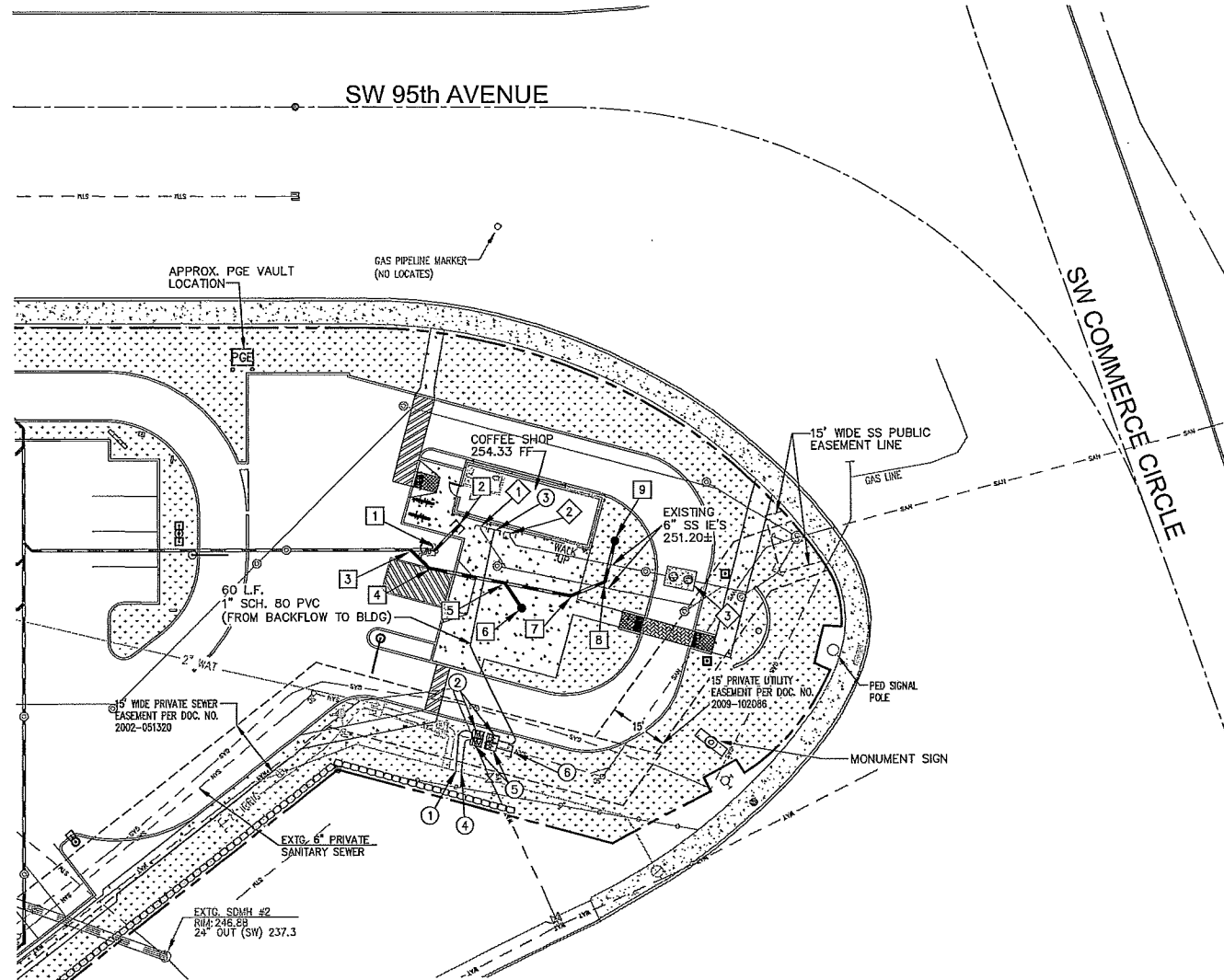
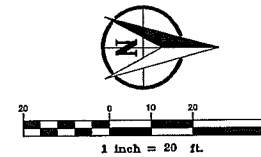
BACKFILL NOTE:
PIPES UNDER PAVED SURFACES REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED, UNLESS OTHERWISE NOTED.

NOTE: 2"x 4" SERVICE CONNECTION MARKERS TO BE COLOR CODED GREEN (SANITARY)

NOTE: 2"x 4" SERVICE CONNECTION MARKERS TO BE COLOR CODED WHITE (SANITARY)

THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION

NOTE: SEE PLUMBING PLANS FOR UTILITY CONNECTIONS WITHIN 5' OF BUILDING PAD



LEGEND

- PROPERTY LINE
 - X-CENTERLINE
 - X-CURB
 - X-FENCE LINE
 - X-POWER LINE
 - X-GAS LINE
 - X-STORM SEWER LINE
 - X-SANITARY SEWER LINE
 - X-WATER LINE
-
- EXISTING CLEANOUT
 - EXISTING STORM DRAIN MANHOLE
 - PROPOSED STORM LINE
 - EXISTING STORM LINE
 - EXISTING FIRE HYDRANT
 - PROPOSED 3/4" WATER METER
 - PROPOSED 3/4" BACKFLOW
 - EXISTING WATER METER
 - EXISTING BACKFLOW
 - PROPOSED CURB
 - PROPOSED 3/4" WATER LINE
 - PROPOSED SITE LIGHTING
 - EXISTING LANDSCAPE AREA

PROPOSED WATERLINE DATA

- 1 3/4" DOMESTIC SERVICE TAP @ 8" DIP WATERLINE.
- 2 INSTALL 3/4" DOMESTIC METER AND 3/4" BACKFLOW ASSY.
- 3 END 3/4" DOMESTIC WATER SERVICE CONNECTION @ BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- 4 1" IRRIGATION SERVICE TAP @ 8" DIP WATERLINE.
- 5 INSTALL 1" IRRIGATION METER AND 3/4" BACKFLOW ASSY.
- 6 END 3/4" DOMESTIC IRRIGATION CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.

PROPOSED STORM SEWER DATA

ROOF DRAIN LATERALS

- 1 INSTALL 6" 45' BEND @ EXTC. 6" STORM MAIN.
IE @ MAIN: = 251.85
- 2 INSTALL 6" SD LATERAL
9.0 LF @ S = 2.00%
IE BLDG = 252.03

CATCHBASIN AND PIPE INFORMATION

- 3 INSTALL 4"x6" 45' BEND @ EXTC. 6" STORM MAIN.
IE @ MAIN: = 251.65
INSTALL 6.70 LF, 4" 3034 PIPE @ 1% SLOPE TO 4
- 4 INSTALL 4" DIAM. 45' BEND
IE @ BEND: = 251.73
INSTALL 19.6 LF, 4" 3034 PIPE @ 1% SLOPE TO 5
- 5 INSTALL 4" WYE
IE @ WYE: = 251.92
INSTALL 17.0 LF, 4" 3034 PIPE @ 1% SLOPE TO 7
- 6 INSTALL 6" ROUND CATCHBASIN (NDS SPEE-D BASIN)
HEEL RESISTANT STEEL GRATE - PEDESTRAIN LOADING STD.
TOP OF GRATE: = 253.81
4" IE OUT: 252.31
INSTALL 7.6 LF, 4" 3034 PIPE @ 5.1% SLOPE TO 5
- 7 INSTALL 4" DIAM. 45' BEND
IE @ BEND: = 252.09
INSTALL 9.5 LF, 4" 3034 PIPE @ 1% SLOPE TO 8
- 8 INSTALL 4" DIAM. 45' BEND
IE @ BEND: = 252.18
INSTALL 10.7 LF, 4" 3034 PIPE @ 1% SLOPE TO 9
- 8 INSTALL 6" ROUND CATCHBASIN (NDS SPEE-D BASIN)
STEEL GRATE - PEDESTRAIN LOADING STD.
TOP OF GRATE: = 253.43
4" IE OUT: 252.30

EXISTING SANITARY SEWER DATA

- 1 6" SS BUILDING CONNECTION - 6" IE: 251.55
(CONSTRUCTED PREVIOUSLY WITH CARLS JR SITEWORK)
- 2 6" SS BUILDING CONNECTION - 6" IE: 251.46
(CONSTRUCTED PREVIOUSLY WITH CARLS JR SITEWORK)
- 3 GREASE VAULT CONSTRUCTED PREVIOUSLY WITH CARLS JR SITEWORK.

KITTRIDGE ENGINEERS, LLC
6565 SW 207TH AVENUE
ALOMA, OR 97007
TEL: (503) 708-3942

Wilsonville Devco LLC
c/o Pacific Development Ventures
PO Box 916
Portland, OR 97207
(503) 688-9600

Boones Ferry Pointe
(Coffee Drive-Thru)
SW 95TH AVE & COMMERCE CIRCLE
WILSONVILLE, OREGON

COMPOSITE UTILITY PLAN

REVISIONS



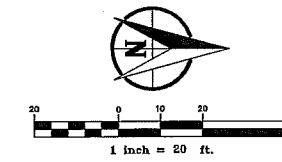
THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY BEAR THE APPROVAL STAMP OF THE CITY OF WILSONVILLE OR OTHER REQUIRED REGULATING AGENCIES

DATE: 12-04-2013
BLDG. SUBMITTAL DATE: ①
DATE: ②
DATE: ③
BID DATE:
CKE NO.:
ARCH. NO.: 1199
SCALE:
SHEET

DD101

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NOTE: ADD 3.47' TO ALL ELEVATIONS TO GET TO NAVD 88 DATUM.



SW 95TH AVENUE

SW COMMERCE CIRCLE

SHARED DRIVEWAY

EXISTING HOLIDAY INN PARKING

CARL'S JR
2,867 SF
249.94 FF

FUELING CANOPY
EXISTING CHEVRON

TAX LOT 300
MAP 35-1-2DB

NOTE: SEE SHEET DD4 FOR SHARED DRIVEWAY PLAN AND PROFILE.

GRADING SETBACK DIMENSIONS PER IBC, TITLE 40, APPENDIX J, FIGURE J108.1

NOT TO SCALE

NOTE:
TOP OF CURB = FL ELEV + 0.5'
UNLESS SPECIFIED OTHERWISE.

CURB RADII NOTE:
ALL CURB RADII LOCATED ON SITE PLAN, SHEET C104.

LEGEND

- X-FIRE HYDRANT
- X-WATER METER
- X-IRRIGATION CONTROL BOX
- X-MONITORING WELL
- X-SANITARY SEWER CLEAN OUT
- X-SANITARY SEWER MANHOLE
- X-SIGN
- X-STREET LIGHT
- X-DECIDUOUS TREE WITH SIZE NOTED
- PROPERTY LINE
- X-CENTERLINE
- X-CURB
- X-FENCE LINE
- X-POWER LINE
- X-GAS LINE
- X-STORM SEWER LINE
- X-SANITARY SEWER LINE
- X-WATER LINE
- X-STORM SEWER CLEAN OUT
- X-STORM SEWER CATCH BASIN
- X-STORM SEWER MANHOLE
- X-GAS VALVE
- X-POWER VAULT
- X-SIGNAL JUNCTION BOX
- X-TRAFFIC SIGNAL POLE
- PROPOSED LYNCH STYLE CATCHBASIN W/FILTERBAG INLET PROTECTION (STANDARD LYNCH CATCHBASIN SIZE)
- PROPOSED STANDARD CURB
- PROPOSED DETENTION POND FENCE
- PROPOSED SITE LIGHTING
- PROPOSED LANDSCAPE AREA
- SPOT ELEVATION - TOP OF CURB
- SPOT ELEVATION - FLOW LINE CUTTER
- SPOT ELEVATION - TOP OF WALL
- SPOT ELEVATION - BOTTOM OF WALL
- SPOT ELEVATION - FINISH FLOOR
- SPOT ELEVATION - TOP OF GRATE
- SPOT ELEVATION - CONCRETE PAD
- SPOT ELEVATION - LANDSCAPE
- FADED ELEVATIONS = EXISTING GRADES
- 5' CONTOUR ELEVATION
- 1' CONTOUR ELEVATION

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PO Box 916
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PROJECT
Boones Ferry Pointe
(Coffee Drive-Thru)
SW 95TH AVE & COMMERCE CIRCLE
WILSONVILLE, OREGON

