

Received
Planning Division
4-27-20



CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY

FILE #: _____
FILE NAME: _____
TYPE: _____ RECEIVED BY: _____
FEE PAID: _____ CHECK/CASH: _____
SUBMITTED: _____ LWI DESIG: _____
COMP. PLAN: _____ NAC: _____

DESIGN REVIEW TWO AND THREE APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF DESIGN REVIEW FROM THE FOLLOWING LIST:
 DESIGN REVIEW TWO DESIGN REVIEW THREE

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: EMERIO DESIGN LLC

ADDRESS: 6445 SW Fallbrook Pl, Suite 100

(CITY, STATE, ZIP) Beaverton, OR 97008

PHONE: (541) 318-7487 Cell FAX: _____ E-MAIL: Steve@emeriodesign.com

SIGNATURE: Steve Miller CONTACT: Steve Miller

(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: Same as Applicant

ADDRESS: _____

(CITY, STATE, ZIP) _____

PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ CONTACT: _____

(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: FALLBROOK LLC

ADDRESS: 6107 SW Murray Blvd #147

(CITY, STATE, ZIP) Beaverton, OR 97008

PHONE: (503) 746-8812 FAX: _____ E-MAIL: Colombob@qmail.com

SIGNATURE: Neil Fernando CONTACT: Neil Fernando

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 13300 SW Farmington Road

AREA TO BE DEVELOPED (s.f.): 11,325 sq. ft.

EXISTING USE OF SITE: Vacant

ASSESSOR'S MAP & TAX LOT # LOT SIZE ZONING DISTRICT

1S116AC; Tax Lot 900 0.26 Acres R-1

PROPOSED DEVELOPMENT ACTION: 9-unit

Apt. Building



DESIGN REVIEW TWO AND THREE SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
 - *Have you submitted for a permit from another division?*
- B. CHECKLIST.** Provide **one (1) completed** copy of this five (5) page checklist.
- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use.

In the written statement, please include the following:

- Address all applicable provisions of Chapter 20 (Land Uses)
- Address all applicable provisions of Chapter 60 (Special Regulations)
- Address all Facilities Review Technical Criteria from Section 40.03 of the City's *Development Code* (ORD 2050).
- Provide individual findings specifically addressing how and why the proposal satisfies each of the criterion within the appropriate Approval Criteria Section of Chapter 40 of the City's *Development Code* (ORD 2050), attached.
- Provide the hours of operation, total number of employees, and maximum number of employees per shift. If more than one type of operation exists or is proposed for the project site, please specify the information requested above for each use.

- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.

- E. SITE ANALYSIS INFORMATION.**

- | | |
|--|---|
| <input type="checkbox"/> Proposed parking modification: _____ sq. ft. | Existing building height: <u>N/A</u> _____ ft. |
| Proposed number of parking spaces: <u>13</u> | Proposed building height: <u>37.5</u> _____ ft. |
| Proposed use: <u>Multi-Family Residential</u> | Existing building area: <u>N/A</u> _____ sq. ft. |
| Parking requirement: <u>13</u> | Proposed building modification: <u>N/A</u> _____ sq. ft. |
| <input type="checkbox"/> Existing parking area: <u>N/A</u> _____ sq. ft. | <input type="checkbox"/> Existing landscaped area: <u>N/A</u> _____ sq. ft. |
| Existing number of parking spaces: <u>N/A</u> | Percentage of site: <u>N/A</u> _____ % |
| | Proposed landscape modification: <u>N/A</u> _____ sq. ft. |
| | Percentage of site: <u>18.5</u> _____ % |

- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey

Obermiller, Environmental Plan Reviewer at 503-681-3653 or
ObermillerL@CleanWaterServices.org



G. PRE-APPLICATION CONFERENCE NOTES. Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.



H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)

Provide the following information as required by the City's *Development Code Section 50.30* the Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time and location, as well as, oral and written comments received
- 7. Meeting sign-in sheet that includes names and address of attendees.
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.



I. OTHER REQUIREMENTS. Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.



J. SCOPE OF REVIEW *If filing the Design Review 3 application, please check one of the following:*

I, as applicant or the applicant's representative, submit this application for Design Review 3 for the following reason:

- The proposal meets one or more Thresholds identified in Section 40.20.15.3.A (1 through 6) for **Design Review 3**. Therefore, materials submitted with this application respond to all applicable Design Guidelines (Sections 60.05.35 through 60.05.50 of the Development Code)
- The proposal meets one or more Thresholds for **Design Review 2** but does not meet an applicable Design Standard. Therefore, materials submitted with this application respond to all applicable Design Standards except for the standard(s) not met where I have instead provided a response to the corresponding Design Guideline(s).
- The proposal meets one or more Thresholds for **Design Review 2**, however, for the reasons identified in my attached narrative, I elect to file this application for Design Review 3 and have provided a response to all applicable Design Guidelines.

PLANS & GRAPHIC REQUIREMENTS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:



A. EXISTING CONDITIONS PLAN:

- 1. North arrow, scale and date of plan.
- 2. Vicinity map.
- 3. The entire lot(s), including area and property lines dimensioned.
- 4. Points of existing access, interior streets, driveways, and parking areas.
- 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
- 6. Existing right-of-way and improvements.
- 7. Dimension from centerline to edge of existing right-of-way.
- 8. Existing topographical information, showing 2 ft. contours.
- 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
- 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
- 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 14. Existing trees. Indicate genus, species and size. Dbh is measured at 54" above grade.



B. DIMENSIONED SITE PLAN:

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications and improvements.
- 6. Dimension from centerline to edge of proposed right-of-way.
- 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- 8. Location of storm water quality/detention facilities.
- 9. Boundaries of development phases, if applicable.
- 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 11. Sensitive areas, as defined by CWS standards.
- 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

**C. GRADING PLAN:**

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed rights-of-way, dedications and improvements.
- 6. Dimension from centerline to edge of proposed right-of-way.
- 7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- 8. Location of 100 year flood plain.
- 9. Location of storm water quality/detention facilities.
- 10. Boundaries of development phases, if applicable.
- 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 12. Sensitive areas, as defined by the CWS standards.
- 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 14. Existing trees 6" dbh or larger. Indicate which trees are proposed to be saved and which are proposed to be removed.

**D. UTILITY PLAN:**

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications and improvements.
- 6. Proposed topographical information, showing 2 ft. contours.
- 7. Location of 100 year flood plain.
- 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facility.
- 9. Boundaries of development phases, if applicable.
- 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 11. Sensitive areas, as defined by the CWS standards.
- 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

**E. LANDSCAPE PLAN:**

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications and improvements.
- 6. Boundaries of development phases, if applicable.
- 7. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 8. Sensitive areas, as defined by the CWS standards.

**E. LANDSCAPE PLAN (CONTINUED):**

- 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 10. Existing trees 6" dbh or larger proposed to be saved. Include genus, species, and size.
- 11. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
- 12. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
- 13. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
- 14. Proposed location of light poles, bollards and other exterior illumination.
- 15. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.



F. LIGHTING PLAN:

- 1. Location of all existing and proposed exterior lighting, including those mounted on poles, walls, bollards and the ground.
- 2. Type, style, height, and the number of fixtures per light.
- 3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
- 4. 8 1/2" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
- 5. For all exterior lighting, indicate the area and pattern of illumination, via the use of an isogrid or isoline system, depicting the emitted 1/2 foot candlepower measurement.



G. ARCHITECTURAL ELEVATIONS: Provide drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the materials, colors, and textures proposed for the structures.



H. MATERIALS BOARD: Provide **one (1) 8 1/2"x11"** or **one (1) 8 1/2"x14"** Materials Board that includes examples of all building materials, colors, and textures of exterior surfaces for building(s) and structure(s). *Materials Boards provided at a size other than what is indicated above will not be accepted.*



I. DESCRIPTION OF MATERIALS AND FINISHES FORM: Provide one completed copy of the Materials and Finishes Form with the application submittal.

Note: Complete sets of plans reduced to 8 1/2"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

I have provided all the items required by this five (5) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

STEVE MILLER

Print Name

Steve Miller

Signature

(511) 318-7487 cell

Telephone Number

4/10/2020

Date



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 Community Development
 Department
 Planning Division
 12725 SW Millikan Way
 PO Box 4755
 Beaverton, OR. 97076
 Tel: (503) 526-2420
 Fax: (503) 526-2550
BeavertonOregon.gov

Project Name:	_____
DR #:	_____
Date Received:	_____
Date Approved:	_____
Approved By:	_____

DESCRIPTION OF MATERIALS AND FINISHES LIST

The following information is required on this form at the time of submission for Design Review approval to the Board of Design Review. Information provided should be specific.

BUILDINGS – List individual structure variations, if any.

**OFFICE USE ONLY
APPROVED REVISIONS**

EXTERIOR SIDING

Materials (species, grade, type, and pattern) Hardi Vertical Smooth Painted
Hardi Lap Smooth Finished Painted
Hardi panels Smooth Finished Painted

Paint or Stain colors (i.e. Olympic, Brown Stain #17) _____
Painted Medium / Dark Gray.

EXTERIOR TRIM

Materials Wood.

Paint or Stain colors Painted Black.

ROOF

Materials Asphalt Shingles - Dark Gray / Black mix.

DOORS

Materials Solid core wood contemporary door with horizontal frosted glazing, or similar.

Paint or Stain colors _____

WINDOWS

Frame type and color _____
Trinsic™ Series Vinyl Windows, Bronze color, Casement, Slider, Picture Styles, or similar.

FLASHING & DOWNSPOUTS

Metal painted to match siding.



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Project Name:	_____
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Approved By:	_____

MAILBOXES

Materials, colors, location _____
 Cluster Mailbox. Located at street/sidewalk. Color to be determined.

OFFICE USE ONLY
APPROVED REVISIONS

PEDESTRIAN PATHWAYS

Materials, colors, location Concrete. See site plan for location.

RECREATIONAL AMENITIES

(i.e. benches, barbeques pit, tot lots, sport courts, etc)

Description of item(s) including materials and colors _____
 Benches
 Cornhole/Horseshoe pit. See Landscape Plan for location.

SITE ANALYSIS DATA

<u>Item</u>	<u>Lot Coverage in Square Feet (sf)</u>	<u>Lot Coverage in %</u>
BUILDING AREA	3,432 sf	30 %
PARKING AND DRIVING	5,605 sf	50 %
LANDSCAPING / OPEN SPACE	2,048 sf	18.5 %
TOTAL SITE AREA	11,085 sf	100 %



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Project Name: _____
DR #: _____
Date Received: _____
Date Approved: _____
Approved By: _____

LANDSCAPE MATERIALS

On a separate sheet of paper list in chart form the proposed types of landscape materials (trees, shrubs, groundcover). Include in the chart genus, species, common name, quantity, size, spacing and method of planting for each type of plant.

Landscape Chart Example

<u>Common Name</u> - genus, species	<u>Quantity</u>	<u>Size</u>	<u>Spacing</u>	<u>Method of Planting</u>
--	-----------------	-------------	----------------	---------------------------

Trees

Incense Cedar - Calocedrus decurrens	12	6ft	20ft oc	B&B, branches to ground
---	----	-----	---------	-------------------------

Shrubs

Compact Oregon Grape - Mahonia a. 'Compacta'	24	2 gallon	3 ft oc	Full Plants
---	----	----------	---------	-------------

Ground Cover

Coast Strawberry - Fragaria chiloensis	48	4" pots	18" oc	Full Plants
---	----	---------	--------	-------------

Designate method of irrigation

Designate street trees for each street abutting the property.

ACKNOWLEDGEMENT

I have provided all the items required by this four (4) page description of materials and finishes form. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

STEVE MILLER
Print Name

Steve Miller
Signature

(541) 318-7487
Telephone Number

4/10/2020
Date

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OFFICE USE ONLY

FILE #: ADJ2020-0001

FILE NAME: FARMINGTON 9-UNIT

TYPE: _____ RECEIVED BY: _____
FEE PAID: _____ CHECK/CASH: _____
SUBMITTED: _____ LWI DESIG: _____
LAND USE DESIG: _____ NAC: _____

**MINOR/MAJOR ADJUSTMENT
MINOR/MAJOR ADJUSTMENT – AFFORDABLE HOUSING APPLICATION**

PLEASE SELECT THE SPECIFIC TYPE OF ADJUSTMENT FROM THE FOLLOWING LIST:

- TYPE 2 MINOR ADJUSTMENT
- TYPE 3 MAJOR ADJUSTMENT
- TYPE 2 MINOR ADJUSTMENT – AFFORDABLE HOUSING
- TYPE 3 MAJOR ADJUSTMENT – AFFORDABLE HOUSING

APPLICANT: Use mailing address for meeting notification.

Check box if Primary Contact

COMPANY: Fallbrook LLC

ADDRESS: 6107 SW Murray Blvd #147

(CITY, STATE, ZIP) Beaverton, OR 97008

PHONE: (503) 746-8812 FAX: _____ E-MAIL: Colommbob@gmail.com

SIGNATURE: [Signature] CONTACT: Neil Fernando

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Check box if Primary Contact

COMPANY: Emerio Design LLC

ADDRESS: 6445 SW Fallbrook Pl., Suite 101

(CITY, STATE, ZIP) _____

PHONE: (541) 318-7487 FAX: _____ E-MAIL: sternem@emeriodesign.com

SIGNATURE: [Signature] CONTACT: Steve Miller

(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed.

Check box if Primary Contact

COMPANY: Same AS Applicant

ADDRESS: _____

(CITY, STATE, ZIP) _____

PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ CONTACT: _____

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 13300 SW Farmington Road

ASSESSOR'S MAP & TAX LOT # 15116 AC; Tax lot 900 LOT SIZE 0.26 AC ZONING DISTRICT R-1

AREA TO BE DEVELOPED (s.f.): 0.26 AC
EXISTING USE OF SITE: Vacant
PROPOSED DEVELOPMENT ACTION: 9-unit Apt.

ADJUSTMENT SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS- REQUIRED FOR ALL ADJUSTMENT APPLICATIONS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
 - *Have you submitted for a permit from another division?*
- B. CHECKLIST.** Provide **one (1) completed** copy of this three (3) page checklist.
- C. WRITTEN STATEMENT.** Submit a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use.

In the written statement, please:

 - Address all applicable provisions of Chapter 20 (Land Uses)
 - Provide individual findings specifically addressing how and why the proposal satisfies each criterion within the appropriate Approval Criteria Section of Chapter 40 of the City's *Development Code* (ORD 2050), attached.
- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- E. SITE ANALYSIS INFORMATION.**

<ul style="list-style-type: none"> <input type="checkbox"/> Proposed parking modification: _____ sq. ft. Proposed number of parking spaces: _____ Proposed use: _____ Parking requirement: _____ 	<ul style="list-style-type: none"> <input type="checkbox"/> Existing building height: _____ ft. Proposed building height: _____ ft Existing building area: _____ sq. ft. Proposed building modification: _____ sq. ft.
<ul style="list-style-type: none"> <input type="checkbox"/> Existing parking area: _____ sq. ft. Existing number of parking spaces: _____ 	<ul style="list-style-type: none"> <input type="checkbox"/> Existing landscaped area: _____ sq. ft. Percentage of site: _____ % Proposed landscape modification: _____ sq. ft. Percentage of site: _____ %
- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey Obermiller, Environmental Plan Reviewer, at (503) 681-3653 or ObermillerL@CleanWaterServices.org
- G. PRE-APPLICATION CONFERENCE NOTES.** Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.



H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)

Provide the following information as required by the City's *Development Code Section 50.30*. The Neighborhood Review Meeting must be held **within the six (6) months** prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time and location, as well as, oral and written comments Receive.
- 7. Meeting sign-in sheet that includes names and address of attendees.
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.



- I. OTHER REQUIREMENTS.** Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions. **Minor and Major Adjustment – Affordable Housing application submittals shall be accompanied by a City of Beaverton or other government entity issued copy of a reservation of funds notice.**

PLANS & GRAPHIC REQUIREMENTS- REQUIRED FOR ALL ADJUSTMENT APPLICATIONS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:



A. EXISTING CONDITIONS PLAN:

- 1. North arrow, scale and date of plan.
- 2. Vicinity map.
- 3. The entire lot(s), including area and property lines dimensioned.
- 4. Points of existing access, interior streets, driveways, and parking areas.
- 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
- 6. Existing right-of-way and improvements.
- 7. Dimension from centerline to edge of existing right-of-way.
- 8. Existing topographical information, showing 2 ft. contours.

EXISTING CONDITIONS PLAN (CONTINUED):

- 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
- 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
- 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 14. Existing trees 6" in dbh (diameter at breast height) or larger. Indicate genus, species and size. Dbh is measured at 54" above grade.



B. DIMENSIONED SITE PLAN:

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications and improvements.
- 6. Dimension from centerline to edge of proposed right-of-way.
- 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- 8. Location of storm water quality/detention facilities.
- 9. Boundaries of development phases, if applicable.
- 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 11. Sensitive areas, as defined by CWS standards.
- 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*



C. ARCHITECTURAL ELEVATIONS: Provide drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the materials, colors, and textures proposed for the structures.

Note: Complete sets of plans reduced to 8 1/2"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

I have provided all the items required by this three (3) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Neil Fernando

Print Name

Neil Fernando

Signature

(503) 746-8812

Telephone Number

3/24/2020

Date

Received
Planning Division
4-27-20

CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov



OFFICE USE ONLY

FILE #: _____
FILE NAME: _____
TYPE: _____ RECEIVED BY: _____
FEE PAID: _____ CHECK/CASH: _____
SUBMITTED: _____ LWI DESIG: _____
LAND USE DESIG: _____ NAC: _____

SIDEWALK DESIGN MODIFICATION APPLICATION

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: Emerio Design

ADDRESS: 6445 SW Fallbrook Place, Suite 100

(CITY, STATE, ZIP) Beaverton, Or.

PHONE: (503) 746-8812 FAX: _____ E-MAIL: stevem@emeriodesign.com

SIGNATURE: *Steve Miller* CONTACT: *Steve Miller*
(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: Same as Applicant

ADDRESS: _____

(CITY, STATE, ZIP) _____

PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ CONTACT: _____
(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: Fallbrook LLC

ADDRESS: 6107 SW Murray Blvd. #147

(CITY, STATE, ZIP) Beaverton, Or. 97008

PHONE: (503) 746-8812 FAX: _____ E-MAIL: colommb06@gmail.com

SIGNATURE: *Neil Fernando* CONTACT: *Neil Fernando*

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 13300 SW Farmington Road

AREA TO BE DEVELOPED (s.f.): 11,085

ASSESSOR'S MAP & TAX LOT # Map 1S1-16AC, Tax Lot 900 LOT SIZE .26 Acres ZONING DISTRICT R-1

EXISTING USE OF SITE: Vacant

PROPOSED DEVELOPMENT ACTION: 9 Unit Apartment Building

PRE-APPLICATION DATE: _____



SIDEWALK DESIGN MODIFICATION SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS- REQUIRED FOR ALL SIDEWALK DESIGN MODIFICATION APPLICATIONS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
- B. CHECKLIST.** Provide **one (1) completed** copy of this three (3) page checklist.
- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the determination request. In the written statement, please:
 - Address all applicable provisions of Chapter 60 (Special Requirements) relating to the sidewalk modification requested.
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criteria specified in Section 40.58 (Sidewalk Design Modification), of the City's *Development Code* (ORD 2050), attached.
 - Provide information related to how the proposed Sidewalk Design Modification will continue to meet the technical standards of the Engineering Design Manual.
- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- E. SITE ANALYSIS INFORMATION:**
 - Proposed lineal distance of Sidewalk Design Modification.
- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Amber Wierck, Environmental Plan Review Project Manager, at (503) 681-3653 or WierckA@CleanWaterServices.org

PLANS & GRAPHIC REQUIREMENTS –

REQUIRED FOR ALL SIDEWALK DESIGN MODIFICATION APPLICATIONS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of **24" x 36"**. Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

A. DIMENSIONED SITE PLAN (Required only if site specific):

- 1. North arrow, scale and date of plan.
- 2. Points of access, interior streets, driveways, and parking areas.
- 3. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
Demonstration, if applicable, of the location of shared off-street on an abutting property within 200 feet of the use that the shared parking is intended to serve.
- 4. Proposed right-of-way, dedications and improvements.
- 5. Dimension from centerline to edge of proposed right-of-way.
- 6. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- 7. Location of storm water quality/detention facilities.
- 8. Boundaries of development phases, if applicable.
- 9. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
- 10. Sensitive areas, as defined by CWS standards.
- 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

Note: Complete sets of plans reduced to 8 1/2"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

I have provided all the items required by this three (3) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Steve Miller

Print Name

Steve Miller

Signature

(541) 318-7487

Telephone Number

cell
3/17/2020

Date

SIDEWALK DESIGN MODIFICATION APPROVAL CRITERIA

PER 50.25.1.B, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for a Sidewalk Design Modification shall address compliance with all of the following Approval Criteria as specified in 40.58.15.C.1-6 of the Development Code:

<input type="checkbox"/>	1. The proposal satisfies the threshold requirements for a Sidewalk Design Modification application.
<input type="checkbox"/>	2. All City application fees related to the application under consideration by the decision making authority have been submitted.
<input type="checkbox"/>	3. One or more of the following criteria are satisfied: <ul style="list-style-type: none"> a. That there exist local topographic conditions, which would result in any of the following: <ul style="list-style-type: none"> i. A sidewalk that is located above or below the top surface of a finished curb. ii. A situation in which construction of the Engineering Design Manual standard street cross-section would require a steep slope or retaining wall that would prevent vehicular access to the adjoining property. b. That there exist local physical conditions such as: <ul style="list-style-type: none"> i. An existing structure prevents the construction of a standard sidewalk. ii. An existing utility device prevents the construction of a standard sidewalk. iii. Rock outcroppings prevent the construction of a standard sidewalk without blasting. c. That there exist environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, or Significant Tree Grove. d. That additional right of way is required to construct the Engineering Design Manual standard and the adjoining property is not controlled by the applicant.
<input type="checkbox"/>	4. The proposal complies with provisions of Section 60.55.25 Street and Bicycle and Pedestrian Connection Requirements and 60.55.30 Minimum Street Widths.
<input type="checkbox"/>	5. Applications and documents related to the request, which will require further City approval, have been submitted to the City in the proper sequence.
<input type="checkbox"/>	6. The proposed Sidewalk Design Modification provides safe and efficient pedestrian circulation in the site vicinity.

Received
Planning Division
4-27-20

EMERIO *Design*

CIVIL ENGINEERS & PLANNERS

DATE: 12/5/2019

RESUBMITTAL

DATE: 3/17/2020

**PROPERTY OWNER/
DEVELOPER:**

Fallbrook, LLC
Attn: Neil Fernando
6107 SW Murray Boulevard, No. 147
Beaverton, OR 97008

**CIVIL ENGINEER,
PLANNING &
SURVEYOR:**

Emerio Design, LLC
Attn: Steve Miller
6445 SW Fallbrook Pl., Suite 100
Beaverton, OR 97008
Cell: (541) 318-7487
E-mail: stevem@emeriodesign.com

REQUEST: 9 Unit Apartment complex

SITE

LOCATION: 13300 SW Farmington Road, Beaverton

ZONING: City R-1 Urban High Density

SIZE: 0.26 Acres +/- / 11,325.6 square feet

LEGAL DESCRIPTION: Tax Map 1S1 16AC, Tax Lot 900

LIST OF EXHIBITS:

- 1 – Materials Board
- 2 – Detailed Development Plan, Lighting Plan, and Landscape Plan
- 3 – Elevation Drawings
- 4 – Title Report

5 – Assessor Map

6 – Pre-Application Notes

7 – Stormwater Management Report

8 – SPL Letters: Clean Water Services, TVF&R, Beaverton School Dist., and Waste Management

I. INTRODUCTION

Background Information: The subject property is currently addressed as 13300 SW Farmington Road and is identified as Tax map 1S116AC00900. Assessment and Taxation records list the property as being 0.26 acre in size. The subject site has SW Farmington Road street frontage as its north boundary. The subject site is zoned R1 in the City of Beaverton and has R1-zoned property adjacent to the east, west and south.

The applicant is seeking to develop the subject site into a small apartment complex consisting of 9 apartment unit. The project will consist of one (1) building and will be three stories.

The project proposes three (3) one-bedroom units, six (6) two-bedroom units for a total of 9 units. With the proposed layout of twelve (12) standard parking spaces, and one (1) ADA parking space with loading that provides a total of 13 off-street parking spaces located in the first floor of the building structure.

Access to the site will be obtained via a proposed driveway approach from SW Farmington Road. The new approach will be built to current City of Beaverton approach standards. From the approach, a 24-foot wide paved driveway would be constructed centrally on the subject property. The submitted site plan does not include a fire turnaround. All proposed structures will be equipped with an approved fire sprinkler system as deemed necessary.

The front setback area along SW Farmington Road will be fully landscaped as will the south, east and west landscape buffers around the perimeter of the site.

Units will not exceed the 60-foot height maximum. The approximate height will be 44'-10".

Right-of-way dedication along SW Farmington Road is anticipated to be 20-feet and is shown on the conceptual layout.

II. CONFORMANCE WITH CITY OF BEAVERTON DEVELOPMENT CODE APPROVAL CRITERIA

BEAVERTON DEVELOPMENT CODE (Code)

CHAPTER 20 – LAND USES

Section 20.05 Residential Land Use Districts

- 1. R1 Residential Urban High Density District (1,000). The R1 District is intended to establish high density residential developments where a minimum land area of 1,000 square feet is available for each dwelling unit.**

RESPONSE: As noted on the City of Beaverton's zoning map and confirmed at the pre-application conference held on May 8, 2019, the subject property is zoned R-1 Residential Urban High-Density District (1,000).

20.05.15 Site Development Standards

Site Development Standards support implementing development consistent with the corresponding zoning district.

Note: The minimum and maximum R-1 Site Development Standards noted in the table under Section 20.05.15, pertinent to the subject property, are described below.

Minimum Land Area in square feet – 1,000 square feet	
Minimum and Maximum Residential Density – Refer to Sections 20.25.05 and 20.25.15.B	See below for complete discussion.
Minimum Lot Width – 14 feet	
Minimum Lot Depth – None	
Minimum Front Yard Setback – 10 feet	
Minimum Side Yard Setback – If attached, 0 feet Side not attached is 5 feet	
Minimum Rear Yard Setback – 15 feet	
Minimum Garage Door to Rear –	

24 feet (Measured from garage door elevation to opposite side of the common driveway)	
Building Height – Maximum 60 feet	

RESPONSE: As shown on the submitted site plan (see Sheet 3), the proposed buildings will be setback 20-feet from the front property boundary after the required right-of-way dedication, 3 ½ - feet from the western side yard, 3-feet from the eastern side yard, and 15-feet from the rear property boundary. As part of this development proposal, the Applicant has requested approval of a Major Modification for the side yard setbacks. As shown on the submitted elevation drawings, the building height for the proposed building will be 44'-10". As proposed, the applicant's proposal satisfies the R-1 site development standards.

20.05.20 Land Uses

The following Land Uses are classified in the following three categories: Permitted (P) including their accessory uses and structures, Conditional Uses (C), or Prohibited (N) uses as identified in the table below for Residential Zoning Districts.

RESPONSE: The table in Section 20.05.20 lists attached dwellings as a Permitted Use. This application proposes the construction of a nine (9) unit attached apartment complex.

20.25.05 Minimum Residential Density

A. New residential development in all Residential, Commercial, and Multiple Use districts which permit residential development must achieve at least the minimum density for the zoning district in which they are located. Projects proposed at less than the minimum density must demonstrate on a site plan or other means, how, in all aspects, future intensification of the site to the minimum density or greater can be achieved without an adjustment or variance. If meeting the minimum density will require the submission and approval of an adjustment or variance application(s) above and beyond application(s) for adding new primary dwellings or land division or property, meeting minimum density shall not be required.

For purposes of this section, new residential development shall mean intensification of the site by adding new primary dwelling(s) or land division of the property. New residential development is not intended to refer to additions to existing structures, rehabilitation, renovation, remodeling, or other building modifications or reconstruction of existing structures.

Minimum residential density is calculated as follows:

1. **Refer to the definition of Acreage, Net. Multiply the net acreage by 0.80.**
2. **Divide the resulting number in step 1 by the minimum land area required per dwelling for the applicable zoning district to determine the minimum number of dwellings that must be built on the site.**
3. **If the resulting number in step 2 is not a whole number, the number is rounded to the nearest whole number as follows: If the decimal is equal to or greater than 0.5, then the number is rounded up to the nearest whole number. If the decimal is less than 0.5, then the number is rounded down to the nearest whole number.**

RESPONSE: After subtracting the land area for the common driveway area, the net acreage for the site is 9,714. Based on the minimum residential density calculation listed above, the minimum density for the site is 5.76 or 6 units per net acre. The applicant's proposal exceeds the minimum density for the R-1 zone; therefore, the maximum density standards apply.

20.25.15 Density Allowances

B. Maximum Density. Maximum Residential and Floor Area density is calculated based upon site gross acreage.

RESPONSE: The site's gross acreage is 0.26 acres or 11,325 square feet. By dividing the site's gross square footage by the minimum land area required per dwelling for the R-1 zone, the maximum density for the site is 11.32 units per acre. The applicant is proposing a 9-unit apartment complex, which satisfies the maximum density allowed in the R-1 zone.

**CHAPTER 40
PERMITS AND APPLICATIONS**

Section 40.03 Facilities Review Committee

1. **All Conditional Use, Design Review Two, Design Review Three, and applicable Land Division applications:**
 - A. **All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.**

RESPONSE: Critical facilities and services, as defined by Chapter 90 of the Code, include public water, public sanitary sewer, storm water drainage, treatment and detention, transportation and fire protection.

Public water

There is an existing public water main in SW Farmington Road. Individual water meters will be installed in a bank in the subject site's SW Farmington Road right-of-way. Laterals will be run from the water main to the individual dwelling units through the site. Sheet 4 of the submitted plan set shows the preliminary utility plan for the project.

Public sanitary sewer

There is an existing public sewer main in SW Farmington Road. Lateral will be run from the existing sewer main to each individual apartment unit underneath the proposed trash enclosure. Sheet 4 of the submitted plan set shows the preliminary utility plan for the project.

Storm water drainage, treatment and detention

Sheet 4 of the submit plan set shows the proposed 12-inch storm line. Also submitted is a Drainage Report, identified as Exhibit 7.

Transportation

Access to the site is obtained via a new approach from SW Farmington Road, located centrally on the front property line. The subject site's SW Farmington Road frontage is currently improved to City standards. However, this project will be relocating the existing street trees to the eastern and western corners of the property to accommodate the proposed driveway location. The existing approach will be updated to be in conformance with Code requirements. A traffic study is not required for the proposed nine (9) residential units as the project doesn't meet the threshold requirement for such a study.

Fire protection

Tualatin Valley Fire & Rescue (TVF&R) provides fire protection services for property in this area. The drive aisle that is being proposed is 24 feet wide. There is an existing fire hydrant located immediately across SW Farmington Road from the site (i.e. adjacent to Beaverton Hyundai). As such, no new fire hydrant is being proposed by the applicant

as part of this proposal. As part of the submitted application materials, the Applicant has provided a Service Provider Letter (SPL) from Tualatin Valley Fire & Rescue (TVF&R).

B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.

RESPONSE: Essential facilities and services, as defined by Chapter 90 of the Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

Schools

The subject property is located within the Beaverton School District. Nearby schools include the Hazeldale Elementary School, Mountain View Middle School, and Beaverton High School. Beaverton High School is located directly behind the site to the south and west. As part of the submitted application materials, the Applicant has provided a Service Provider Letter (SPL) from the Beaverton School District.

Transit improvements

Tri-Met provides public transit service along SW Farmington Road via Bus Route No. 52 (Farmington/185th) and Bus Route No. 55 (Hamilton). Bus Route No. 52 provides weekday and weekend service and runs between Beaverton Transit Center, Aloha, Willow Creek Transit Center, Tanasbourne and PCC Rock Creek, along Farmington, 185th and Springville with subsequent connections to other bus routes, the Max light rail line, the WES commuter rail, and the Portland Streetcar. Bus Route No. 55 provides weekday service to and from Portland City Center with subsequent connections to other bus routes, the Max light rail line, and the Portland Streetcar. This application provides for a pedestrian walkway from the proposed parking lot to SW Farmington Rd., thus, access to transit service.

Police protection

The subject site is currently serviced by the Beaverton Police Department and Washington County's Enhanced Sheriff Patrol for public safety. This application does not propose any changes to the services already provided.

On-site pedestrian and bicycle facilities in the public right-of-way

The subject property is adjacent to and accessed from SW Farmington Rd., which is designated as an Arterial Street. The segment of SW Farmington Rd. adjacent to the site was recently improved as a result of Washington County's Farmington Road Improvement Project as a taper to match existing curb and gutter east of the site. As such, SW Farmington Rd. adjacent to the site is currently improved with four (4) travel lanes, a curb-tight sidewalk, and two (2) street trees.

The current application proposes to dedicate additional 20-feet of right-of-way along the site's SW Farmington Rd. frontage.

An on-site pedestrian pathway will also be provided along the 24-foot wide driveway. The sidewalk will be 5-foot wide with curb to provide for a 29-foot wide driveway/travel lane, but it will be comprised of a different material (i.e. concrete) than the main driveway surface, which will be pavement. The proposed pedestrian pathway will connect to the existing public sidewalk along Beaverton-Hillsdale Highway. See sheet 3 of the submitted plan set for more detail. The submitted Preliminary Site Plan shows the proposed on-site pedestrian facility as scored concrete.

Short-term and long-term bicycle parking spaces are also being provided as part of the parking lot improvements. A short-term bicycle staple rack that provides space for parking of two bicycles will be installed within the shared garage near the building lobby. Long-term bicycle parking will be available for the tenants within the units themselves.

C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).

RESPONSE: This proposal consists of two (2) applications – Design Review and a Major Modification to the side yard setbacks. No other applications are proposed or being considered. This narrative addresses Chapter 20 in detail later in the document. Please see the section under Chapter 20 for a full discussion of how the proposal complies with applicable portions of Chapter 20, except for the section requiring a Major Modification (i.e. side yard setback).

D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the

applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.

RESPONSE: This narrative addresses Chapter 60 in detail later in the document. Please see the section under Chapter 60 for a full discussion of how the proposal complies with applicable portions of Chapter 60.

E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.

RESPONSE: The proposed nine (9) unit apartment complex will be managed by a property management company and it will include for the maintenance of the common opens space areas, landscaping, fencing, and garbage and recycling storage areas.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

RESPONSE: Safe and efficient vehicular and pedestrian circulation patterns are provided within the boundaries of the development. Due to the small size of the site, there will be a single common driveway serving the site that will provide access to thirteen (13) off-street parking spaces. The common driveway will be 24-feet in width to allow for two-way vehicle traffic. Along the 24-foot wide common driveway, a 5-foot concrete pedestrian walkway will connect with the existing sidewalk along SW Farmington Road.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

RESPONSE: As designed, the applicant's on-site vehicular and pedestrian circulation system connects to the surrounding circulation system in a safe, efficient, and direct manner as required by the City's code.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

RESPONSE: All structures and public facilities serving the proposed development have been designed in accordance with adopted City codes and standards and will

provide adequate fire protection. There is an existing fire hydrant located immediately across SW Farmington Road from the site (i.e. adjacent to Beaverton Hyundai). However, the applicant will install fire sprinklers to provide additional fire protection for the units.

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.

RESPONSE: All proposed structures and public facilities serving the proposed development have been designed to adopted City codes and standards and will provide adequate protection from crime and accident to the maximum extent practicable. Due to the extensive building code requirements and detailed land-use review process required for the proposed development, hazardous conditions due to inadequate, substandard or ill-designed development are not expected.

Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

RESPONSE: All grading and contouring associated with the proposed development will be done to City standards and to mitigate any adverse effects on neighboring properties, public rights-of-ways, surface drainage, water storage facilities, and the public storm drainage system.

Due to the small size of the site and given its relatively flat topography, only 1 to 2-feet of drop from the front of the site to the rear, very little site grading and contouring is required. For more detail on how the applicant proposes to grade and contour the site, please see Sheet 5 (i.e. Preliminary Grading and Erosion Control Plan) of the submitted plan set.

Upon gaining land-use approval for the proposed project, the applicant will submit detailed civil plans to the City's Engineering Department for review and approval prior to commencing any development work.

J. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

RESPONSE: Due to the nature of the proposed building, which includes a lower floor parking garage and second and third story living, access and facilities for the physically

handicapped have not been incorporated into the building design. However, as required by code, the applicant has provided for the physically handicapped a parking space located immediately adjacent to main entry.

K. The proposal contains all required submittal materials as specified in Section 50.25.1 of the Development Code.

RESPONSE: The completed original application form provided by the City of Beaverton has been signed by the property owner and is included with this submittal. The written statement addressing the criteria and development regulations, along with applicable site plans and attachments, is also included with this submittal package. This is a Type 3 application and a Neighborhood Meeting is required. A copy of the summary of the pre-application conference, as well as documentation from Clean Water Services and the applicable fee have all been included with this application submittal.

40.10. ADJUSTMENT

40.10.10. Applicability. An Adjustment may be requested only for numerical Site Development Requirements contained in Chapter 20 (Land Uses), the grading standards contained in Chapter 60 (Special Requirements), Section 60.15.10, or the numerical standards identified in Food Cart Pod Regulations contained in 60.11 (Food Cart Pod Regulations).

40.10.15. Application. There are Four (4) Adjustment applications which are as follows: Minor Adjustment, Major Adjustment, Minor Adjustment – Affordable Housing, Major Adjustment – Affordable Housing.

RESPONSE: The Applicant's request is for a Major Adjustment to the side yard setback, which is a numerical Site Development Requirement contained in Chapter 20. As such, the Applicant's request is consistent with the above code sections governing the applicability and type of modifications.

2. Major Adjustment.

A. Threshold. An application for Major Adjustment shall be required when one or more of the following thresholds apply:

- 1. Involves an adjustment of more than 10% and up to and including 50% adjustment from the numerical Site Development Requirement specified in Chapter 20 (Land Uses). This threshold does not apply where credits have been earned for height increase through Habitat Friendly Development Practices, as described Section 60.12.40.4., .5., .6., and .7.**

RESPONSE: The Applicant is requesting between a 30-40% reduction to the required 5-foot side yard setback in the R1 Residential Urban High-Density District for a nine (9) unit apartment building. The Applicant's request is to reduce the required 5-foot side yard setback to 3 – feet along the sites western side yard boundary, and 3 ½ - feet along the sites eastern side yard boundary. The Applicant's request is consistent with the above threshold for a Major Modification from the numerical Site Development Requirement specified in Chapter 20.

C. Approval Criteria. In order to approve a Major Adjustment application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. The proposal satisfies the threshold requirements for a Major Adjustment application.**
- 2. The application complies with all applicable submittal requirements as specified in Section 50.25.1. and includes all applicable City application fees.**

RESPONSE: As noted above, the Applicant's proposal satisfies the threshold requirements for a Major Adjustment application as it involves an adjustment of more than 10% and up to and including 50% adjustment from the numerical Site Development Requirement specified in Chapter 20. The Applicant's application complies with all applicable submittal requirements as specified in Section 50.25.1. and includes all applicable City application fees.

- 3. Special conditions or circumstances exist on the site that make it difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal.**

RESPONSE: The Applicant is requesting a reduction to the R-1 side yard setback requirements to allow for the proposed parking garage to meet the required 24-foot two-way ingress/egress aisle. Within the City's residential zones, the required off-street parking spaces are to be provided at standard sizes pursuant to Section 60.30.10.8 of the Development Code. Compact parking spaces within residential zones are only allowed to be used in excess of the required parking spaces. Because compact parking spaces are only allowed to be used in residential zones in excess of the required parking spaces, it has created a special circumstance where the applicant is unable to meet the required 24-foot wide driveway aisle for two-way travel due to the sites narrow lot width of only 68.5 feet. If the Applicant was able to take advantage of using compact parking spaces to account for half of the required parking spaces, then a modification of any type (i.e. Minor or Major) would not be necessary for the project.

The subject property is part of the Erickson's Addition to the City of Beaverton Subdivision and is considered to be Lot 4. The Erickson's Addition subdivision was platted on April 16th, 1922 and Lot 4 was originally platted as a 0.52-acre lot. Since that time virtually all of the original lots in the subdivision have been further divided to create 0.26 acre lots. After Lot 4 was re-platted as a 0.26-acre lot, it was developed with a single-family dwelling. The Applicant was unable to locate information on the year the single-family dwelling was constructed, but it is believed to have been built in the early to mid-1950's, as that is consistent with other older homes in the neighborhood. The single-family dwelling has since been removed from the property to make way for new development.

Since the creation of the tax lot in its current configuration and the subsequent development of the now demolished single-family home, the City has up-zoned the property from a standard single-family zone to R-1 Urban High Density Residential. Additionally, as part of the proposed development, the Applicant is being required to dedicate 20-feet of right-of-way for the future expansion of SW Farmington Road. After dedicating 20-feet of right-of-way and subtracting the land area for the common driveway area, the net available acreage for the site is 9,714. For sites with a net acreage of 9,714 in the R-1 zone, the minimum and maximum density requirements are between 6 – 11 dwelling units. The Applicant's proposal is for a nine (9) unit apartment building, which is roughly the middle range of the density requirements for the site.

Given the site's narrow property width at 68.5 feet, the 20-foot right-of-way dedication, as well as the applicable on-site development requirements (i.e. landscaping, open space, off-street parking and maneuvering areas, etc.), the site needs to be developed at the density proposed by the Applicant in order to make efficient use of the subject property based on the current zoning. Developing the site at a lower density would not only result in making inefficient use of the property, it would also create diminishing returns on meeting the City's needed housing demands to help combat the lack of available housing in the greater Beaverton metro area.

Lastly, given the State of Oregon's current lack of needed housing, it is critical that all available residential lands be developed towards the upper density ranges of the respective zoning districts to help provide as much housing as possible. The housing shortage reality the State is confronted with coupled with the issues outlined above have created a special set of circumstances that require the Applicant to request approval of a Major Modification to allow for a reduction to the side yard setbacks so that the proposed nine (9) units apartment building can become a reality.

4. The special conditions or circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.

RESPONSE: The special conditions and circumstances outlined above do not result from the actions of the applicant and such conditions and circumstances do not merely constitute a financial hardship or inconvenience for the Applicant.

The lack of available housing in the State, which includes needed housing in the greater Beaverton area, was not created from actions of the Applicant. In order to help address this situation, the City up-zoned the subject property from a standard single-family residential zone to a high-density residential zone in order to acquire as much needed housing as possible on the subject property. The Applicant's proposed nine (9) unit apartment complex is in the mid-range of the density requirements for the R-1 zone. Developing the property at a lower density should not be considered in a time when all types of housing is desperately needed.

Additionally, not being able to take advantage of utilizing compact parking spaces to help meet the required off-street parking requirement for the proposed residential development has created an unusual set of circumstances where the Applicant needs to request a Major Modification. With the subject property being located along SW Farmington Rd., which is a primary east/west Tri-Met bus route, as well as within 2,000 feet of the Beaverton Central Max Station, it's reasonable to assume that future tenants of the proposed apartment building will take advantage of the nearby public transportation. In addition, with the rapid evolution of fully electric cars (BEVs) and their average driving range increasing to around 275 miles by 2022, it is the Applicant's belief that future tenants will be driving these types of vehicles. It's well known that BEV vehicles on average are smaller than a typical gas-powered vehicle, which would support smaller compact parking spaces. By allowing a portion of the required parking spaces to be compact spaces, or if the required number of parking spaces could be reduced due to proximity to public transportation, then a modification request would not necessary for the proposed apartment building.

Given that the Applicant is not able to utilize a percentage of compact parking spaces to help meet the required parking for the project, and since the property does not qualify for a reduction to the required parking due to the sites proximity to public transportation, it has resulted in a unique set of circumstances that requires the Applicant to request a Major Modification in order to make efficient use the subject property to provide needed housing.

5. Granting the adjustment as part of the overall proposal will not obstruct pedestrian or vehicular movement.

RESPONSE: As proposed, the Applicant's request will not obstruct pedestrian or vehicular movement.

6. City designated significant trees and/or historic resources, if present, will be preserved.

RESPONSE: The above criterion does not apply to the Applicant's request because there are no City designated significant trees and/or historical resources present on the subject property.

7. If more than one adjustment is being requested concurrently, the cumulative effect of the adjustments will result in a proposal which is still consistent with the overall purpose of the applicable zoning district.

RESPONSE: The above criterion does not apply to the Applicant's request because the Applicant is only seeking a single adjustment as part of the proposed development.

8. Any adjustment granted shall be the minimum necessary to permit a reasonable use of land, buildings, and structures.

RESPONSE: Even though the requested adjustment is between 30-40% of the standard, it is the minimum necessary to make efficient use of the land and the proposed nine (9) unit apartment building in order to permit two (2) way vehicle travel within the parking garage.

9. Either it can be demonstrated that the proposed modification equally or better meets the intent of the standard to be modified or the proposal incorporates building, structure, or site design features or some combination thereof that compensate for the requested adjustment.

RESPONSE: The requested modification to the side yard setback equally meets the intent of the standard being modified because the Applicant's proposal incorporates an ecstastically pleasing building design, as well as site design features, that help compensate for the requested adjustment.

The Applicant's request is for a reduction to the R-1 zones side yard setback requirement of 5-feet. The Applicant is requesting a side yard setback of between a 3 to 3 ½ feet. The requested setbacks equally meet the intent of the standard to be modified because they will provide reasonable separation between existing buildings on the adjoining properties, as well as provide a space to install fencing and landscape treatments that will complement the building. The Applicant has held two (2) neighborhood meetings for this project and has not received a single negative

response from the neighbors to the site plan or building design. The only comments that have been received as a result of the neighborhood meetings are to provide natural ventilation for the parking garage to avoid using fans and to plant trees along the rear property boundary to help screen the adjoining property from the second story deck. The Applicant will be incorporating these comments into the design of the building, as well as into the rear yard landscaping plan.

10. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless applicable provisions are modified by means of one or more applications that already have been approved or are considered concurrently with the subject proposal.

RESPONSE: Except for the requested Major Modification to the side yard setback of the R-1 zone, all other aspects of the Applicant's proposal is consistent with all applicable provisions of Chapter 20 (Land Uses). The Applicant's proposal satisfies this criterion.

11. The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.

RESPONSE: The Applicant's proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements). In addition, all required improvements, dedications, or both required by the applicable provisions of Chapter 60 will be provided or can be provided in rough proportion to the identified impact(s) of the proposal. The Applicant's proposal satisfies this criterion.

12. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency.

RESPONSE: The requested Major Modification will not have any impact on the sites ability to ensure continued periodic maintenance and necessary normal replacement of the sites private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and any other facilities, not subject to periodic maintenance by the City or other public agency.

13. The proposal does not include any lot area averaging as specified in Section 20.05.50.1.B. or include any lot dimension reductions as specified in Sections 20.05.50.2.A.2. and .4. or 20.05.50.2.B.2. and .4.

RESPONSE: The above criterion does not apply to the Applicant's request because it does not include any lot area averaging as specified in Section 20.05.50.0.B or include any lot dimension reductions as specified in Sections 20.05.50.A.2 and .4 or 20.05.50.2.B.2 and .4.

14. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

RESPONSE: All required application materials and documents related to the Major Modification request have been submitted to the City in the property sequence.

Section 40.20 Design Review

40.20.15 Application

3. Design Review Three.

A. Threshold. An application for Design Review Three shall be required when an application is subject to applicable design guidelines and one or more of the following thresholds describe the proposal:

8. A project meeting the Design Review Two thresholds which does not meet an applicable design standard.

RESPONSE: The subject property is in the R1 zoning district. This application proposes new construction of nine (9) attached apartment units, which are a Permitted Use in the R1 zoning district. Except for requested Major Modification to the side yard setback requirement, the proposed project meets the Design Review Two thresholds, thus the Design Review Three request.

B. Procedure Type. The Type 3 procedure, as described in Section 50.45. of this Code, shall apply to an application for Design Review Three. The decision making authority is the Planning Commission.

RESPONSE: The applicant acknowledges the Type 3 procedure as described in Section 50.45 of the Code applies to the requested application.

C. Approval Criteria. [ORD 4365; October 2005] In order to approve a Design Review Three application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Design Review Three application.

RESPONSE: As previously stated, the applicant requests approval for an attached residential apartment development consisting of nine (9) apartment units on a single parcel of land. As noted above the reason for a Type 3 application is because the project is able to meet the Design Review two thresholds, except for the side yard setbacks.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

RESPONSE: This proposal contains all required application and submission elements as per Section 50.25.1 of the Development Code, specifically the original application which has been signed by the property owner, the applicable fees, all required site plans and attachments, a written narrative, documentation from Clean Water Services dated August 8, 2019 and a copy of the summary of the pre-application notes.

3. For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

RESPONSE: The narrative addresses applicable provisions of Section 60.05.35 through 60.05.50 in detail under the portion specifically dedicated to Chapter 60. Please see below later in this document for this discussion.

4. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance with specific Design Guidelines if any of the following conditions exist:

RESPONSE: This proposal does not include any additions or modifications to existing development. All existing structures on the subject site have been previously demolished.

5. For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to

the minimum development standards established in the Development Code or greater, can be realistically achieved at ultimate build out of the DRBCP.

RESPONSE: The above criterion does not apply to the applicant's request because is not a DRBCP proposal.

- 6. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s).***

RESPONSE: The narrative addresses applicable provisions of Section 60.05.15 through 60.05.30 in detail under the portion specifically dedicated to Chapter 60. Please see below later in this document for this discussion.

- 7. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address Design Guidelines only, the proposal is consistent with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).***

RESPONSE: The narrative addresses applicable provisions of Section 60.05.35 through 60.05.50 in detail under the portion specifically dedicated to Chapter 60. Please see below later in this document for this discussion.

- 8. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

RESPONSE: All necessary application and document related to the applicant's request have been submitted to the City in the proper sequence.

- D. Submission Requirements. An application for a Design Review Three shall be made by the owner of the subject property, or the owner's authorized agent, on a form provided by the Director and shall be filed with the Director. The Design Review Three application shall be accompanied by the information required by the application form, and by Section 50.25. (Application Completeness), and any other information identified through a Pre-Application Conference.***

RESPONSE: The applicant has filled out the required Design Review Three application form, which includes the owner's signature, as well as the signature of the owners authorized agent. The application includes the information required by the applicable application form, and by Section 50.25, and any other information identified through a Pre-Application Conference.

E. Conditions of Approval. The decision making authority may impose conditions on the approval of a Design Review Three application to ensure compliance with the approval criteria.

RESPONSE: The applicant acknowledges that the decision-making authority may imposed conditions on the approval to ensure compliance with the approval criteria.

CHAPTER 60 SPECIAL REQUIREMENTS

Section 60.05 Design Review Design Principles, Standards and Guidelines

60.05.05 Purpose. The following design principles, standards and guidelines shall be met by new development and redevelopment where applicable, through the City.

RESPONSE: As noted previously in the narrative, the proposal is for new development of attached residential buildings.

60.05.15 Building Design and Orientation Standards. Unless otherwise noted, all standards apply in all zoning districts.

1. Building articulation and variety.

A. Attached residential buildings in Residential zones shall be limited in length to two hundred feet.

RESPONSE: The project proposes nine (9) attached residential apartment contained within one building structure. The total length of the buildings is 99-feet.

B. Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to permanent architectural features designed to provide articulation and variety. These permanent features include, but are not limited to windows, bays and offsetting walls that extend at least eighteen inches (18"), recessed entrances, loading doors and bays, and

changes in material types. Changes in material types shall have a minimum dimension of two feet and minimum area of 25 square feet. The percentage of total square footage of elevation area is:

- 1. Thirty (30) percent in Residential zones, and all uses in Commercial and Multiple Use zones.**
- 2. Fifty (50) percent in Commercial zones where glazing is less than thirty-five (35) percent pursuant to Section 60.05.15.8.A.3.**
- 3. Fifteen (15) percent in Industrial zones.**

In Industrial zones, where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities, the above standards shall apply only to elevations visible from and within 100 feet of an adjacent public street, and elevations that include a primary building entrance or multiple tenant entrances.

RESPONSE: The building is visible from and within 200 feet of adjacent SW Farmington Road, which is a public street. The front (north) elevation of the proposed buildings will feature a variety of architectural features designed to provide articulation and variety to help break up the mass of the building. The front elevation is 2,074 square feet. The submitted elevation drawings illustrates the proposed features.

C. The maximum spacing between permanent architectural features shall be nor more than:

- 1. Forty (40) feet in Residential zones, and all uses in Commercial and Multiple Use zones.**
- 2. Sixty (60) feet in Industrial zones.**
- 3. Fifteen (15) feet in detached residential developments in Multiple Use zones for walls facing streets, common greens, and shared courts.**

RESPONSE: The width of the front-facing (north) wall, from east to west, is 62-feet at the main floor, and 58-feet wide at the second and third floor, totaling 42 feet in height.

D. In addition to the requirements of Section 60.05.15.1.B. and C., detached and attached residential building elevations facing a street, common green or shared court shall not consist of undifferentiated blank walls greater than 150 square feet in area. Building elevations shall be articulated with architectural features such as windows, dormers, porch details, alcoves, balconies or bays.

RESPONSE: The front (north) elevation of the proposed attached residential building faces SW Farmington Road, so this standard applies. The square footage of the front-facing elevation is 2,074 square feet overall. However, that square footage is articulated and broken up with architectural features such as windows, covered doorway and other features to prevent a solid wall. See submitted elevation drawings for more detail.

2. Roof forms.

A. All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.

RESPONSE: The main roof forms is a combination of a minimum of 4/12 pitch and 5/12 pitch.

B. Sloped roofs on residential uses in residential zones and on all uses in multiple use and commercial zones shall have eaves, exclusive of rain gutters, that must project from the building wall at least twelve (12) inches.

RESPONSE: As shown on the submitted elevations drawings the proposed sloped roofs, excluding rain gutters, project from the building wall a minimum of twelve inches. This requirement is met.

C. All roof with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches or architecturally treated, such as with a decorative cornice.

RESPONSE: The main roof forms is a combination of a minimum of 4/12 pitch and 5/12 pitch.

D. When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structures shall have similar slope and be constructed of the same materials as existing roofs.

RESPONSE: The proposed project is a new development. All proposed construction is new construction. The subject site has no existing structures. This standard is not applicable.

E. Smaller feature roofs are not subject to the standards of this Section.

RESPONSE: Smaller feature roofs are not proposed, but even if they were, they are not subject to the standards of this Section.

3. Primary building entrances.

- A. Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep.**

RESPONSE: The proposed building structure will have a primary entrance and will be covered by a minimum 12-foot wide and 4-foot deep canopy providing weather protection as illustrated on the submitted elevation drawings.

4. Exterior building materials.

- A. For attached residential uses in Residential zones and all residential uses in Multiple Use zones, a minimum of seventy-five (75) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances shall be double wall construction.**

RESPONSE: The proposed project is for attached apartments (a residential use) in the R-1 Residential Urban High-Density District, which is a residential zone. Only the north elevation is visible from the from or within 200 feet of a public street, and provides a primary entrance into the building lobby, therefore this criterion is not applicable to the applicant's proposal.

- B. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones (except detached residential uses fronting streets, common greens and shared courts), a maximum of thirty (30) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances may be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard. The remaining elevation area for all applicable uses in all applicable zones shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick or tile wall treatment. This standard shall also apply to all uses in Industrial zones, ...**

RESPONSE: The proposed project is a permitted use, not a conditional use, in the R-1 Residential Urban High-Density District, which is a residential zone; therefore, this standard is not applicable.

- C. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three (3) feet above the finished grade level adjacent to the foundation wall, unless pigmented, textured, or both. In Industrial districts, foundations may extend up to four (4) feet above the finished grade level.**

RESPONSE: The proposed project is a permitted use, not a conditional use, in the R-1 Residential Urban High-Density District, which is a residential zone; therefore, this standard is not applicable.

5. Roof-mounted equipment.

- A. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:**
 - 1. A parapet wall; or**
 - 2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or**
 - 3. Setback from the street-facing elevation such that it is not visible from the public street(s).**
- B. The vertical measuring distance for required screening shall be measured at five (5) feet above the finished or existing grade of the property line or public right-of-way abutting the development site's front yard setback for a distance of one hundred (100) lineal feet measured outward from the development site's front property line. Once the vertical measuring distance is established for the site's front yard, this same vertical measuring distance shall be applied to all sides of the development site's perimeter property lines.**
- C. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.**

RESPONSE: Other than possible solar panels or dishes/antennas or pipes, vents and chimneys, no roof-mounted equipment is proposed. This standard is, therefore, not applicable.

60.05.20 **Circulation and Parking Design Standards. Unless otherwise noted, all standards apply in all zoning districts.**

1. Connections to the public street system.

A. Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.

RESPONSE: There are no adjacent planned streets. There is only one adjacent existing street, SW Farmway Road. The proposed on-site circulation system consists of a single private driveway, taking access from SW Farmway Road, for motor vehicles and bicycles, to be utilized by all the residents in the attached dwelling units. A pedestrian connection has been provided to SW Farmington Road.

2. Loading areas, solid waste facilities and similar improvements.

A. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.

B. Except for manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts, all loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.

RESPONSE: The proposed project is residential in use and zoning. This standard is not applicable.

C. Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring, shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods:

- 1. Solid screen wall constructed of primary exterior finish materials utilized on primary buildings,**
- 2. Solid hedge wall with a minimum of ninety-five (95) percent opacity within two (2) years.**

3. Solid wood fence

RESPONSE: The proposed project is for attached residential apartment units. There will be no services areas, loading docks, loading zones or outdoor storage areas as part of the project. Waste storage, disposal facilities and recycling containers will be waste and recycling bins that will be stored inside a solid, covered trash enclosure to be picked up on a weekly basis. The project does not propose installation of any transformers or utility vaults. Thus, no screening is necessary.

D. Screening from public view by chain-link fence with or without slats is prohibited.

RESPONSE: No chain-link fencing is proposed as part of this project.

E. Screening of loading zones may be waived in Commercial and Multiple Use zones if the applicant demonstrates the type and size of loading vehicles will not detract from the project's aesthetic appearance and the timing of loading will not conflict with the hours or operations of the expected businesses.

RESPONSE: No loading zones are proposed or necessary for this residential project in a residential zone.

3. Pedestrian circulation.

A. Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall be provided except when one or more of the following conditions exist:

RESPONSE: The required pedestrian connections are provided and are discussed in detail below.

B. A reasonably direct walkway connection is required between primary entrances, which are the main points of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.

RESPONSE: A direct walkway connection has been provided with the layout of the site between the primary entrances and public and private streets, transit stops, and other pedestrian destinations.

C. A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage or for every eight aisles of vehicle parking if parking is located

between the building and the street. A reasonably direct walkway shall also be provided to any accessway abutting the site. This standard may be waived when topographic conditions, man-made features, natural areas, etc. preclude walkway extensions to adjacent properties.

RESPONSE: No parking lot is proposed as part of this project.

D. Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.

RESPONSE: No parking lot is proposed as part of this project.

E. Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving material than the primary on-site paving material.

RESPONSE: The proposed pedestrian walkways are proposed to be constructed of concrete. The parking and maneuvering areas will be surfaced with pavement.

F. Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.

RESPONSE: All proposed pedestrian walkways are five feet wide and shall be constructed of concrete.

4. Street frontages and parking areas.

A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards:

RESPONSE: No parking lot is proposed as part of this project.

5. Parking area landscaping.

A. Landscaped planter islands shall be required according to the following:

1. Residential uses in residential zones, one for every eight (8) contiguous parking spaces.

RESPONSE: This standard is not applicable because no parking lot area is proposed.

60.05.25 Landscape, OpenSpace, and Natural Areas Design Standards.
Unless otherwise noted, all standards apply in all zoning districts.

- 1. Minimum landscape requirements for residential developments consisting of two (2) or three (3) units of Attached Housing or Compact Detached Housing.**

RESPONSE: These standards aren't applicable since the projects proposes nine (9) attached housing units.

- 2. Minimum landscape requirements for residential developments consisting of four (4) to seven (7) units of Attached Housing or Compact Detached Housing.**

- A. For Attached Dwellings, a minimum of 15% of the gross site area shall be landscaped as defined in Section 60.05.25.4.**

RESPONSE: The proposed project is for nine (9) attached apartment units and. The net overall site area is 9,714 square feet, of which 15% equals 1,457 square feet. The provided landscaped area of 2,031 square feet therefore exceeds the minimum requirement for attached dwelling units and subsequently satisfies the above criterion.

- B. For Compact Detached Housing, an attached private patio or yard area of at least 300 square feet in size shall be provided. No dimension of private open space area shall be less than ten (10) feet.**

RESPONSE: These standards aren't applicable since the proposed project is not for compact detached housing.

- C. Adjustments to these requirements are not permitted.**

RESPONSE: No adjustments are being requested to these requirements.

- 3. Minimum landscape requirements for residential developments consisting of eight (8) or more units of Attached Housing or Compact Detached Housing.**

- A. Common open space shall consist of active, passive, or both open space areas, and shall be provided as follows:**

- 1. A minimum of 15% of the gross site area shall be landscaped as defined in Section 60.05.25.4.**

- 2. For developments that are part of a Planned Unit Development, provisions of Section 60.35.15.4. shall apply.**

RESPONSE: As noted above, the applicant is proposing 2,031 square feet of landscaping, which is 15 percent of the total site area, thereby satisfying the 15% minimum landscape requirement.

- B. At least twenty-five (25) percent of the total required open space area shall be active open space.**

RESPONSE: twenty-five (25) percent of the required fifteen (15) percent landscaping requirement is 364 square feet. As shown on the submitted landscape plan, the applicant is proposing 1,907 square feet of active open space area utilizing the 870 square foot balcony in combination with the rear yard.

- C. For the purposes of this Section, environmentally sensitive areas shall be counted towards the minimum common open space requirement. Aboveground landscaped water quality treatment facilities shall be counted toward the minimum common open space requirement.**

RESPONSE: There are no environmentally sensitive areas located on the subject property, therefore, this criterion does not apply to the applicant's request.

- D. For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a common green or shared court, shall not be considered common open space.**

RESPONSE: No vehicular circulation areas and/or parking areas are being proposed as part of the required common open space.

- E. Individual exterior spaces such as outdoor patios and decks constructed to serve individual units shall count toward the common open space requirement, with the following restrictions:**

- 1. Only a maximum of 120 square feet per unit may count toward the requirement.**
- 2. Only patios and decks provided on the ground floor elevation level may count toward the requirement.**

RESPONSE: Individual exterior spaces are not being proposed as part of the required common open space.

- F. Common open space shall not abut a Collector or greater classified street as identified in the City's adopted Functional Classification Plan, unless that common open space shall be allowed adjacent to these street classifications where separated from the street by a constructed barrier at least three (3) feet in height.**

RESPONSE: The subject property abuts SW Farmington Road, which is designated as an Arterial street. The applicant is proposing to have the common open space located in the rear of the property and will be separated from SW Farmington Rd. by the building structure. The Applicant's proposal satisfied the above criterion.

- G. Common open space shall be no smaller than 640 square feet in area, shall not be divided into areas smaller than 640 square feet, and shall have minimum length and width dimensions of 20 feet.**

RESPONSE: The proposed common open space is 1,907 square feet in area. The common open space area is not uniform in its dimensions, but a combination of 870 square foot balcony with stairs leading to the 1,037 square feet of rear yard open space area.

- H. In phased developments, common open space shall be provided in each phase of the development consistent with or exceeding the requirements for the size and number of dwelling units proposed.**

RESPONSE: The applicant is not proposing a phased development; therefore, the above criterion does not apply to the applicant's request.

- I. Active common open spaces shall be included in all developments, and shall include at least two (2) of the following improvements:**
 - 1. A bench or other seating with a pathway or other pedestrian way;**
 - 2. A water feature such as a fountain;**
 - 3. A children's play structure;**
 - 4. A gazebo;**

5. Clubhouse;

6. Tennis courts;

7. An indoor or outdoor sports court; or

8. An indoor or outdoor swimming and/or wading pool.

9. Plaza

J. The decision-making authority shall be authorized to consider other improvements in addition to those provided under subsection I, provided that these improvements provide a similar level of active common open space usage.

RESPONSE: Improvements proposed for the common opens space area include a pedestrian pathway, two (2) benches, a fire pit, and horseshoe pits. The applicant believes that for this project the proposed common area improvements will provide a similar level of active common open space usage as those listed under criterion I above.

4. Additional minimum landscape requirements for Attached Housing and Compact Detached Housing.

A. All front yard areas and all required open space areas not occupied by structures, walkways, driveways, plazas or parking spaces shall be landscaped.

RESPONSE: As shown on submitted landscape plan, the areas not covered by the driveway, the housing unit and the walkways are proposed to be landscaped with a variety of ornamental landscaping.

B. Landscaping shall include live plants or landscape features such as fountains, ponds or other landscape elements. Bare gravel, rock, bark and similar materials are not a substitute for plant cover and shall be limited to no more than twenty-five (25) percent of the landscape area.

RESPONSE: As shown on Sheet 8 of the submitted plan set, the proposed landscaping consists of a variety of ornamental landscaping treatments; such as, but not limited to lawn, trees, shrubs, potted plants, and crushed rock. The proposed crushed rock area is only 144 square feet in area, which is substantially less than 25% of the required landscape area. No bark or similar materials are proposed.

- C. For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a shared court, shall not be considered landscape area.**

RESPONSE: The small proposed surface parking area and associated vehicular maneuvering area is not being included as any portion of the required landscape area.

- D. All street-facing building elevations shall have landscaping along their foundation. When a porch obstructs a foundation, landscaping shall be installed along the outer edge of the porch. This landscaping requirement shall not apply to portions of the building façade that provide access for pedestrians or vehicles to the buildings, or for plazas adjacent to the building. The foundation landscaping shall meet the following minimum standards:**

- 1. The landscaped area shall be at least three (3) feet wide; and,**
- 2. For every three (3) lineal feet of foundation, an evergreen shrub having a minimum mature height of twenty-four (24) inches shall be planted; and,**
- 3. Groundcover plants shall be planted in the remainder of the landscaped area.**

RESPONSE: Sheet 8 of the submitted plan set shows the plantings for the required foundation landscaping along the street-facing elevation of the north building wall.

- E. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the landscaped area:**

- 1. One (1) tree shall be provided for every eight hundred (800) square feet of required landscape area. Evergreen trees shall have a minimum planting height of six (6) feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.**
- 2. One (1) evergreen shrub having a minimum mature height of forty-eight (48) inches shall be provided for every four hundred (400) square feet of required landscaped area.**
- 3. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.**

RESPONSE: Sheet 8 of the submitted plan set provides a detailed landscape plan demonstrating compliance with the above criteria.

F. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed...

RESPONSE: No hard surface pedestrian plazas or combined hard surface and soft surface pedestrian plazas are proposed for this project.

9. Fences and walls.

- A. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, or brick, or other durable materials.**
- B. Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood or other durable material. Slats may not be required when visibility into features such as open space, natural areas, parks and similar areas is needed to assure visual security, or into on-site areas in industrial zones that require visual surveillance.**
- C. Masonry walls shall be a minimum of six inches thick. All other walls shall be a minimum of three inches thick.**
- D. For manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts, the preceding standards apply when visible from and within 200 feet of a public street.**

RESPONSE: There is existing good neighbor cedar fencing located along the southern, eastern, and western property boundaries of the site. The applicant is not proposing to remove any of the existing fencing as part of the proposed project. The existing arborvitae hedge located along the front 45 feet of the western property boundary will be removed as part of the project and the existing 6-foot wood fence will be extended to the front yard setback line. At that point the fence will step down in height to 3-feet and extended to the front property boundary. The front property boundary will then be fenced with a 3-foot tall split rail fence.

No chain link fences or masonry walls are being proposed as part of the project. No manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities are being proposed with this request.

E. Fences and walls:

1. **May not exceed three feet in height in a required front yard along streets, except required above ground stormwater facilities fencing which may be four feet in height in a required front yard, and eight feet in all other locations.**
2. **May be permitted up to six feet in a required front yard along designated Collector and Arterial streets.**
3. **[ORD 4576; January 2012] For detached housing along streets and housing facing common greens and shared courts in Multiple Use zones, 3 feet high fences and walls are permitted in front of the building, and on corner lots abutting a street, along the side of the building. Higher fences and walls are permitted on corner lots along the side of the building beginning within 15 feet of the back end of the building nearest to the property line.**

RESPONSE: All existing or proposed perimeter fencing will not exceed 6-feet in height and any fencing located in a required front yard area along streets will not exceed 3-feet in height as required by the above criteria.

10. Minimize significant changes to existing on-site surface contours at residential property lines.

- A. **When grading a site within twenty-five (25) feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe the following:**
 1. **0 to 5 feet from property line. Maximum of two (2) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.**
 2. **More than 5 feet and up to and including 10 feet from property line. Maximum of four (4) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.**
 3. **More than 10 feet and up to and including 15 feet from property line. Maximum of six (6) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.**
 4. **More than 15 feet and up to and including 20 feet from property line. Maximum of eight (8) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.**
 5. **More than 20 feet and up to and including 25 feet from property line. Maximum of ten (10) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.**

RESPONSE: The sites existing topography is virtually flat in nature, so on-site grading will be minimalized as a result. Sheet 5 of the submitted plan set shows the proposed grading and erosion control measures proposed for the development.

B. Notwithstanding the requirements of subsection a. above, grading within 25 feet of a property line shall not change the existing slopes by more than ten percent within a tree root zone of an identified significant grove or tree, or an identified historic tree located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.

RESPONSE: The subject site does not contain any existing trees. Additionally, there are no existing significant trees on adjacent properties within 25 feet of the subject site that would be impacted by the proposed grading.

C. The grading standards listed in subsection a. above shall not apply to the following:

1. Public right-of-way road improvements such as new streets, street widening, sidewalks, and similar or related improvements.

RESPONSE: Except for a slight relocation of the existing curb cut and resulting minor sidewalk improvements, no public right-of-way road improvements are being proposed as part of this development proposal.

2. Storm water detention facilities subject to review and approval of the City Engineer.

RESPONSE: The proposed stormwater detention and treatment facility is proposed to be located within the front yard/driveway area and will drain to the existing storm water lines located in SW Farmington Road. Sheet 4 of the submitted plan set illustrates the storm water utility plan. A drainage report has been included with the application submittal.

3. On-Site grading where the grading will take place adjacent to an existing public street right-of-way, and will result in a finished grade that is below the elevation of the subject public street right-of-way; provided such grading is subject to the approval of the City Engineer, who may require appropriate erosion and sediment control mitigation measures.

RESPONSE: Any proposed on-site grading taking place adjacent to the existing public street right-of-way will be minimalized due to the flat topography of the site. Nevertheless, Sheet 5 of the submitted plan set shows the extend of the proposed grading for the project, and it will be subject to review and approval of the City Engineer.

11. Integrate water quality, quantity, or both facilities. Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.

RESPONSE: The above criterion does not apply to the applicant's proposal because the proposed LIDA planter do not have a side slope greater than 2:1. See Sheet 5 of the submitted plan set for more detail on the proposed storm water system.

12. Natural areas. Development on sites with City-adopted natural resource features such as stream, wetlands, significant trees and significant tree groves, shall preserve and maintain the resource without encroachment into any required resource buffer standard unless otherwise authorized by other City or CWS requirements.

RESPONSE: The subject site does not contain any natural areas. These standards are, therefore, not applicable.

13. Landscape buffering and screening. All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering requirements of Table 60.05-2. and the following standards. For purposes of this Section, a landscape buffer is required along the side and rear of properties between different zoning district designations. A landscape buffer is required for non-residential land uses and parks in Residential zoning districts. Both buffering standards and side and rear building setback requirements shall be met. Only landscaping shall be allowed in the landscape buffer areas. Buffer areas and building setback standards are measured from the property line, they are not additive. Where a yard setback width is less than a landscape buffer width, the yard setback width applies to the specified buffer designation (B1, B2, or B3 as appropriate). A landscape buffer width cannot exceed a minimum yard setback dimension. In addition, the buffer area and landscape standard are intended to be continuously applied along the property line, except as authorized under Section 60.05.45.10.

RESPONSE: The subject site is zoned R-1 and is surrounded by R-1 zoning. The proposed project is a residential use. Because there are no differing zoning district designations and because the project is residential and not non-residential, the landscape buffering and screening requirements do not apply to this project.

60.05.30 Lighting Design Standards.

1. Adequate on-site lighting and minimal glare on adjoining properties.

A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.

- B. *Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.*
 - C. *Lighting shall be provided in pedestrian plazas, if any developed.*
 - D. *Lighting shall be provided at building entrances.*
 - E. *Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.*
2. *Pedestrian-scale on-site lighting.*
- A. *Pole-mounted luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:*
 - 1. *Fifteen (15) feet in height for on-site pedestrian paths of travel.*
 - 2. *Twenty (20) feet in height for on-site vehicular circulation areas for residential uses in Residential zoning districts.*
 - 3. *Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.*
 - 4. *Fifteen (15) feet for the top deck of non-covered parking structures.*
 - 5. *The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site's finished grade.*
 - 6. *The height of the poles on the top deck of non-covered parking structures shall be measured from the finished floor elevation of the top deck.*
 - 7. *The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.*
 - B. *Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.*
 - C. *Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.*

RESPONSE: Standard residential exterior light fixtures will be installed for the project. next to the. On the exterior of the attached units on-site lighting is proposed at the south end of the building to light outdoor spaces. A light pole will be installed at the north end of the site to light the trash enclosure area, entrance door and garage door, and

the pedestrian pathways. See Sheet 6 of the submitted plan set to review the preliminary lighting plan.

Section 60.30 Off-Street Parking

60.30.05. Off-Street Parking Requirements. Parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building or use which is erected, enlarged, altered, or maintained in accordance with the requirements of Sections 60.30.05. to 60.30.20.

- 1. Availability. Required parking spaces shall be available for parking operable passenger automobiles and bicycles of residents, customers, patrons and employees and shall not be used for storage of vehicles or materials or for parking of trucks used in conducting the business or use.**
- 2. Vehicle Parking. Vehicle parking shall be required for all development proposed for approval after November 6, 1996 unless otherwise exempted by this ordinance. The number of required vehicle parking spaces shall be provided according to Section 60.30.10.5.**

RESPONSE: All proposed off-street parking spaces will be available for the parking of operable passenger automobiles and bicycles of the residents and their invited guests. No surface parking spaces will be available for storage of vehicles or materials.

- 3. Bicycle Parking. [ORD 3965; November 1996] Bicycle parking shall be required for all multi-family residential developments of four units or more, all retail, office and institution developments, and at all transit stations and park and ride lots which are proposed for approval after November 6, 1996. The number of required bicycle parking spaces shall be provided according to Section 60.30.10.5. All bike parking facilities shall meet the specifications, design and locational criteria as delineated in this section and the Engineering Design Manual.**

RESPONSE: Both short-term and long-term bicycle parking will be made available for the proposed multi-family residential development. Long-term bicycle parking will be available for the tenants with in the units themselves. Short-term bicycle parking will be provided in the shared garage near the lobby. The number of required bicycle parking spaces will be provided in accordance to Section 60.30.10.5 and all bike parking facilities will meet the specifications, design and location criteria ad delineated in this section and the Engineering Design Manual.