DRAWING TITLE
GRADING PLAN

REVISIONS

STAMP

REGISTERED PROFESSIONAL
ENGINEER
CORIS P. KITTRIDGE
LICENSE NO. 53,750
EXPIRES 06/30/18

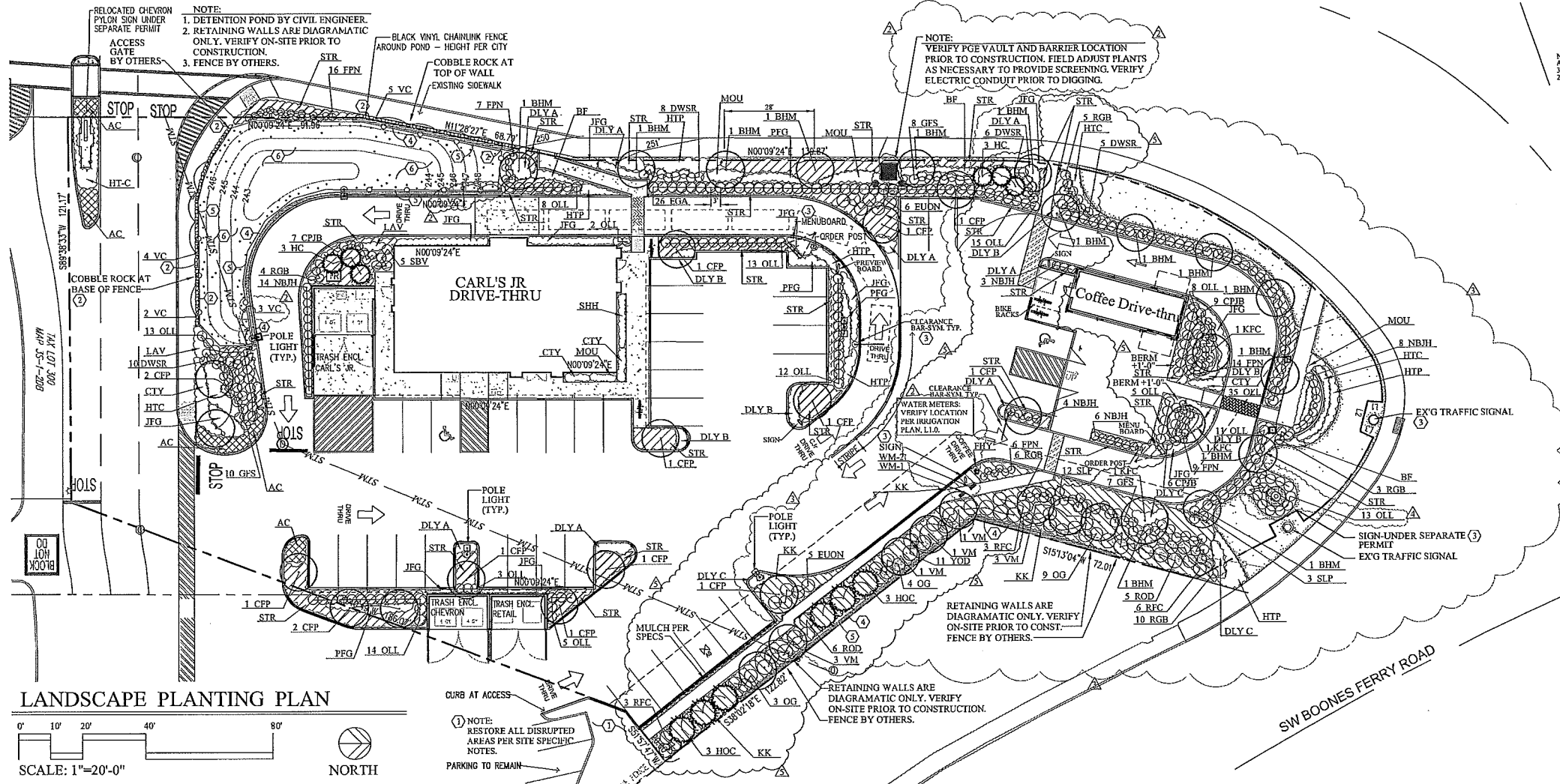
DATE: 12-04-20

BLDG. SUBMITTAL DATE: ①

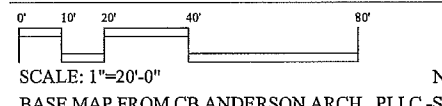
BID DATE: ②

CHE NO.:
ARCH. NO.: 1199
SCALE:
SHEET

DD102



LANDSCAPE PLANTING PLAN



SCALE: 1"=20'-0"
 BASE MAP FROM CB ANDERSON ARCH., PLLC-SEATTLE, WA

LANDSCAPE CONSTRUCTION NOTES

- All work performed shall conform with City of Wilsonville, landscape and irrigation requirements, codes and specifications.
- Owner shall secure all permits from City of Wilsonville for required work per Landscape Planting and Irrigation Plans.
- Locate, protect and avoid disruption of all above and below grade utilities and site features prior to construction. Contractor is responsible for any resulting damages during construction. Call locate before you dig at 1 800 424-5555.
- Clear subgrade by removing all undesirable vegetation including grasses, weeds, blackberries, scotch broom and poplar seedlings including roots. Leave subgrade in landscape areas minimum 9" below paving in shrub beds and 5" below paving in lawn areas. Remove all debris from site.
- Provide minimum approved 6" depth topsoil mix in all shrub beds. Topsoil to be 60% granular sand and 40% rotted compost mix. Submit topsoil sample with test results to Landscape Architect for approval prior to importing on site. Scarify subgrade by rototilling and add topsoil on surface. Add additional topsoil as needed to contour and level lawns. Areas that are to be hydroseeded: allow lawn to be established, cut straight edge between lawn and mulched planter, remove over spray lawn from mulch planter, dispose of debris from site.
- Provide minimum approved 4" depth topsoil mix in all lawn beds. Topsoil to be 60% granular sand and 40% rotted compost mix. Submit topsoil sample with test results to Landscape Architect for approval prior to importing on site. Scarify subgrade by rototilling and add topsoil on surface. Add additional topsoil as needed to contour and level lawns. Areas that are to be hydroseeded: allow lawn to be established, cut straight edge between lawn and mulched planter, remove over spray lawn from mulch planter, dispose of debris from site.
- Provide minimum 2" depth medium hem-fir mulch to all planting beds. Provide mulch sample to Landscape Architect prior to installation. Fill all planting beds and lawns areas to within 1" of top of all curbs and walks. Slope all planting beds and lawns areas to drain.
- Provide one (1) year warranty for all plant materials and workmanship. Landscape Contractor shall provide maintenance to site until Final Acceptance from Owner. Work to include mowing lawns, weeding beds and disposing all debris off site.
- Verify all quantities shown on the plant list and plans. If discrepancies exist between the graphic representation and the numeric totals, the graphic representation shall rule.
- Hold all plant material minimum three feet away from building to allow from plant material growth and maintenance.
- All plant materials to be specimen quality with full, symmetrical trunk and foliage, unless otherwise noted. Fertilize all plantings with "Osmacote" plant granules. Install 2 cups per tree larger than 3", 1/2 cup per tree less than 3", 1/2 cup per 5 gal., 1/4 per 2 and 1 gal., 1/8 cup per 6" and 4" pots. Place at base of plant after mulch has been installed.
- Lawn - Sod with approved source in designated areas. Hydroseed with approved source in all other lawn areas.
- Lawn Hydroseeded Areas: Hydroseed lawn to become established, then cut straight edges between lawn and mulch planter beds. Weed planter, removing lawn and weeds from planter, dispose of debris off-site.
- Ensure proper drainage of all planting holes prior to installing plant materials. If planting holes do not drain or if heavy clay soils are evident contact landscape architect.
- Fill all planting beds and lawn areas to within 1" of top of all curbs and walks. Berm all planting beds and lawn areas minimum 2% slope to drain.
- Asphalt to be removed 2" from behind extruded curb in planting beds after paving is completed and before plant material is installed.
- Landscape Contractor to provide Alternate bid for One Year Maintenance Cost in bid.

PLANT MATERIAL LEGEND

Abbrev.	Common Name	Botanical Name	Size
* BHM	Bowhall Maple	Acer rubrum "Bowhall"	3" cal./B&B-Matched at 6' branch
* CFP	Capital Flowering Pear	Pyrus calleryana "Capital"	1 3/4" cal./B&B-Matched at 6' branch, 10' ht. min.
* EGA	Emerald Green Arborvitae	Thuja occidentalis "Emerald Green"	6" hgt./B&B
* HC	Hinok Cypress	Chamaecyparis obtusa "Hinoko"	6" hgt./B&B
* HOC	Hogan Cedar	Thuja plicata "Fastigata"	6" hgt./B&B
* KFC	Kwaosan Flowering Cherry	Prunus serrulata "Kwanzan"	1 3/4" cal./B&B-Matched at 6' branch, 10' ht. min.
* VM	Vine Maple	Acer circinatum "Nunesty Grown"	8" hgt./B&B 3 Multi-trunk min.
shrubs:			
* CPJB	Crimson Pygmy Jap. Barberry	Berberis thunbergii "Crimson Pygmy"	18" hgt./cont.
* DWFR	Dwarf Shrub Rose	Rosa species - White	12" hgt./cont.
* EOLN	Burning Bush	Eonymus alata "Compacta"	24" hgt./cont.
* FPN	Fire Power Nandina	Nandina domestica "Fire Power"	12" hgt./cont.
* GFS	Gold Flame Spirea	Spiraea japonica "Gold Flame"	18" hgt./cont.
* NBHJ	Northern Beauty Japanese Holly	Ilex crenata "Northern Beauty"	18" hgt./cont., Matched
* OG	Oregon Grape	Mahonia aquifolium	18" hgt./cont.
* OLL	Oto Luyken Laurel	Promus leucocarpus "Oto Luyken"	18"-21" width/B&B, Matched
* RGB	Rose Glow Barberry	Berberis thunbergii "Rose Glow"	18" hgt./cont.
* ROD	Red Osier Dogwood	Cornus stolonifera	18" hgt./cont.
* RFC	Red Flowering Currant	Ribes sanguineum	18" hgt./cont.
* SBV	Spring Bouquet Viburnum	Viburnum tinus "Spring Bouquet"	24" hgt./cont.
* SLP	Spiraea Little Princess	Spiraea japonica "Little Princess"	18" hgt./cont.
* YOD	Yellow Osier Dogwood	Cornus flavescens	24" hgt./cont.
vines:			
* VC	Virginia Creeper	Parthenocissus quinquefolia	5 gal. cont. with 4' vine on stake
symbols/ground covers:			
* BF	Blue Fescue	Festuca ovina "Glauca"	1 gal./cont. at 18" oc at triangular spacing
* CTY	Candy Tuft	Iberis sempervirens	1 gal./cont. at 36" oc at triangular spacing
* DLY A	Day Lilly - Red	Hemerocallis "Carnival"	1 gal./cont. at 24" oc at triangular spacing
* DLY B	Day Lilly - Yellow	Hemerocallis "Happy Returns"	1 gal./cont. at 24" oc at triangular spacing
* DLY C	Day Lilly - White	Hemerocallis "Ice Carnival"	1 gal./cont. at 24" oc at triangular spacing
* GVSF	Golden Variegated Sweet Flag	Acorus gramineus "Ogon"	1 gal./cont. at 24" oc at triangular spacing
* HT-C	Cornish Heather	Erica vagans	1 gal./cont. at 36" oc at triangular spacing
* HT-P	Purple Heather	Erica carnea "Purple"	1 gal./cont. at 36" oc at triangular spacing
* JFG	Japanese Fountain Grass	Hakonechloa macra "Aureola"	1 gal./cont. at 18" oc at triangular spacing
* LAV	English Lavender	Lavandula angustifolia "Compacta"	1 gal./cont. at 24" oc at triangular spacing
* MOU	Moudry Fountain Grass	Pennisetum alopecuroides "Moudry"	1 gal./cont. at 18" oc at triangular spacing
* PFG	Purple Fountain Grass	Pennisetum setaceum "Rubrum"	1 gal./cont. at 18" oc at triangular spacing
* SHH	Dwarf Sarcococca	Sarcococca hookeriana "Humilis"	1 gal./cont. at 24" oc at triangular spacing
* VJSG	Variegated Japanese Silver Grass	Miscanthus sinensis "Variegatus"	1 gal./cont. at 18" oc at triangular spacing
AC	Annual Color	Per Landscape Architect and Season	4" pots at 8" oc at triangular spacing
STR	Barren Strawberry	Waldsteinia fragarioides	1 gal./cont. at 30" oc at triangular spacing
KK	Kiunickimick	Arctostaphylos uva-ursi	1 gal./cont. at 36" oc at triangular spacing
LAWN	Fine Lawn Sod from approved source of Local Growers	Provide alternate bid for hydroseed with "Fine Lawn Rapid-Gro Lawn" from approved source of Local Grower. Submit seed ratio and sample to Landscape Architect prior to hydroseeding. After hydroseeded lawn has established, Landscape Contractor to cut straight edge between lawn and mulch beds. Remove all over spray from hydro seed from mulch planter beds, dispose of debris off-site.	
	Low Grow Emulsion Control Mix from approved source of Local Grower.	Submit seed ratio and sample to Landscape Architect prior to hydroseeding.	

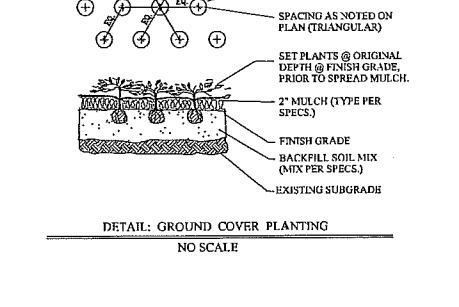
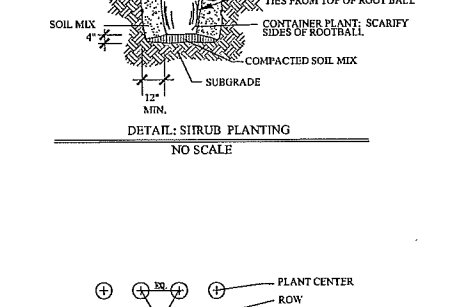
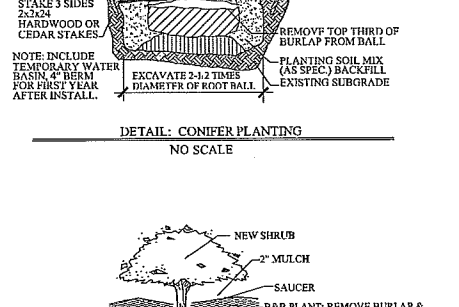
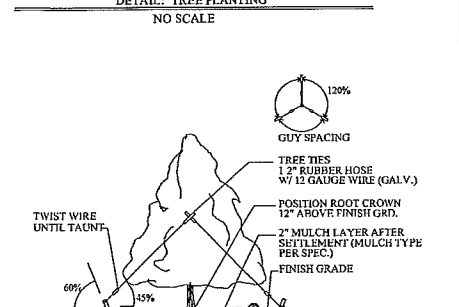
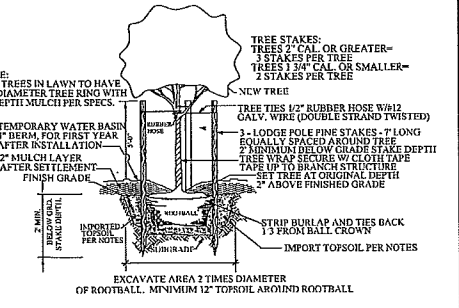
SITE AREA CALCULATIONS

ZONING -	PDC
SITE AREA -	55,605 SF
REQUIRED LANDSCAPE = 15% OF SITE -	8,340 SF
LANDSCAPE PROVIDED -	15,910 SF
LAWN AREA ALLOWED = 10%	1,591 SF
LANDSCAPE TYPES:	
LAWN AREA - High Water Use -	2,200 SF or 14%
SHRUB BEDS - Medium Water Use -	7,250 SF
NATIVE SHRUB BEDS - Low Water Use -	3,700 SF
DETENTION POND - No Water Use -	2,760 SF

* More than 10% Lawn Allowed per Conversation with Planning Department due to Corner Lot and Large Street Frontage.