60.30.10. Number of Required Parking Spaces. Except as otherwise provided under Section 60.30.10.11., off-street vehicle, bicycle, or both parking spaces shall be provided as follows:

1. **Parking Calculation.** Parking ratios are based on spaces per 1,000 square feet of gross floor area, unless otherwise noted.
2. **Parking Categories. A. Vehicle Categories.** Contained in the table at Section 60.30.10.5, are vehicle parking ratios for minimum required parking spaces and maximum permitted number of vehicle parking spaces to be provided for each land use, except for those uses which are located in the Regional Center which are governed by Section 60.30.10.6. These requirements reflect the parking requirements of Title 4 of Metro's Regional Transportation Functional Plan.

RESPONSE: The parking ratio requirements are listed in Section 60.30.10.5.A for attached dwelling units. The requirements are as follows:

Accessory Dwelling Unit	1.00 required parking space
One bedroom per unit	1.25 required parking spaces
Two bedrooms per unit	1.50 required parking spaces
Three or more bedrooms per unit	1.75 required parking spaces

This project proposes to provide three (3) one-bedroom units, and six (6) two-bedroom units, which requires a total of thirteen (13) off-street parking spaces. The applicant is proposing a single shared garage consisting of twelve (12) standard spaces, with one (1) ADA compliant parking space for a grand total of thirteen (13) off-street parking spaces satisfying the above criterion.

B. Bicycle Categories. The required minimum number of short-term and long-term bicycle parking spaces for each land use is listed in Section 60.30.10.5.

1. **Short-Term parking.** Short-term bicycle parking spaces accommodate persons that can be expected to depart within two hours. Short-term bicycle parking is encouraged to be located on site within 50 feet of a primary entrance, or if there are site, setback, building design, or other constraints, bicycle parking shall be located no more than 100 feet from a primary entrance in the closest available area to the primary entrance as determined by the decision-making authority.
2. **Long-Term parking.** Long-term bicycle parking spaces accommodate persons that can be expected to leave their bicycle parked longer than two hours. Cover or shelter for long-term bicycle parking shall be provided. School buildings are exempted from the requirement to cover long-term bicycle parking.

3. Bicycle parking shall be designed, covered, located, and lighted to the standards of the Engineering Design Manual and Standard Drawings.

4. Bicycle parking in the Old Town Parking Zones 1 and 2 shall be governed by the bicycle parking requirements listed in Section 60.30.10.5.

RESPONSE: Short-term and long-term bicycle parking will be provided for the proposed project. Long-term bicycle parking will be available for the tenants within the units themselves. Short-term bicycle parking will be provided in the shared garage near the lobby. The number of required bicycle parking spaces will be provided in accordance to Section 60.30.10.5 and all bike parking facilities will meet the specifications, design and location criteria as delineated in this section and the Engineering Design Manual.

5. Parking Tables. The following tables list the required minimum and maximum vehicle and bicycle parking requirements for listed land use types.

RESPONSE: The bicycle parking ratio requirements are listed in Section 60.30.10.5.A for attached dwelling units. The requirements are as follows:

Residential Uses: Multi dwelling structures containing 4 or more dwelling units:

Short-Term: 2 spaces or 1 space per 20 dwelling units

Long-Term: 1 space per dwelling unit

Long-term bicycle parking will be available for the tenants within the units themselves. Short-term bicycle parking will be provided in the shared garage near the lobby. This area will be lighted, dry and contain a hard surface staple shaped bicycle parking for two (2) short-term bicycle parking spaces.

SUPPLEMENTARY RESPONSE TO CH. 40.20 DESIGN REVIEW

Section 40.20.15.2.C

C. Approval Criteria. [ORD 4365; October 2005] In order to approve a Design Review Two application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Design Review Two application.

RESPONSE: As proposed, the 9-unit apartment building satisfies the threshold requirement for a Design Review 2 application.

2. All City application fees related to the application under consideration by the decision-making authority have been submitted.

RESPONSE: All applicable City application fees related to the application under consideration have been submitted.

3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

RESPONSE: Yes, the Applicant's proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

4. The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).

RESPONSE: Yes, the Applicant's proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).

5. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions exist:

a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or

b. The location of existing structural improvements prevent the full implementation of the applicable standard; or

c. The location of the existing structure to be modified is more than 300 feet from a public street.

If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:

- d. If in a Multiple Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8)***
- e. If in a Multiple Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).***

RESPONSE: The above criteria do not apply to the Applicant's proposal because the proposal is not for additions to or modifications of existing development.

- 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

RESPONSE: All required application and documents required for the proposed 9-unit apartment building have been submitted to the City in the proper sequence.

Received
Planning Division
4-27-20

EMERIO *Design*

CIVIL ENGINEERS & PLANNERS

DATE: 3/17/2020

**PROPERTY OWNER/
DEVELOPER:**

Fallbrook, LLC
Attn: Neil Fernando
6107 SW Murray Boulevard, No. 147
Beaverton, OR 97008

**CIVIL ENGINEER,
PLANNING &
SURVEYOR:**

Emerio Design, LLC
Attn: Steve Miller
6445 SW Fallbrook Pl., Suite 100
Beaverton, OR 97008
Cell: (541) 318-7487
E-mail: stevem@emeriodesign.com

REQUEST: 9 Unit Apartment complex

SITE

LOCATION: 13300 SW Farmington Road, Beaverton

ZONING: City R-1 Urban High Density

SIZE: 0.26 Acres +/- / 11,325.6 square feet

LEGAL DESCRIPTION: Tax Map 1S1 16AC, Tax Lot 900

I. INTRODUCTION

Background Information: The subject property is currently addressed as 13300 SW Farmington Road and is identified as Tax map 1S1 16AC00900. Assessment and Taxation records list the property as being 0.26 acre in size. The subject site has SW Farmington Road street frontage as its north boundary. The subject site is zoned R1 in the City of Beaverton and has R1-zoned property adjacent to the east, west and south.

The applicant is seeking to develop the subject site into a small apartment complex consisting of 9 apartment unit. The project will consist of one (1) building and will be three stories.

Access to the site will be obtained via a proposed driveway approach from SW Farmington Road. The new approach will be built to current City of Beaverton approach standards. From the approach, a 24-foot wide paved driveway would be constructed centrally on the subject property. The submitted site plan does not include a fire turnaround. All proposed structures will be equipped with an approved fire sprinkler system should it be deemed necessary.

The current application proposes to dedicate additional 20-feet of right-of-way along the site's SW Farmington Rd. frontage.

The subject property is adjacent to and accessed from SW Farmington Rd., which is designated as an Arterial Street. The segment of SW Farmington Rd. adjacent to the site was recently improved as a result of Washington County's Farmington Road Improvement Project as a taper to match existing curb and gutter east of the site. As such, SW Farmington Rd. adjacent to the site is currently improved with four (4) travel lanes, a curb-tight sidewalk, and two (2) street trees.

II. CONFORMANCE WITH CITY OF BEAVERTON DEVELOPMENT CODE APPROVAL CRITERIA

BEAVERTON DEVELOPMENT CODE (Code)

CHAPTER 40.58 – SIDEWALK DESIGN MODIFICATION

C. Approval Criteria. In order to approve a Sidewalk Design Modification application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that the following criteria are satisfied:

- 1. The proposal satisfies the threshold requirements for a Sidewalk Design Modification application.**

RESPONSE: Yes, the proposed sidewalk design modification application satisfies the threshold requirements.

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.**

RESPONSE: Yes, all applicable fees have been paid in full.

3. One or more of the following criteria are satisfied:

a. That there exist local topographic conditions, which would result in any of the following:

- i. A sidewalk that is located above or below the top surface of a finished curb.**
- ii. A situation in which construction of the Engineering Design Manual standard street cross-section would require a steep slope or retaining wall that would prevent vehicular access to the adjoining property.**

RESPONSE: The above criteria do not apply to the Applicant's request because there are no existing local topographic conditions that would result in a sidewalk that is located above or below the top surface of a finished curb, or a situation in which construction of the Engineering Design Manual standard street cross-section would require a steep slope or retaining wall that would prevent vehicular access to the adjoining property.

b. That there exist local physical conditions such as:

- i. An existing structure prevents the construction of a standard sidewalk.**
- ii. An existing utility device prevents the construction of a standard sidewalk.**
- iii. Rock outcroppings prevent the construction of a standard sidewalk without blasting.**

RESPONSE: The above criteria do not apply to the Applicant's request because there does not exist any local physical conditions such as existing structures, utility devices, and/or rock outcroppings preventing construction of a standard sidewalk.

c. That there exist environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, or Significant Tree Grove.

RESPONSE: The above criterion does not apply to the Applicant's request as there are no environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, and/or Significant Tree Grove located on the subject property.

d. That additional right of way is required to construct the Engineering Design Manual standard and the adjoining property is not controlled by the applicant.

RESPONSE: This is the applicable criterion that applies to the Applicant's sidewalk design modification proposal request. As part of the proposed 9-unit apartment building, the Applicant will be dedicating 20-feet of right-of-way for the future expansion of SW Farmington

Road. However, the Applicant does not control the adjoining properties to the east and west, therefore, additional right-of-way cannot be obtained to construct the Engineering Design Manual standard sidewalk.

Additionally, as noted above, the subject property is located adjacent to and accessed from SW Farmington Rd., which is designated as an Arterial Street. The segment of SW Farmington Rd. adjacent to the site was recently improved as a result of Washington County's Farmington Road Improvement Project and done as a taper to match existing curb and gutter east of the site. As such, SW Farmington Rd. adjacent to the site is currently improved with four (4) travel lanes, a curb-tight sidewalk, and two (2) street trees.

With this development proposal, the Applicant is proposing to relocate the existing driveway to the center of the property and to locate the street trees on either side of the driveway. The proposed improvements will be done to match the existing improvements completed by Washington County's Farmington Road Improvement Project in order to maintain the existing street scape and consistency with the surrounding properties.

4. The proposal complies with provisions of Section 60.55.25. (Street and Bicycle and Pedestrian Connection Requirements) and 60.55.30 (Minimum Street Widths).

RESPONSE: The Applicant's proposal complies with the provisions of Section 60.55.25. (Street and Bicycle and Pedestrian Connection Requirements) and 60.55.30 (Minimum Street Widths).

5. Applications and documents related to the request, which will require further City approval, have been submitted to the City in the proper sequence.

RESPONSE: All required applications and documents required for the proposed 9-unit apartment complex have been submitted to the City in the proper sequence.

6. The proposed Sidewalk Design Modification provides safe and efficient pedestrian circulation in the site vicinity.

RESPONSE: The Applicant's proposed Sidewalk Design Modification provides safe and efficient pedestrian circulation in the site vicinity by matching the improvements completed by Washington County's Farmington Road Improvement Project.

D. Submission Requirements. An application for a Sidewalk Design Modification shall be made by the owner of the subject property, or the owner's authorized agent, on a form provided by the Director and shall be filed with the Director. The Sidewalk Design Modification application shall be accompanied by the information required by the application form, and by Section 50.25. (Application Completeness), and any other information identified through a Pre-Application Conference.

RESPONSE: The requested Sidewalk Design Modification is being made by the property owner and his authorized agent on the forms provided by the Director. The application has been filed

with the appropriate City authority and is accompanied by the information required by the application form, and by Section 50.25.

Central Beaverton NAC Meeting Minutes

3/2/20

Attendees (see attached sign in sheet)

Visitors: Steve Emerio Design
Brian Martin, Planning Manager, City of Beaverton

Meeting Start Time: 7:00 PM

Speaker - TVFR

- Heart Month – talked about signs of a heart attack such as fatigue, men – left arm pain
- High number of cases of elderly falling
- It had been a busy month with several fires in the area

Speaker – THPRD – Heath Wright

- Spring registration starts March 7
- Summer registration will begin in April
- Looking for Crayon donations
- See THPRD's calendar for the rest of upcoming events

Speaker – City Update – Maria Aguilar Rodriguez

- Novel Coronavirus COVID-19 is being monitored closely, first cases have been announced in Oregon
- City is working with national, state and regional partners to protect public, city will implement existing pandemic procedures if need be
- Proposed Beaverton Charter of 2021 will be on the ballot on May 19, if approved will become operative on January, 2021
- Beaverton City Library will launch Grab & go, a collection of free books available to commuters at Beaverton Transit Center
- Beaverton received 2019 Tree Cities of the World recognition

Presentation – Neighborhood Review Meeting – Proposed Residential Development, 13300 SW Farmington Rd – Steve

- Modification of previous presented plans
- Now has 3ft side setbacks, adjusted for parking, slightly wider for 2 way traffic
- Added vents and no door for garage to avoid fans
- John had questions about adding trees in the back
- Had to make changes for design guidelines with city
- Overall approval of plans and no one against development
- Neighbor behind the property was present and had nothing against it

- John made comment about ensuring construction time wasn't too early or late to disturb neighbors

Presentation –Downton Design Project – Brian Martin

- Changing development code just for downtown based on Urban Design Framework
- John had questions about what's in the code preventing taller buildings. They mentioned no one's done it, so hard to get developers to want to
- Changes to parking requirements
- See handout from city

Presentation – Matching Grant Application – Kevin Teater

- Heritage Mural
- High school students idea to represent heritage
- Would also use place making grant through Metro of \$12k
- 6 student artists to represent the many different communities of 1 city
- \$6k for consulting muralist, \$1k for each student to value artist time
- Event at the end to celebrate
- 4 potential sites, Library, 1st Methodist Church, Dulcederm and Pedro's Upholstery
- Jonathan motioned to approve \$2k grant, John seconded and unanimous approval

CBNAC Community Dinner & Meeting

- Idea to have a dinner on a Saturday with childcare & translation
- Possibly at food court, library
- Vision for the NAC
- Neighborhood priorities, NAC bag, NAC Map, NAC takeaways, city facilitator
- May 16th evening or May 30th afternoon
- Deliverables of what NAC has accomplished

Wrap Up –

Continue brainstorming on CBNAC Dinner & Meeting

Meeting Adjourn: 8:50

Minutes presented by Jonathan Todd Kourlas

Received
Planning Division
4-27-20

DEVELOPER OR AGENT: Emerio Design

PROJECT LOCATION: 13300 Farmington Rd.

AFFIDAVIT OF MAILING NOTICE

I, Steve Miller, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed 9-Unit Apartment affecting land located at 13300 Farmington Rd., and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 10th day of February, 2020, personally mail notice to affected property owners and NAC's within 500 feet of the proposed development site.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.

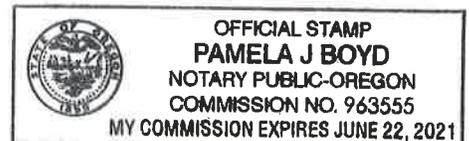
Signature: [Signature]

Dated this 10 day of Feb, _____.

Subscribed and sworn to before me this _____ day of _____, _____.

Pamela Boyd
Notary Public for the State of Oregon

My Commission expires: June 22, 2021



h:\forms (new folder)\neighborhood meeting\update 2007\hnd #8 affmail update.doc

PROJECT NAME: Farmington Apts.

POST ON SITE NOT LESS THAN 20 DAYS PRIOR TO THE NAC MEETING

AFFIDAVIT OF POSTING NOTICE

I, Steve Miller, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed 9-Unit Apartment affecting land located at 13300 SW Farmington Rd. and that pursuant to Ordinance 2050, Section 50.3., did on the 10th day of February, 20 20 personally post public notice(s). The notice(s) was (were) posted on or before the deadline date determined by City staff for this application.

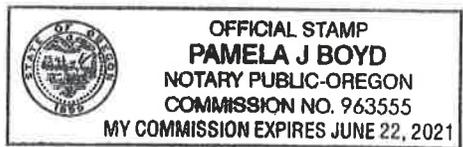
Sign and Date in the presence of a Notary Public. Certain City staff are Notary Public's and are available for witnessing.

Signature: [Signature]
Dated this 10 day of Feb., 2020.

Subscribed and sworn to before me this _____ day of _____, 20____.

Pamela Boyd
Notary Public for the State of Oregon

My Commission expires: June 22, 2021

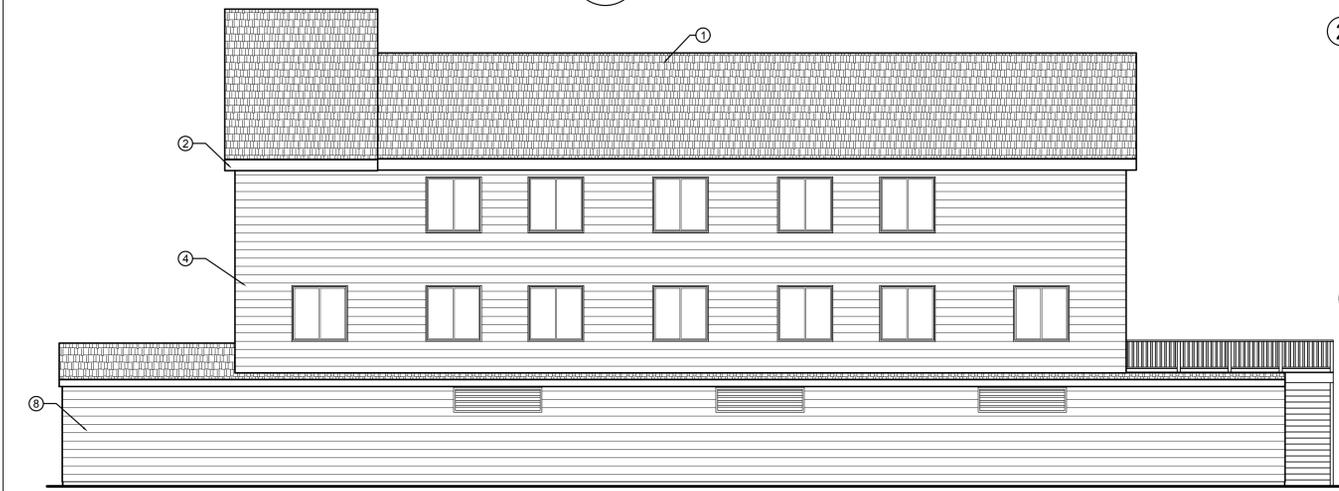


TURN PAGE OVER FOR POSTING INSTRUCTIONS

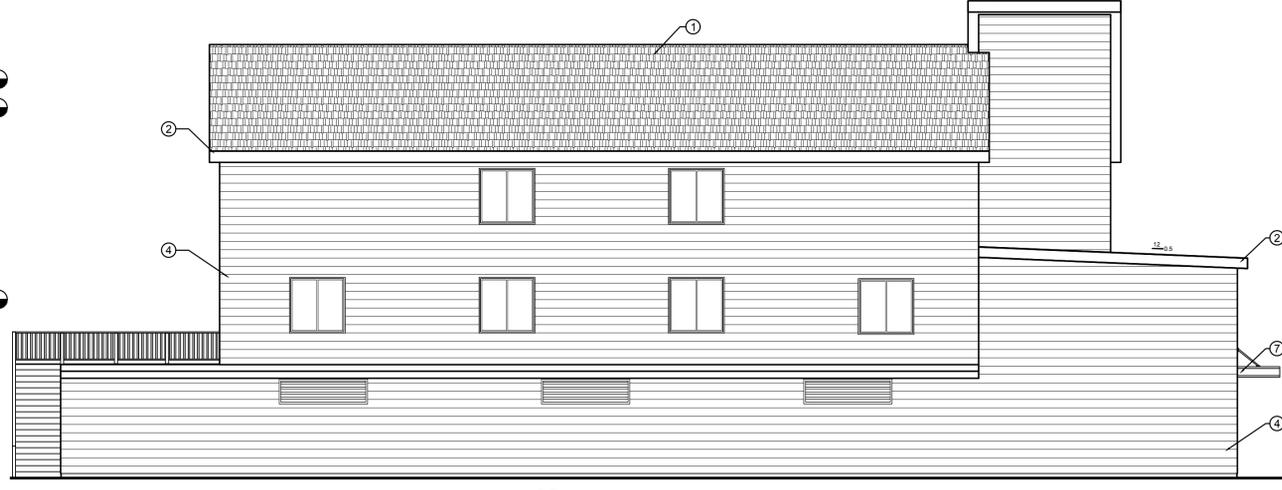
Received
Planning Division
06/17/2020



1 FRONT ELEVATION
D1
1/8" = 1'-0"



2 RIGHT ELEVATION
D1
1/8" = 1'-0"



4 LEFT ELEVATION
D1
1/8" = 1'-0"



3 REAR ELEVATION
D1
1/8" = 1'-0"

BUILDING ELEMENTS

- 1 TYPICAL:
25 YEAR MIN. ARCHITECTURAL
COMPOSITION SHINGLE OVER 30' ROOFING
FELT OVER 5/8" OSB ROOF SHEATHING
OVER MANUFACTURED TRUSSES @ 24" o/c.
1" MIN. GWS ON CEILING, R-49 BLOWN-IN
INSULATION IN FLAT CEILING, R-30 BATT
INSULATION IN VAULTED CEILING, INSTALL
1" CCX EXTERIOR GRADE PLYWOOD AT
EAVES EXPOSED TO WEATHER, 5"
CONTINUOUS EXTRUDED FASCIA GUTTER

- 3 JAMES HARDIE SMOOTH FIBER
CEMENT VERTICAL SIDING, PAINTED
- 4 JAMES HARDIE SMOOTH FIBER
CEMENT LAP SIDING, PAINTED
- 5 JAMES HARDIE SMOOTH FIBER
PANEL SIDING, PAINTED
- 6 MILGARD TRINIC SERIES VINYL
WINDOWS OR SIMILAR, BRONZE
- 7 12' X 4' PREFABRICATED
METAL CANOPY, PAINTED
- 8 TRASH ENCLOSURE

- 2 1'-0" EAVE OVERHANG

44'-10" RIDGE
12/5
30' - 8 1/2" TOP
OF EAVE
29' - 11 1/2" T.P.
6
5
20' - 11 1/2" F.F.
10' - 8 3/4" F.F.
8
0'-0" GRADE

NOTES:
BUILDING TO BE PROVIDED WITH NFPA 13R SYSTEM
MODIFIED WITH A DRY FIRE SPRINKLER SYSTEM IN THE
ATTIC SPACE.

EMERIO
Design
6445 SW FALLBROOK, PL., SUITE 100
BEAVERTON, OREGON 97008
PH: (503) 746-8812
FAX: (503) 639-9592

COPYRIGHT 2016

FARMINGTON APARTMENTS
13300 SW FARMINGTON RD. - BEAVERTON OR.

DATE: 4/4/18

JOB NO: 253-022

DATE	REVISION
12/9/19	PLANNING

SYM	DATE	REVISION
0		

D1

THESE PLANS ARE THE PROPERTY OF EMERIO DESIGN FOR A ONE TIME USE AT THE LISTED ADDRESS ONLY. REPRODUCTION OR REUSE OF THESE PLANS IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM EMERIO DESIGN. DESIGNER ASSUMES NO LIABILITY OF ERRORS OR OMISSION ON THESE PLANS OR ALTERED VERSIONS OF THESE PLANS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE PLANS. PRIOR TO START OF CONSTRUCTION, PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING AUTHORITIES.

Received
Planning Division
4-27-20

Farmington Apts. Materials Board

Issued To: City of Beaverton

Project Name: Farmington Apartments

Date: April 2019

Siding Materials (examples)



James Hardie – HardiePanel Iron Grey Smooth Fiber Cement Vertical Siding



James Hardie – HardiePanel Iron Grey Smooth Fiber Cement Lap Siding



James Hardie – HardiePanel Smooth Fiber Cement panel Siding

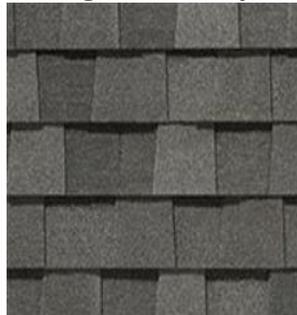
Roofing Material (examples)

Composition shingles are the most widely used roofing material. The color choices are noted below.

Black



Georgetown Gray



Colonial Slate



Exterior Lighting (examples)

Examples of exterior lighting that are proposed for exterior use. Note: Fixture finish color may change based on home style and application. Finish color include: Black



OVWP LED LED Wall Sconce



Windows Styles (examples)

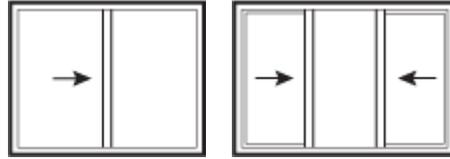
Window frames are a vinyl material. Color options are: Bronze

Example of window types

PICTURE FRAME



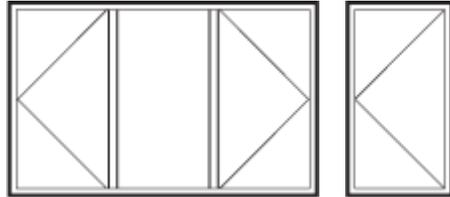
SLIDER



SINGLE HUNG



CASEMENT



Smooth Entry Doors (example)

Door style



Exterior Paint (examples) Sample Color Palette

There are no pre-determined exterior color selections made at this time. The following color palettes are provided only as examples of color opportunities that would be used in making the selections once the homes designs are completed.

Bohemian Black SW 6988	Ibis White SW 7000	Ceiling Bright White 7007	Elder White SW 7014	Simple White SW 7021
Domino SW 6989	Marshmallow SW 7001	Alabaster SW 7008	Repose Gray SW 7015	Alpaca SW 7022
Caviar SW 6990	Downy SW 7002	Pearly White SW 7009	Mindful Gray SW 7016	Requisite Gray SW 7023
Black Magic SW 6991	Toque White SW 7003	White Duck SW 7010	Dorian Gray SW 7017	Functional Gray SW 7024
Inkwell SW 6992	Snowbound SW 7004	Natural Choise SW 7011	Dovetail SW 7018	Backdrop SW 7025
Black Of Night SW 6993	Pure White SW 7005	Creamy SW 7012	Gauntlet Gray SW 7019	Griffin SW 7026
Greenblack SW 6994	Extra White SW 7006	Ivory Lace SW 7013	Black Fox SW 7020	Well-Bred Brown SW 7027

Organza SW 6637	Champagne SW 6644	Cherish Cream SW 6651	Welcome White SW 6658	Gardenia SW 6665
Flattering Peach SW 6638	Frangipane SW 6645	Flan SW 6652	Captivating Cream SW 6659	Enjoyable Yellow SW 6666
Avid Apricot SW 6639	Orange Blast SW 6646	Delicious Melon SW 6653	Honey Blush SW 6660	Afterglow SW 6667
Tangerine SW 6640	Exciting Orange SW 6647	Suprise Amber SW 6654	Papaya SW 6661	Sunrise SW 6668
Outgoing Orange SW 6641	Kumquat SW 6648	Adventure Orange SW 6656	Summer Day SW 6662	Yarrow SW 6669
Rhumba Orange SW 6642	Tango SW 6649	Serape SW 6656	Saffron Thread SW 6663	Gold Crest SW 6670
Yam SW 6643	Marquis Orange SW 6650	Amber Wave SW 6657	Marigold SW 6664	Curry SW 6671

THE *creativity* EXCHANGE

exterior colors



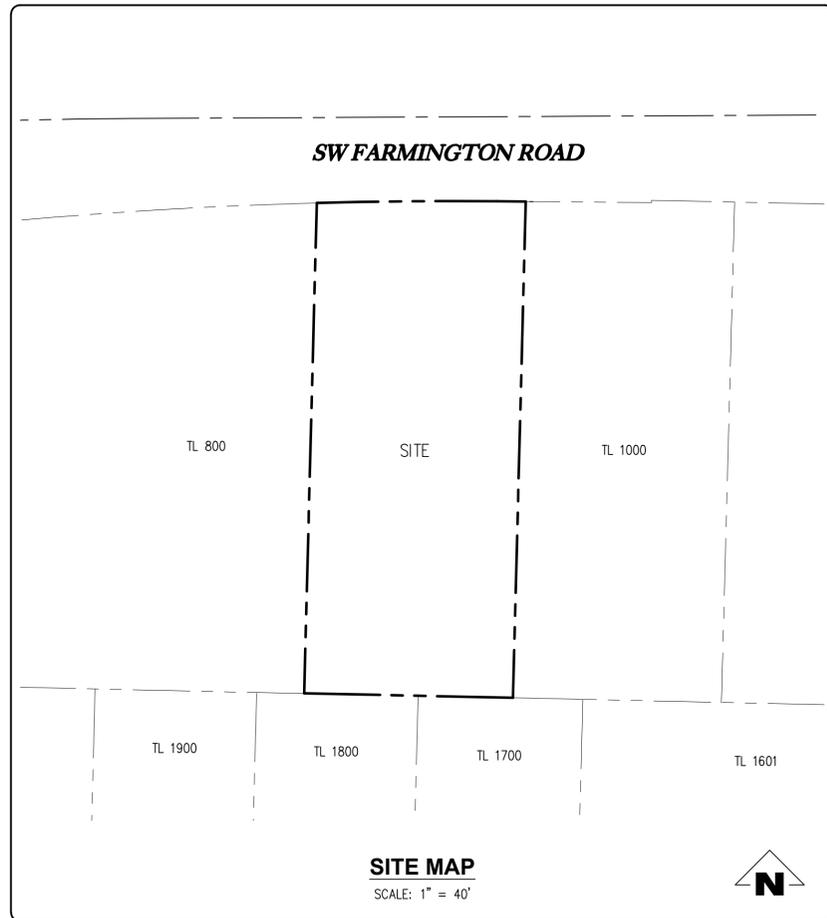
www.thecreativityexchange.com

FARMINGTON APARTMENTS

APARTMENTS
 SW 1/4, NE 1/4, SEC 16, T.1S, R.1W, W.M.
 CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON
 TAX LOT 900

Received
 Planning Division
 4-27-20

FARMINGTON APARTMENTS
 13300 SW FARMINGTON ROAD
 TAX MAP 1S1 16AC
 TAX LOT 900
 BEAVERTON, OREGON



LEGEND

---	BOUNDARY LINE
- - -	ADJACENT/ADJOINING LOT LINE
---	CENTER LINE ROW
- 99 -	EXISTING 1' CONTOUR LINE
- 100 -	EXISTING 5' CONTOUR LINE
- XSS - XSS -	EXISTING SANITARY SEWER LINE
- XSD - XSD -	EXISTING STORM DRAIN LINE
- XW - XW -	EXISTING WATER LINE
- XOH - XOH -	EXISTING OVERHEAD UTILITIES LINE
- X - X -	EXISTING FENCE
○ ○ ○ ○ ○	EXISTING HEDGE LINE
○	EXISTING TREE
W	EXISTING WATER METER/SERVICE
⊕	EXISTING STORM DRAIN MANHOLE
⊕	EXISTING CATCH BASIN / AREA DRAIN
⊕	EXISTING SANITARY SEWER MANHOLE
○	EXISTING UTILITY POLE
⊕	EXISTING JUNCTION BOX
⊕	EXISTING SIGN POST
⊕	EXISTING LIGHT
- SD - SD -	PROPOSED STORM LINE
- SS - SS -	PROPOSED SANITARY LINE
- W - W -	PROPOSED DOMESTIC WATERLINE
- FW - FW -	PROPOSED FIRE WATERLINE
⊕	PROPOSED CLEANOUT
⊕	PROPOSED WATER METER
○	PROPOSED SEDIMENT FENCE
⊕	PROPOSED BIO-BAG AT CATCH BASIN

SITE DATA

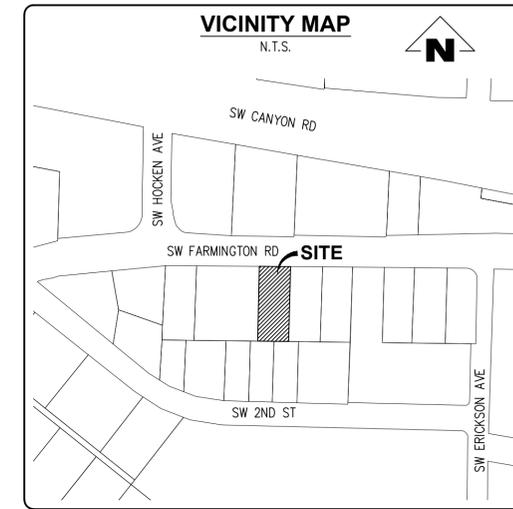
GROSS AREA:	11,085 SF (BEFORE DEDICATION)
	9,714 SF (AFTER DEDICATION)
NET ACREAGE (GROSS AREA - DRIVEWAY):	8,473 SF
TAX MAP:	1S116AC
ZONE:	R1
TAX LOT:	900

PROJECT CONTACTS

OWNER:
 FALLBROOK LLC
 6107 SW MURRAY BLVD #147
 BEAVERTON, OR 97008
 CONTACT: NEIL FERNANDAO
 (503) 515-5528 (P)

CIVIL ENGINEER:
 EMERIO DESIGN, LLC
 6445 SW FALLBROOK PL, SUITE 100
 BEAVERTON, OR 97008
 CONTACT: ERIC EVANS, P.E.
 (503) 746-8812 (P)
 (503) 639-9592 (F)

SURVEYOR:
 EMERIO DESIGN, LLC
 6445 SW FALLBROOK PL, SUITE 100
 BEAVERTON, OR 97008
 CONTACT: KING PHELPS, P.L.S.
 (503) 746-8812 (P)
 (503) 639-9592 (F)



NOTICE TO EXCAVATORS:

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.
 Call the Oregon One-Call Center
 DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	
M-F 7am-6pm	503-226-4211 Ext.4313
AFTER HOURS	503-226-4211
	503-464-7777
QWEST	1-800-573-1311
VERIZON	1-800-483-1000
COMCAST	1-888-824-8264
CLEANWATER SERVICES	503-681-3600
CITY OF BEAVERTON	503-526-2493

DRAWING INDEX

1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	PRELIMINARY SITE PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY GRADING & EROSION CONTROL PLAN
6	PRELIMINARY LIGHTING PLAN
7	AERIAL PHOTOGRAPH
8	PRELIMINARY LANDSCAPE PLAN

BENCHMARK INFORMATION

THE DATUM FOR THIS SURVEY IS BASED UPON WASHINGTON COUNTY BENCHMARK NO. 285 SET IN CONCRETE SOUTHEAST CORNER OF INTERSECTION OF S.W. FARMINGTON RD. AND S.W. WATSON AVE. 2 BLOCKS WEST OF HALL BLVD. (ABOUT 0.6 MILES WEST OF HWY. 217).

ELEVATION= 188.914', NGVD 29.

ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

COVER SHEET

REVISIONS	
NO.	DATE

EMERIO Design

6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

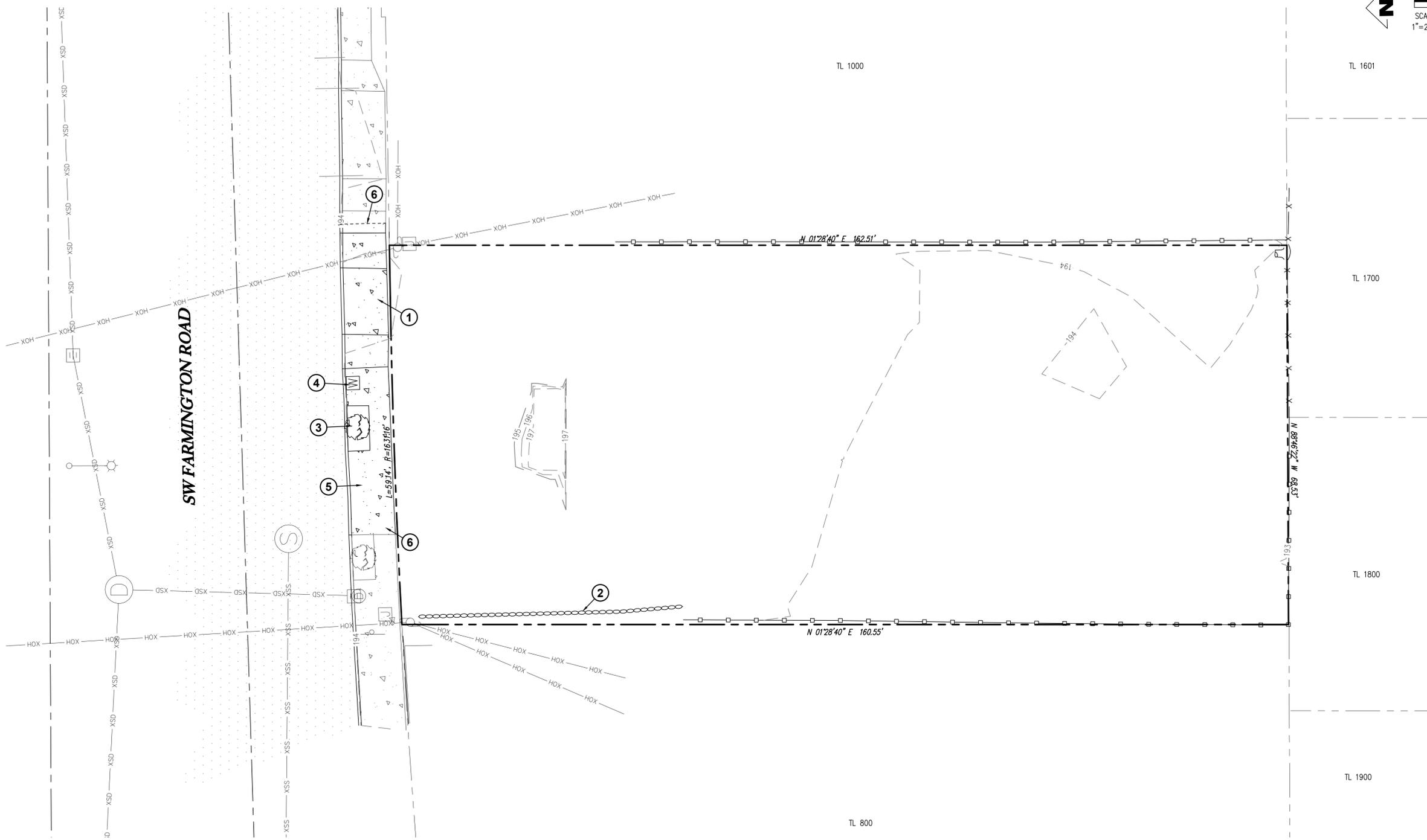
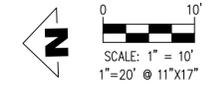
EXISTING CONDITIONS &
 DEMOLITION PLAN

REVISIONS	
NO.	DATE

EMERIO
Design

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 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
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FILE:P:\253-022_SW Farmington Condos (dwg) plan\253-022_02pen Layout: 2_EXISTING CONDITIONS & DEMOLITION PLAN, Plot Date: 12/2/2019 12:36 PM, by: Kyung Han



LEGEND

- BOUNDARY LINE
- - - ADJACENT/ADJOINING LOT LINE
- CENTER LINE ROW
- - - 99' — EXISTING 1' CONTOUR LINE
- - - 100' — EXISTING 5' CONTOUR LINE
- XSS-XSS- EXISTING SANITARY SEWER LINE
- XSD-XSD- EXISTING STORM DRAIN LINE
- XW-XW- EXISTING WATER LINE
- XOH-XOH- EXISTING OVERHEAD UTILITIES LINE
- X-X- EXISTING FENCE

- EXISTING WATER METER/SERVICE
- EXISTING STORM DRAIN MANHOLE
- EXISTING CATCH BASIN / AREA DRAIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING JUNCTION BOX
- EXISTING SIGN POST
- EXISTING LIGHT

DEMOLITION NOTES

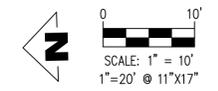
- ① EXISTING DRIVEWAY APPROACH TO BE REMOVED
- ② EXISTING HEDGE TO BE REMOVED
- ③ EXISTING TREE TO BE REMOVED
- ④ EXISTING WATER METER TO BE KILLED
- ⑤ EXISTING SIDEWALK TO BE REMOVED
- ⑥ SAWCUT LINE

PRELIMINARY SITE PLAN

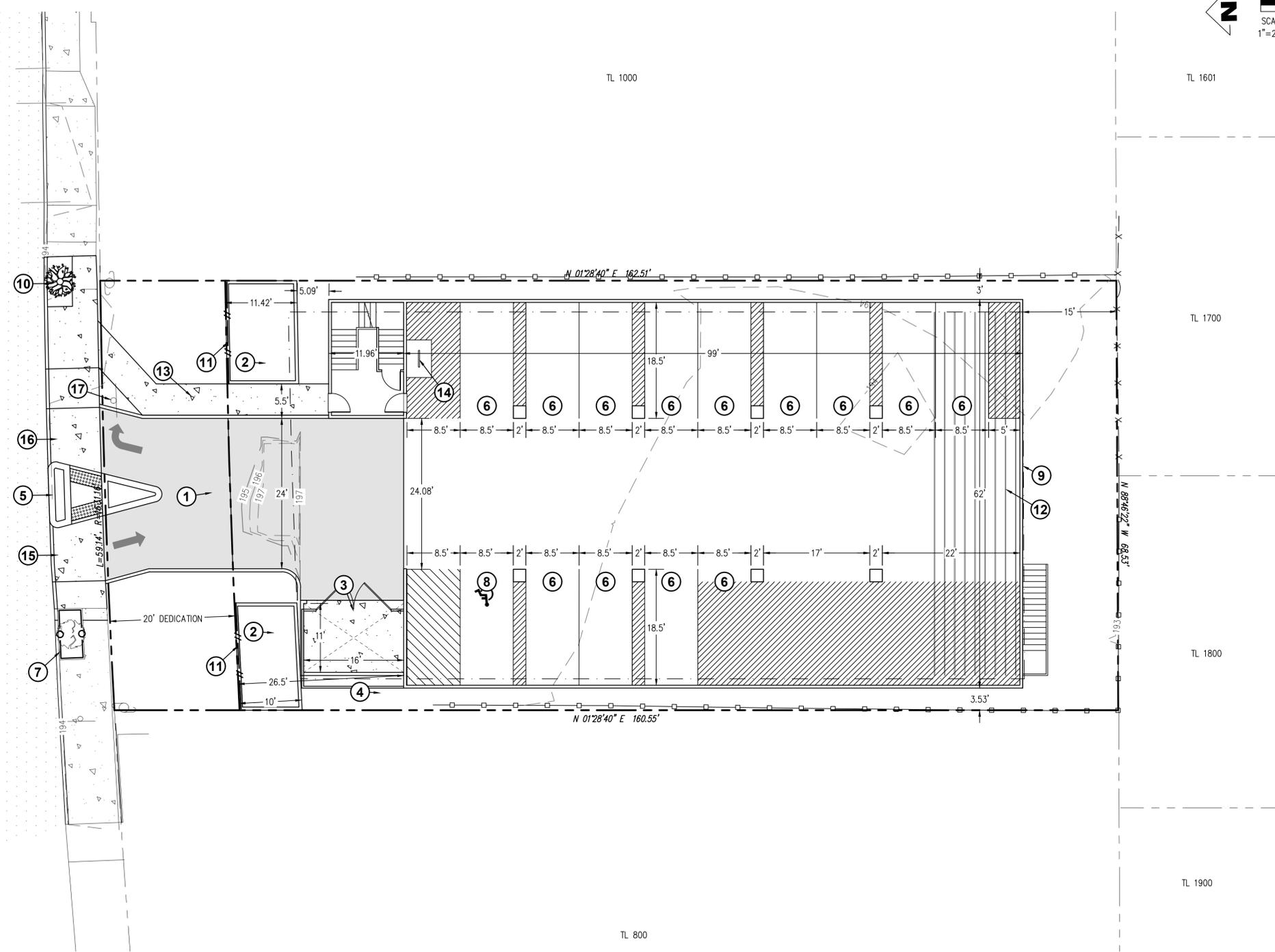
REVISIONS	
NO.	DATE

EMERIO
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 www.emeriodesign.com



SW FARMINGTON ROAD



LEGEND

- BOUNDARY LINE
- - - ADJACENT/ADJOINING LOT LINE
- - - CENTER LINE ROW
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- EXISTING JUNCTION BOX
- EXISTING SIGN POST
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SITE NOTES

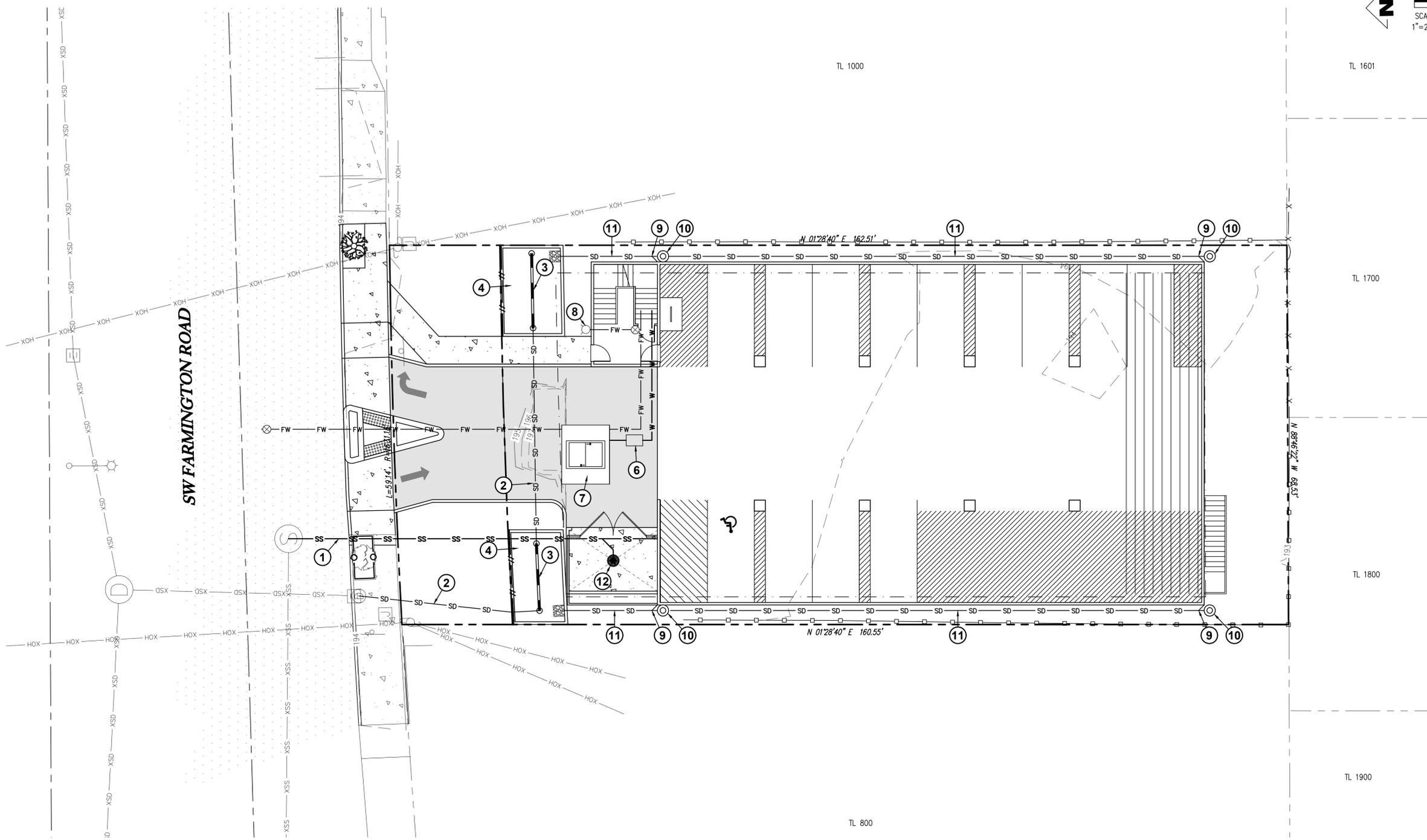
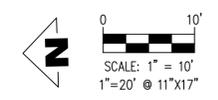
- ① PROPOSED PERVIOUS AC PAVEMENT
- ② PROPOSED FLOW THROUGH PLANTER
- ③ PROPOSED TRASH ENCLOSURE
- ④ PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLAN)
- ⑤ PROPOSED MOUNTABLE DRIVEWAY TRIANGULAR ISLAND
- ⑥ PROPOSED STANDARD PARKING AREA IN GARAGE
- ⑦ PROPOSED TREE PROTECTION FENCE
- ⑧ PROPOSED HANDICAP PARKING AREA
- ⑨ PROPOSED BUILDING
- ⑩ PROPOSED STREET TREE
- ⑪ PROPOSED SPLIT RAIL FENCE
- ⑫ PROPOSED DECK AREA
- ⑬ PROPOSED 5' WIDE CONCRETE WALK
- ⑭ PROPOSED STAPLE BIKE RACK IN GARAGE (2 SPACES)
- ⑮ PROPOSED RIGHT-IN ONLY DRIVEWAY APPROACH
- ⑯ PROPOSED RIGHT-OUT ONLY DRIVEWAY APPROACH
- ⑰ PROPOSED "RIGHT TURN ONLY" SIGN

PRELIMINARY UTILITY
 PLAN

NO.	DATE	DESCRIPTION

EMERIO
Design

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 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com



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- FW-FW- PROPOSED FIRE WATERLINE
- PROPOSED CLEANOUT
- PROPOSED WATER METER

UTILITY NOTES

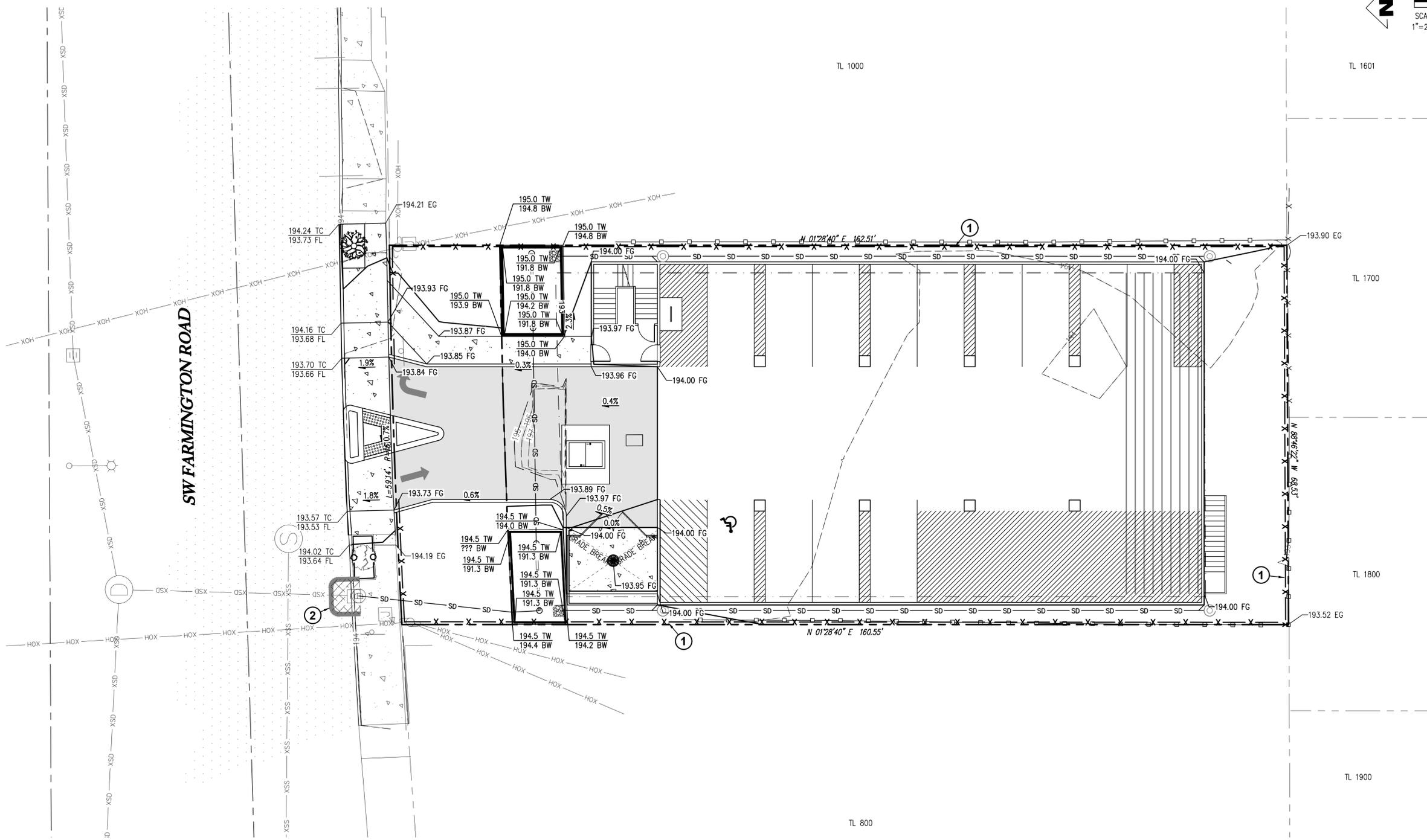
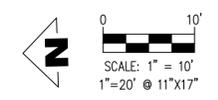
- ① PROPOSED 6" 3034 PVC SANITARY LINE (TO BE BORED WITHIN TREE PROTECTION ZONE)
- ② PROPOSED 4" 3034 PVC STORM LINE
- ③ PROPOSED 4" PERFORATED PIPE
- ④ PROPOSED FLOW THROUGH PLANTER
- ⑤ NOT USED
- ⑥ PROPOSED DCVA
- ⑦ PROPOSED COMBINATION FIRE SERVICE VAULT & DOMESTIC DOUBLE CHECK
- ⑧ PROPOSED FDC
- ⑨ PROPOSED WYE
- ⑩ PROPOSED CLEANOUT
- ⑪ PROPOSED 4" ABS STORM LINE
- ⑫ PROPOSED TRASH AREA DRAIN. MUST BE A LISTED AND APPROVED PRODUCT, TRAPPED, PRIMED, AND VENTED.

PRELIMINARY GRADING &
 EROSION CONTROL PLAN

NO.	DATE	REVISIONS DESCRIPTION

EMERIO
Design

6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
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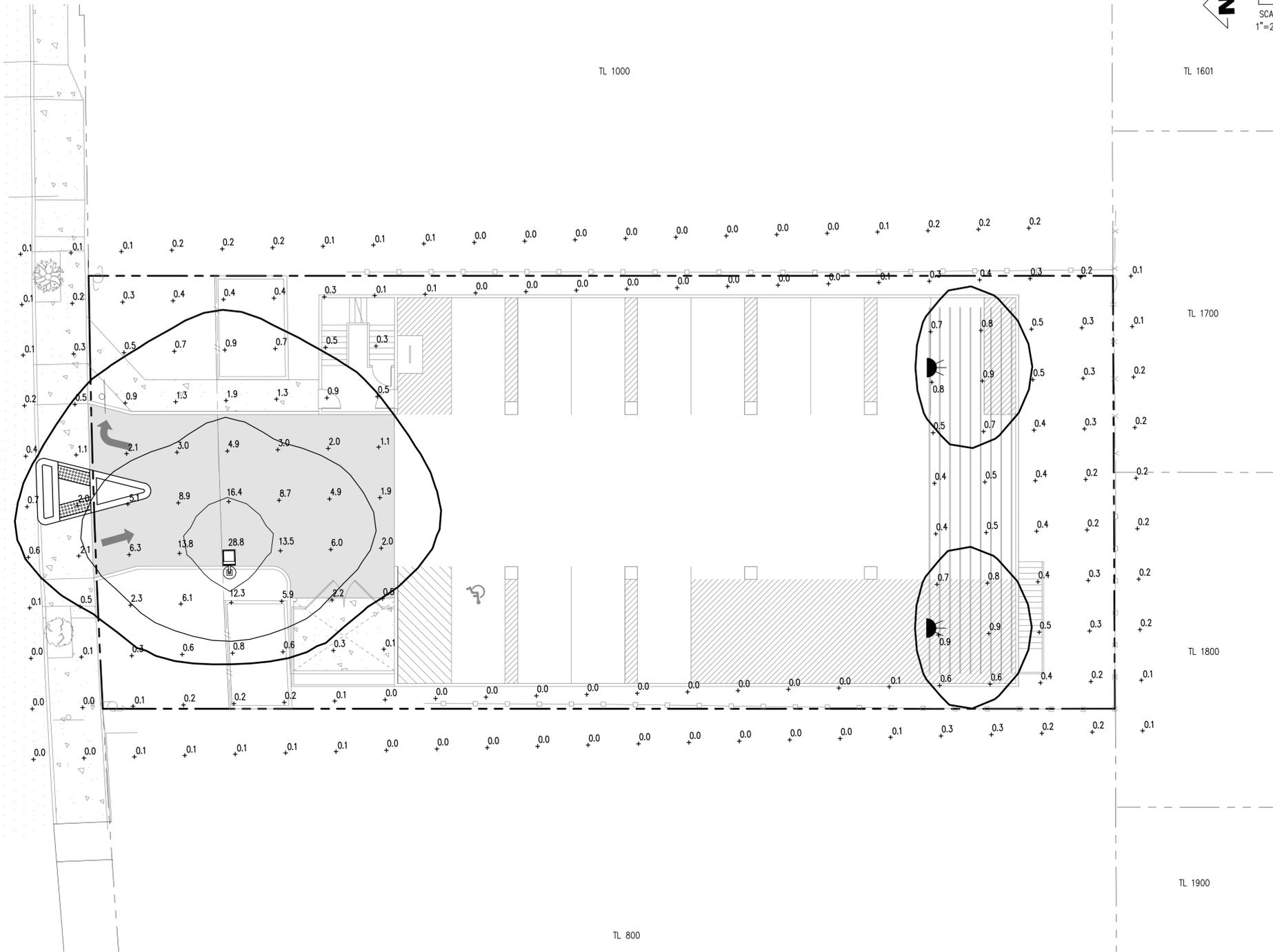
- ⊕ EXISTING STORM DRAIN MANHOLE
- ⊞ EXISTING CATCH BASIN / AREA DRAIN
- ⊞ EXISTING UTILITY POLE
- ⊞ EXISTING JUNCTION BOX
- ⊞ EXISTING SIGN POST
- ⊞ EXISTING LIGHT

- SD-SD- PROPOSED STORM LINE
- X-X- PROPOSED SEDIMENT FENCE
- ⊞ PROPOSED BIO-BAG AT CATCH BASIN

GRADING & EROSION CONTROL NOTES

- ① INSTALL SEDIMENT FENCE
- ② INSTALL BIO-BAG AT CATCH BASIN

SW FARMINGTON ROAD



LUMINAIRE SCHEDULE							
SYMBOL	QTY	MANUFACTURER	MODEL	TYPE	LLF	TOTAL WATTS	LUM. LUMENS
	1	C-LITE	C-LITE C-AR-A-2LD-12L-50K A	POLE MOUNT LED, 15FT	1.000	116	12190
	2	LITHONIA LIGHTING	OVWP_LED_40K_120_PE_DDB_HP17_	WALL MOUNT LED, 18FT MH	1.000	28	1266

CALCULATION SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ON-SITE	ILLUMINANCE	FC	1.16	28.8	0.0	N.A.	N.A.

NOTES:

1. POLE MOUNTED LIGHTS ARE MOUNTED AT 15 FEET HIGH.
2. STANDARD PARKING LOT REFLECTANCES USED.
3. THIS IS A REPRESENTATIVE DRAWING AND LIGHT LEVELS ARE NOT GUARANTEED.
4. ONLY THE LIGHTS SHOWN IN THE SCHEDULE BELOW ARE UTILIZED FOR THE CALCULATION.
5. LIGHT LEVELS DO NOT TAKE INTO ACCOUNT TREES OR OTHER OBSTRUCTIONS THAT COULD HINDER OR CHANGE LIGHT LEVELS.

FARMINGTON APARTMENTS
13300 SW FARMINGTON ROAD
TAX MAP 1S1 16AC
TAX LOT 900
BEAVERTON, OREGON

PRELIMINARY LIGHTING PLAN

REVISIONS	
NO.	DATE

EMERIO
Design
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

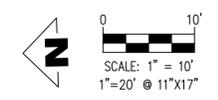
PRELIMINARY LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

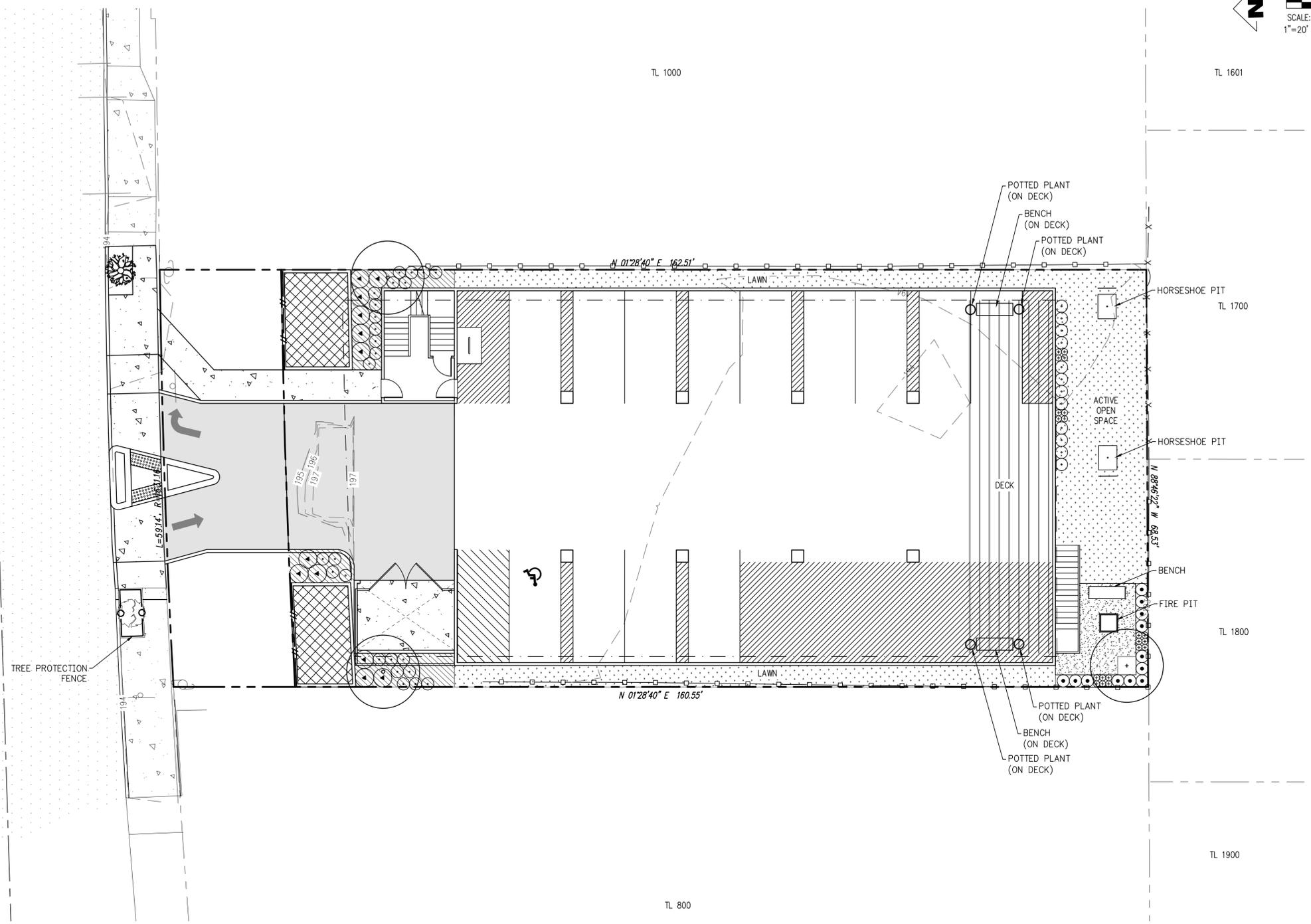
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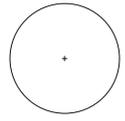
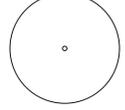
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SW FARMINGTON ROAD



PLANT LEGEND

- | | |
|--|---|
| <p>1</p>  <p>FRAXINUS OXYCARPA 'RAYWOOD'
 RAYWOOD CLARET ASH - 1.5" CAL., B&B</p> <p>2</p>  <p>CORNUS KOUSA 'VENUS'
 VENUS KOREAN DOGWOOD - 1.5" CAL., B&B</p> | <p>12</p>  <p>DAPHNE X BURKWOODII 'CAROL MACKIE'
 CAROL MACKIE DAPHNE - 2 GAL CONT., 36" O.C.</p> <p>37</p>  <p>VIBURNUM OPULUS 'NANUM'
 DWARF EUROPEAN CRANBERRYBUSH - 1 GAL CONT., 24" O.C.</p> <p>12</p>  <p>POLYSTICHUM MUNITUM
 SWORD FERN - 1 GAL CONT., 24" O.C.</p> <p>20</p>  <p>PENNINSETUM ALOPECURIROIDES 'HAMELN'
 HAMELN DWARF FOUNTAIN GRASS - 1 GAL CONT., 12" O.C.</p> <p>22</p>  <p>ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'
 KINNIKINICK - 1 GAL CONT., 30" O.C.</p> <p>317</p>  <p>JUNCUS PATENS
 SPREADING RUSH - 0.5 GAL CONT., 12" O.C.</p> |
|--|---|

- | |
|---|
| <p>1</p>  <p>LAWN (1,375 SF)</p> <p>2</p>  <p>CRUSHED ROCK (144 SF)</p> |
|---|

GENERAL NOTES

- ALL PLANT MATERIAL OUTSIDE OF THE STORM WATER MANAGEMENT FACILITY (FLOW THROUGH PLANTER) WILL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM

OPEN SPACE CALCULATION

GROSS AREA:	9,714 SF (AFTER DEDICATION)
LANDSCAPED AREA REQUIRED:	1,457 SF (15% OF GROSS AREA)
LANDSCAPE AREA PROVIDED:	2,031 SF
ACTIVE OPEN SPACE REQUIRED:	364 SF (25% OF LANDSCAPE AREA)
ACTIVE OPEN SPACE PROVIDED:	1,037 SF (REAR YARD)
	870 SF (DECK)

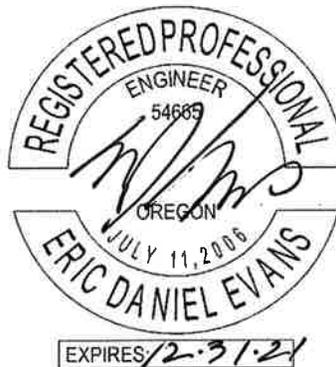
Received
Planning Division
4-27-20

EMERIO *Design*

CIVIL ENGINEERS & PLANNERS

Preliminary Stormwater Management Report Farmington Apartments at 13300 SW Farmington Road TL 900, Tax Map 1S1W 16AC Beaverton, Oregon

Emerio Project Number: 253-022
City of Beaverton Permit Numbers: DR2019-0062
Date: 12/3/2019



Prepared For:
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Table of Contents:

APPENDIX A

- (1) Vicinity Map

APPENDIX B

- (1) Soil Classification Map—"Soils Survey for Washington County"
- (2) Curve Number Table

APPENDIX C

- (1) Basin Tabulated Areas
- (2) Pre and Post-Developed HydroCAD Plots
- (3) Downstream HydroCAD Plots
- (4) Downstream Conveyance Spreadsheet

APPENDIX D

- (1) Pre-Developed Site Map
- (2) Post-Developed Site Map
- (3) Basin Map

Project Overview and Description:

The proposed project will convert a primarily grassed and vegetated vacant lot to a single multi-family apartment building with accompanying driveway and parking areas.

Soil Classification:

According to the soil survey of Washington County, there is one onsite soil type. This soil is Woodburn silt loam with slopes from 0 – 3%. The associated hydrologic soil group for the soil is defined as "C". The existing pervious areas are assigned a curve number of 79. Impervious areas will use a curve number of 98. See Appendix B(1) and B(2) for the soil classification map and curve number table.

Existing Conditions:

The existing site is 0.25 acres in size and is zoned MFR R1. This site is located at 13300 SW Farmington Road on the south side of SW Farmington Road approximately 235 feet east of the intersection of SW Hocken Avenue. The site previously contained a single-family home, a separate garage, and impervious asphalt driveway. Currently, the site has no structures and is assumed to be fully pervious. Runoff from the site currently sheet flows south through adjacent lots. See Appendix D(1) for a pre-developed site map.

Proposed Conditions:

The proposed development will construct a multi-family residential building, parking lot, and associated infrastructure. Runoff from the proposed onsite structures and facilities will route north to the storm sewer system along SW Farmington Road. Development will also include a 20 ft ROW dedication on the north side of the property. See Appendix D(2) for a post-developed site map.

The total pervious and impervious areas and their respective curve numbers for the proposed site and offsite areas are listed below:

Impervious Area (CN 98)	8,021 SF
<u>Pervious Area (CN 79)</u>	<u>3,064 SF</u>
Total Area	11,085 SF

Basin Delineation:

Onsite basins were created after determining how stormwater runoff was to flow after development. Basins were outlined for the post-developed impervious areas to be treated and the corresponding pre-developed pervious areas. Onsite areas to remain pervious will not be routed into the onsite conveyance system and will continue sheet flowing southward. These areas are not included in the pre to post-developed runoff analysis.

Offsite tributary basins were created to analyze the downstream effects of the development. These basins are all classified as soil group C and will be modelled using the same curve numbers as the onsite basins. The lots contained within offsite basins 203 and 204 are zoned as commercial lots and are assumed to be 15% pervious per the City of Beaverton Development Code. The runoff produced by these lots is assumed to route to the public storm sewer system along SW Farmington Road via onsite area drains and laterals. The two residential lots in offsite basin 202 are assumed to have the same flow pattern as the onsite development, with impervious roof areas routing runoff to the public storm sewer system via laterals, and the pervious area runoff sheet flowing southward.

See Appendix C(1) for the tabulated basin areas.

Methodology:

Onsite impervious area runoff will be managed by two flow-through planters and pervious pavement.

The pervious pavement will replace the onsite driveway and outside parking areas at a ratio of 1:1. It is assumed to have a hydrologic curve number of 89 per the City of Portland SWMM.

The two planters will manage the runoff from the impervious roof area for both water quality and quantity control. Though it is stated in Table 4-1 of Cleanwater Services R&O 17-5 that flow-through planters are not typically approved for quantity control, they are considered to have a detention effect in this project. The growing medium soil, when modelled in HydroCAD V10, provides a detention effect by limiting flow to 2 in/hr while it infiltrates through the medium soil to the perforated pipe located in the drain rock layer of each planter. An overflow pipe will control flow for larger storm events, and it is assumed that both planters will manage roughly half of the proposed roof area each. Both planters are sized to meet peak flow matching standards.

In the east onsite planter, peak water surface elevation during the 25-year storm event is 101.53', assuming the top of the planter growing medium is at an elevation datum of 100.00'. This elevation is 0.03' above the overflow outlet.

In the west onsite planter, peak water surface elevation during the 25-year storm event is 101.53', assuming the top of the planter growing medium is at an elevation datum of 100.00'. This elevation is 0.03' above the overflow outlet.

Onsite Peak Runoff Flow Rates (CFS)		
Return Period	Pre-Developed	Post-Developed with Detention
2-Year	0.029	0.028
10-Year	0.062	0.037
25-Year	0.080	0.071

As shown in the table above, the runoff from the post-developed site does not exceed the pre-developed runoff condition. See Appendix C(3) for HydroCAD plots.

Downstream Analysis:

The downstream system was analyzed to determine capacity during the 25-year design storm event.

The total basin area used in the downstream analysis approximates to 2.04 acres containing 6 sub-basins, see Appendix D(3) for a map of the delineated sub-basins, and existing downstream storm sewer system. The drainage basins' flow rates are modeled using HydroCAD V10.

Drainage from the onsite proposed roof and paved areas will route northward to a catch basin on SW Farmington Road via laterals or sheet flow. From there, storm drainage flows northward through a 10" pipe, then westward through the 12" main on SW Farmington Road. The tributary flow then turns southward through another 12" storm main before continuing eastward along SW Farmington Road. The added runoff reaches 10% of the tributary flow in the first 12" storm main, and 5% in the second. Slope data for these pipes was unavailable, so their assumed slope was the minimum required to meet a full flow velocity of 2.5 ft/s per section 5.06.5.b of Cleanwater Services R&O 17-5. The downstream analysis indicates that the existing pipe network downstream of the site is within capacity. See Appendix C(3) for HydroCAD plots and Appendix C(4) for the conveyance spreadsheet.

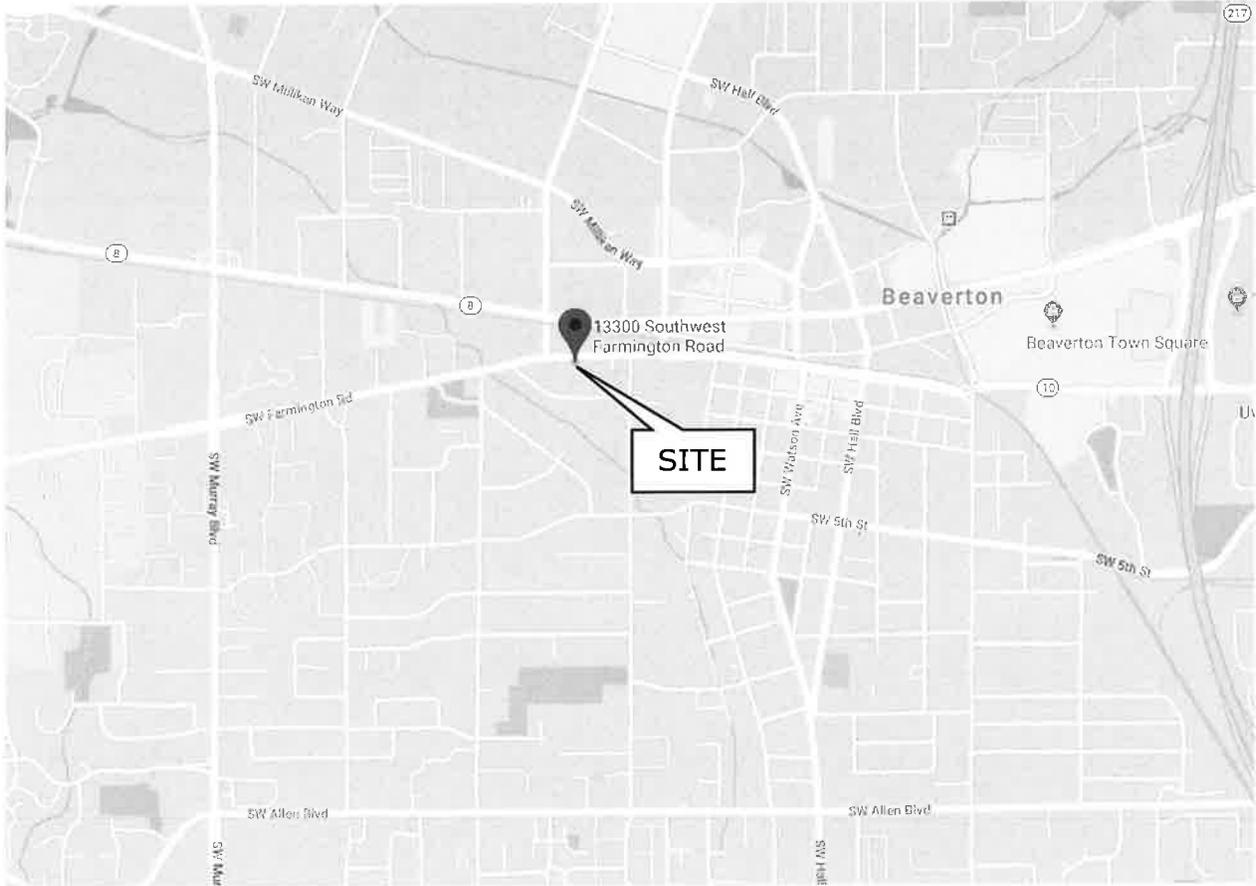
Data for the downstream analysis was obtained from CWS Public Storm Sewers map.