SITE SPECIFIC NOTES

- RESTORATION TO ADJACENT PROPERTY. Restore adjacent property to original condition, remove all construction debris and dispose of debris off-site, taper new grade to meet existing grade, and add 2" depth mulch per specs to all disrupted areas.
- COBBLE ROCK. Remove existing subgrade to 9" below adjacent finish grade. Dispose of off-site. Use caution around retaining walls and fence. Hand set 9" depth of washed Cobble Rock between retaining walls and sidewalk.
- SIGNAGE. Per owner. Under separate permit.
- RETAINING WALLS. Per Civil Engineer. All walls shown on Planting Plan are diagrammatic. Verify on-site prior to construction.
- FENCE. Fence by others.
- POND AREA. In disrupted areas, make smooth, remove all rocks, roots and construction debris greater than 1/2" in diameter, remove debris from site, and hydroseed per specifications.
- BERM. Berm to be constructed of free-draining fill, free from rocks, roots or debris greater than 1" in diameter. Final finished grade of crowned berm to be crowned 1'-0" height that tapers to adjacent sidewalk and top of extruded curb. Berm to include 6" depth required 60-40 sandy loam topsoil from approved topsoil source and 2" depth mulch per specs.



FOR SUBMITTAL ONLY
 NOT FOR CONSTRUCTION USE

REGISTRED LANDSCAPE ARCHITECT
 OREGON
 Lauchlin R. Bethune Associates, Inc.
 Landscape Architecture & Planning, ASI.A
 P.O. Box 1442 phone: (425) 432-9877
 Maple Valley, Washington 98038 fax: (425) 432-9878
 lauch@bethuneassociates.com www.bethuneassociates.com

CB ANDERSON ARCHITECTS PLLC
 7209 Greenwood Avenue N
 Seattle, Washington 98103
 208-782-2911
 Fax 782-5624

Wilsonville Devco LLC
 c/o Integrated Investment Partners
 Portland, OR 97207
 (503) 686-9600

Boones Ferry Pointe
 SW 95TH AVE & COMMERCE CIRCLE
 WILSONVILLE, OREGON

REVISIONS

NO.	DATE	DESCRIPTION
1	01/02/2013	PER PLANNING.
2	01/02/2013	REV PER FWR VAULT LOCATION. 4.22/13
3	01/02/2013	REV PER BLDG CHG BY ARCH. 10/24/13
4	01/02/2013	PER FIELD CHANGE. LRRA-11/22/13.
5	01/02/2013	PER OWNER CHANGE. LRRA-12/03/13.

DATE: Dec-5-2012

BID DATE: _____

CRE NO.: _____

ARCH. NO.: 1199

SCALE: _____

SHEET: _____

LANDSCAPE PLANTING PLAN

L 2.0 11/09/2012

DOOR & WINDOW SCHEDULE

DOORS														FRAMES		DETAILS	
#	SIZE			DESCRIPTION										DESCRIP	DETAILS	COMMENTS	
	W	H	T	S	P	MAT	FIN	FIN	TYPE	N	FR	HW	MAT	FIN	SC		HG
D-1	3'-0"	7'-0"	1-3/4"	●					D-1	-	-	HM	PAINT	SC1	N	DOOR & FRAME TO MATCH SURROUNDING EXTERIOR FINISH GRADE P-1, 22"x36" HALF LIGHT w/ INTEGRAL MINI BLIND	
D-2	3'-0"	7'-0"	1-3/4"	●				D-2	-	-	HM	PAINT	SC2	N	PROVIDE WALL BUMPER, PAINT TO MATCH WALLS		
D-3	22"	30"	-	●												ALUMINUM DIAMOND PLATE FLUSH w/ TOP OF TILE	
W-1	7'-8"	6'-0"	4-3/4"	●												ALUMINUM STORE FRONT SYSTEM (DOUBLE GLAZED), READY ACCESS 600 DRIVE-THRU SLIDER 47 1/2" Hx133 1/2" H MANUAL OPEN & CLOSE	

NOTES:
EXTERIOR DOOR HARDWARE TO BE APPROPRIATE FOR EXTERIOR APPLICATION. LEVER HARDWARE WITH KEYPED ENTRY AND DEAD BOLT. BRUSHED AL OR SATIN FINISH.

DOOR LEGEND		
CONSTRUCTION:	FRAME:	HARDWARE:
AL = AL STOREFRONT	AL = AL STOREFRONT	SC1 = SCHLAGE ND53PD
HM = HOLLOW METAL	HM = HOLLOW METAL	SC2 = SCHLAGE A40
SB = SOLID CORE WOOD	D1 = WELDED	SC3 = SCHLAGE B663R DB
GLAZING:	D2 = KD	HINGES:
T = TEMPERED, INSULATED		N = SS-BB1 NRP

~MATERIAL LIST~

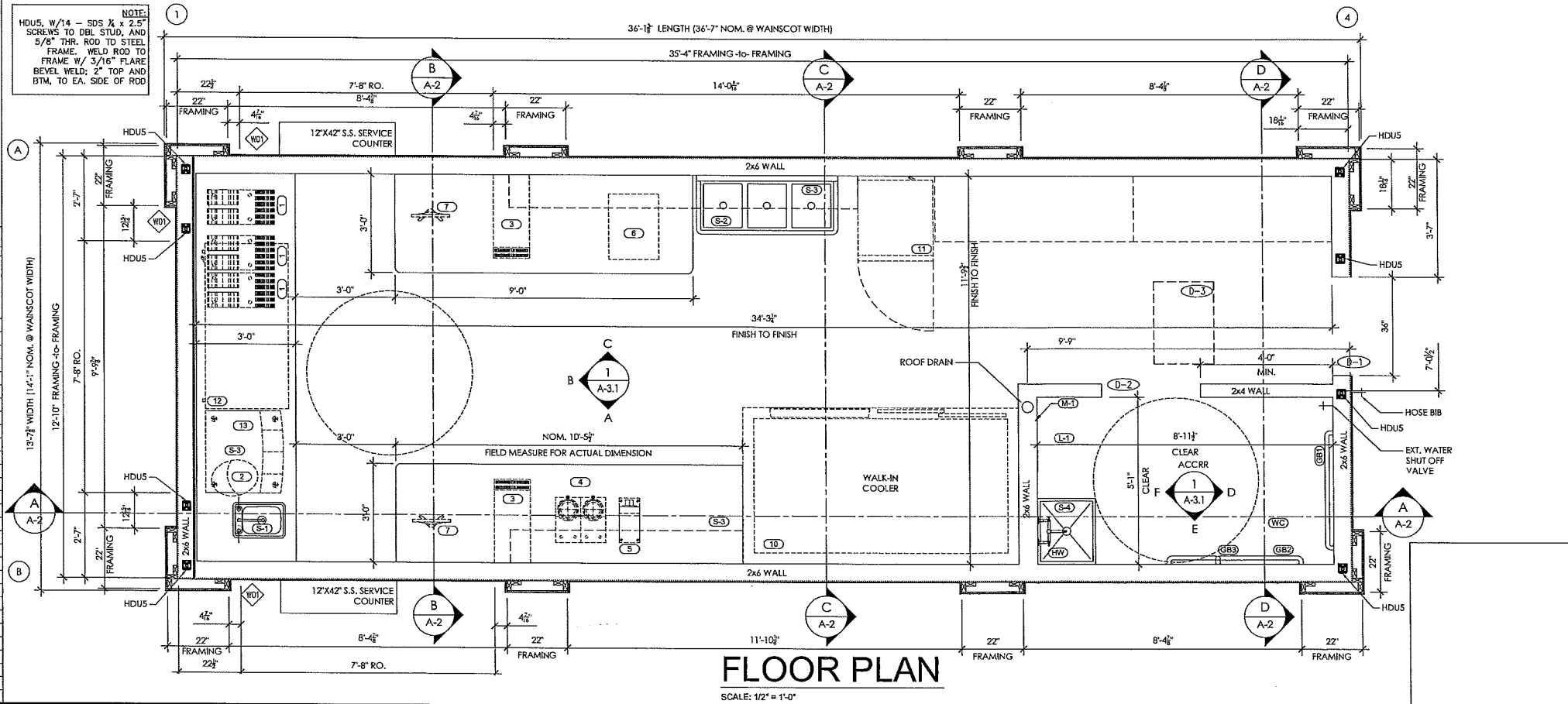
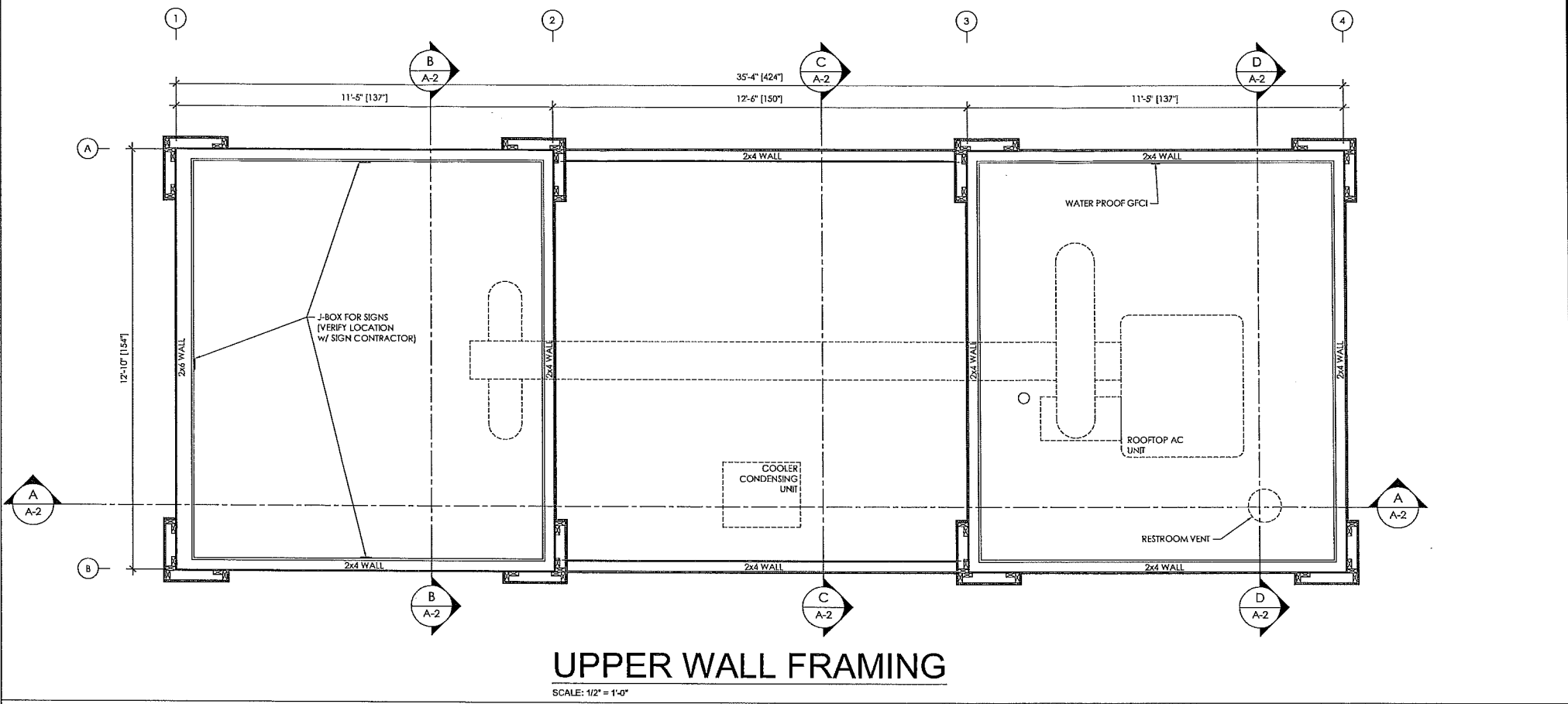
ROOF:	WALLS:
Ceiling: SHEETROCK - LIGHT 'ORANGE PEEL' TEXTURE	Wainscot: CULTURED STONE TO APPROX 38" OVER MASONRY SCRATCH COAT
Framing: 2x10 D.F. #2 RAFTERS @ 16" oc	Siding Above 38": SMOOTH FRC SIDING OVER TYFAR BUILDING WRAP w/ STUCOEX APPLIED FINISH (2 COATS)
Rims (Grids 2, A, B): 2"x12" LVL 2.0E (CONTINUOUS)	INT. PARAPET WALLS: VAL-RIB METAL SIDING
Rim (Grid 1): 2"x12" GLULAM (CONTINUOUS) 24" V-4 STD CAMBER	Sheathing to 48": 1/2" CDX PT PLYWOOD, INCLUDING BUMPOUTS
Insulation: 2" RIGID INSULFOAM OVER DOUBLE LAYER R-15 BAIT	Sheathing Above 48": 1/2" OSB
Rafter Sheathing: 7/16" A.P.A. RATED [24/16]	INT. WALL SHEATHING @ GRID 1: 1/2" OSB
Insulation: TAPERED INSULFOAM (ABOVE RAFTERS)	Framing to 112": EXT: 2x6 D.F. #3 or 'STUD' or BETTER @ 16" oc INT: 2x D.F. STUDS @ 16" [SEE PLAN FOR WIDTH]
Roofing Sheathing: 1/2" LP FLAMEBLOCK	TOP PLATE: 2x LUMBER (WALLS UNDER 20')
Building Roofing: EPDM 45 MIL, NON-REINFORCED, DIRECT TO FLAMEBLOCK	TOP PLATE: 2x6 LVL 2.0E (CONTINUOUS) (WALLS OVER 20')
FLOOR:	BOTTOM PLATE: 2x D.F.
Covering: CERAMIC TILE	TRIM: NONE
Decking: 1st: 1 1/2" A.P.A. RATED T&G 2nd: 1/2" DUROCK	INSULATION: EXT: R21 FIBERGLASS
Insulation: R30 (USE TWO LAYERS R15 FIBERGLASS)	INTERIOR FINISH: 5/8" SHEETROCK - LIGHT ORANGE PEEL FINISH FRP WAINSCOT TO 4' ON ALL RR WALLS FRP BELOW SERVICE WINDOWS
Bottom Cover: 29ga. GAL. STEEL VAL-RIB 36" WIDE	FRAME:
	TYPE: PERIMETER STEEL
	PERIMETER FRAME: HSS10x2x1/4"
	CROSS MEMBERS: W10x15 @ 12' & 24'
	JOISTS: GALV. 12ga x 8" FORMED C-MEMBERS @ 24" oc.