Conclusion:

The site design is compliant Cleanwater Services R&O 17-5 and the City of Beaverton standards for stormwater management.

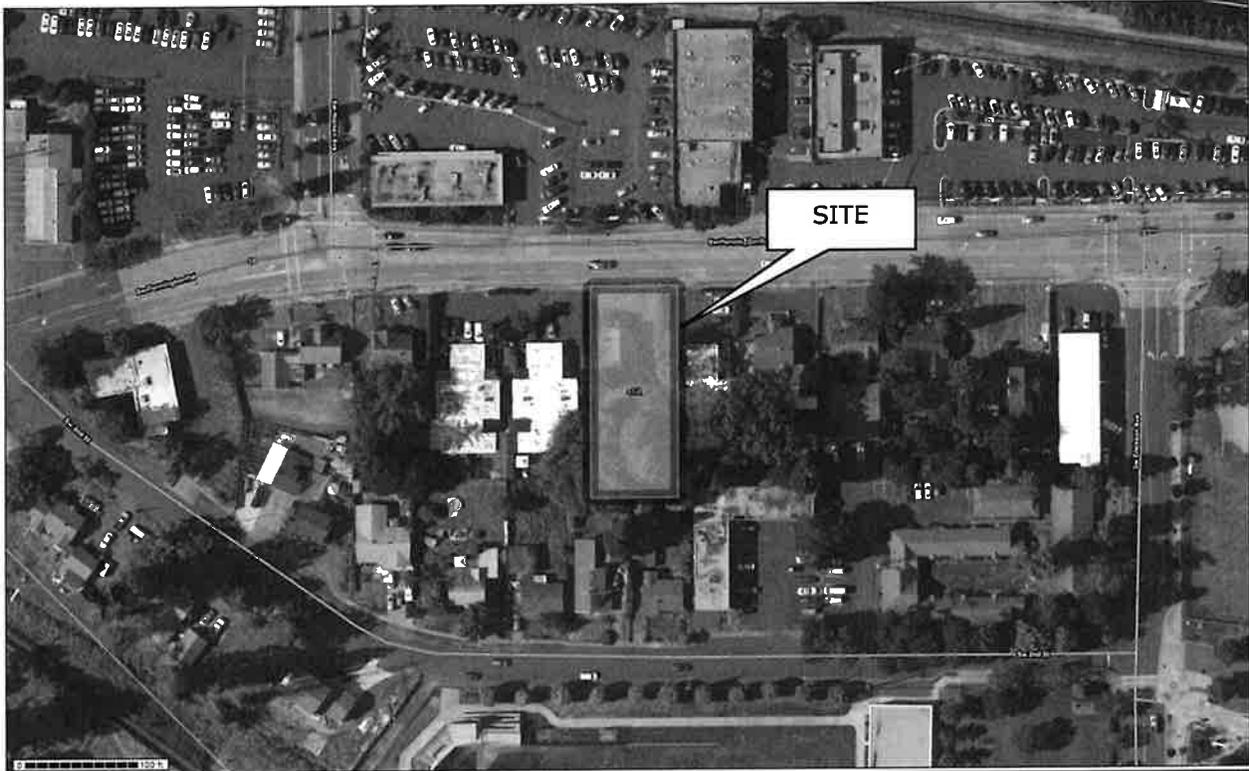
Appendix A:

Appendix A(1)
Vicinity Map



Appendix B:

Appendix B(1)
Soil Classification Map



Tables Hydrologic Soil Group - Summary By Map Unit

Summary by Map Unit - Washington County, Oregon (OR067)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
45A	Woodburn silt loam, 0 to 3 percent slopes	C	0.3	100.0%
Totals for Area of Interest			0.3	100.0%

RUNOFF CURVE NUMBERS (TR55)

Table 2-2a: Runoff curve numbers for urban areas

RUNOFF CURVE NUMBERS (TR55)					
Table 2-2a: Runoff curve numbers for urban areas ¹					
Cover description	Average percent impervious area²	CN for hydrologic soil group			
		A	B	C	D
Cover type and hydrologic condition					
<i>Fully developed urban areas (vegetation established)</i>					
Open space (lawns, parks, golf courses, cemeteries, etc.) ³ :					
Poor condition (grass cover <50%)				86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover >75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)				98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ⁴		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82

Use CN = 79 for Pre-Developed Pervious Areas

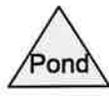
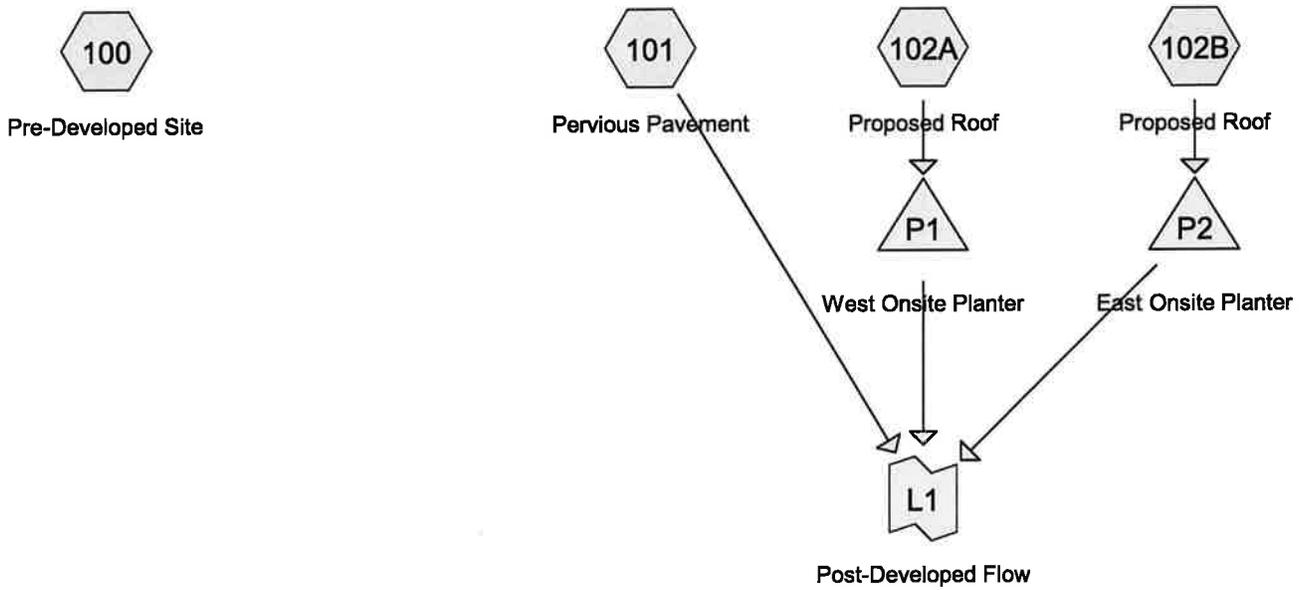
Use CN = 98 for Impervious Areas

Appendix C:

Basin Area Tabulated Data
 Farmington Apartments

Appendix C(1)

Basin #	Name	Total Area SF	Total Area Acres	# Lots	Lot Impervious SF	ROW/Drive Aisle SF	Total Impervious SF	Total Impervious Acres	Total Pervious SF	Total Pervious (Calc'd) Acres
100	Pre-Developed (Equivalent to Treated Areas)	7,989	0.18	1	0	0	0	0.00	7,989	0.18
101	Pervious Pavement	1,656	0.04	1	0	0	0	0.00	1,656	0.04
102	Proposed Roof	6,365	0.15	1	6,365	0	6,365	0.15	0	0.00
201	Offsite 1	14,054	0.32	0	0	14,054	14,054	0.32	0	0.00
202	Offsite 2	14,306	0.33	2	14,306	0	14,306	0.33	0	0.00
203	Offsite 3	36,846	0.85	2	24,004	8,606	32,610	0.75	4,236	0.10
204	Offsite 4	15,454	0.35	1	9,954	3,744	13,698	0.31	1,757	0.04



253-022 HydroCAD Planters

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Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
6,365	98	Impervious (102A, 102B)
8,021	79	Pervious (100)
1,656	89	Pervious Pavement (101)
16,042	88	TOTAL AREA

Summary for Subcatchment 100: Pre-Developed Site

Runoff = 0.029 cfs @ 8.05 hrs, Volume= 560 cf, Depth= 0.84"

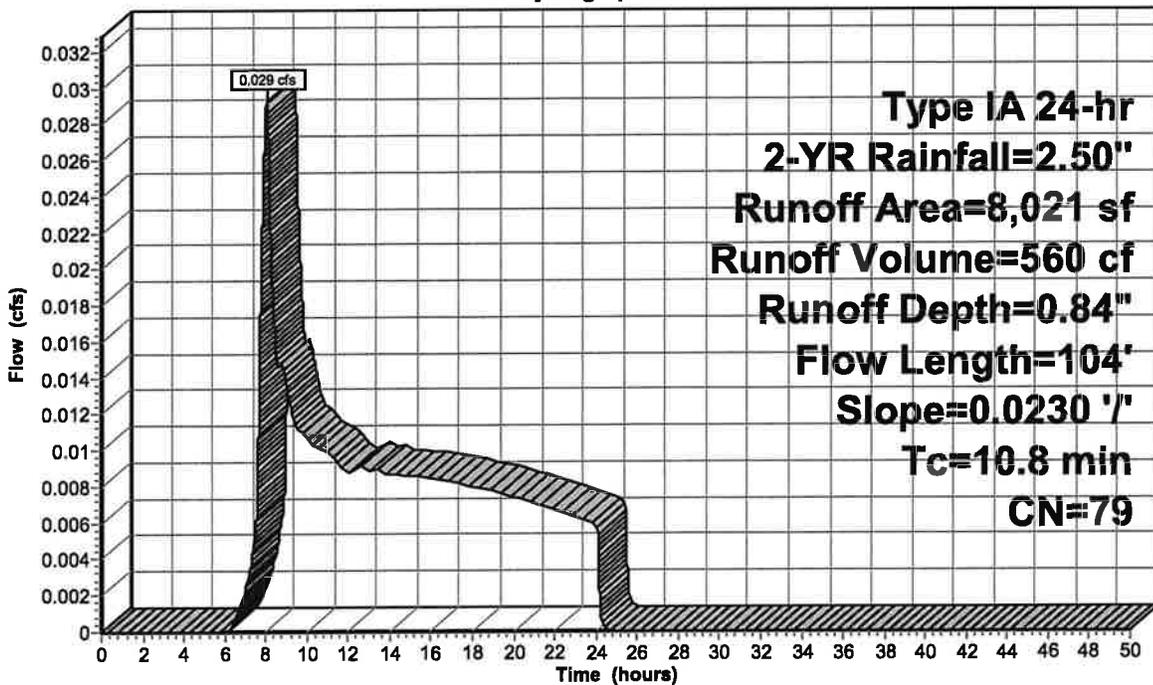
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Type IA 24-hr 2-YR Rainfall=2.50"

Area (sf)	CN	Description
* 8,021	79	Pervious
8,021		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	104	0.0230	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 2.50"

Subcatchment 100: Pre-Developed Site

Hydrograph



**Type IA 24-hr
 2-YR Rainfall=2.50"
 Runoff Area=8,021 sf
 Runoff Volume=560 cf
 Runoff Depth=0.84"
 Flow Length=104'
 Slope=0.0230 '
 Tc=10.8 min
 CN=79**

Summary for Subcatchment 101: Pervious Pavement

Runoff = 0.014 cfs @ 7.94 hrs, Volume= 201 cf, Depth= 1.45"

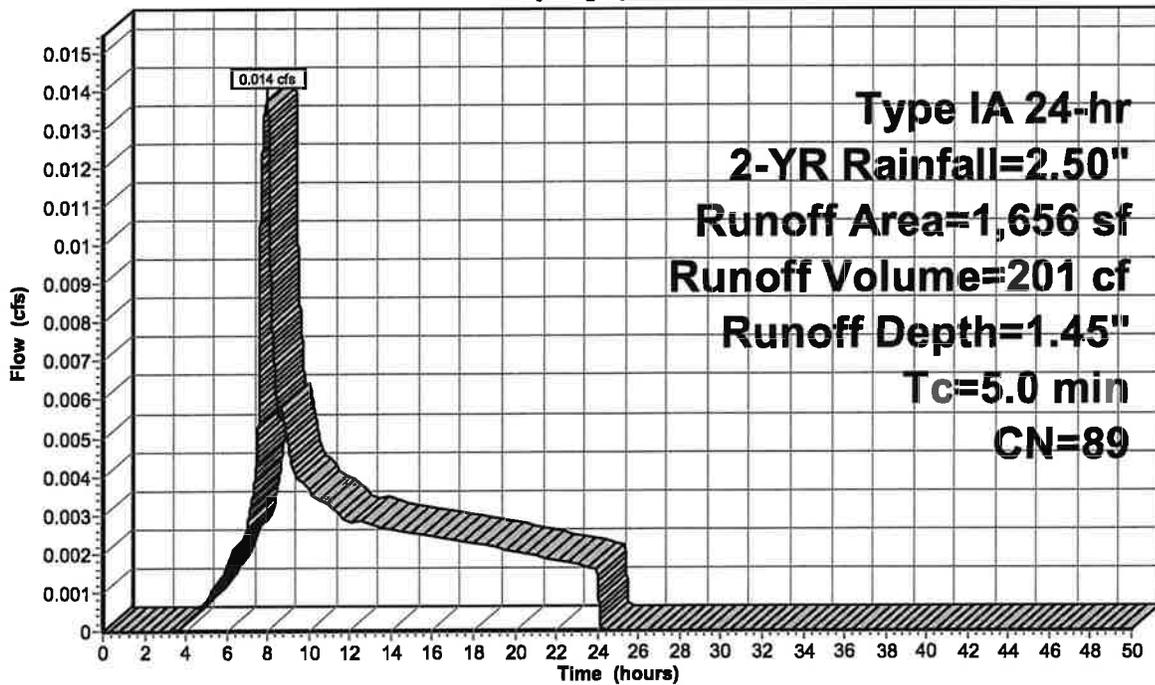
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Type IA 24-hr 2-YR Rainfall=2.50"

Area (sf)	CN	Description
* 1,656	89	Pervious Pavement
1,656		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 101: Pervious Pavement

Hydrograph



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Type IA 24-hr 2-YR Rainfall=2.50"

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Page 5

Summary for Subcatchment 102A: Proposed Roof

Runoff = 0.041 cfs @ 7.86 hrs, Volume= 581 cf, Depth= 2.27"

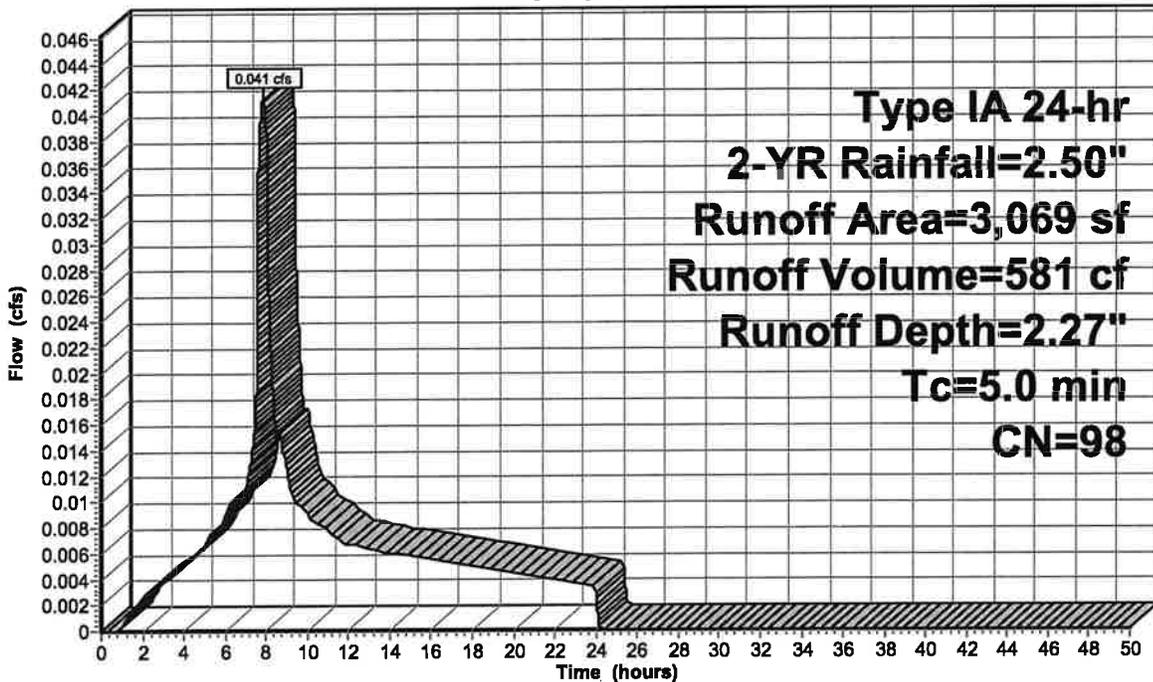
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
Type IA 24-hr 2-YR Rainfall=2.50"

Area (sf)	CN	Description
* 3,069	98	Impervious
3,069		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 102A: Proposed Roof

Hydrograph



**Type IA 24-hr
2-YR Rainfall=2.50"
Runoff Area=3,069 sf
Runoff Volume=581 cf
Runoff Depth=2.27"
Tc=5.0 min
CN=98**

Summary for Subcatchment 102B: Proposed Roof

Runoff = 0.044 cfs @ 7.86 hrs, Volume= 624 cf, Depth= 2.27"

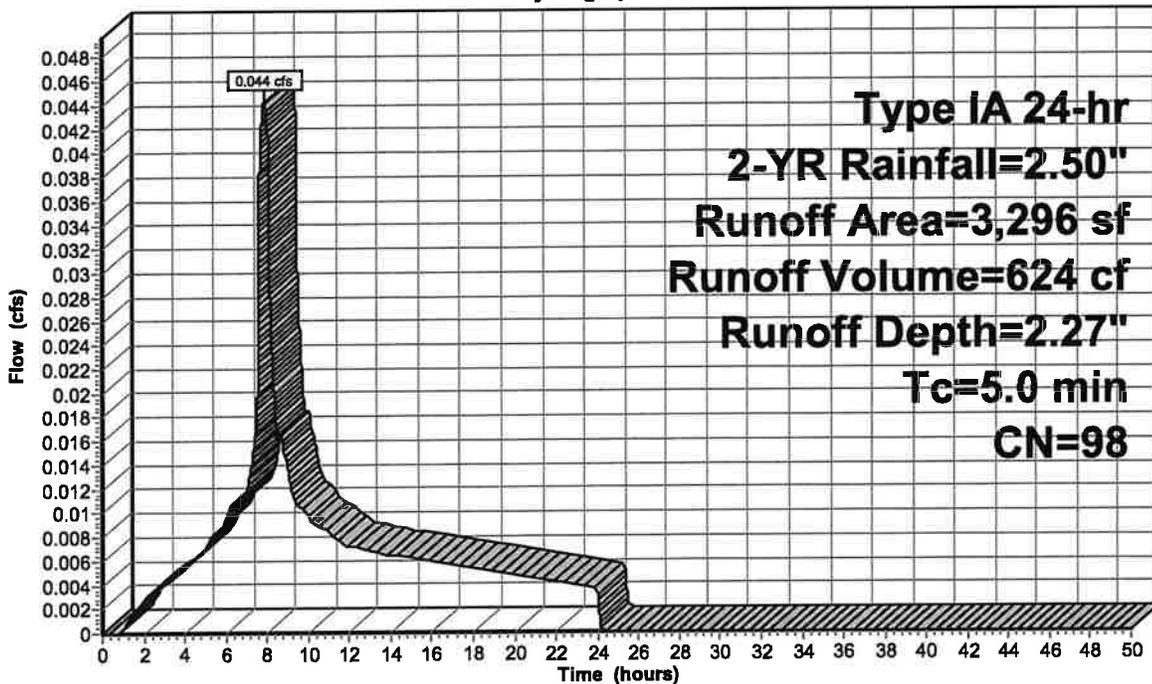
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Type IA 24-hr 2-YR Rainfall=2.50"

Area (sf)	CN	Description
* 3,296	98	Impervious
3,296		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 102B: Proposed Roof

Hydrograph



253-022 HydroCAD Planters

Type IA 24-hr 2-YR Rainfall=2.50"

Prepared by Emerio Design LLC

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Page 7

Summary for Pond P1: West Onsite Planter

Inflow Area = 3,069 sf, 100.00% Impervious, Inflow Depth = 2.27" for 2-YR event
 Inflow = 0.041 cfs @ 7.86 hrs, Volume= 581 cf
 Outflow = 0.007 cfs @ 5.11 hrs, Volume= 581 cf, Atten= 84%, Lag= 0.0 min
 Primary = 0.007 cfs @ 5.11 hrs, Volume= 581 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Peak Elev= 101.00' @ 11.73 hrs Surf.Area= 145 sf Storage= 145 cf

Plug-Flow detention time= 217.9 min calculated for 581 cf (100% of inflow)
 Center-of-Mass det. time= 217.9 min (889.9 - 671.9)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	261 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	145	0	0
101.80	145	261	261

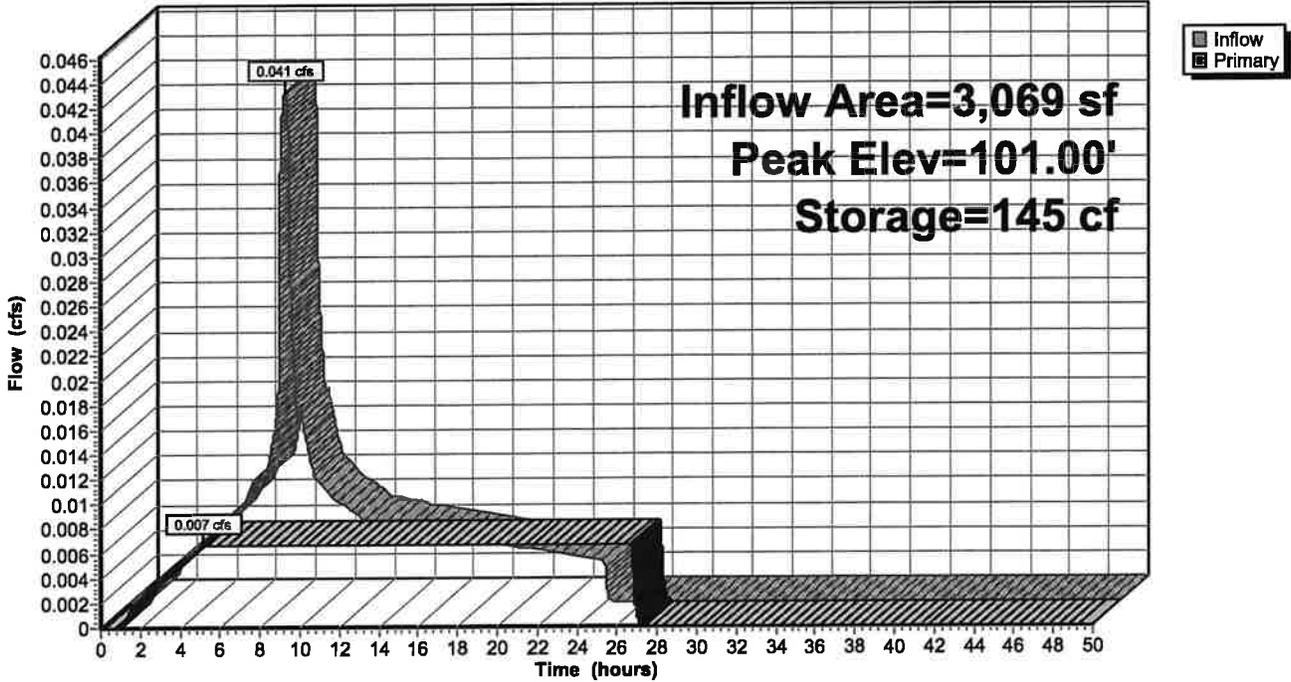
Device	Routing	Invert	Outlet Devices
#1	Primary	97.50'	6.0" Round Culvert L= 10.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 97.50' / 97.00' S= 0.0500 '/ Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	100.00'	2.000 in/hr Exfiltration over Surface area
#3	Device 1	101.50'	6.0" Horiz. Orifice/Grate C= 0.620 Limited to weir flow at low heads

Primary OutFlow Max=0.007 cfs @ 5.11 hrs HW=100.02' (Free Discharge)

- 1=Culvert (Passes 0.007 cfs of 1.424 cfs potential flow)
- 2=Exfiltration (Exfiltration Controls 0.007 cfs)
- 3=Orifice/Grate (Controls 0.000 cfs)

Pond P1: West Onsite Planter

Hydrograph



253-022 HydroCAD Planters

Prepared by Emerio Design LLC

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Type IA 24-hr 2-YR Rainfall=2.50"

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Page 9

Summary for Pond P2: East Onsite Planter

Inflow Area = 3,296 sf, 100.00% Impervious, Inflow Depth = 2.27" for 2-YR event
 Inflow = 0.044 cfs @ 7.86 hrs, Volume= 624 cf
 Outflow = 0.007 cfs @ 5.18 hrs, Volume= 624 cf, Atten= 83%, Lag= 0.0 min
 Primary = 0.007 cfs @ 5.18 hrs, Volume= 624 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Peak Elev= 100.94' @ 11.59 hrs Surf.Area= 160 sf Storage= 151 cf

Plug-Flow detention time= 202.2 min calculated for 624 cf (100% of inflow)
 Center-of-Mass det. time= 202.2 min (874.1 - 671.9)

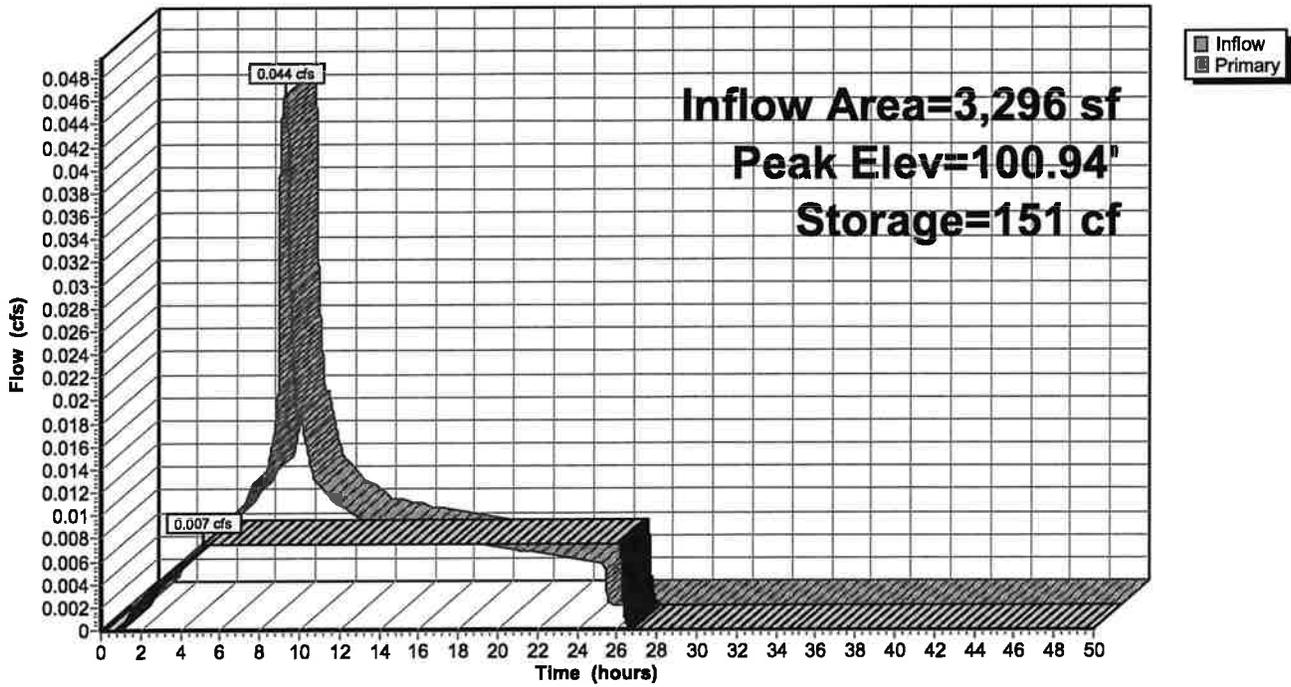
Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	288 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	160	0	0
101.80	160	288	288

Device	Routing	Invert	Outlet Devices
#1	Primary	97.50'	6.0" Round Culvert L= 10.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 97.50' / 97.00' S= 0.0500 '/ Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	100.00'	2.000 in/hr Exfiltration over Surface area
#3	Device 1	101.50'	6.0" Horiz. Orifice/Grate C= 0.620 Limited to weir flow at low heads

Primary OutFlow Max=0.007 cfs @ 5.18 hrs HW=100.02' (Free Discharge)
 1=Culvert (Passes 0.007 cfs of 1.424 cfs potential flow)
 2=Exfiltration (Exfiltration Controls 0.007 cfs)
 3=Orifice/Grate (Controls 0.000 cfs)

Pond P2: East Onsite Planter

Hydrograph



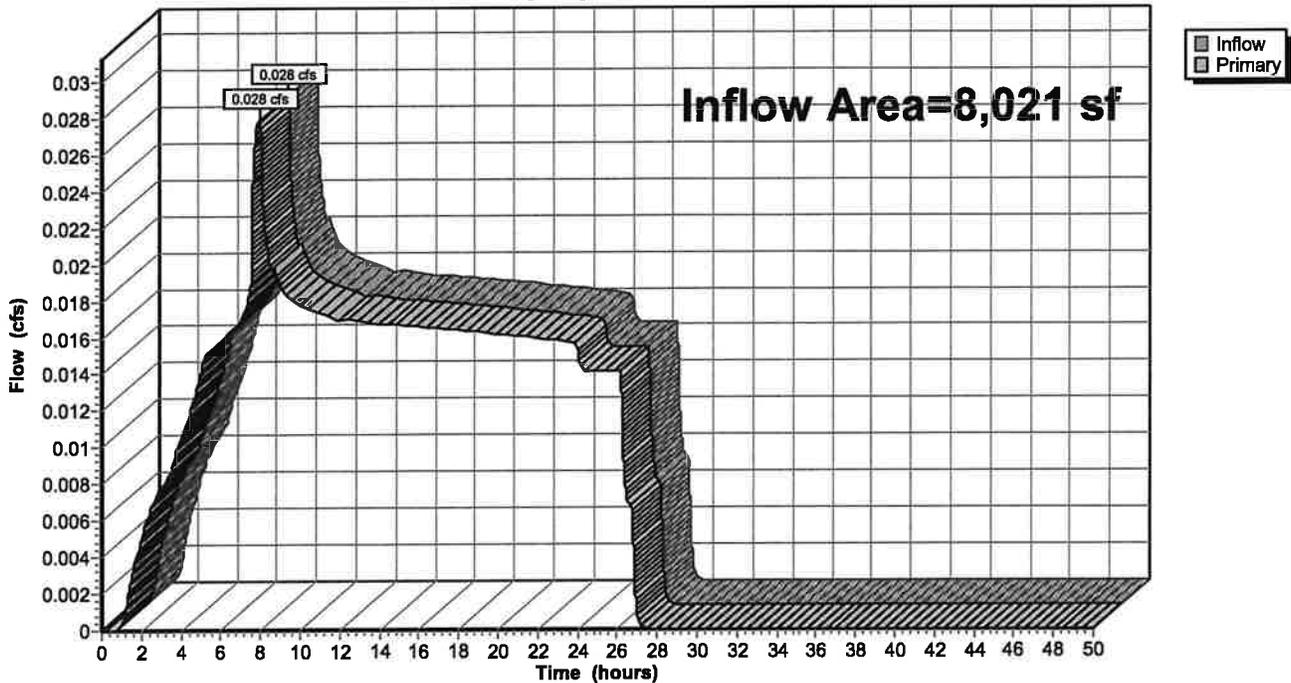
Summary for Link L1: Post-Developed Flow

Inflow Area = 8,021 sf, 79.35% Impervious, Inflow Depth = 2.10" for 2-YR event
Inflow = 0.028 cfs @ 7.94 hrs, Volume= 1,405 cf
Primary = 0.028 cfs @ 7.94 hrs, Volume= 1,405 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs

Link L1: Post-Developed Flow

Hydrograph



253-022 HydroCAD Planters

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Type IA 24-hr 10-YR Rainfall=3.45"

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Page 12

Summary for Subcatchment 100: Pre-Developed Site

Runoff = 0.062 cfs @ 8.03 hrs, Volume= 1,021 cf, Depth= 1.53"

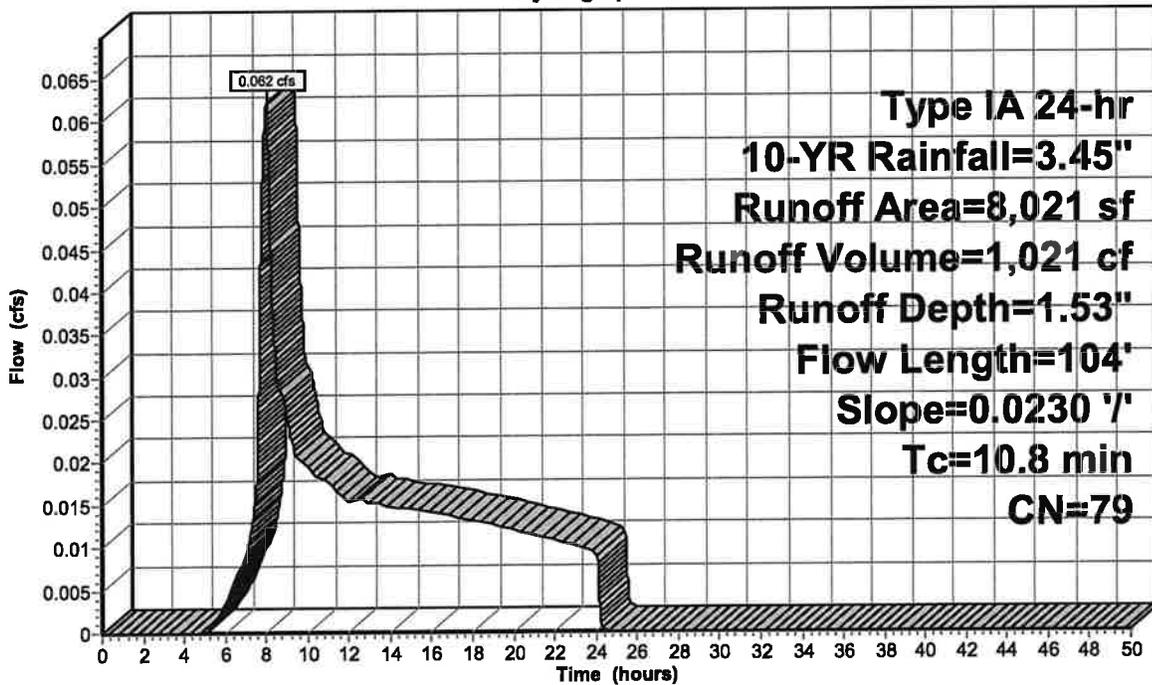
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
Type IA 24-hr 10-YR Rainfall=3.45"

Area (sf)	CN	Description
* 8,021	79	Pervious
8,021		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	104	0.0230	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 2.50"

Subcatchment 100: Pre-Developed Site

Hydrograph



Runoff

Summary for Subcatchment 101: Pervious Pavement

Runoff = 0.023 cfs @ 7.92 hrs, Volume= 319 cf, Depth= 2.31"

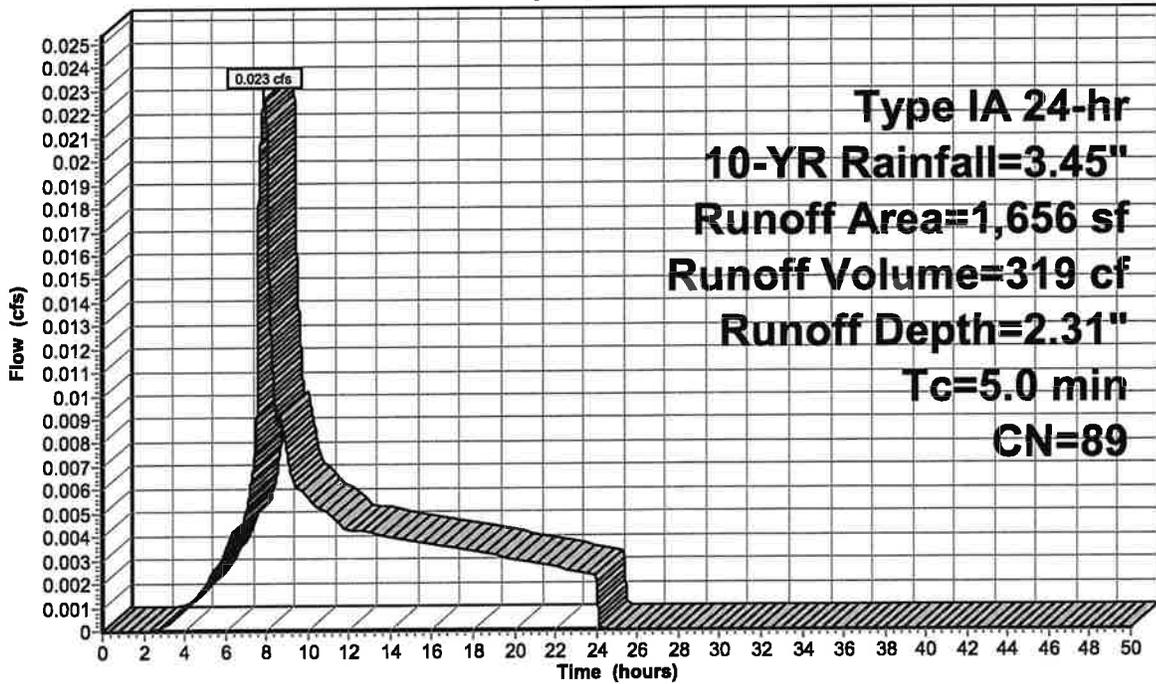
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Type IA 24-hr 10-YR Rainfall=3.45"

Area (sf)	CN	Description
* 1,656	89	Pervious Pavement
1,656		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 101: Pervious Pavement

Hydrograph



Summary for Subcatchment 102A: Proposed Roof

Runoff = 0.058 cfs @ 7.86 hrs, Volume= 823 cf, Depth= 3.22"

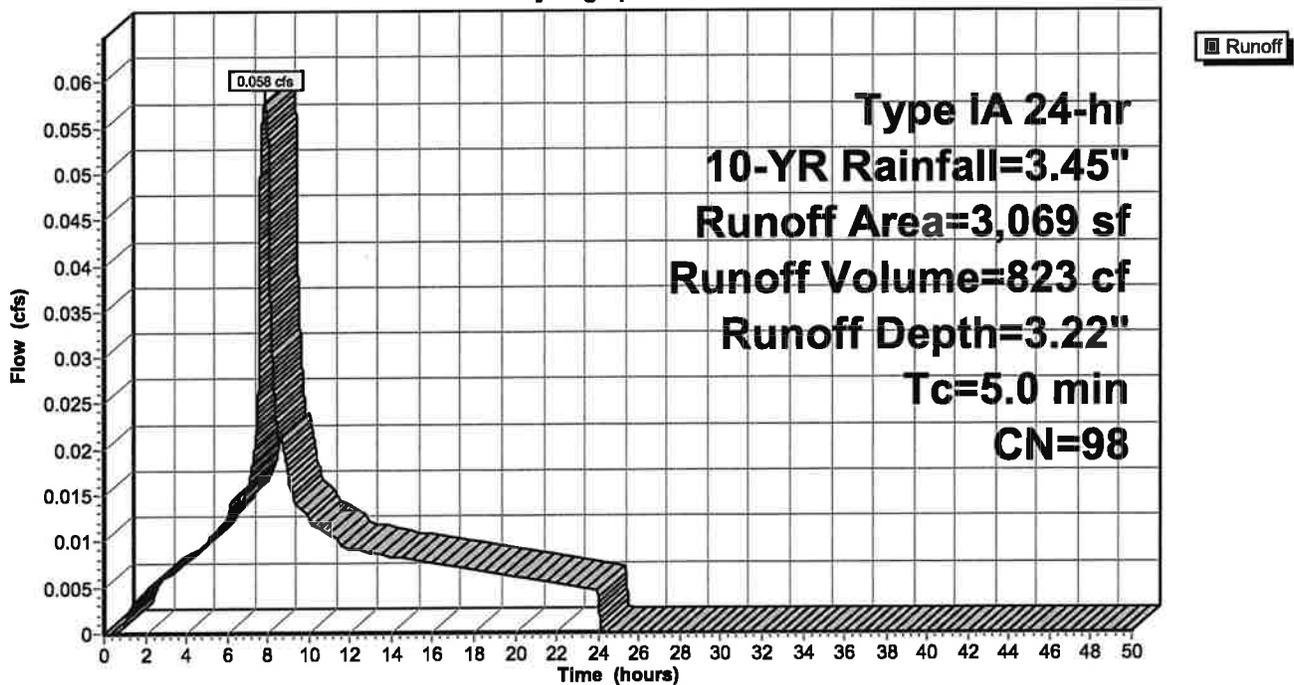
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Type IA 24-hr 10-YR Rainfall=3.45"

Area (sf)	CN	Description
* 3,069	98	Impervious
3,069		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 102A: Proposed Roof

Hydrograph



Summary for Subcatchment 102B: Proposed Roof

Runoff = 0.062 cfs @ 7.86 hrs, Volume= 884 cf, Depth= 3.22"

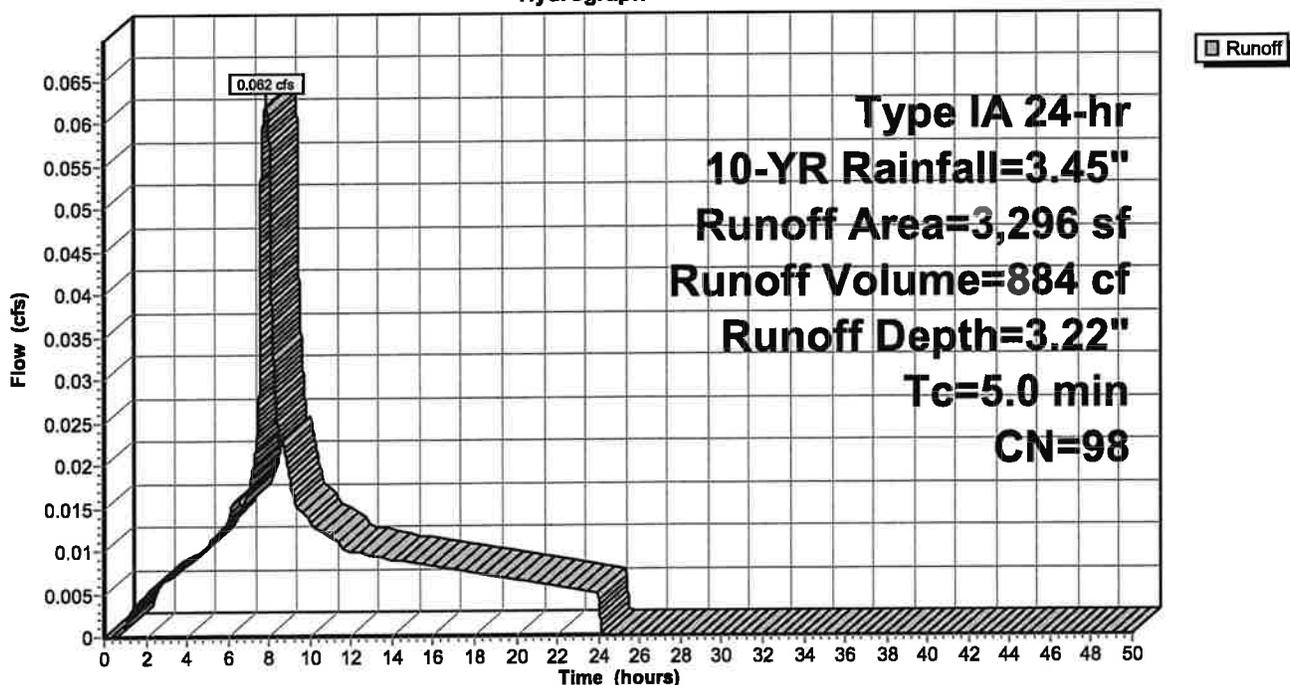
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Type IA 24-hr 10-YR Rainfall=3.45"

Area (sf)	CN	Description
* 3,296	98	Impervious
3,296		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 102B: Proposed Roof

Hydrograph



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Type IA 24-hr 10-YR Rainfall=3.45"

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Page 16

Summary for Pond P1: West Onsite Planter

Inflow Area = 3,069 sf, 100.00% Impervious, Inflow Depth = 3.22" for 10-YR event
 Inflow = 0.058 cfs @ 7.86 hrs, Volume= 823 cf
 Outflow = 0.017 cfs @ 9.01 hrs, Volume= 823 cf, Atten= 70%, Lag= 69.1 min
 Primary = 0.017 cfs @ 9.01 hrs, Volume= 823 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Peak Elev= 101.52' @ 9.01 hrs Surf.Area= 145 sf Storage= 220 cf

Plug-Flow detention time= 320.2 min calculated for 823 cf (100% of inflow)
 Center-of-Mass det. time= 320.2 min (982.7 - 662.5)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	261 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	145	0	0
101.80	145	261	261

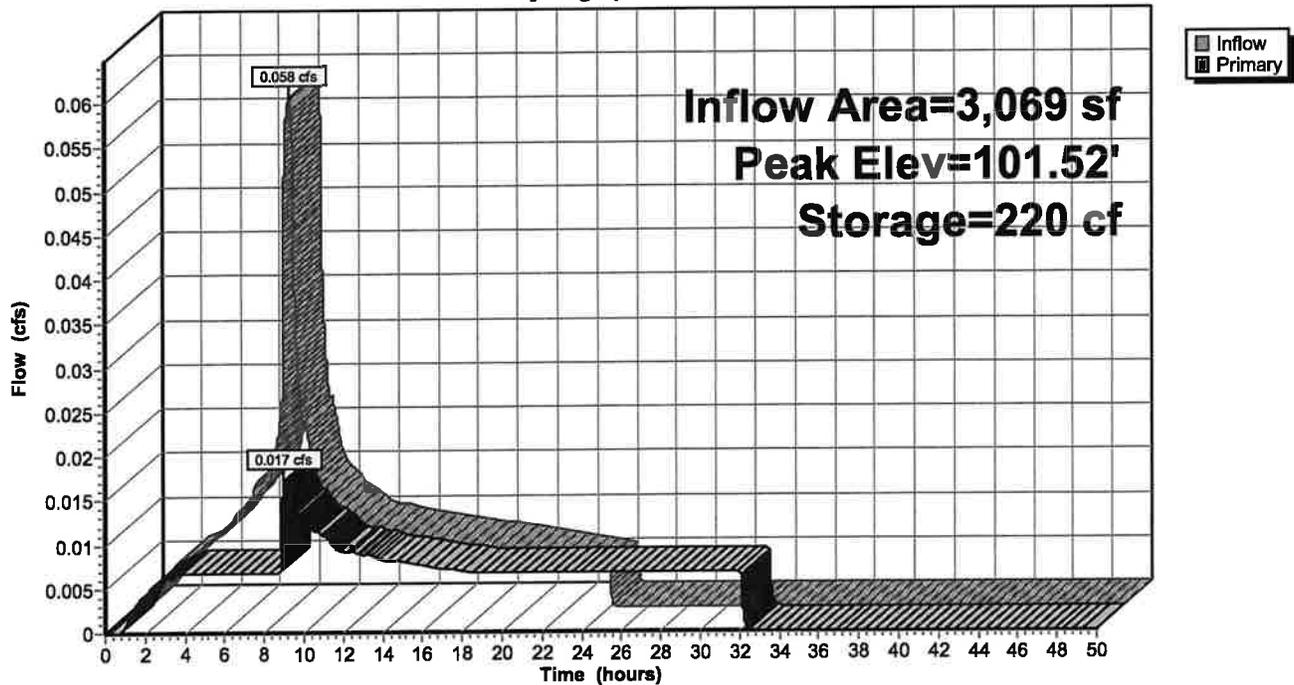
Device	Routing	Invert	Outlet Devices
#1	Primary	97.50'	6.0" Round Culvert L= 10.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 97.50' / 97.00' S= 0.0500 '/ Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	100.00'	2.000 in/hr Exfiltration over Surface area
#3	Device 1	101.50'	6.0" Horiz. Orifice/Grate C= 0.620 Limited to weir flow at low heads

Primary OutFlow Max=0.017 cfs @ 9.01 hrs HW=101.52' (Free Discharge)

- 1=Culvert (Passes 0.017 cfs of 1.835 cfs potential flow)
- 2=Exfiltration (Exfiltration Controls 0.007 cfs)
- 3=Orifice/Grate (Weir Controls 0.010 cfs @ 0.41 fps)

Pond P1: West Onsite Planter

Hydrograph



253-022 HydroCAD Planters

Type IA 24-hr 10-YR Rainfall=3.45"

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Page 18

Summary for Pond P2: East Onsite Planter

Inflow Area = 3,296 sf, 100.00% Impervious, Inflow Depth = 3.22" for 10-YR event
 Inflow = 0.062 cfs @ 7.86 hrs, Volume= 884 cf
 Outflow = 0.016 cfs @ 9.29 hrs, Volume= 884 cf, Atten= 75%, Lag= 85.6 min
 Primary = 0.016 cfs @ 9.29 hrs, Volume= 884 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Peak Elev= 101.51' @ 9.29 hrs Surf.Area= 160 sf Storage= 242 cf

Plug-Flow detention time= 324.8 min calculated for 883 cf (100% of inflow)
 Center-of-Mass det. time= 324.8 min (987.3 - 662.5)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	288 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

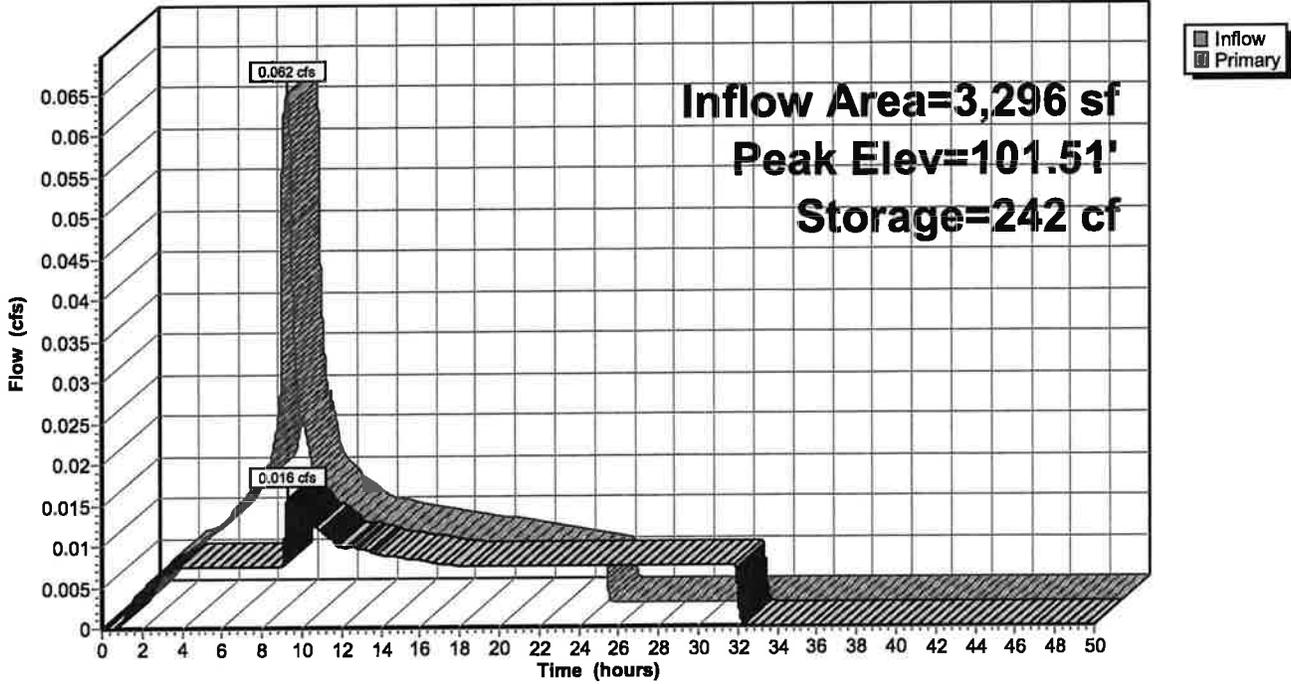
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	160	0	0
101.80	160	288	288

Device	Routing	Invert	Outlet Devices
#1	Primary	97.50'	6.0" Round Culvert L= 10.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 97.50' / 97.00' S= 0.0500 '/ Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	100.00'	2.000 in/hr Exfiltration over Surface area
#3	Device 1	101.50'	6.0" Horiz. Orifice/Grate C= 0.620 Limited to weir flow at low heads

Primary OutFlow Max=0.015 cfs @ 9.29 hrs HW=101.51' (Free Discharge)
 1=Culvert (Passes 0.015 cfs of 1.834 cfs potential flow)
 2=Exfiltration (Exfiltration Controls 0.007 cfs)
 3=Orifice/Grate (Weir Controls 0.008 cfs @ 0.38 fps)

Pond P2: East Onsite Planter

Hydrograph



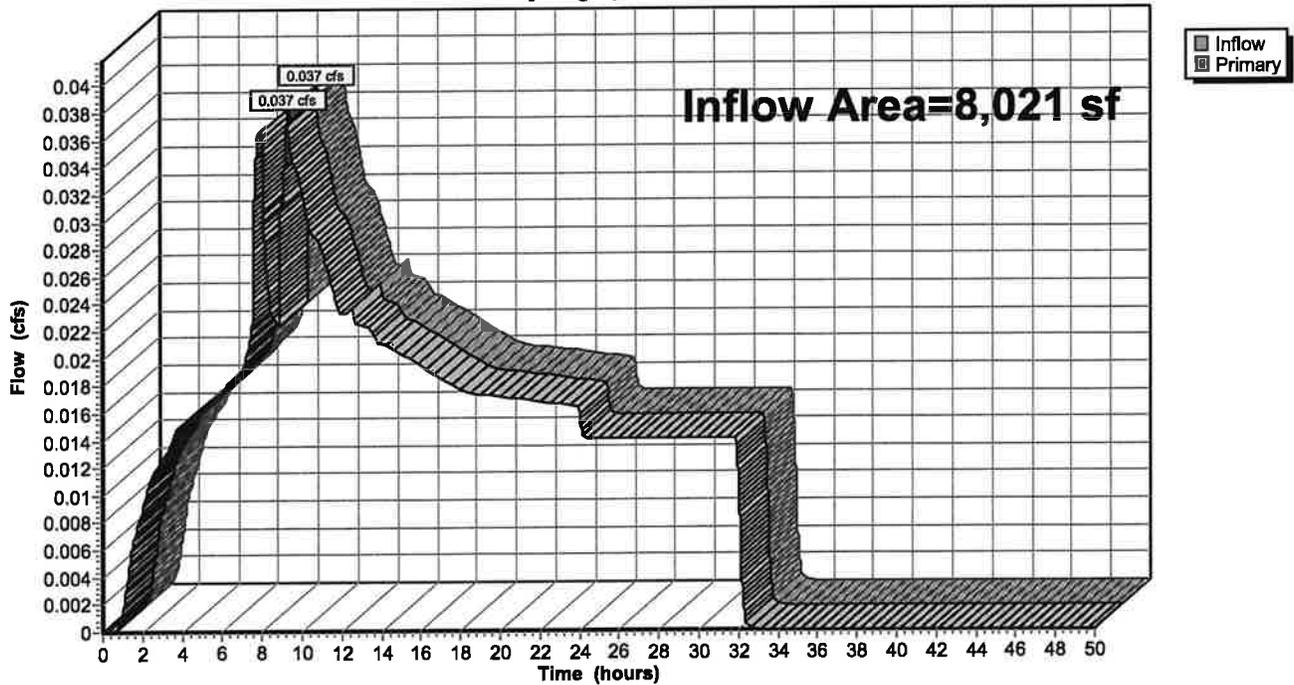
Summary for Link L1: Post-Developed Flow

Inflow Area = 8,021 sf, 79.35% Impervious, Inflow Depth = 3.03" for 10-YR event
Inflow = 0.037 cfs @ 9.25 hrs, Volume= 2,025 cf
Primary = 0.037 cfs @ 9.25 hrs, Volume= 2,025 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs

Link L1: Post-Developed Flow

Hydrograph



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Type IA 24-hr 25-YR Rainfall=3.90"

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Page 21

Summary for Subcatchment 100: Pre-Developed Site

Runoff = 0.080 cfs @ 8.03 hrs, Volume= 1,258 cf, Depth= 1.88"

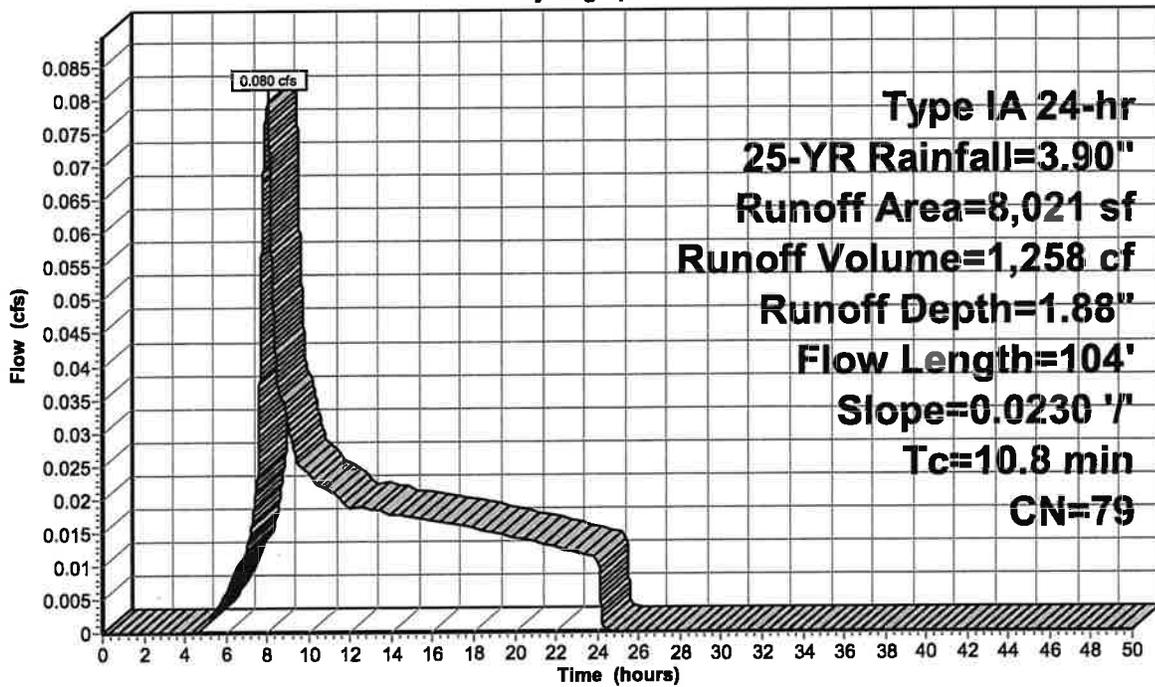
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

Area (sf)	CN	Description
* 8,021	79	Pervious
8,021		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	104	0.0230	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 2.50"

Subcatchment 100: Pre-Developed Site

Hydrograph



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Page 22

Summary for Subcatchment 101: Pervious Pavement

Runoff = 0.027 cfs @ 7.91 hrs, Volume= 377 cf, Depth= 2.73"

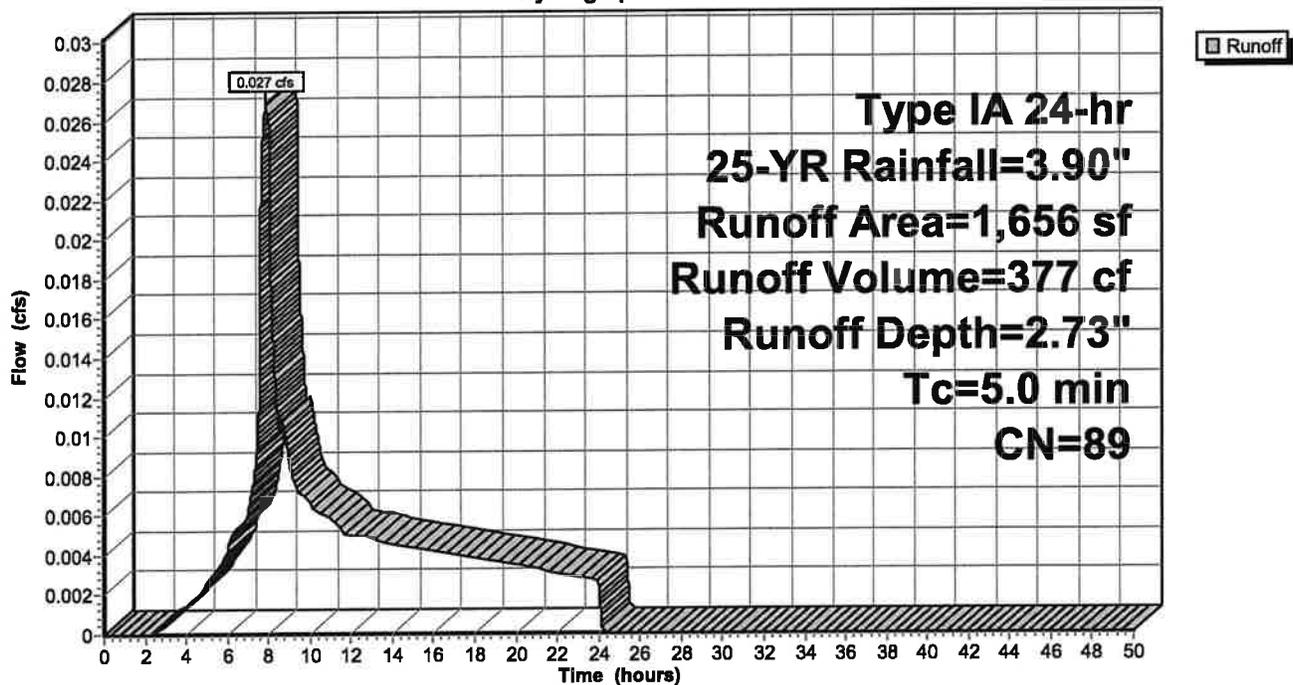
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Type IA 24-hr 25-YR Rainfall=3.90"

Area (sf)	CN	Description
* 1,656	89	Pervious Pavement
1,656		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 101: Pervious Pavement

Hydrograph



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Type IA 24-hr 25-YR Rainfall=3.90"

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Page 23

Summary for Subcatchment 102A: Proposed Roof

Runoff = 0.066 cfs @ 7.86 hrs, Volume= 937 cf, Depth= 3.67"

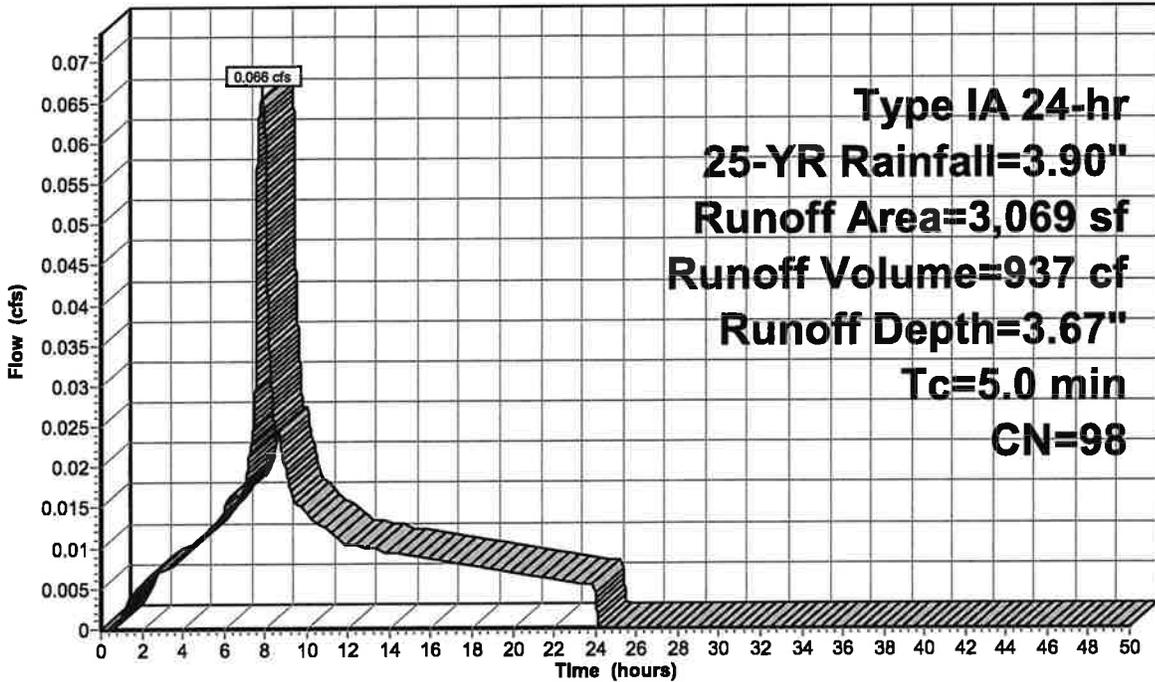
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

Area (sf)	CN	Description
* 3,069	98	Impervious
3,069		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 102A: Proposed Roof

Hydrograph



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Type IA 24-hr 25-YR Rainfall=3.90"

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Page 24

Summary for Subcatchment 102B: Proposed Roof

Runoff = 0.071 cfs @ 7.86 hrs, Volume= 1,007 cf, Depth= 3.67"

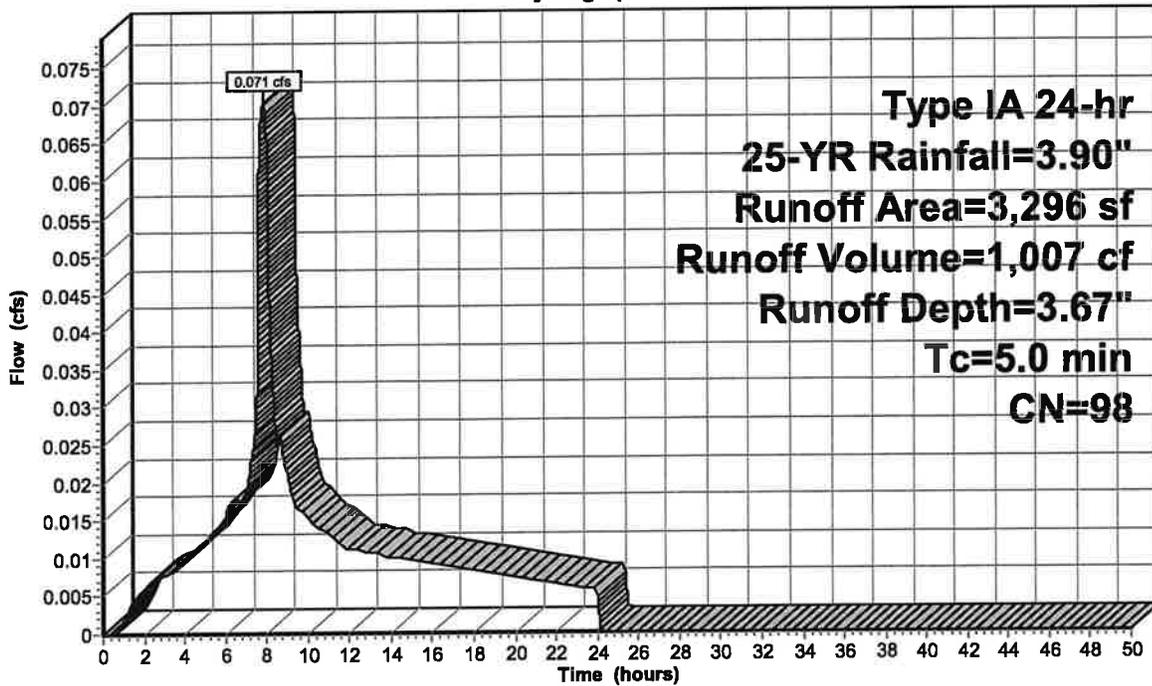
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

Area (sf)	CN	Description
* 3,296	98	Impervious
3,296		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 102B: Proposed Roof

Hydrograph



Summary for Pond P1: West Onsite Planter

Inflow Area = 3,069 sf, 100.00% Impervious, Inflow Depth = 3.67" for 25-YR event
 Inflow = 0.066 cfs @ 7.86 hrs, Volume= 937 cf
 Outflow = 0.032 cfs @ 8.27 hrs, Volume= 937 cf, Atten= 52%, Lag= 24.4 min
 Primary = 0.032 cfs @ 8.27 hrs, Volume= 937 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Peak Elev= 101.53' @ 8.27 hrs Surf.Area= 145 sf Storage= 222 cf

Plug-Flow detention time= 295.1 min calculated for 937 cf (100% of inflow)
 Center-of-Mass det. time= 295.1 min (954.6 - 659.5)

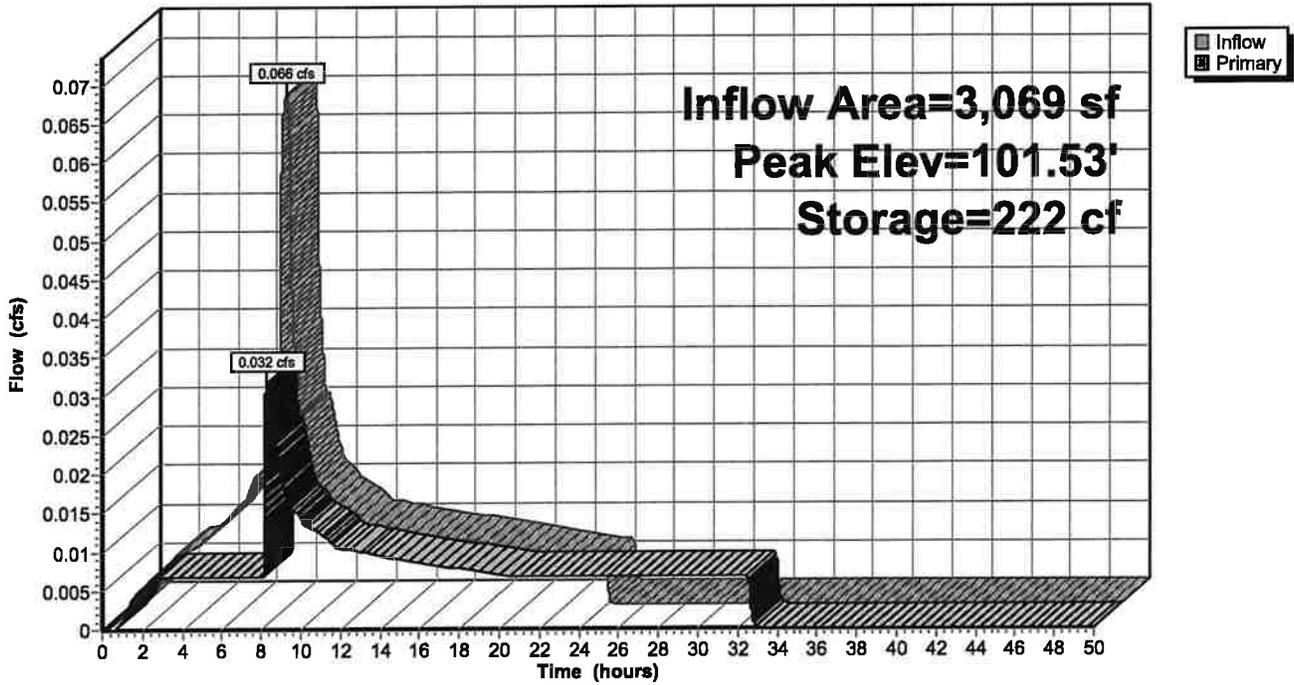
Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	261 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	145	0	0
101.80	145	261	261

Device	Routing	Invert	Outlet Devices
#1	Primary	97.50'	6.0" Round Culvert L= 10.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 97.50' / 97.00' S= 0.0500 '/ Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	100.00'	2.000 in/hr Exfiltration over Surface area
#3	Device 1	101.50'	6.0" Horiz. Orifice/Grate C= 0.620 Limited to weir flow at low heads

Primary OutFlow Max=0.031 cfs @ 8.27 hrs HW=101.53' (Free Discharge)
 1=Culvert (Passes 0.031 cfs of 1.838 cfs potential flow)
 2=Exfiltration (Exfiltration Controls 0.007 cfs)
 3=Orifice/Grate (Weir Controls 0.025 cfs @ 0.55 fps)

Pond P1: West Onsite Planter

Hydrograph



253-022 HydroCAD Planters

Type IA 24-hr 25-YR Rainfall=3.90"

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Page 27

Summary for Pond P2: East Onsite Planter

Inflow Area = 3,296 sf, 100.00% Impervious, Inflow Depth = 3.67" for 25-YR event
 Inflow = 0.071 cfs @ 7.86 hrs, Volume= 1,007 cf
 Outflow = 0.029 cfs @ 8.37 hrs, Volume= 1,007 cf, Atten= 58%, Lag= 30.8 min
 Primary = 0.029 cfs @ 8.37 hrs, Volume= 1,007 cf

Routing by Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
 Peak Elev= 101.53' @ 8.37 hrs Surf.Area= 160 sf Storage= 244 cf

Plug-Flow detention time= 300.5 min calculated for 1,007 cf (100% of inflow)
 Center-of-Mass det. time= 300.5 min (960.0 - 659.5)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	288 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	160	0	0
101.80	160	288	288