ROOF DIAPHRAGM:
0.13x2" NAILS @ 12" FLD, PANEL EDGES AS FOLLOWS:
WITHIN 48" OF END, 2.5" oc, BLOCKED
WITHIN 120" OF END, 4" oc, BLOCKED
ELSEWHERE, 6" oc, UNBLOCKED
PANEL EDGE BLOCKING MAY BE 2 x 4 FLATWISE

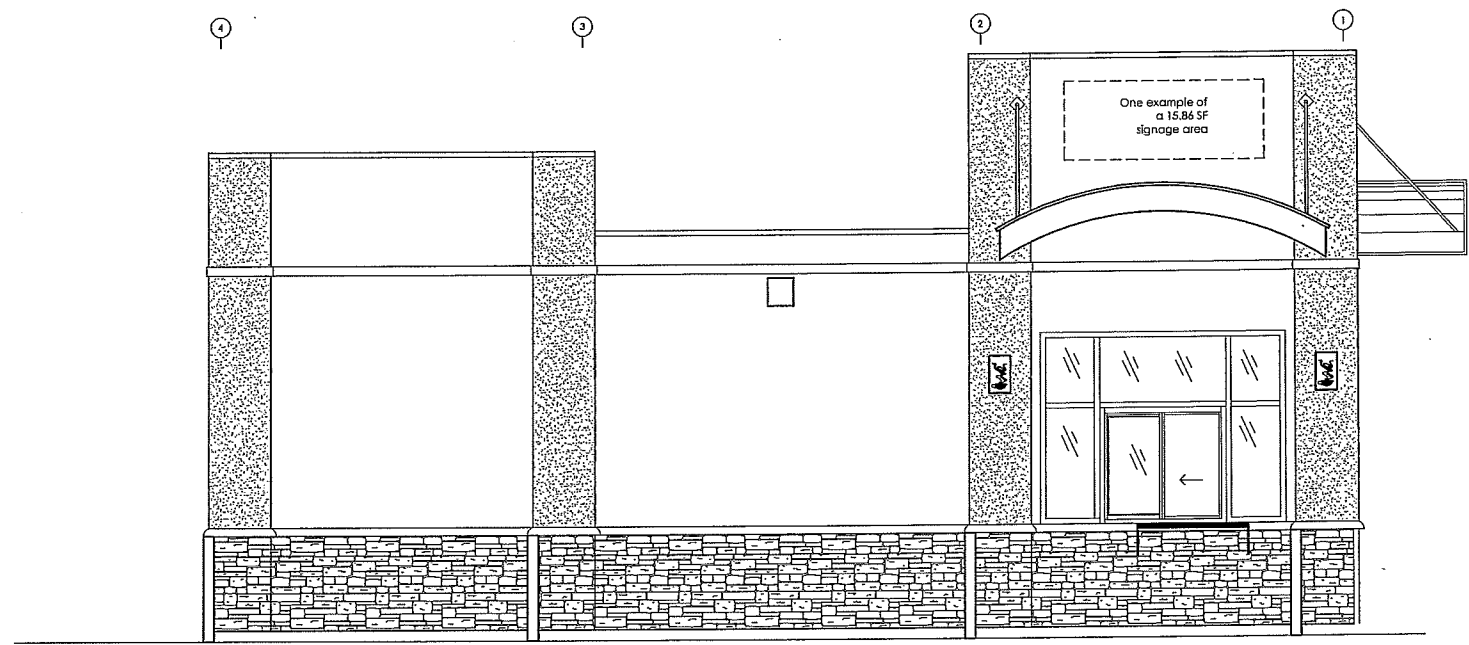
SHEAR WALLS:
(ALL SHG IS 1/4" RATED)
GRID 1: SHEATH BOTH SIDES, 0.131x2 1/2" NAILS @ 3" oc, P.E., 12" FLD
GRID 4, 8, 13, 17, 21: NAILS @ 4" oc, P.E., 12" FLD
GRID 5, A, B: 16ga. x 1.5" STAPLES @ 6" oc, P.E., 12" FLD

EQUIPMENT/ACCESSORIES SCHEDULE

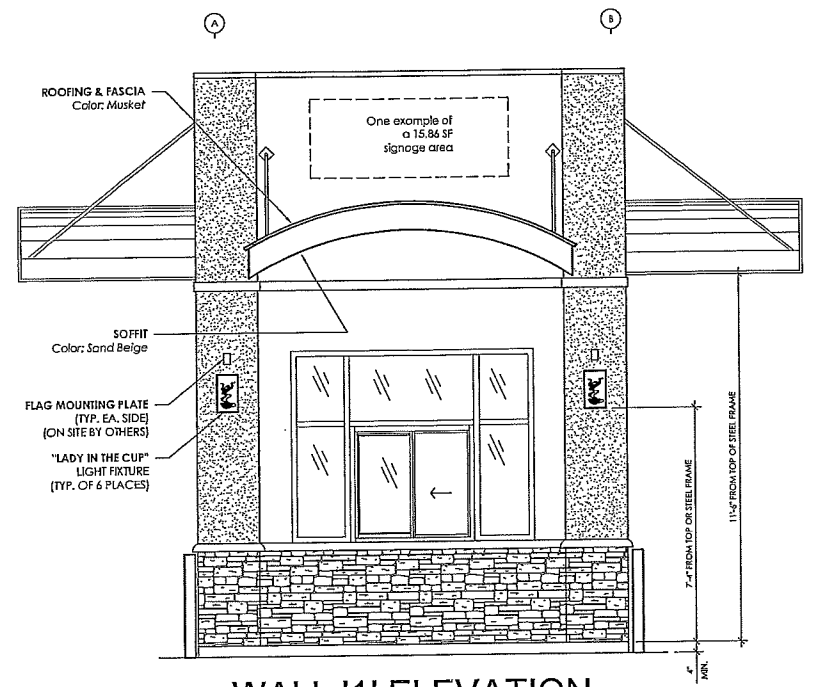
LEGEND		FURNISHED	INSTALLED	QUANTITY	MANUFACTURER/ MODEL	COMMENTS
O	= OWNER (TENANT)					
GC	= GENERAL CONTRACTOR					
V	= OWNER CONTRACTOR/SUPPLIER					
(1)	ESPRESSO MACHINE	O	O	3	EGRO ONE PURE TOUCH	230V, 6700 W, 30A, w/ dedicated ground wire NEMA L6-30P plug, 3/8" water
(2)	SMOOTHIE MACHINE	O	O	1	HAMILTON BEACH HBS 1200	
(3)	GRANITA MACHINE	O	O	2	CRATHCO, WILCH 5311/SPINNER	29HX13WX27D, 115V/1840W/16A, NEMA 5-20P
(4)	COFFEE BREWER	O	O	1	CURTIS THERMO PRO G3 TWIN	37HX18WX17D, 220V/1 PHASE, S100W, 3/8" WATER
(5)	COFFEE GRINDER	O	O	1	BUNN G1	23HX7.5WX18D, 120V/9A, NEMA 5-15P
(6)	SODA DISPENSER	O	V	1		VERIFY WITH LOCAL VENDOR (115V)
(7)	POINT OF SALE REGISTER	O	O	2		STATIC IP ADDRESS REQUIRED AT REGISTER LOCATION (EACH WINDOW)
(10)	WALK IN COOLER	O	V	1	IMPERIAL 4'-9" x 8' x 7'-6" WALK IN	SEE SPEC SHEET FOR FULL INFO
(11)	FREEZER	O	V	1	TRUE - TS-23F	79HX27WX30D, 115/60/1, 7.2A, NEMA 5-15P
(12)	UNDER COUNTER REFRIGERATOR	O	V	1	TRUE - TUC 60	36HX60.5WX30D, 115/60/1, 5.1A, NEMA 5-15P
(13)	ICE MACHINE	O	V	1	MANITOWOC QY-274A	38HX30WX21D, 115/60/1, 10.7A, NEMA 5-15P, 1/2" FPT WATER, 2.5" CASTER KIT
(S-1)	HAND WASH SINK	GC	GC	1	ADVANCE TABCO DI-1-10	COMES WITH K-52 FAUCET
(S-2)	3 COMPARTMENT SINK	GC	GC	1	ADVANCE TABCO K7-CS-29	K508 MODIFICATION (NO DRAIN BOARDS), K-1 12" FAUCET
(S-3)	FLOOR SINK	GC	GC	3	WATTS FS-732-22	12x12x6 CAST IRON, ACID RESISTANT 1/2" GRATE 2"
(S-4)	MOP SINK	GC	GC	1	ZURN Z-1995-24 (OR SIM)	WITH ADVANCE TABCO K-240 FAUCET
(GB1)	42" GRAB BAR	GC	GC	1	BOBRICK B-6806.99 x 42	INSTALL BACKING IN WALL FOR SECURE MOUNTING
(GB2)	48" GRAB BAR	GC	GC	1	BOBRICK B-6806.99 x 48	INSTALL BACKING IN WALL FOR SECURE MOUNTING
(GB3)	18" GRAB BAR	GC	GC	1	BOBRICK B-6806.99 x 18	INSTALL BACKING IN WALL FOR SECURE MOUNTING
(M1)	MIRROR	O	O	1		
(L1)	LAVATORY	GC	GC	1	GERBER 12-314	19x17 WALL HUNG, ONE PIECE WALL HANGER w/ AS7385.004 FAUCET
(WC)	TOILET	GC	GC	1	GERBER 21-718	HANDICAP HEIGHT, ELONGATED BOWL, GRAVITY TANK
(HW)	WATER HEATER	GC	GC	1	AD SMITH - Dura Power DEL 30	30 GALLON, 3KW
(C-1)	SERVICE COUNTER	GC	V	2	CUSTOM	12'x42" S.S. SHELF, MOUNTED w/ S.S. FASTENERS



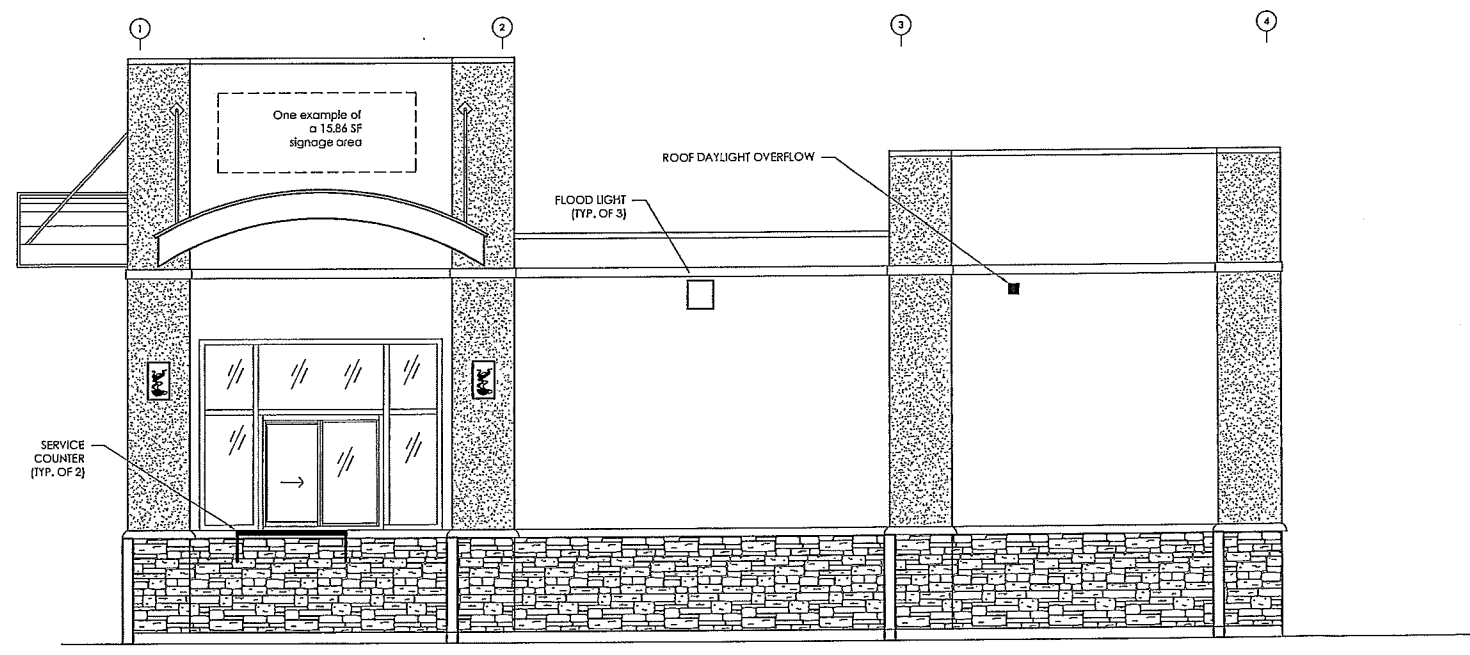
EXTERIOR FINISH SCHEDULE				
	DESCRIPTION	FINISH	BRAND / COLOR / STYLE	NOTES
WALLS				
MAIN BODY	STUCORLEX APPLIED FINISH OVER FRC	PAINT	PITTSBURGH FIT-TECH - MATCH DRYVIT# 112 SANDLEWOOD BEIGE	1 COAT STUCCO, 2 COATS FINISH
PILASTERS	STUCORLEX APPLIED FINISH OVER FRC	PAINT	PITTSBURGH FIT-TECH - MATCH DRYVIT#339A CARIBOU	1 COAT STUCCO, 2 COATS FINISH
WAINSCOT & WATER TABLE	CULTURED STONE	OWENS CORNING	WARM SPRINGS LEDGE PANEL	NATURAL-SEAL w/ CHEM TRETRE PB VOC
ROOF				
AWNING ROOFING	24 ga. STANDING SEAM METAL	PREFINISHED	TAYLOR MATCH CUSTOM BILT METALS MUSKET SR-30.2	SINGLE LAYER, 30lb FELT
FLASHING & CAPS	24 ga. METAL	PREFINISHED	TAYLOR MATCH CUSTOM BILT METALS MUSKET SR-30.2	
SOFFITS	24 ga. METAL	PREFINISHED	TAYLOR MATCH CUSTOM BILT METALS SAND BEIGE SR-56.3	
DOORS				
ALL DOORS AND FRAMES	GALVANIZED HOLLOW METAL		PITTSBURGH FIT-TECH - MATCH DRYVIT# 112 SANDLEWOOD BEIGE	1 COAT PRIMER, 2 COATS FINISH



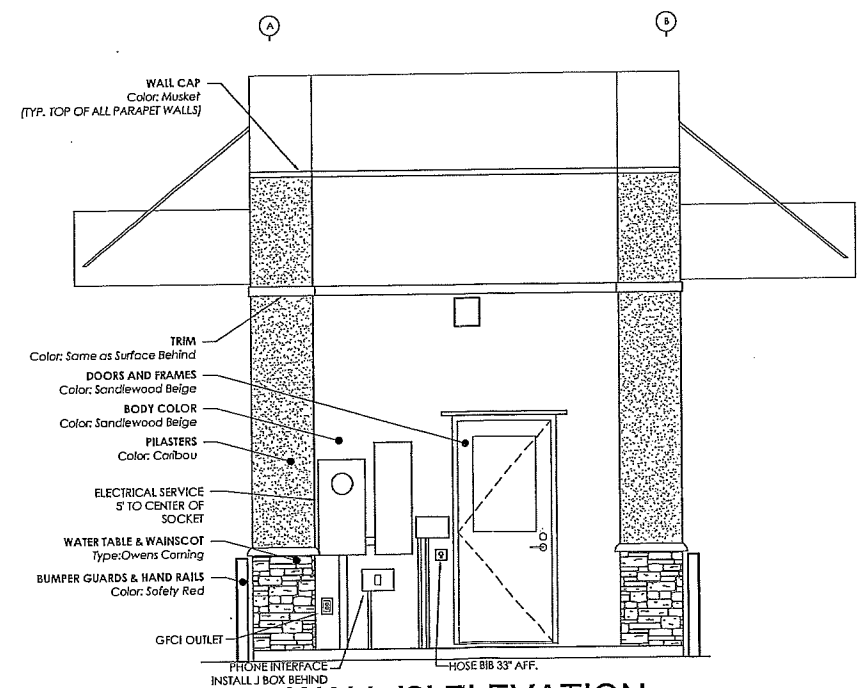
WALL "A" ELEVATION
SCALE: 3/8" = 1'-0"



WALL '1' ELEVATION
SCALE: 3/8" = 1'-0"



WALL "B" ELEVATION
SCALE: 3/8" = 1'-0"



WALL '2' ELEVATION
SCALE: 3/8" = 1'-0"

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DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	DATE	REVISION	BY	DATE	REVISION	BY

ELECTRICAL FIXTURE/EQUIPMENT SCHEDULE & SYMBOLS

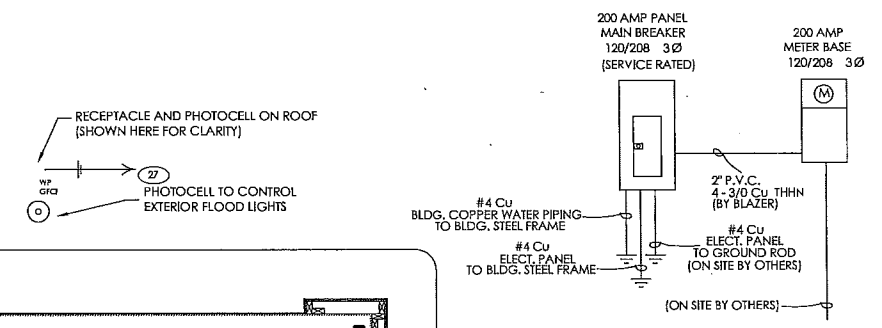
SYMBOL	QTY	RATING	DESCRIPTION	MODEL	HEIGHT TO TOP	COMMENTS
PANEL	1	200 AMP MAIN BREAKER	120/208 VOLT THREE PHASE	SQD QO342MQ200R8	72"	FURR-OUT 6"
LIGHT - EXTERIOR	6	13 V.A. @ 120 VOLT	LADY IN THE CUP - BLAZER FURNISHED FIXTURE / w OWNER FURNISHED SILHOUETTE OVERLAY	KENALL H69FLPP13Q1120	93"	
LIGHT - EXTERIOR (FLOOD)	3	42 V.A. @ 120 VOLT	COMPACT FLUORESCENT FLOOD LITE	RAB FFX42XGT	125"	
LIGHT - MENU BOARD	1	13 V.A. @ 120 VOLT	COMPACT FLUORESCENT	RAB VAN6F13		
LIGHT - INTERIOR	6	58 V.A. @ 120 VOLT	4 FT. - 2 LAMP - FLUORESCENT DIFFUSED WITH STEP DIMMING BALLAST	LITHONIA #L8232-120	CEILING MOUNTED	
LIGHT - INTERIOR	1	58 V.A. @ 120 VOLT	4 FT. - 2 LAMP - FLUORESCENT DIFFUSED	LITHONIA #L8232-120		
RECEPTACLE	3	180 V.A. @ 120 VOLT	DUPLEX RECEPTACLE	LEVITON CR20-I		
RECEPTACLE	1	180 V.A. @ 120 VOLT	GFCI RECEPTACLE	LEVITON 7899-I		
RECEPTACLE	2	360 V.A. @ 120 VOLT	QUADPLEX RECEPTACLE	LEVITON CR20-I		
RECEPTACLE	2	360 V.A. @ 120 VOLT	QUADPLEX GFCI RECEPTACLE	LEVITON CR20-I		
RECEPTACLE	3	180 V.A. @ 120 VOLT	DUPLEX RECEPTACLE HALF HOT HALF SWITCHED	LEVITON CR20-I	CEILING MOUNTED	
RECEPTACLE	2	180 V.A. @ 120 VOLT	WATER PROOF GFCI RECEPTACLE	LEVITON W7899-1		[1] ON ROOF
SWITCH	6		SINGLE POLE SWITCH	LEVITON CS81-20		
WALL OCCUPANCY SENSOR	1		WALL OCCUPANCY SENSOR	SQD SLPW51277A		
CEILING OCCUPANCY SENSOR	1		CEILING OCCUPANCY SENSOR	SENSOR SWITCH CMR-PDT-9	CEILING MOUNTED	
DAY LIGHT SENSOR	1		DAY LIGHT SENSOR	SENSOR SWITCH CMR-PC	CEILING MOUNTED	
TIMECLOCK	1		TIMECLOCK	NEEDED		
ESPRESSO MACHINE	4	5032 V.A. @ 208 VOLT / 6700 V.A. @ 240 VOLT / SINGLE PHASE	30 AMP / 208 VOLT / SINGLE PHASE	LEVITON 2620 NEMA L6-30R		
COFFEE BREWER	1	3831 V.A. @ 208 VOLT / 5100 V.A. @ 240 VOLT / SINGLE PHASE	30 AMP / 208 VOLT / SINGLE PHASE	LEVITON 2620 NEMA L6-30R		
GRANITA MACHINE	2	1920 V.A. @ 120 VOLT	DEDICATED GRANITA MACHINE RECEPTACLE	LEVITON CR20-I		
COFFEE GRINDER	1	1080 V.A. @ 120 VOLT	DEDICATED COFFEE GRINDER RECEPTACLE	LEVITON CR20-I		
WALK IN COOLER	1	3120 V.A. @ 208 VOLT / 3600 V.A. @ 240 VOLT / SINGLE PHASE	IMPERIAL WALK IN	IMPERIAL 4'-9" x 8' x 7'-6"		
REFRIGERATOR	1	612 V.A. @ 120 VOLT	DEDICATED REFRIGERATOR RECEPTACLE	LEVITON CR20-I		
FREEZER	1	864 V.A. @ 120 VOLT	DEDICATED FREEZER RECEPTACLE	LEVITON CR20-I		
ICE MACHINE	1	1284 V.A. @ 120 VOLT	DEDICATED ICE MACHINE RECEPTACLE	LEVITON CR20-I		
SMOOTHIE MACHINE	1	1800 V.A. @ 120 VOLT	DEDICATED SMOOTHIE MACHINE RECEPTACLE	LEVITON CR20-I		
WIRE FOR POS	2					
WIRE FOR STATIC IP ADDRESS	2		CONDUIT FROM POS LOCATION TO DATA / COMM CENTER LOCATION	1/2" FLEX WITH CAT 5e CABLE		
WIRE FOR PHONE / DATA	1		CONDUIT FROM PHONE/ DATA LOCATION TO DATA / COMM CENTER LOCATION	1/2" FLEX WITH CAT 5e CABLE		
WIRE FOR CABLE MODEM	1		CONDUIT FROM CABLE MODEM LOCATION TO NETWORK INTERFACE LOCATION	1" FLEX WITH CAT 5e/RG6 QUAD SHIELD		
WIRE FOR ETHERNET	2		CONDUIT FROM ETHERNET LOCATION TO DATA / COMM CENTER LOCATION	1/2" FLEX WITH CAT 5e CABLE		
WIRE FOR CAMERAS	8		WIRE FROM CAMERAS TO COMMUNICATIONS CENTER LOCATION	RG59U +1B/2 - CAT 5e CABLE		[3] EXTERIOR OF BLDG. [5] INTERIOR OF BLDG.
WIRE FOR SPEAKERS	4		WIRE FROM SPEAKERS TO COMMUNICATIONS CENTER LOCATION	16/2 STR CRYSTAL RLBX		
WIRE FOR SIGNS	3	1500 V.A. @ 120 VOLT	20 AMP DED CIRCUIT TO SURFACE MOUNT WEATHER PROOF J BOXES INSIDE PARAPET			
RR EXHAUST FAN	1	60 V.A. @ 120 VOLT	EXHAUST FAN	BROAN QTXE150		FIELD VERIFY EXACT LOCATION ON ROUGH IN
CRAWL SPACE EXHAUST FAN	1	23 V.A. @ 120 VOLT	4" IN LINE WITH SPEED CONTROL AND FLOW SWITCH ACTIVATED LIGHT	FANTECH FG4		
WATER HEATER	1	3000 V.A. @ 208 VOLT / SINGLE PHASE	30 GALLON WATER HEATER	AO SMITH - DURA POWER DEL-30	SHELF MOUNTED	
ROOFTOP HVAC	1	3557 V.A. @ 208 VOLT / SINGLE PHASE	ROOF TOP UNIT - GAS HEAT - ELECTRIC AC	TRANE 4YXC303081075A		VERIFY STUB LOCATION WITH HVAC INSTALLER

PANEL SCHEDULE

NOTE: ALL CONDUCTORS COPPER.

CKT NO.	DESCRIPTION	TRIP AMPS	WIRE SIZE	VOLT AMPS	200 AMP PANEL			THREE PHASE		
					VOLT AMPS	WIRE SIZE	TRIP AMPS	DESCRIPTION	CKT NO.	
1	GEN LIGHTING	20	12	478	2516	10	30	ESPRESSO 1	2	
3	NEON LIGHTING	20	12	1500	2516	7	7	"	4	
5	EXTERIOR LTS.	20	12	726	2516	10	30	ESPRESSO 2	6	
7	EXTERIOR SIGN	20	12	1500	2516	7	7	"	8	
9	CONV RECEPT	20	12	900	2516	10	30	ESPRESSO 3	10	
11	CONV RECEPT	20	12	720	2516	7	7	"	12	
13	POINT OF SALE	20	12	360	2516	10	30	FUTURE ESPRESSO	14	
15	UPS	20	12	180	2516	7	7	"	16	
17	GRANITA 1	20	12	1920	1916	10	30	COFFEE BREWER	18	
19	GRANITA 2	20	12	1920	1916	7	7	"	20	
21	GRANITA 3	20	12	1920	1080	10	20	COFFEE GRINDER	22	
23	REFRIGERATOR	20	12	612	1500	12	20	WATER HEATER	24	
25	FREEZER	20	12	864	1500	7	7	"	26	
27	ROOFTOP WP GFCI	20	12	180	1800	12	20	SMOOTHIE MACH	28	
29	WALK IN COOLER	20	12	876	1284	12	20	ICE MACH	30	
31	"	/	/	876	180	12	20	EXTERIOR WP GFCI	32	
33	HVAC RIU	25	10	1779					34	
35	"	/	/	1779					36	
37	"	/	/	1779					38	
39	"	/	/	1779					40	
41	"	/	/	1779					42	

ONE-LINE-DIAGRAM



WALK IN COOLER (MOTOR, COMPRESSOR)

OPERATION VOLTAGE	200 MIN.	230 MAX.
COMPRESSOR	6.1 RLA	33.7 LRA
INDOOR BLOWER FAN	1.82 FLA	
OUTDOOR BLOWER FAN	5 FLA	1/15 H.P.
MINIMUM CIRCUIT AMPS	15 AMPS	
MAXIMUM OVERCURRENT PROTECTION	15 AMPS	
OVERCURRENT PROTECTION- DUAL ELEMENT TIME DELAY FUSE OR HACR CIRCUIT BREAKER		