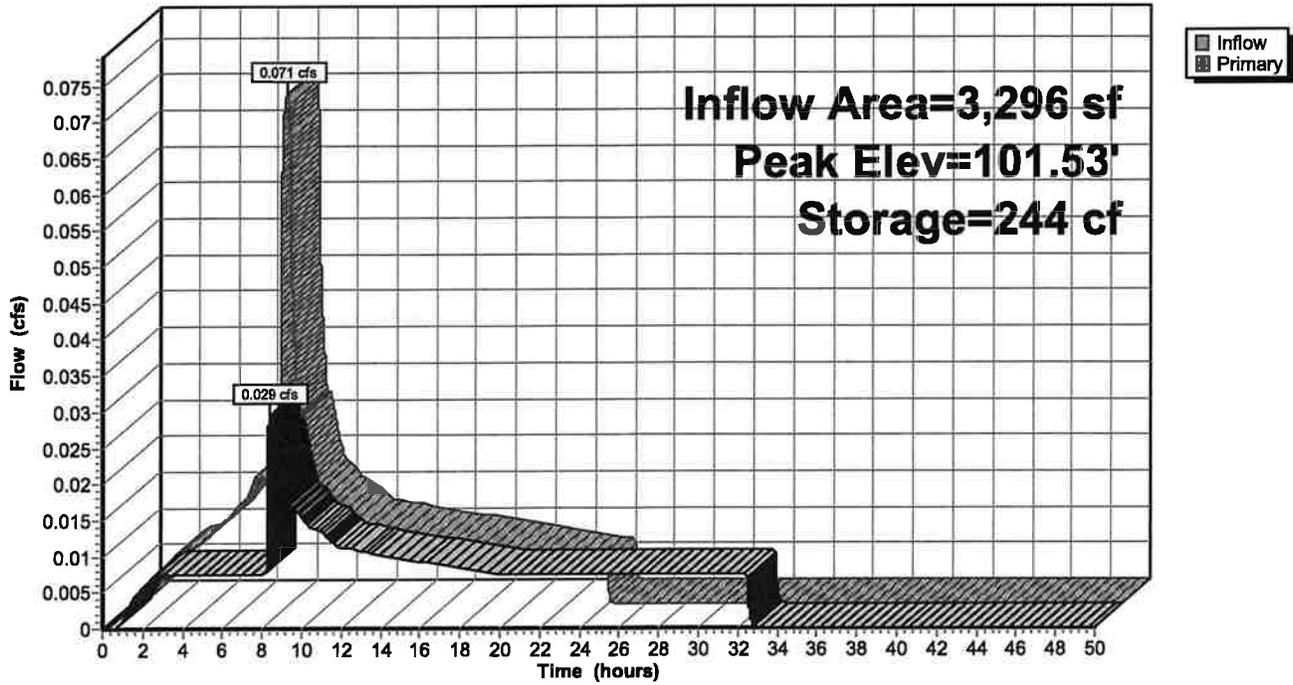
Device	Routing	Invert	Outlet Devices
#1	Primary	97.50'	6.0" Round Culvert L= 10.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 97.50' / 97.00' S= 0.0500 ' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#2	Device 1	100.00'	2.000 in/hr Exfiltration over Surface area
#3	Device 1	101.50'	6.0" Horiz. Orifice/Grate C= 0.620 Limited to weir flow at low heads

Primary OutFlow Max=0.029 cfs @ 8.37 hrs HW=101.53' (Free Discharge)

- 1=Culvert (Passes 0.029 cfs of 1.837 cfs potential flow)
- 2=Exfiltration (Exfiltration Controls 0.007 cfs)
- 3=Orifice/Grate (Weir Controls 0.021 cfs @ 0.52 fps)

Pond P2: East Onsite Planter

Hydrograph



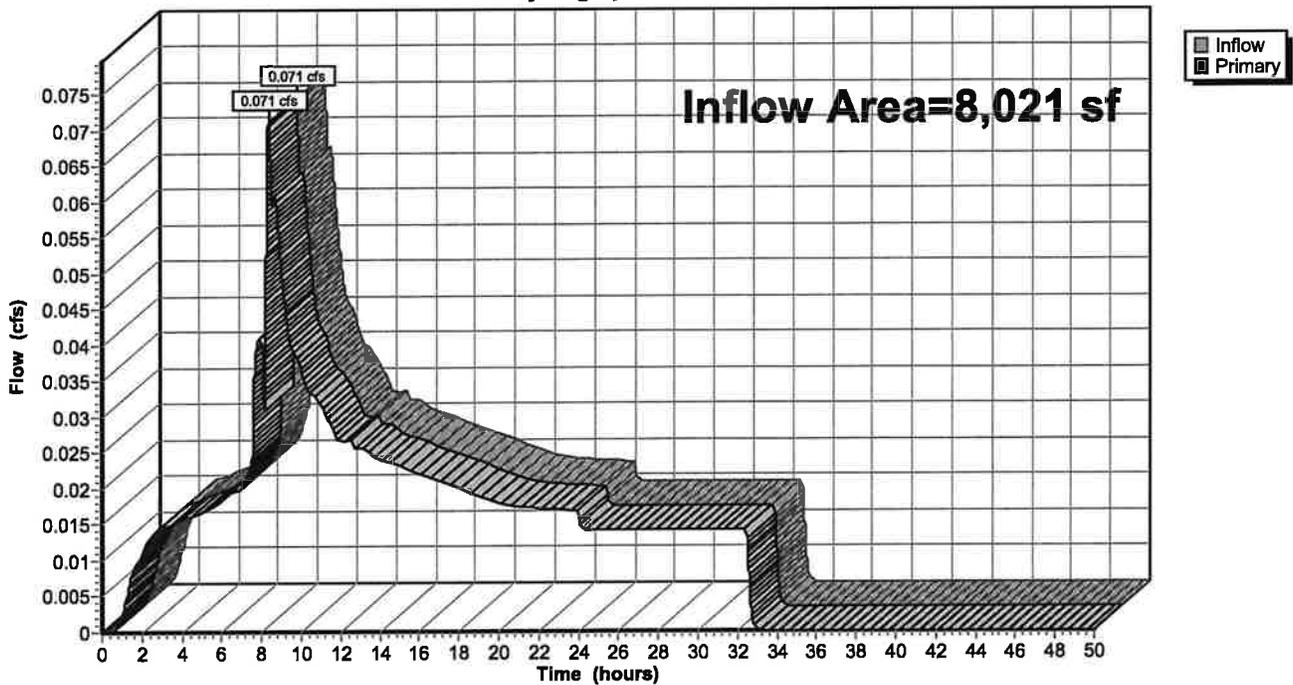
Summary for Link L1: Post-Developed Flow

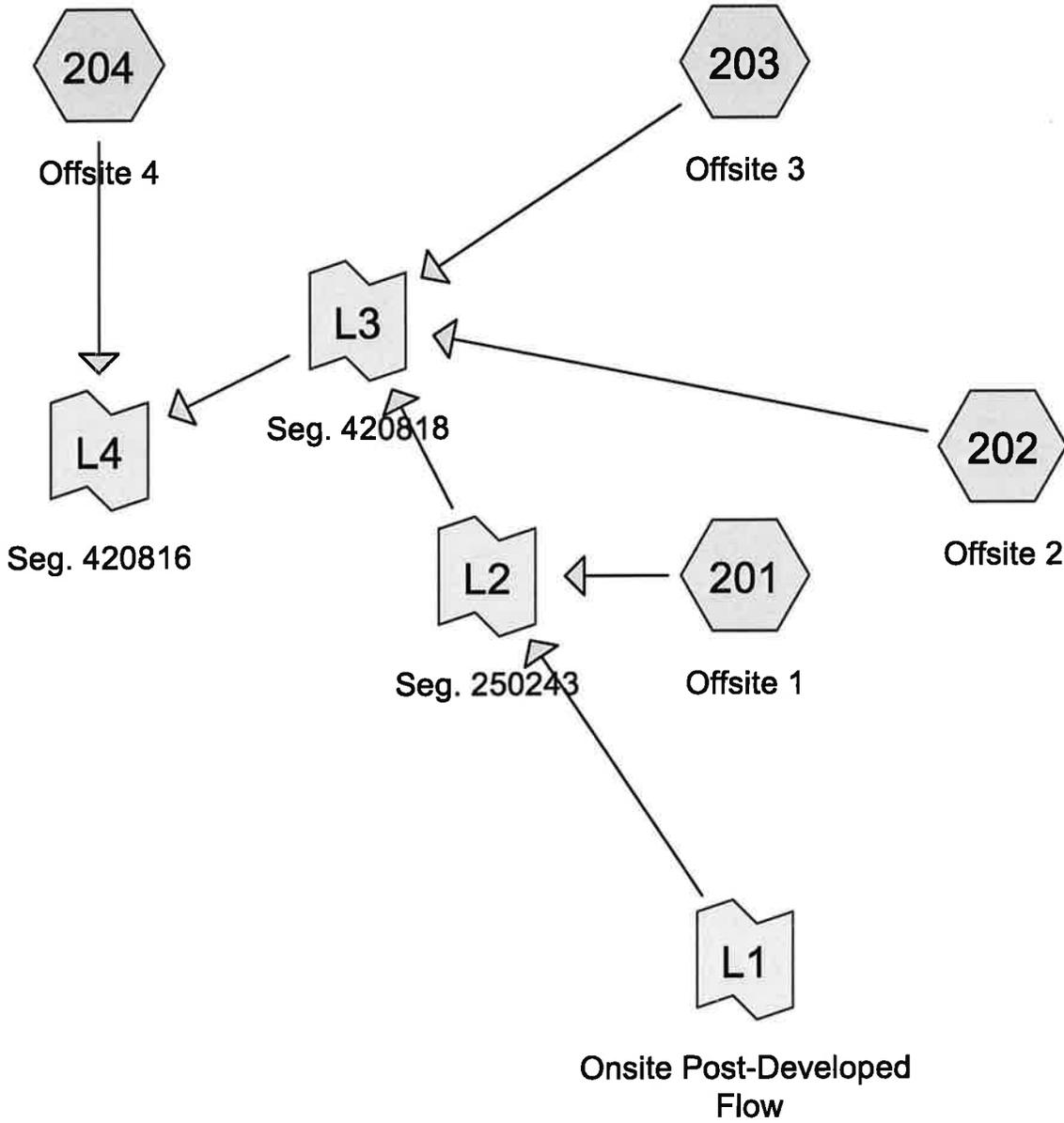
Inflow Area = 8,021 sf, 79.35% Impervious, Inflow Depth = 3.47" for 25-YR event
Inflow = 0.071 cfs @ 8.34 hrs, Volume= 2,321 cf
Primary = 0.071 cfs @ 8.34 hrs, Volume= 2,321 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs

Link L1: Post-Developed Flow

Hydrograph





Routing Diagram for 253-022 HydroCAD Downstream
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253-022 HydroCAD Downstream

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Page 2

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
74,668	98	Impervious (201, 202, 203, 204)
5,993	79	Pervious (203, 204)
80,661	97	TOTAL AREA

Summary for Subcatchment 201: Offsite 1

Runoff = 0.300 cfs @ 7.90 hrs, Volume= 4,293 cf, Depth= 3.67"

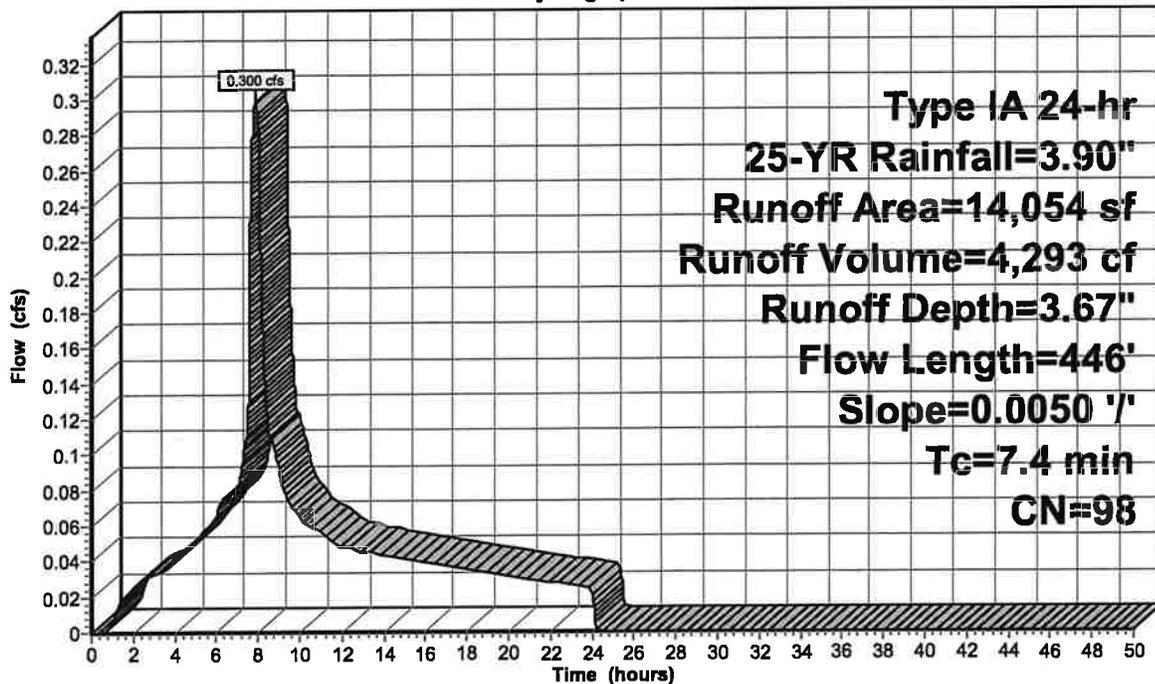
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

Area (sf)	CN	Description
* 14,054	98	Impervious
14,054		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.7	300	0.0050	0.87		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.50"
1.7	146	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
7.4	446	Total			

Subcatchment 201: Offsite 1

Hydrograph



Runoff

253-022 HydroCAD Downstream

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Type IA 24-hr 25-YR Rainfall=3.90"

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Page 4

Summary for Subcatchment 202: Offsite 2

Runoff = 0.302 cfs @ 7.96 hrs, Volume= 4,370 cf, Depth= 3.67"

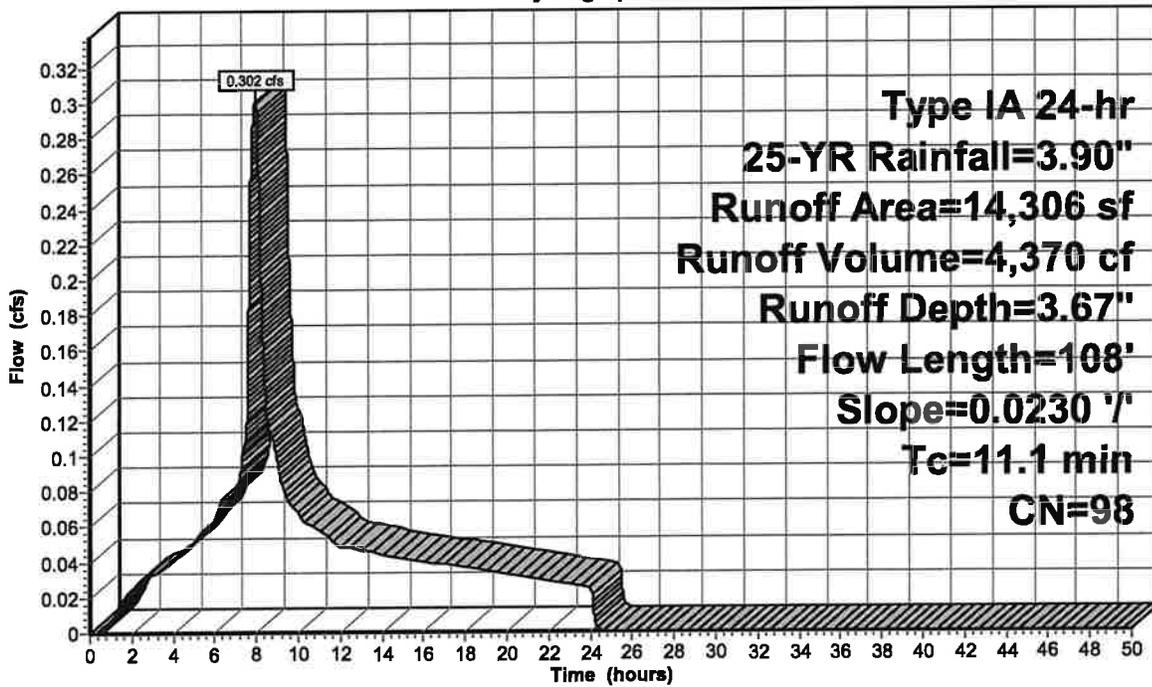
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

Area (sf)	CN	Description
* 14,306	98	Impervious
14,306		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	108	0.0230	0.16		Sheet Flow, Grass: Short n= 0.150 P2= 2.50"

Subcatchment 202: Offsite 2

Hydrograph



Runoff

253-022 HydroCAD Downstream

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Type IA 24-hr 25-YR Rainfall=3.90"

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Page 5

Summary for Subcatchment 203: Offsite 3

Runoff = 0.758 cfs @ 7.86 hrs, Volume= 10,566 cf, Depth= 3.44"

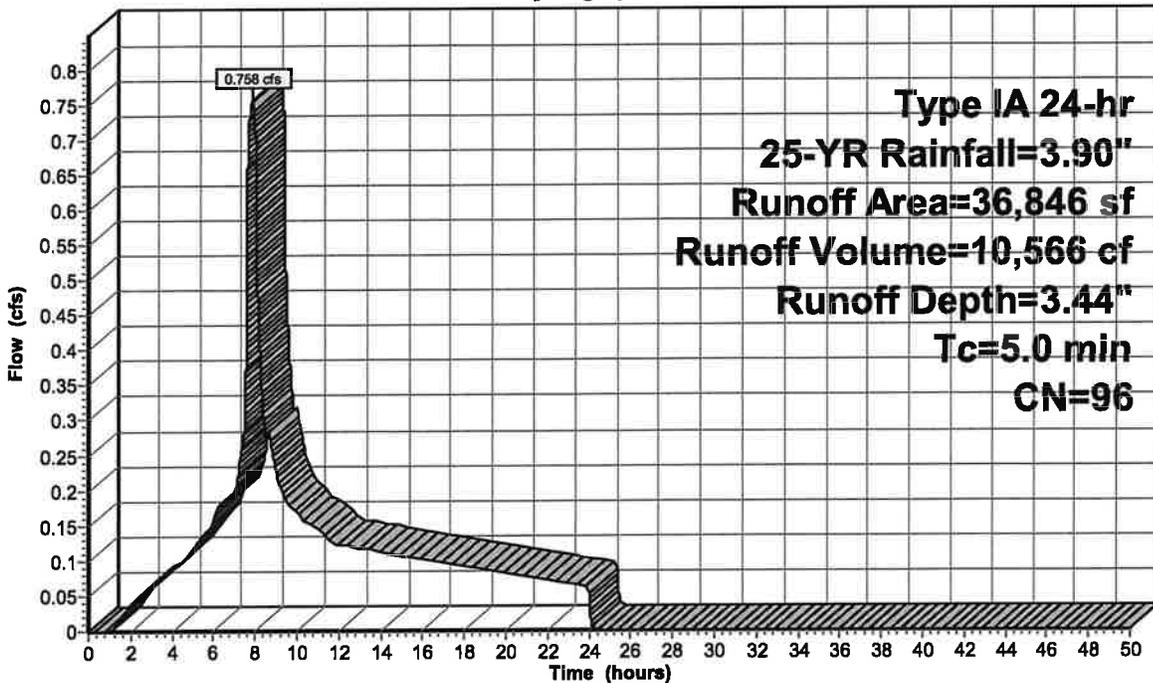
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	32,610	98	Impervious
*	4,236	79	Pervious
	36,846	96	Weighted Average
	4,236		11.50% Pervious Area
	32,610		88.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 203: Offsite 3

Hydrograph



253-022 HydroCAD Downstream

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Type IA 24-hr 25-YR Rainfall=3.90"

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Page 6

Summary for Subcatchment 204: Offsite 4

Runoff = 0.318 cfs @ 7.86 hrs, Volume= 4,432 cf, Depth= 3.44"

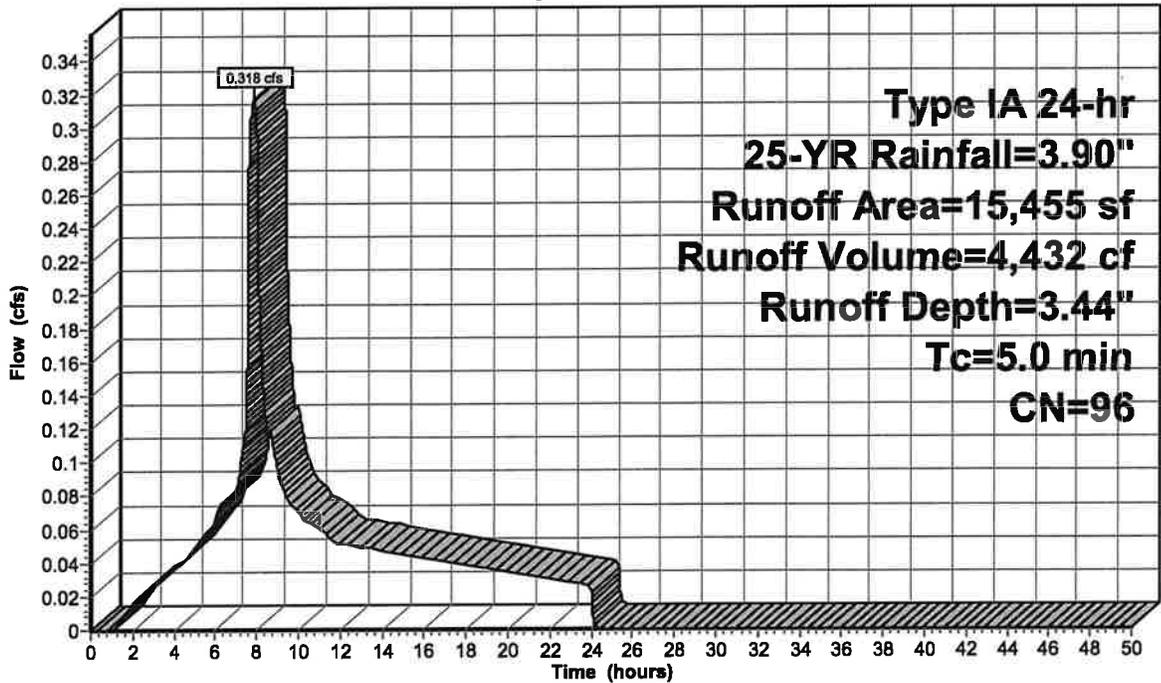
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	13,698	98	Impervious
*	1,757	79	Pervious
	15,455	96	Weighted Average
	1,757		11.37% Pervious Area
	13,698		88.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 204: Offsite 4

Hydrograph



Runoff

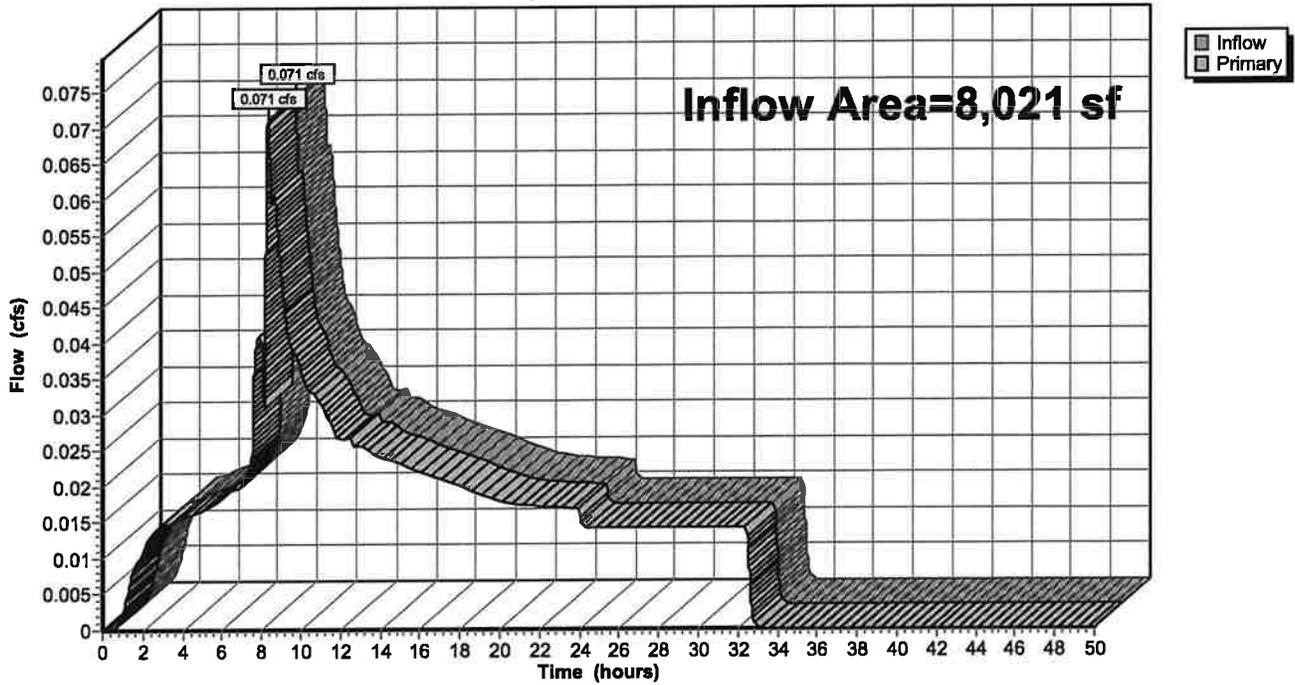
Summary for Link L1: Onsite Post-Developed Flow

Inflow Area = 8,021 sf, 79.35% Impervious, Inflow Depth = 3.47" for 25-YR event
Inflow = 0.071 cfs @ 8.34 hrs, Volume= 2,321 cf
Primary = 0.071 cfs @ 8.34 hrs, Volume= 2,321 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs

Link L1: Onsite Post-Developed Flow

Hydrograph



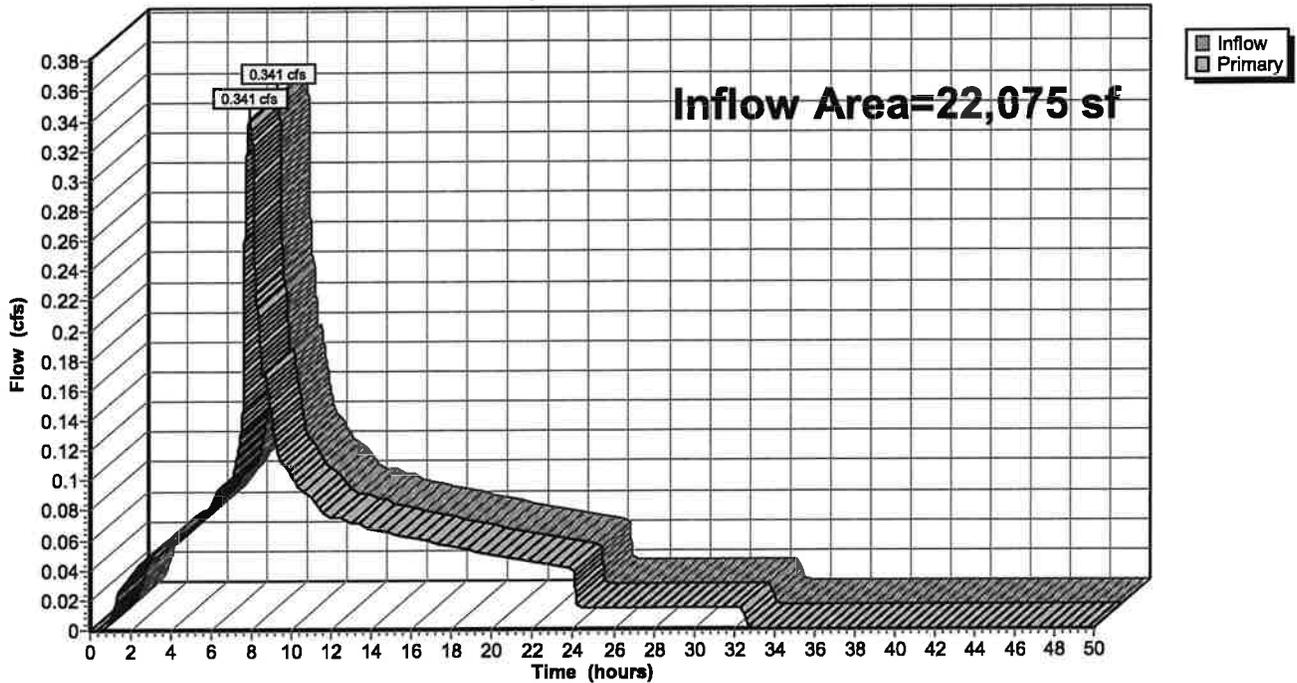
Summary for Link L2: Seg. 250243

Inflow Area = 22,075 sf, 92.50% Impervious, Inflow Depth = 3.60" for 25-YR event
Inflow = 0.341 cfs @ 7.90 hrs, Volume= 6,614 cf
Primary = 0.341 cfs @ 7.90 hrs, Volume= 6,614 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs

Link L2: Seg. 250243

Hydrograph



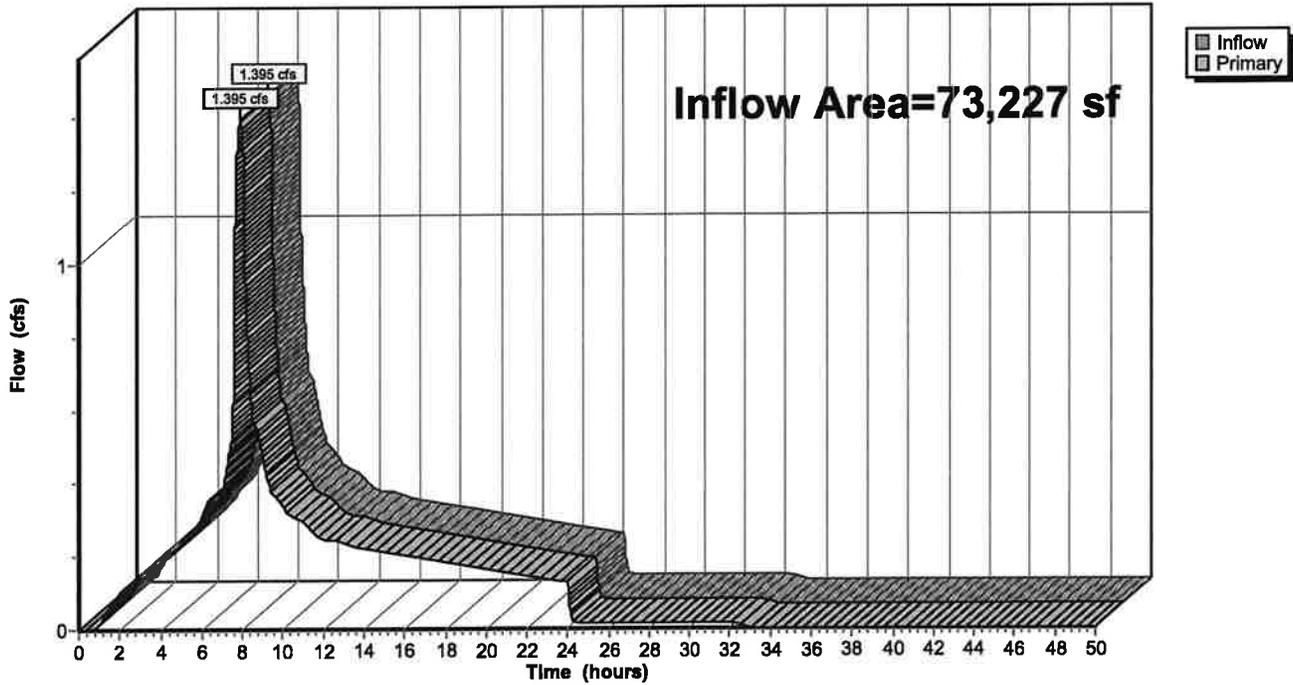
Summary for Link L3: Seg. 420818

Inflow Area = 73,227 sf, 91.95% Impervious, Inflow Depth = 3.53" for 25-YR event
Inflow = 1.395 cfs @ 7.91 hrs, Volume= 21,549 cf
Primary = 1.395 cfs @ 7.91 hrs, Volume= 21,549 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs

Link L3: Seg. 420818

Hydrograph



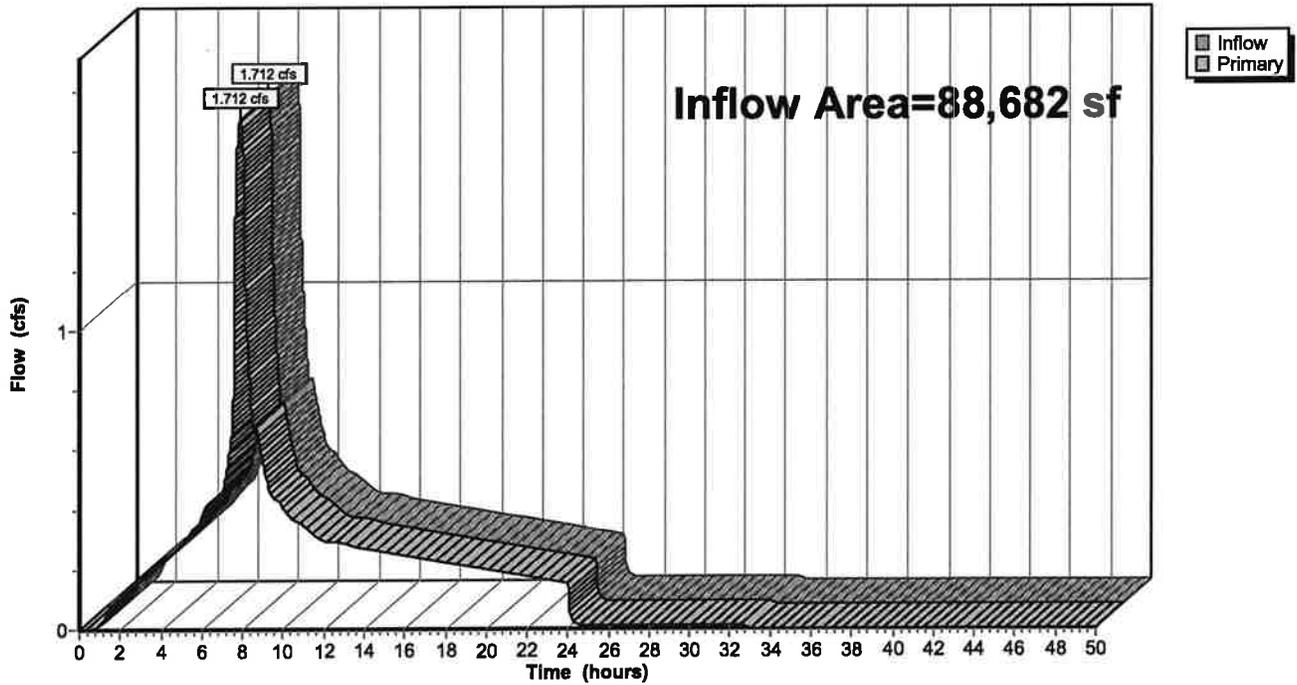
Summary for Link L4: Seg. 420816

Inflow Area = 88,682 sf, 91.37% Impervious, Inflow Depth = 3.52" for 25-YR event
Inflow = 1.712 cfs @ 7.88 hrs, Volume= 25,981 cf
Primary = 1.712 cfs @ 7.88 hrs, Volume= 25,981 cf, Atten= 0%, Lag= 0.0 min

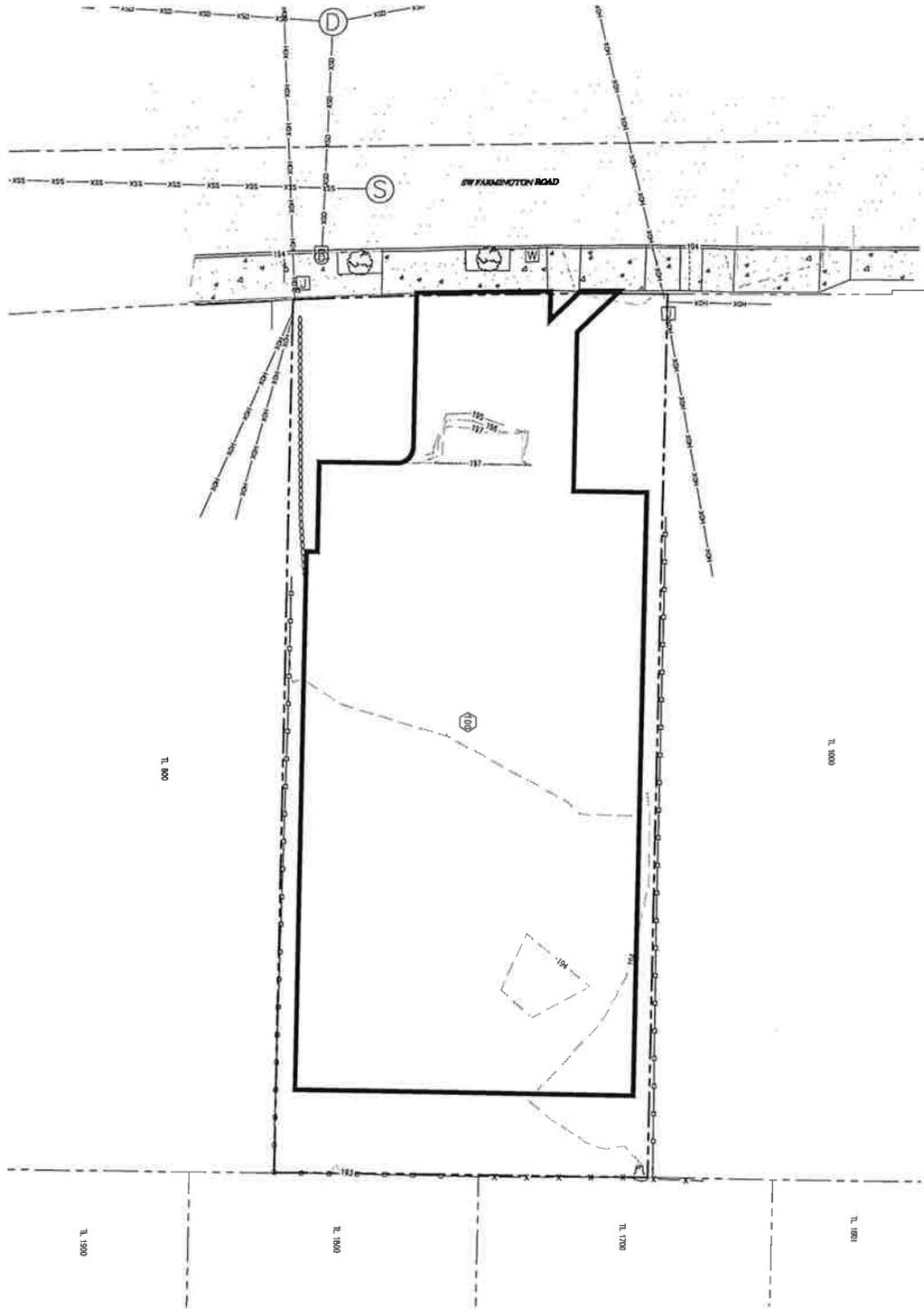
Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.0005 hrs