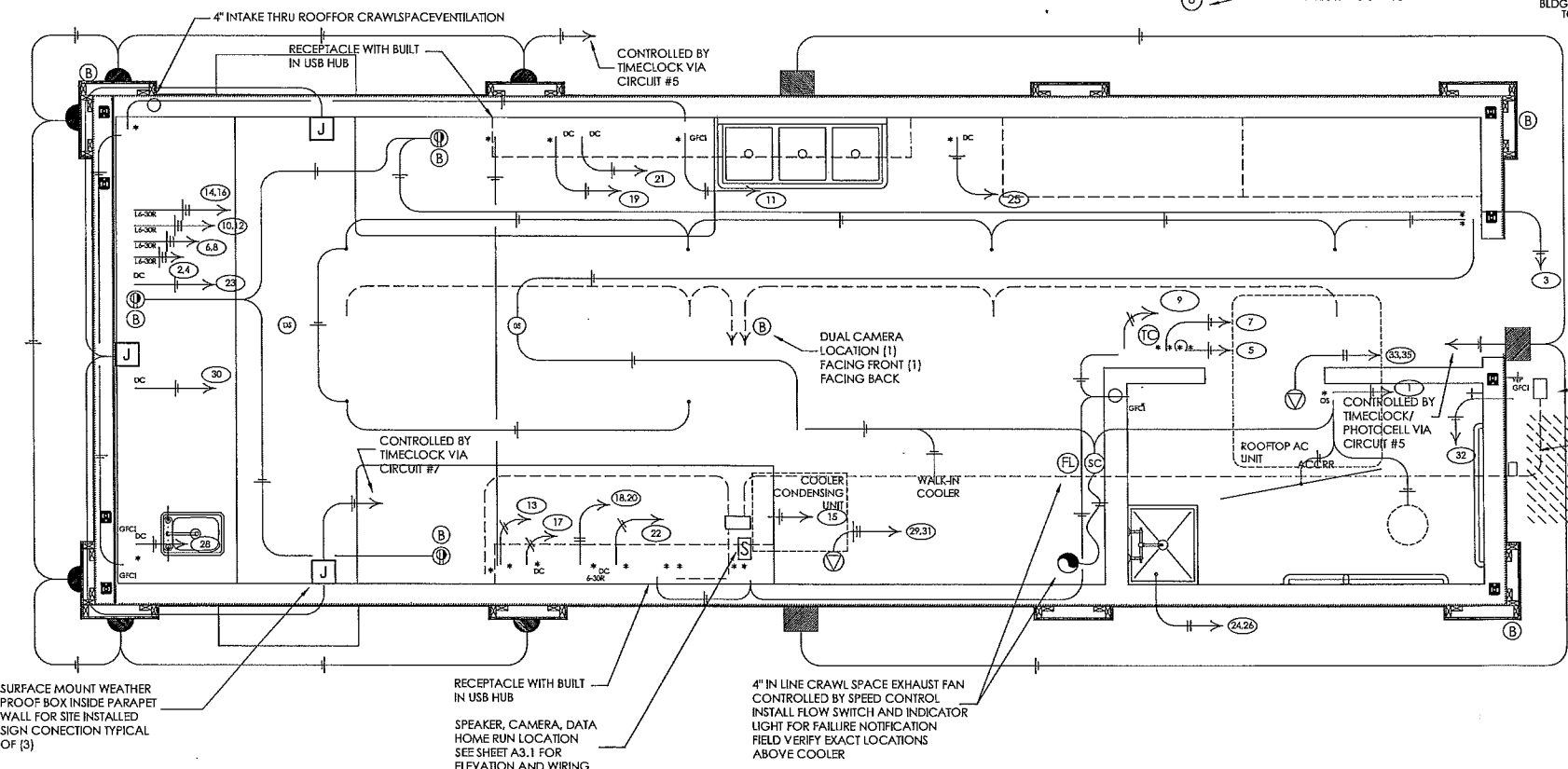
H.V.A.C. (MOTOR, COMPRESSOR, HEATER SIZES)

OPERATION VOLTAGE	200 MIN.	230 MAX.
COMPRESSOR	11.4 RLA	68.2 LRA
INDOOR BLOWER FAN	2.1 FLA	1/2 H.P.
OUTDOOR BLOWER FAN	1 FLA	1/6 H.P.
HEAT STRIP	GAS	
MINIMUM CIRCUIT AMPS	17.1 AMPS	
MAXIMUM OVERCURRENT PROTECTION	25 AMPS	
OVERCURRENT PROTECTION- DUAL ELEMENT TIME DELAY FUSE OR HACR CIRCUIT BREAKER		

ELECTRICAL PLAN REVIEW LOAD CALCULATIONS

VOLTAGE: 120/208 PHASE: 3 Ø

	CONNECTED LOAD	CALC. LOAD
LIGHTING		
EXTERIOR	204 V.A.	x 125 % = 255 V.A.
INTERIOR	419 V.A.	x 125 % = 524 V.A.
SIGNAGE	1500 V.A.	x 125 % = 1875 V.A.
EXHAUST FANS	83 V.A.	x 125 % = 104 V.A.
EXIT	0 V.A.	x 125 % = 0 V.A.
EMERGENCY	0 V.A.	x 125 % = 0 V.A.
RECEPTACLES		
THRU 10,000	1980 V.A.	x 100 % = 1980 V.A.
OVER 10,000	0 V.A.	x 50 % = 0 V.A.
	4767 V.A.	x 100 % = 4767 V.A.
MOTORS (LARGEST)	(2371) V.A.	x 25 % = 593 V.A.
ESPRESSO (4)	20128 V.A.	x 100 % = 20128 V.A.
BREWER	3832 V.A.	x 100 % = 3832 V.A.
SMOOTHIE MACH	1800 V.A.	x 100 % = 1800 V.A.
ICE MACHINE	1284 V.A.	x 100 % = 1284 V.A.
WATER HEATER	3000 V.A.	x 100 % = 3000 V.A.
GRANITA MACH (3)	5760 V.A.	x 100 % = 5760 V.A.
UPS	180 V.A.	x 100 % = 180 V.A.
POINT OF SALE (2)	360 V.A.	x 100 % = 360 V.A.
FREEZER	864 V.A.	x 100 % = 864 V.A.
REFRIGERATOR	612 V.A.	x 100 % = 612 V.A.
COFFEE GRINDER	1080 V.A.	x 100 % = 1080 V.A.
TOTAL CONNECTED LOAD	KVA 48	TOTAL CALCULATED LOAD KVA 49
	AMPS 132.8	AMPS 136

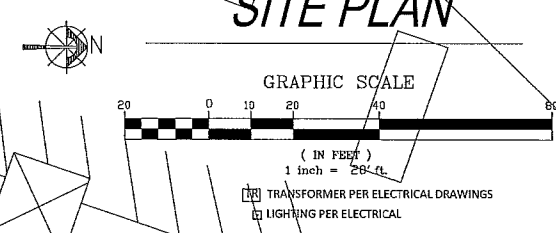
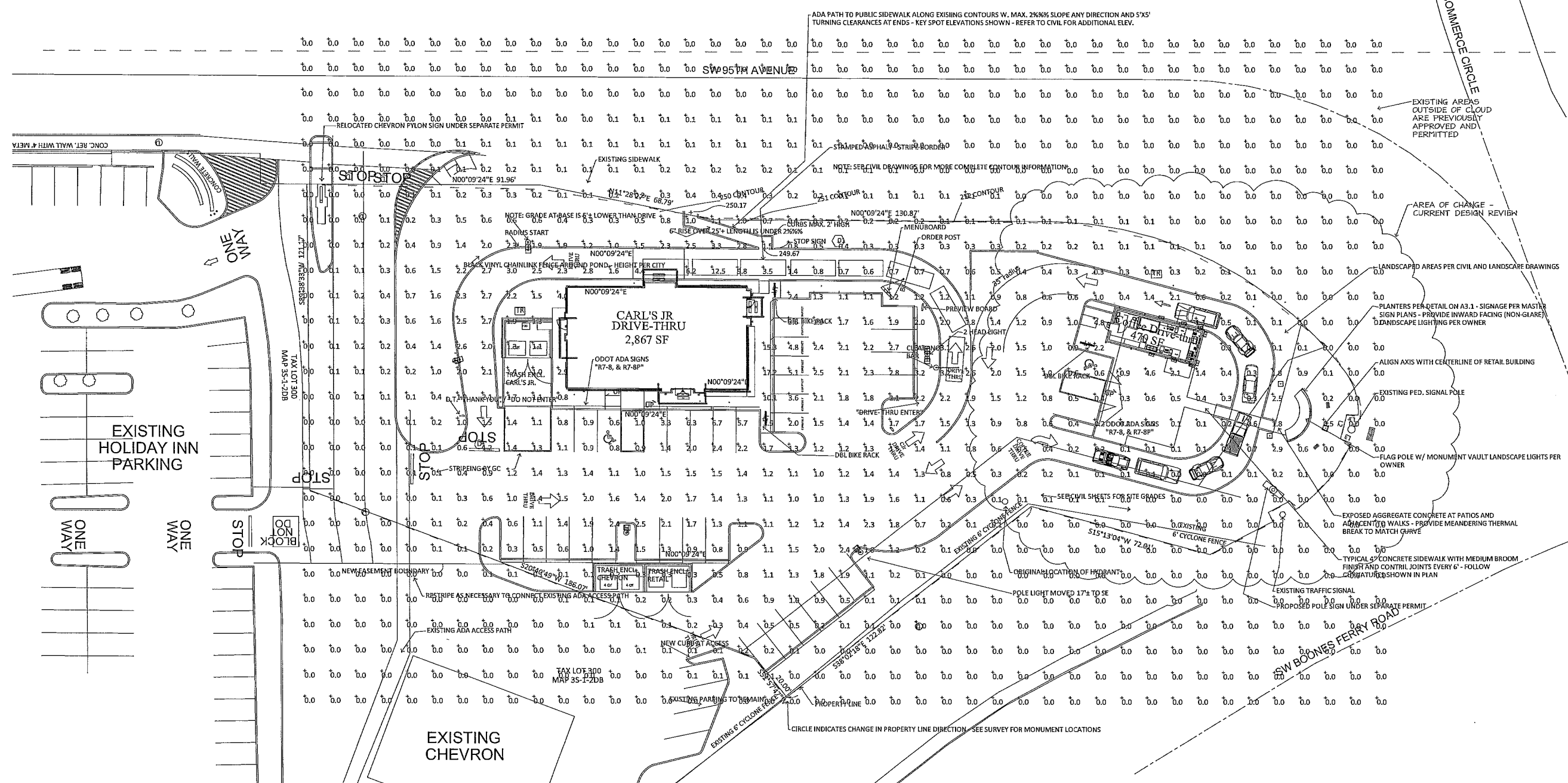


ELECTRICAL PLAN

1/2" = 1'-0"

NOTES:
* = @ 50" AFF TO TOP

FILE NAME:



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min
GENERAL AREA	Illuminance	Fc	0.56	17.2	0.0	N/A.
STREET	Illuminance	Fc	0.02	0.2	0.0	N/A.
VERTICAL AT STREET	Illuminance	Fc	0.00	0.0	0.0	N/A.
PARKING LOT - DRIVE THRU	Illuminance	Fc	1.91	17.2	0.2	85.00

Luminaire Schedule

Symbol	Qty	Arrangement	TYPE	Manufacturer	CATALOG #	LLF	Total Lamp Lumens
○	2	SINGLE	DD	COOPER LIGHTING - MCGRAW-EDISON	BRL-36-50-40P	0.500	3600
○	2	SINGLE	N	COOPER LIGHTING - PORTFOLIO	CD6042E-6CLV142M1U13	0.700	3200
○	6	SINGLE	T	COOPER LIGHTING - FAL-SAFE	FERN-64	0.750	5400
○	12	SINGLE	S	COOPER LIGHTING - METALUX	SSF-232	0.750	5400
○	11	SINGLE	U	COOPER LIGHTING - INVAIE	ENC-70-AP-XX-M9-TSF	0.600	6300
○	4	SINGLE	LDRY-SL3-803-E	COOPER LIGHTING - LUMARK	LDRY-SL3-803-E	0.900	N/A.
○	1	BACK-BACK	LDRY-T3-803-E	COOPER LIGHTING - LUMARK	LDRY-T3-803-E	0.900	N/A.
○	264	SINGLE	LEDNF-R09	AMERICAN LIGHTING, LLC	LEDNF-R09	0.300	8
○	3	SINGLE	CFMS-64F-42	COOPER LIGHTING - LUMARK	CFMS-64F-42-LUMV-LLA3H	0.810	3200
○	2	SINGLE	VFS-K-A20-S-LED-E1-WST	COOPER LIGHTING - INVAUE	VFS-K-A20-S-LED-E1-WST (MONUMENT LIGHT)	0.900	N/A.
○	1	SINGLE	VFS-K-A40-T-LED-E1-WAT	COOPER LIGHTING - INVAUE	VFS-K-A40-T-LED-E1-WAT (FLAG POLE LIGHT)	0.900	N/A.
○	8	SINGLE	WALL SCENCE	COOPER LIGHTING - SHAPER	WALL SCENCE	0.810	815

KGG Foods CONVERSION BASED ON CKE PROTOTYPE VERSION 22-14
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CB ANDERSON ARCHITECT

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206-782-2911
Fax 782-5624

CLIENT

Wilsonville Devco LLC
c/o Pacific Development Ventures
PO Box 916
Portland, OR 97207
(503) 201-1309

PROJECT

Boones Ferry Pointe
SW 95TH AVE & COMMERCE CIRCLE
WILSONVILLE, OREGON

DRAWING TITLE

PHOTOMETRIC SITE PLAN

REVISIONS

△	
△	
△	
△	
△	

STAMP

DATE: OCT-3-2013

BLDG. SUBMITTAL DATE: ①

DATE: ②

DATE: ③

BID DATE:

Drawn: Cam Fultz

ARCH. NO.: 1159-COFFEE

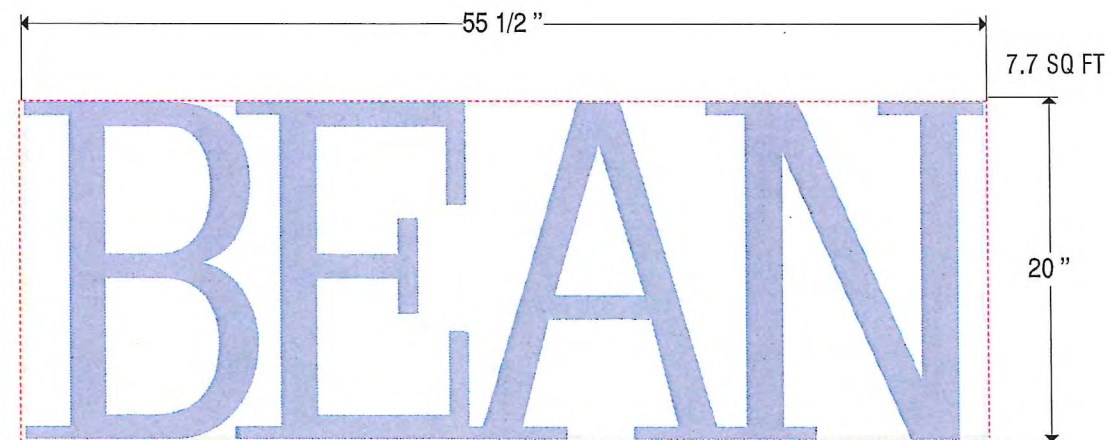
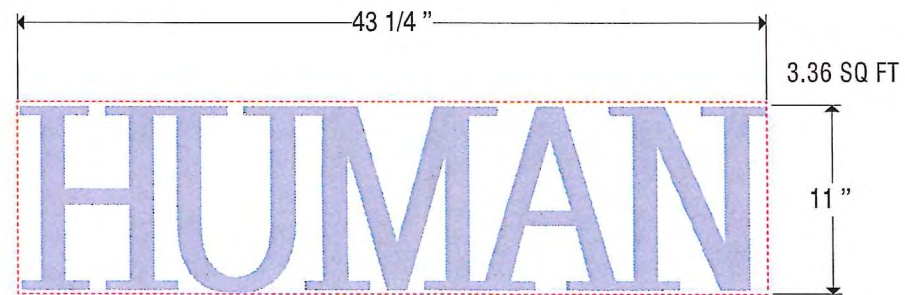
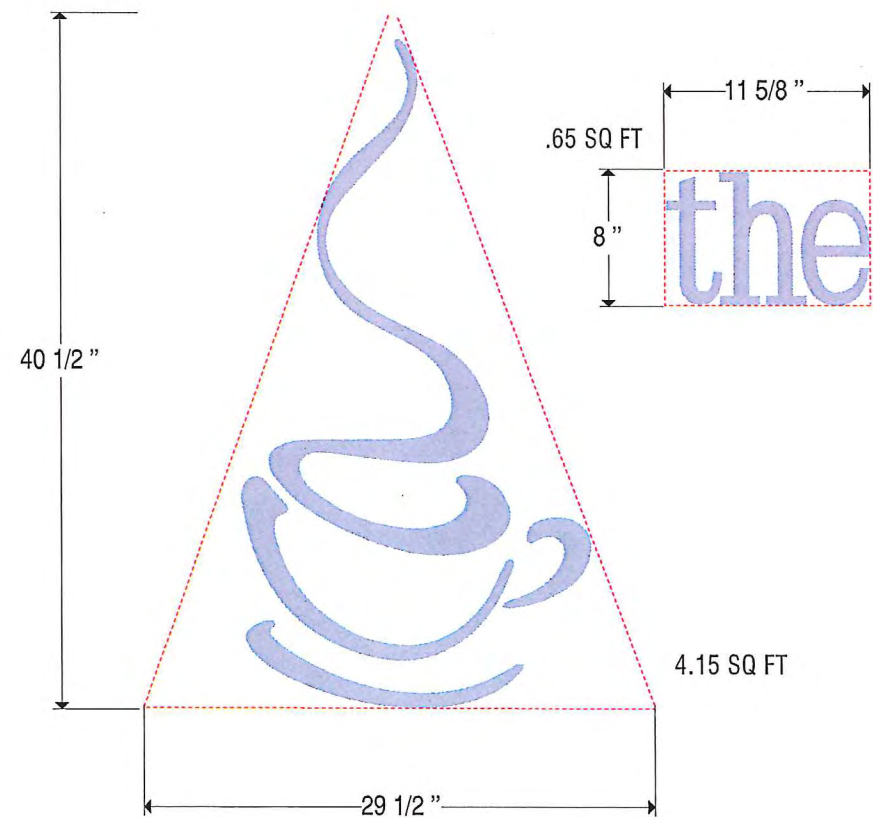
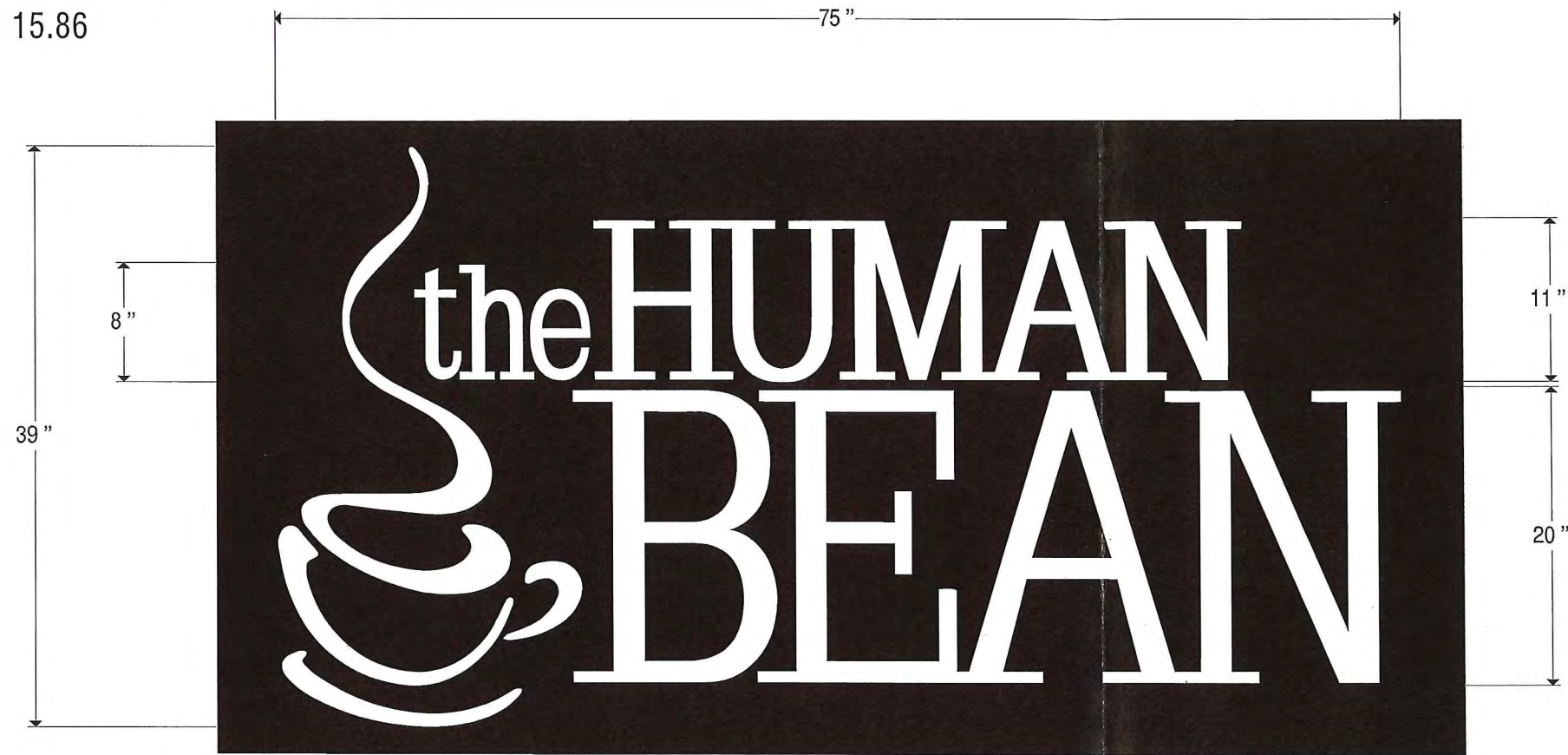
SCALE: AS SHOWN

SHEET

SE1.0

SQUARE FOOTAGE CALCULATION

TOTAL SQ FT = 15.86



ADVANCED ELECTRIC



360-225-6826 1550 DOWNRIVER DR. WOODLAND WA 98674

SIGN TYPE:

FLUSH MOUNT INTERNALLY ILLUMINATED CHANNEL LETTERS w/ ACRYLIC FACES

SIGN MATERIAL:

ALUMINUM / ACRYLIC

COLORS TO BE USED:

- BLACK RETURNS & TRIMCAP
- WHITE ACRYLIC

SPECIFICATIONS

- ALUMINUM CONSTRUCTION
- ACRYLIC FACES
- INTERNAL LETTER ILLUMINATION
- U.L. APPROVED

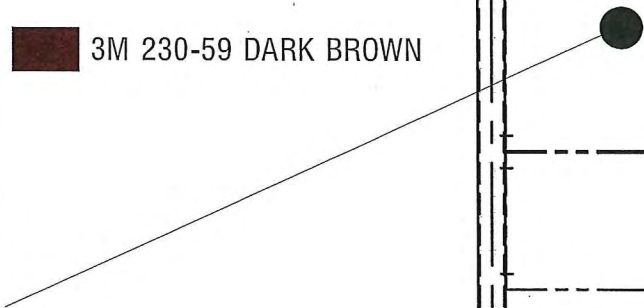
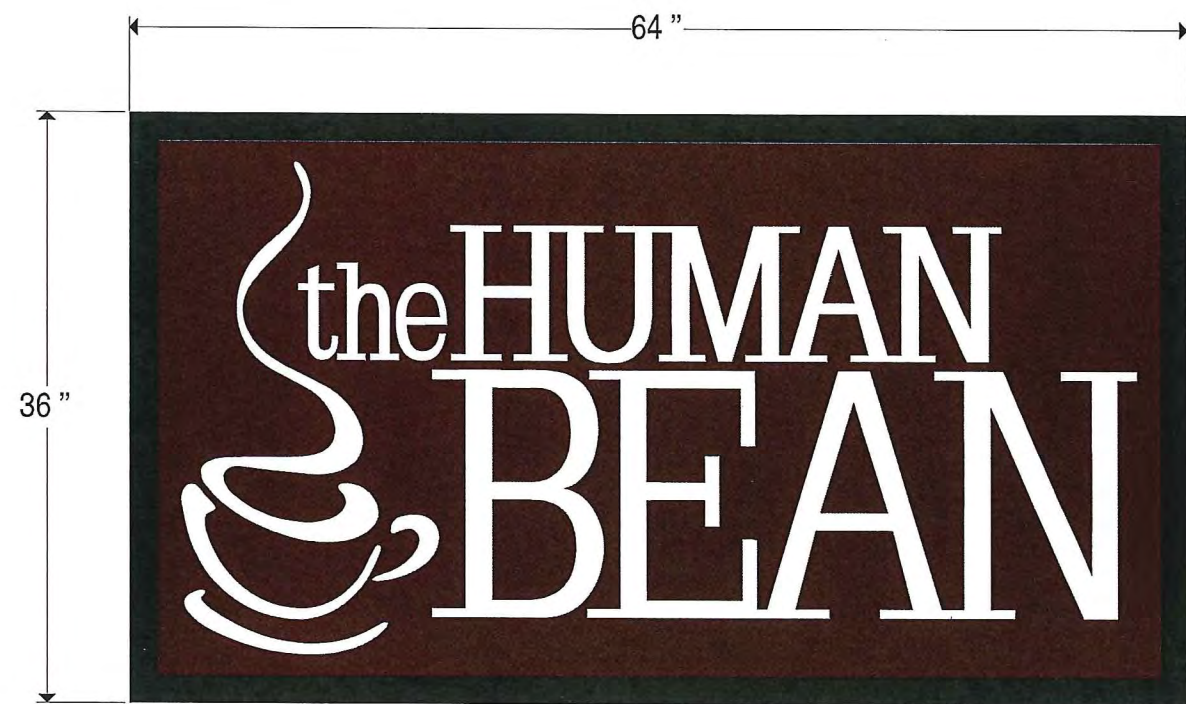
FOR EXACT DUPLICATION OF LOGO, CUSTOMER TO PROVIDE CAMERA READY ARTWORK.

PROJECT TITLE:	HUMAN BEAN		
PROJECT LOCATION:	WILSONVILLE, OR		
DRAWING#	103113-C	DRAWN BY:	WOODY
DATE:	10/31/2013	PRESENTED BY:	STEVE SLACK

SIGNATURE FOR APPROVAL

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BY SIGNING THIS SKETCH YOU (THE ABOVE SIGNED) ARE HEREBY AUTHORIZING ADVANCED SIGNS TO PRODUCE THESE SIGNS AS SHOWN AND DEPICTED IN THIS SKETCH AND DOES NOT INCLUDE CHANGES OR ANY ALTERATIONS.



ADVANCED ELECTRIC




Your Full Service Company

360-225-6826 1550 DOWNRIVER DR. WOODLAND WA 98674

SIGN TYPE:
VINYL GRAPHICS APPLIED FIRST SURFACE TO EXISTING TENANT PANELS

SIGN MATERIAL:
VINYL GRAPHICS

VINYL COLORS TO BE USED:
 3M 230-59 DARK BROWN

SPECIFICATIONS

- VINYL GRAPHICS
-
-
-
-
-

FOR EXACT DUPLICATION OF LOGO, CUSTOMER TO PROVIDE CAMERA READY ARTWORK.

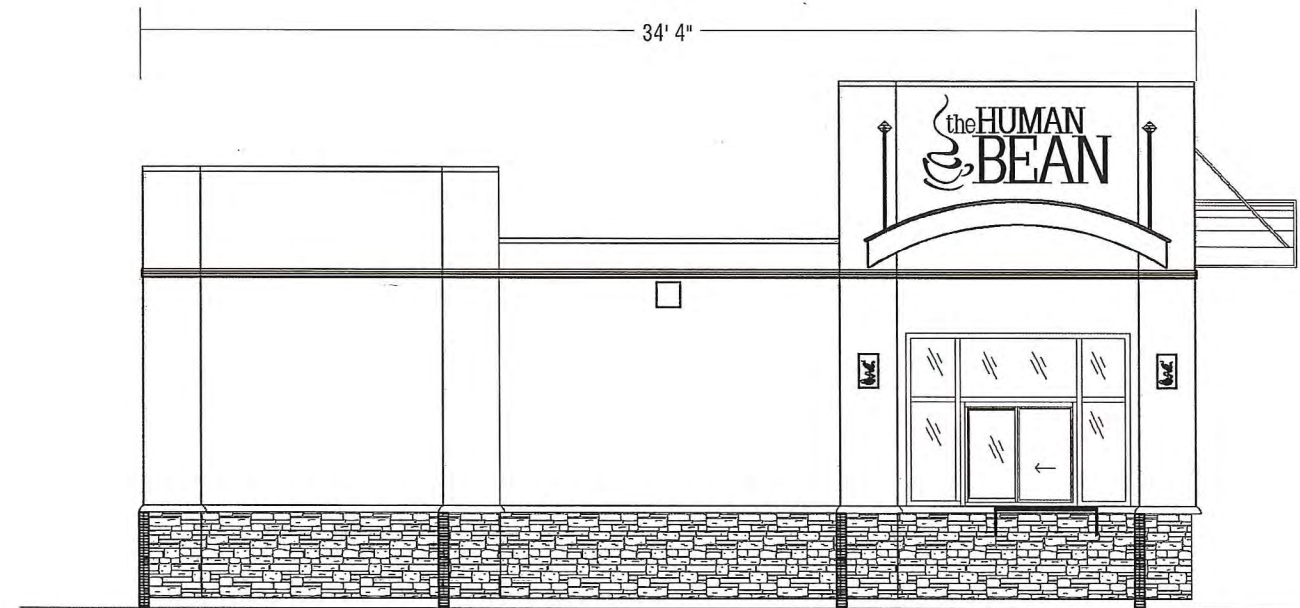
PROJECT TITLE:	HUMAN BEAN		
PROJECT LOCATION:	WILSONVILLE, OR		
DRAWING#	103013	DRAWN BY:	WOODY
DATE:	10/30/13	PRESENTED BY:	STEVE SLACK

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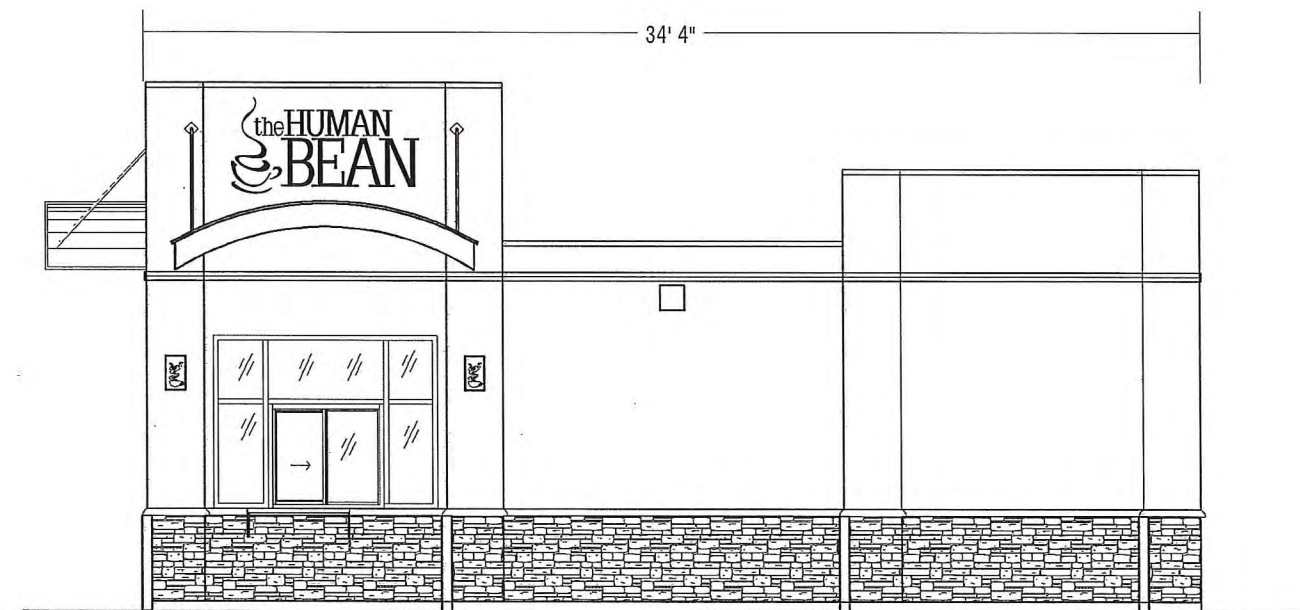
ELEVATION DETAIL



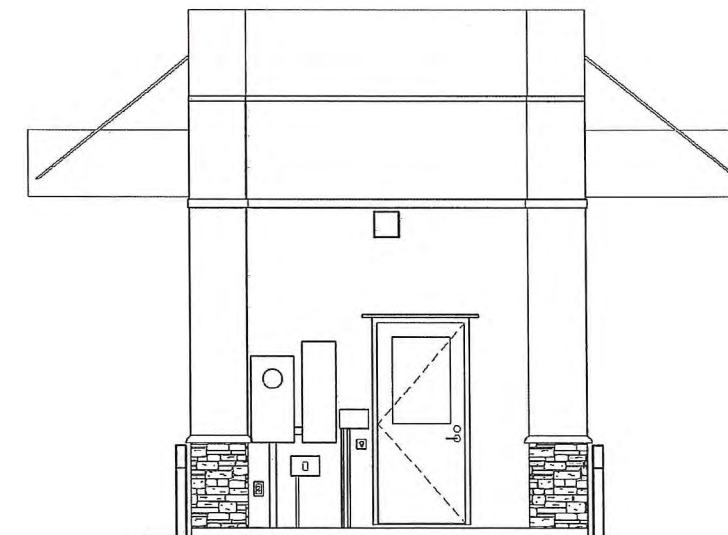
1 EAST WALL PROPOSED SIGN AREA
TOTAL SQ FT = 15.86 SCALE: 5/32" = 1'



3 NORTH WALL PROPOSED SIGN AREA
TOTAL SQ FT = 15.86 SCALE: 5/32" = 1'



2 WEST WALL PROPOSED SIGN AREA
TOTAL SQ FT = 15.86 SCALE: 5/32" = 1'



ADVANCED ELECTRIC

Signs
INC.

Your Full Service Company

360-225-6826 1550 DOWNRIVER DR.
WOODLAND WA 98674

SIGN TYPE:

FLUSH MOUNT INTERNALLY ILLUMINATED CHANNEL LETTERS w/ ACRYLIC FACES

SIGN MATERIAL:

ALUMINUM / ACRYLIC

COLORS TO BE USED:

- BLACK RETURNS & TRIMCAP
- WHITE ACRYLIC

SPECIFICATIONS

- ALUMINUM CONSTRUCTION
- ACRYLIC FACES
- INTERNAL LETTER ILLUMINATION
- U.L. APPROVED

FOR EXACT DUPLICATION OF LOGO, CUSTOMER TO PROVIDE CAMERA READY ARTWORK

PROJECT TITLE:	HUMAN BEAN		
PROJECT LOCATION:	WILSONVILLE, OR		
DRAWING#	103113-B	DRAWN BY:	WOODY
DATE:	10/31/2013	PRESENTED BY:	STEVE SLACK

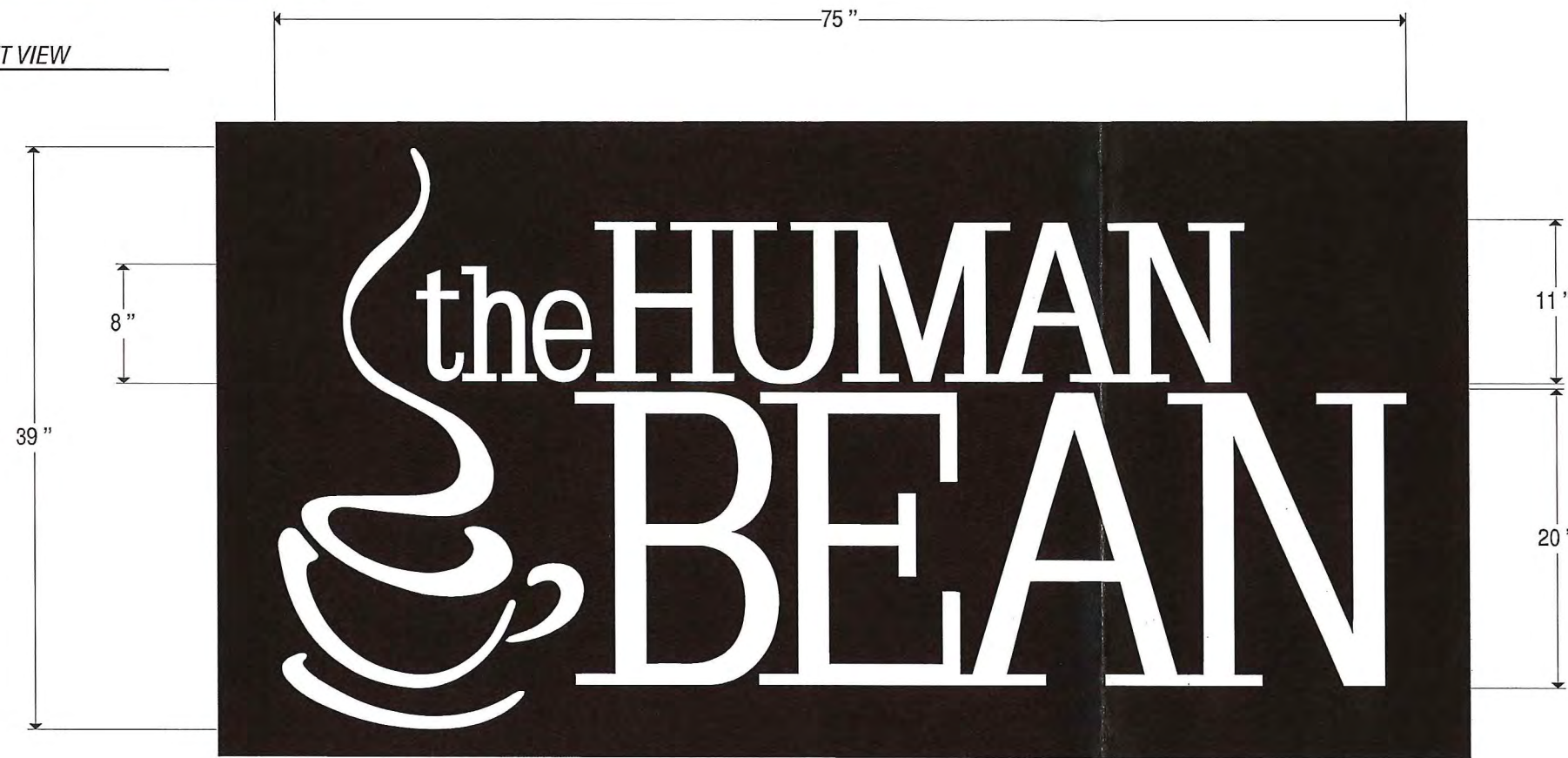
SIGNATURE FOR APPROVAL

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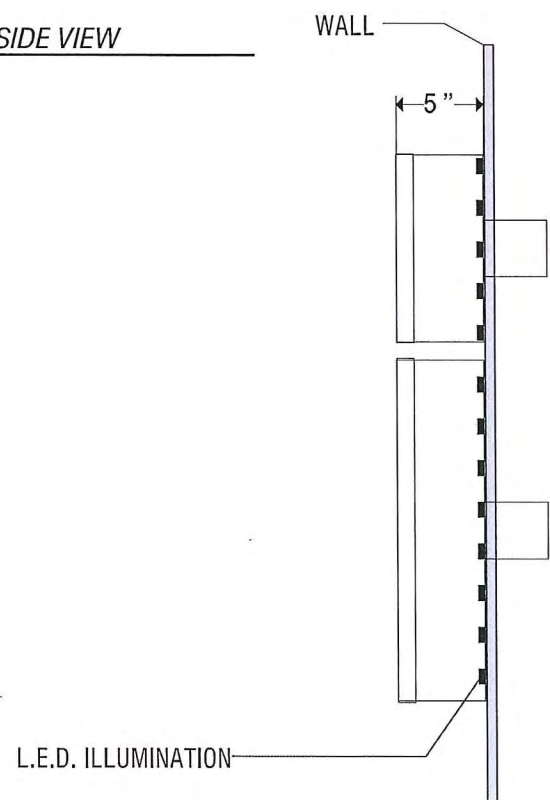
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CONSTRUCTION DETAIL

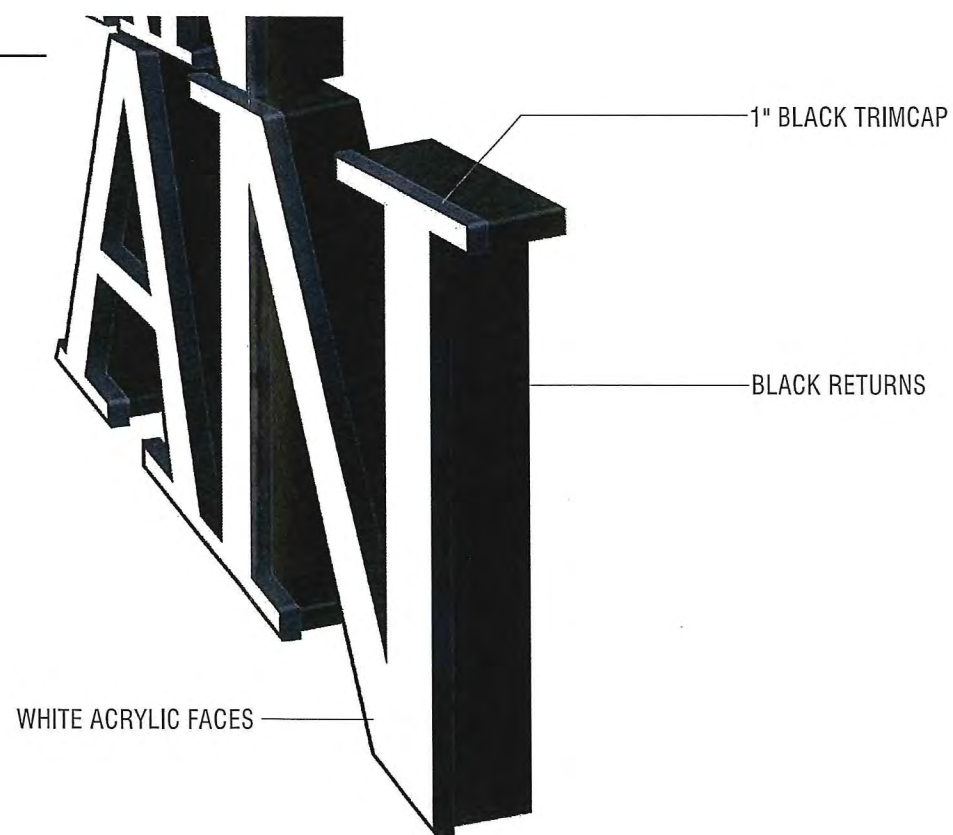
1 FRONT VIEW



2 SIDE VIEW



3 ISO VIEW



ADVANCED ELECTRIC



Your Full Service Company

360-225-6826 1550 DOWNRIVER DR. WOODLAND WA 98674

SIGN TYPE:

FLUSH MOUNT INTERNALLY ILLUMINATED CHANNEL LETTERS w/ ACRYLIC FACES

SIGN MATERIAL:

ALUMINUM / ACRYLIC

COLORS TO BE USED:

- BLACK RETURNS & TRIMCAP
- WHITE ACRYLIC

SPECIFICATIONS

- ALUMINUM CONSTRUCTION
- ACRYLIC FACES
- INTERNAL LETTER ILLUMINATION
- U.L. APPROVED

FOR EXACT DUPLICATION OF LOGO, CUSTOMER TO PROVIDE CAMERA READY ARTWORK.

PROJECT TITLE:	HUMAN BEAN		
PROJECT LOCATION:	WILSONVILLE, OR		
DRAWING#	103113-A	DRAWN BY:	WOODY
DATE:	10/31/2013	PRESENTED BY:	STEVE SLACK

SIGNATURE FOR APPROVAL

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