Link L4: Seg. 420816

Hydrograph



Appendix D:



8
SHEETS

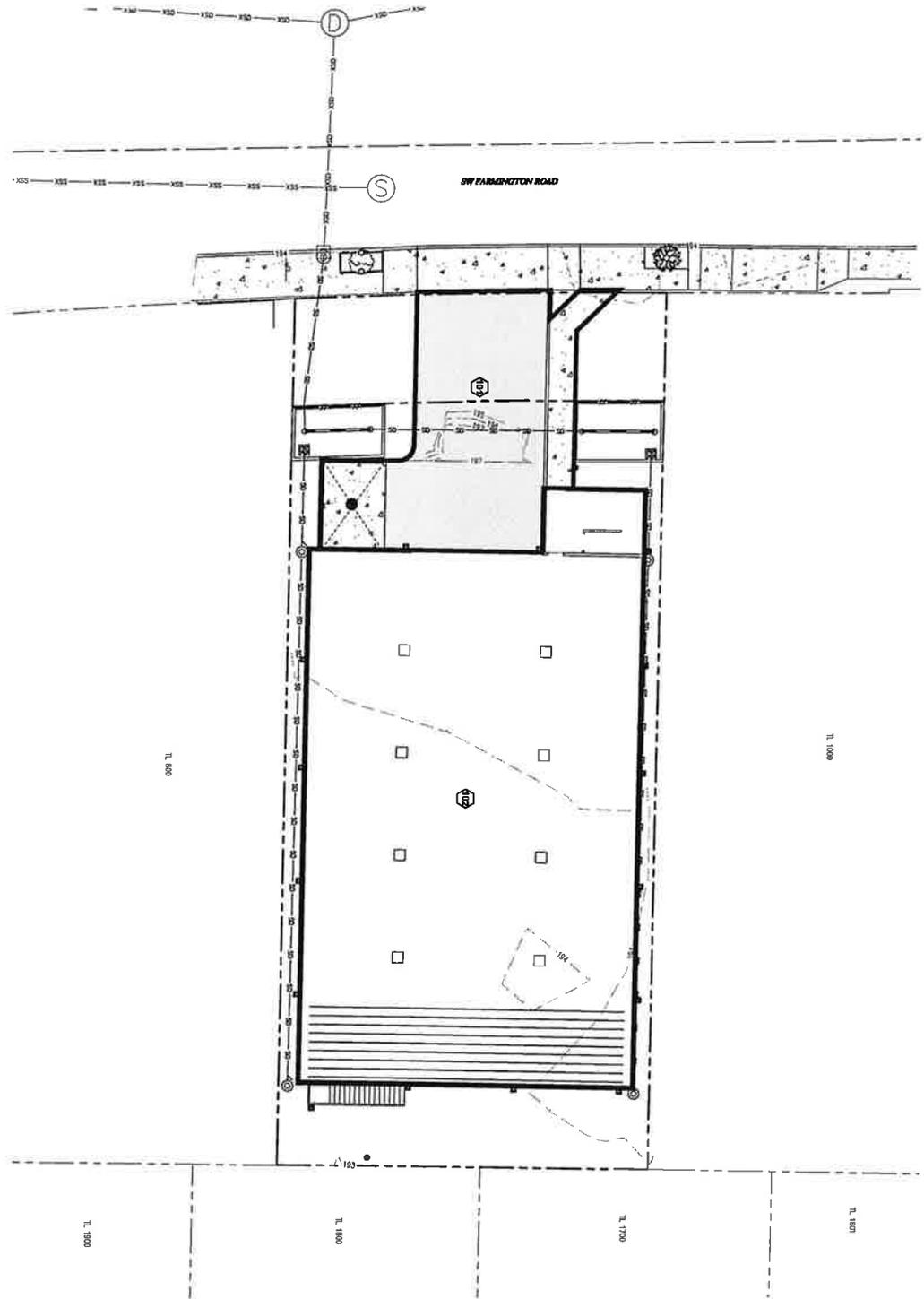
EMERIO
Design

8445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 248-8912
FAX: (503) 638-9562
www.emeriodesign.com

REVISIONS	
NO.	DATE

**APPENDIX D(1)
PRE-DEVELOPED SITE MAP**

**FARMINGTON APARTMENTS
13300 SW FARMINGTON ROAD
TAX MAP 1S1 16AC
TAX LOT 900
BEAVERTON, OREGON**



3

EMERIO
Design

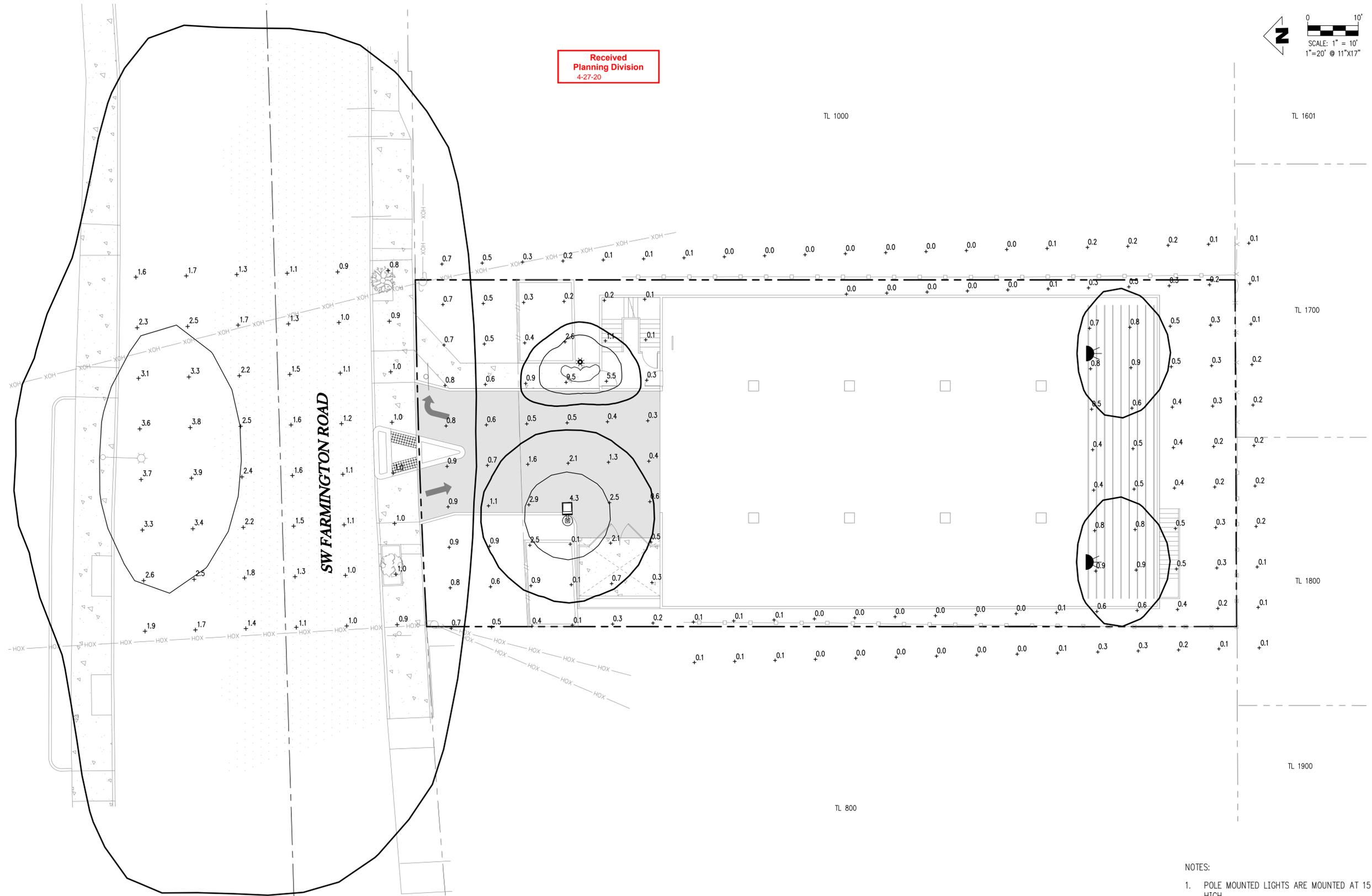
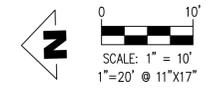
8445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 748-8812
FAX: (503) 824-1916
www.emeriodesign.com

REVISIONS	
NO.	DATE

APPENDIX D(2)
POST-DEVELOPED SITE MAP

FARMINGTON APARTMENTS
13300 SW FARMINGTON ROAD
TAX MAP 1S1 16AC
TAX LOT 900
BEAVERTON, OREGON

Received
Planning Division
4-27-20



LUMINAIRE SCHEDULE							
SYMBOL	QTY	MANUFACTURER	MODEL	TYPE	LLF	TOTAL WATTS	LUM. LUMENS
	1	C-LITE	C-AR-DD-3L-50K-GR WITH C-ACC-A-SMDDPOLE-GR POLE MOUNT ARM	POLE MOUNT LED, 15FT	1.000	23	2714
	2	LITHONIA LIGHTING	OVMP_LED_40K_120_PE_DDB_HPI7_	WALL MOUNT LED, 18FT MH	1.000	28	1266
	1	CREE LIGHTING	PWY-EDG-3M-P3-02-E-UL-350-40K	BOLLARD LED, 3FT MH	1.000	22	1469
	1 EX.	CREE LIGHTING	XSP SERIES LED	POLE MOUNT LED, 35 FT	1.000	164	21900

CALCULATION SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ON-SITE	ILLUMINANCE	FC	0.56	9.5	0.0	N.A.	N.A.
OFF-SITE (FARMINGTON)	ILLUMINANCE	FC	1.82	3.9	0.8	2.28	4.88

PER CITY OF BEAVERTON EDM MANUAL TABLE 450.1, A COMMERCIAL ARTERIAL CLASSIFICATION SUCH AS SW FARMINGTON ROAD SHALL HAVE AN MINIMUM AVERAGE MAINTAINED ILLUMINANCE OF 2.0 FC. THE EXISTING LIGHTING MEETS THIS VALUE.

- NOTES:
- POLE MOUNTED LIGHTS ARE MOUNTED AT 15 FEET HIGH.
 - STANDARD PARKING LOT REFLECTANCES USED.
 - THIS IS A REPRESENTATIVE DRAWING AND LIGHT LEVELS ARE NOT GUARANTEED.
 - ONLY THE LIGHTS SHOWN IN THE SCHEDULE BELOW ARE UTILIZED FOR THE CALCULATION.
 - LIGHT LEVELS DO NOT TAKE INTO ACCOUNT TREES OR OTHER OBSTRUCTIONS THAT COULD HINDER OR CHANGE LIGHT LEVELS.

FARMINGTON APARTMENTS
13300 SW FARMINGTON ROAD
TAX MAP 1S1 16AC
TAX LOT 900
BEAVERTON, OREGON

PRELIMINARY LIGHTING
PLAN

REVISIONS	
NO.	DATE

EMERIO
Design

6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

FILE P:\253-022 SW Farmington Condos.dwg | Date: 4/14/2020 2:54 PM, by: Ryan Walker

C-AR-DD-3L Series

LED Dusk to Dawn
Replaces up to 70W MH



A CUSTOMER FAVORITE, NOW IN LOWER LUMEN OPTIONS

This product brings a breadth of versatility to the Dusk to Dawn family with a lower lumen output and surge protection. All while maintaining the same great benefits of the family line!



**Received
Planning Division
4-27-20**

PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: 2,800
- CRI: ≥ 70
- CCT: Cool White 5000K
- Mounting: Mounts directly to wall surface or to pole with mounting arm (accessory sold separately)
- Input Power: 23 Watts
- Dimmable: No
- Operating Minimum: -30°C (-22°F)
- Lifespan: Estimated >50,000 Hours
- Power Factor: > 0.9
- Total Harmonic Distortion: < 20%
- Limited Warranty: 5 Years*
- Replaces 70W MH

EFFICIENT	ADVANCED TECHNOLOGY	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none">• Included photocell for dusk to dawn operation• Solid state LED technology	<ul style="list-style-type: none">• 6kVA surge protection guards against electrical surges & increases reliability• Wall mount lag bolt pattern aligns with most traditional bolt patterns for easy installation included	<ul style="list-style-type: none">• General Area Illumination• Entryways & Pathways• Yards & Loading Docks	<ul style="list-style-type: none">• Universal (120V through 277V Operation)

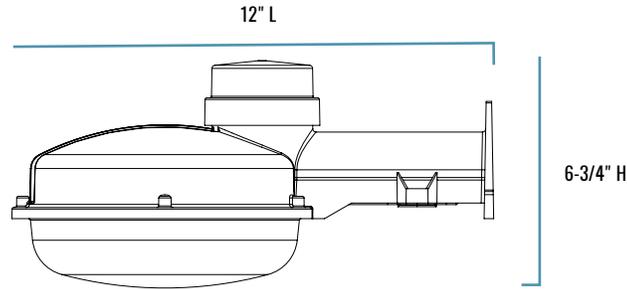
ORDERING INFORMATION

Example: C-AR-DD-3L-50K-GR

C-AR-DD	3L	50K	GR
PRODUCT	LUMEN PACKAGE	CCT	COLOR
C-AR-DD	3L 2,800 Lumens 23W	50K Cool White (5000K)	GR Gray

CERTIFICATIONS:

C-AR-DD-3L Series



SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
12" L x 7-1/2" W x 6-3/4" H	2.2 lbs.	10 to 15 feet	---

FIXTURE SPECIFICATIONS

HOUSING	Durable, die-cast aluminum heat sink & housing Gray polyester powder-coat finish Twist-lock photocell included
LENS ASSEMBLY	UV-stabilized acrylic prismatic refractor White polycarbonate reflector
MOUNTING	Mounts directly to wall surface or to pole with mounting arm (accessory sold separately)

ELECTRICAL PERFORMANCE

OPERATING MINIMUM	LIFESPAN L ₇₀ AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-30°C (-22°F)	Estimated >50,000 Hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
CURRENT DRAW (Amps)	0.19A	0.11A	0.096A	0.083A

WARRANTY AND CERTIFICATIONS

WARRANTY	UL LISTED
5 Year Limited*	Wet Locations

CA RESIDENTS WARNING: Cancer and Reproductive Harm –
www.p65warnings.ca.gov

US: c-lite.com T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Rev. Date: V1 10/11/2018

For informational purposes only. Content is subject to change. *See lighting.cree.com/warranty for details

C-LITE
LED LIGHTING BY CREE

C-AR-DD-3L Series

ACCESSORIES

	MOUNTING ARM KIT
	SKU: C-ACC-A-SMDDPOLE-GR (120V) Use: For pole mounting

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US: c-lite.com T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Rev. Date: V1 10/11/2018

For informational purposes only. Content is subject to change. *See lighting.cree.com/warranty for details

C-LITE
LED LIGHTING BY CREE



OVWP LED LED Wall Sconce



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

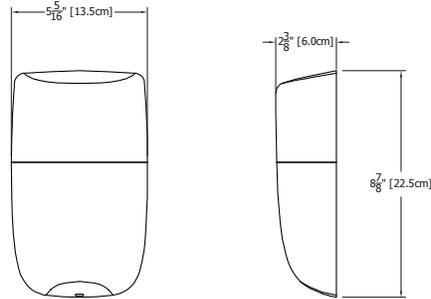
Specifications

Width: 2-3/8"
(6 cm)

Height: 8-7/8"
(22.5 cm)

Depth: 5-5/16"
(13.5 cm)

Weight: 1.5 lbs
(0.68 kg)



All dimensions are inches (centimeters) unless otherwise indicated.

Introduction

The OVWP luminaire is compact and energy efficient, great for replacing up to 70W MH while saving 85% in energy costs. A photocell built into this luminaire makes the OVWP great for Dusk to Dawn operation, in residential single and multi-family applications.

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4-27-20**

Ordering Information

EXAMPLE: OVWP LED 40K 120 PE DDB

OVWP LED						
Series	Color Temperature		Voltage		Control Options	Finish
OVWP LED	40K	4000K ¹	120	120V	PE Photoelectric cell, button type	DDB HP17 Bronze WH HP17 White

NOTES

1 Corrected color temperature (CCT) shown is nominal per ANSI C78, 377-2008.

FEATURES & SPECIFICATIONS

INTENDED USE

The OVWP provides years of maintenance-free general illumination for commercial or residential outdoor applications such as driveways, patios, loading areas and warehouses.

CONSTRUCTION

Rugged cast-aluminum, corrosion-resistant rear mounting plate. Impact resistant polycarbonate front cover/diffuser resists fading and cracking. Driver operates at 120V. Operating temperature -40°C to 40°C. Lenses are engineered for uniform light distribution, uniformity and fixture spacing. See Lighting Facts Labels for specific fixture performance.

FINISH

Available in dark bronze and white.

ELECTRICAL

Light engine consists of long-life, high-efficacy LEDs mounted on an internal aluminum heat sink to maximize heat dissipation and promote long life (L95/100,000 hours at 40°C). Driver and integral photocell operate at 120V and are fully enclosed in the upper housing. There are no user serviceable parts. LEDs maintain 70% of light output at 35,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

INSTALLATION

Designed for wall mount applications more than 4' above the ground. Mounts to a recessed junction box (by others).

LISTINGS

ETL Listed to US and Canadian safety standards for wet locations.

WARRANTY

1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

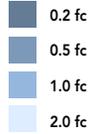
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications are subject to change without notice.



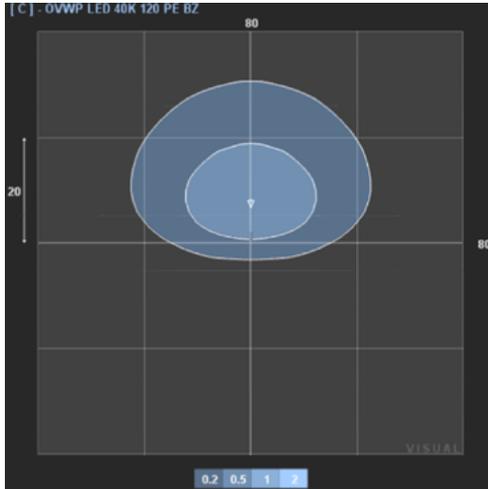
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the OVWP home page on www.Lithonia.com.
Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



OVWP LED 40K 120 PE DDB



Lighting Facts Labels

Lithonia Lighting

LED ■■■ ■■■ ■■■
lighting facts[®]
A Program of the U.S. DOE

Light Output (Lumens) **1242**
Watts **14.1**
Lumens per Watt (Efficacy) **88.09**

Color Accuracy **80**
Color Rendering Index (CRI)

Light Color **4000 (Bright White)**
Correlated Color Temperature (CCT)

Warm White
Bright White
Daylight

2700K
3000K
4500K
6500K

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: NJSM-ATIXBP (4/21/2016)
 Model Number: OVWP LED 40K 120 PE XX
 Type: Luminaire - Other

C-AR-A-2LD Series

LED Area Light - Type III
Replaces 250W PSMH

C-LITE
LED LIGHTING BY CREE

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4-27-20



For use in 0° orientation
(downlight position)
only

A ONE-FOR-ONE REPLACEMENT FOR 250W PSMH.

EFFICIENT

- Up to 57% energy savings over comparable HID fixtures
- Heat dissipating fins keep LEDs running cooler, longer

DURABLE

- Sturdy, low-copper die-cast aluminum construction
- Rugged tempered glass lens

RECOMMENDED USE

- General area lighting
- Parking lots
- Roadways

INPUT VOLTAGE

- Universal (120V through 277V Operation)

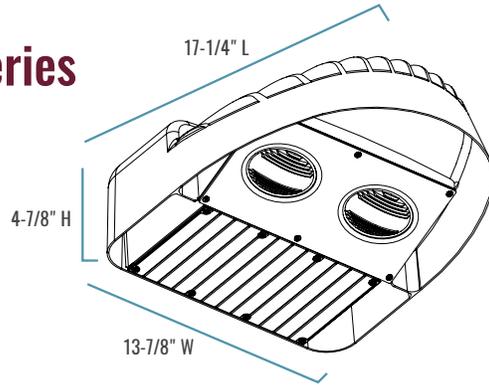
CERTIFICATIONS:



US: c-lite.com

T (800) 236-6800 F (262) 504-5415

C-AR-A-2LD Series



Series overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
17-1/4" L x 13-7/8" W x 4-7/8" H	16.0 lbs.	15 to 25 feet	3 to 4 times the mounting height

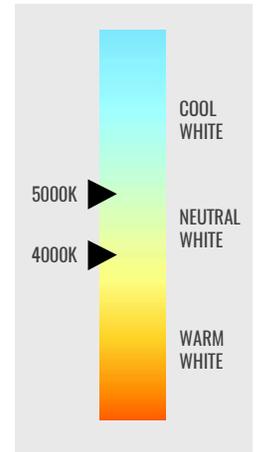
Fixture Specifications

HOUSING	Low-copper, die-cast aluminum housing • Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Fixed cutoff glare shield reduces light pollution • Tempered glass lens is thermal, shock and impact resistant • Patented lens design delivers IES Type III distribution
MOUNTING	Fixture comes without mounting (sold separately) For use in 0° orientation (downlight position) only

Electrical Performance

OPERATING MINIMUM	LIFESPAN <small>L₇₀ AT 25°C (77°F)</small>	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated >100,000 Hours	< 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
CURRENT DRAW (Amps)	0.97A	0.56A	0.49A	0.42A

CORRELATED COLOR TEMPERATURE (CCT)



Warranty and Certifications

Warranty	UL Listed	Energy Star
5-Year Limited*	Wet Locations (0° tilt only)	N/A

Output Specifications

SKU	Light Output	Color Temp (see chart)	Power Consumption	Color Accuracy	Replaces
C-AR-A-2LD-12L-50K-DB	12,000 Lumens	Cool White (5000K)	117W	≥ 70 CRI	250W PSMH
C-AR-A-2LD-12L-40K-DB	12,000 Lumens	Neutral White (4000K)	117W	≥ 70 CRI	250W PSMH

C-AR-A-2LD Series

Accessories



Photocell - Button, 120V/208V/240V/277V

SKU: C-ACC-A-PCCELL-LV (120V)

C-ACC-A-PCCELL-HV (208V/240V/277V)

USE: Photocell is field installed. For use with 2" adjustable slip fitter only

Mounting Options



6" Mounting Arm

SKU: C-ACC-A-MTARM-6IN-DB

USE: For pole mounting



2" Slip Fitter

SKU: C-ACC-A-MTSL-2IN-DB

USE: For pole mounting. Fits over 2-3/8" O.D. pipe



Adjustable U-bracket

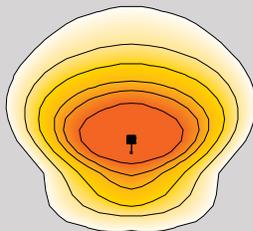
SKU: C-ACC-A-AUB-2X5X6-DB

C-ACC-A-AUB-3X5X5-DB

USE: For wall mounting.

Photometric Diagram

C-AR-A-2LD-12L-50K-DB
fixture mounted
at 20 feet with
0° tilt.



All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.

THE EDGE® Series

LED Pathway Luminaire

Rev. Date: V7 02/17/2020

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications: Landscape, walk-ways and general site lighting

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

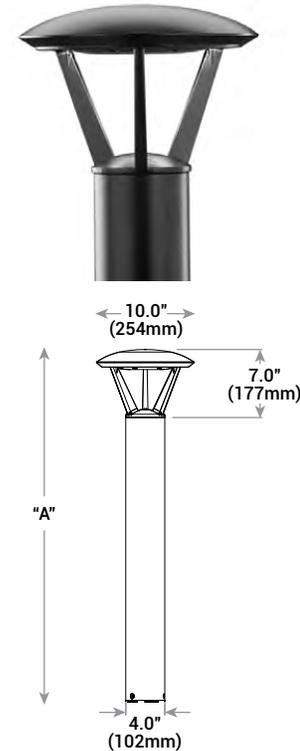
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See <http://creelighting.com/warranty> for warranty terms

Accessories

Field-Installed
Upgrade Kit - Used for replacement of existing bollards with a bolt hole circle of 5.75" [146mm] XA-XBP8RSV XA-XBP8RWH XA-XBP8RBK XA-XBP8RBZ

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Model	Dim. "A"	Weight*
Landscape [P0]	13" [330mm]	12.7 lbs. (5.8kg)
Landscape [P1]	18" [457mm]	13.3 lbs. (6.0kg)
Pathway [P3]	36" [914mm]	17.9 lbs. (8.1kg)
Pathway [P4]	42" [1068mm]	18.6 lbs. (8.4kg)
Pedestrian [P8]	96" [2438mm]	28.4 lbs (12.9kg)

* Add 4.5 lbs. [2.0kg] for 347-480V

Ordering Information

Example: PWY-EDG-2M-P0-02-E-UL-SV-350

PWY-EDG			02	E				
Product	Optic	Mounting	LED Count (x9)	Series	Voltage	Color Options	Drive Current	Options
PWY-EDG	2M Type II Medium 3M Type III Medium 5M Type V Medium 5S Type V Short	P0 13" [330mm] landscape P1 18" [457mm] landscape P3 36" [914mm] pathway P4 42" [1067mm] pathway P8 96" [2438mm] pedestrian	02	E	UL Universal 120-277V UH* Universal 347-480V - Available with P3, P4, and P8 mounts only 12 120V - Available only with TL options 27 277V - Available only with TL options	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA - Available with P1, P3, P4, and P8 mounts only	HL Hi/Low (Dual Circuit Input) - Available with UL voltage and 525mA driver current only - Must specify 525mA drive current - Refer to HL spec sheet for details - Sensor not included TL Two-Level (175/525 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 525mA drive current - Refer to TL spec sheet for details TL2 Two-Level (0/350 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 350mA drive current - Refer to TL spec sheet for details TL3 Two-Level (0/525 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 525mA drive current - Refer to TL spec sheet for details WB Welded Base Plate - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table



US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CONSTRUCTION & MATERIALS

- Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance
- Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16x6" anchor bolts with 1-1/4" hook (provided).
Note: T45 Torx 3/8" socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Open design, passive thermal management for superior lumen maintenance
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimension and Weight Chart on pages 1 and 4

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load at 120V
- **Total Harmonic Distortion:** < 20% at full load at 120V
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Consult factory if in-luminaire fusing is required

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
-  **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*								
LED Count (x9)	System Watts 120-277V	System Watts 347-480V	Total Current (A)					
			120V	208V	240V	277V	347V	480V
350mA								
02	22	28	0.18	0.12	0.10	0.10	0.09	0.13
525mA								
02	34	40	0.29	0.19	0.17	0.15	0.12	0.13

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

THE EDGE® Series Ambient Adjusted Lumen Maintenance ¹					
Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated ³ LMF
5°C (41°F)	1.04	1.01	1.00	1.00	1.00
10°C (50°F)	1.03	1.00	0.99	0.99	0.99
15°C (59°F)	1.02	0.99	0.98	0.98	0.98
20°C (68°F)	1.01	0.98	0.97	0.97	0.96
25°C (77°F)	1.00	0.96	0.96	0.96	0.95

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

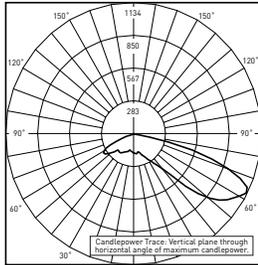
² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

³ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

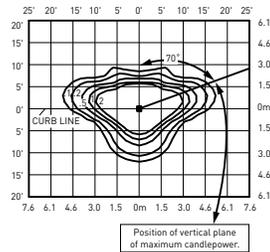
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/bollards-and-pathway/cree-edge-pathway>

2M



RESTL Test Report #: PL5758-001
 PWY-EDG-2M-**-02-E-UL-350-40K
 Initial Delivered Lumens: 1,549

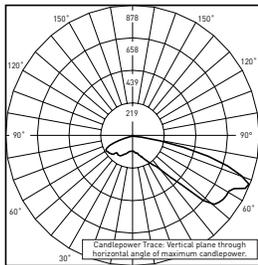


PWY-EDG-2M-**-02-E-UL-350-40K
 Mounting Height: 3' [0.9m] A.F.G.
 Initial Delivered Lumens: 1,565
 Initial FC at grade

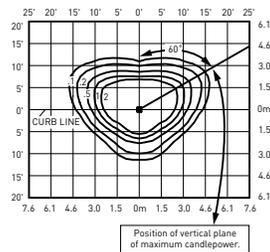
Type II Medium Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,565	B1 U0 G1	1,625	B1 U0 G1
525mA				
02	2,191	B1 U0 G1	2,276	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

3M



RESTL Test Report #: PL5698-001
 PWY-EDG-3M-**-02-E-UL-350-40K
 Initial Delivered Lumens: 1,470

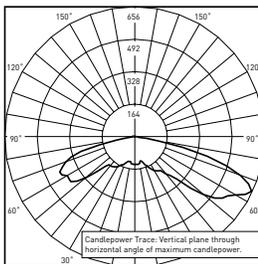


PWY-EDG-3M-**-02-E-UL-350-40K
 Mounting Height: 3' [0.9m] A.F.G.
 Initial Delivered Lumens: 1,389
 Initial FC at grade

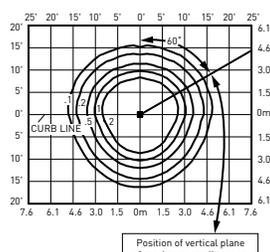
Type III Medium Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,389	B1 U0 G1	1,442	B1 U0 G1
525mA				
02	1,944	B1 U0 G1	2,019	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

5M



RESTL Test Report #: PL5798-001
 PWY-EDG-5M-**-02-E-UL-350-40K
 Initial Delivered Lumens: 1,780



PWY-EDG-5M-**-02-E-UL-350-40K
 Mounting Height: 3' [0.9m] A.F.G.
 Initial Delivered Lumens: 1,666
 Initial FC at grade

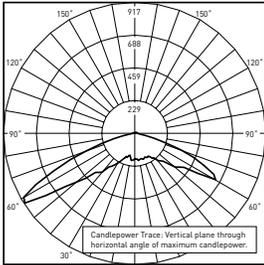
Type V Medium Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,666	B1 U2 G1	1,730	B1 U2 G1
525mA				
02	2,333	B2 U2 G2	2,422	B2 U2 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

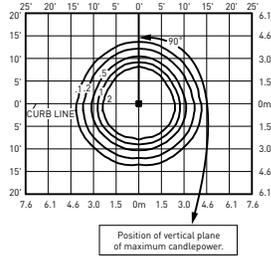
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/bollards-and-pathway/cree-edge-pathway>

55



RESTL Test Report #: PL5759-001
 PWY-EDG-5S-**-02-E-UL-350-40K
 Initial Delivered Lumens: 1,897



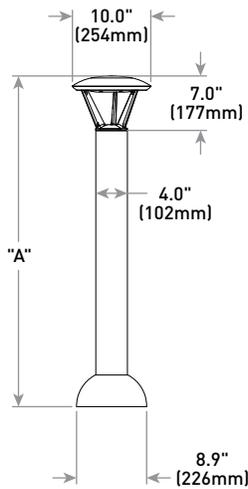
PWY-EDG-5S-**-02-E-UL-350-40K
 Mounting Height: 3' [0.9m] A.F.G.
 Initial Delivered Lumens: 1,868
 Initial FC at grade

Type V Short Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,868	B1 U2 G1	1,940	B1 U2 G1
525mA				
02	2,615	B1 U2 G1	2,716	B1 U2 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

with Welded Base



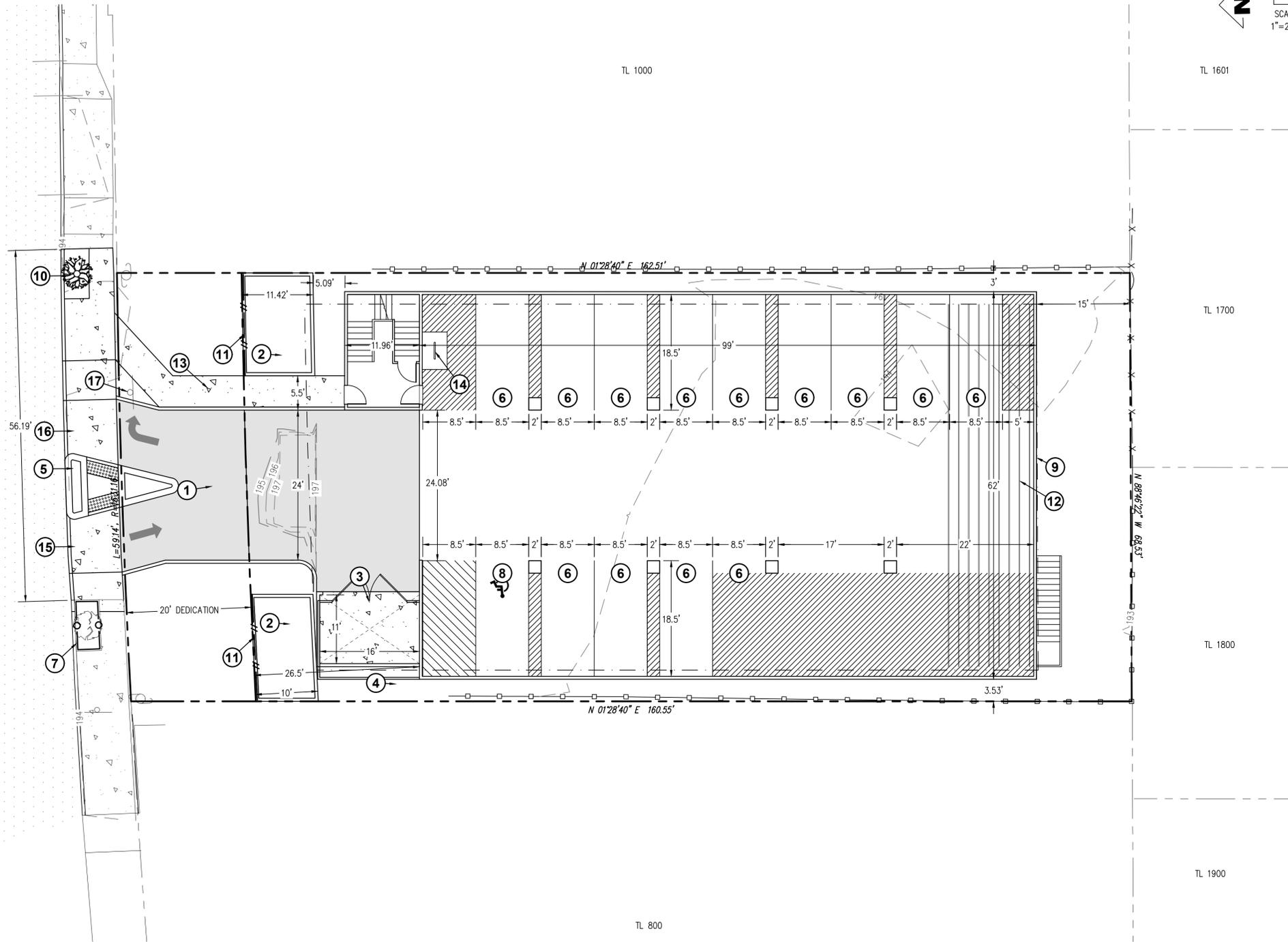
Model	Dim. "A"	Weight*
Pathway (P3)	36" [914mm]	17.9 lbs. [8.1kg]
Pathway (P4)	42" [1068mm]	18.6 lbs. [8.4kg]
Pedestrian (P8)	96" [2438mm]	28.4 lbs [12.9kg]

* Add 4.5 lbs. [2.0kg] for 347-480V

Received
Planning Division
4-27-20



SW FARMINGTON ROAD



LEGEND

- BOUNDARY LINE
- - - ADJACENT/ADJOINING LOT LINE
- CENTER LINE ROW
- - - 99' EXISTING 1' CONTOUR LINE
- - - 100' EXISTING 5' CONTOUR LINE

- EXISTING UTILITY POLE
- EXISTING JUNCTION BOX
- EXISTING SIGN POST
- EXISTING LIGHT

SITE NOTES

- ① PROPOSED PERVIOUS AC PAVEMENT
- ② PROPOSED FLOW THROUGH PLANTER
- ③ PROPOSED TRASH ENCLOSURE
- ④ PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLAN)
- ⑤ PROPOSED MOUNTABLE DRIVEWAY TRIANGULAR ISLAND
- ⑥ PROPOSED STANDARD PARKING AREA IN GARAGE
- ⑦ PROPOSED TREE PROTECTION FENCE
- ⑧ PROPOSED HANDICAP PARKING AREA
- ⑨ PROPOSED BUILDING
- ⑩ PROPOSED STREET TREE
- ⑪ PROPOSED SPLIT RAIL FENCE
- ⑫ PROPOSED DECK AREA
- ⑬ PROPOSED 5' WIDE CONCRETE WALK
- ⑭ PROPOSED STAPLE BIKE RACK IN GARAGE (2 SPACES)
- ⑮ PROPOSED RIGHT-IN ONLY DRIVEWAY APPROACH
- ⑯ PROPOSED RIGHT-OUT ONLY DRIVEWAY APPROACH
- ⑰ PROPOSED "RIGHT TURN ONLY" SIGN

FARMINGTON APARTMENTS
13300 SW FARMINGTON ROAD
TAX MAP 1S1 16AC
TAX LOT 900
BEAVERTON, OREGON

EXHIBIT

NO.	DATE	REVISIONS DESCRIPTION

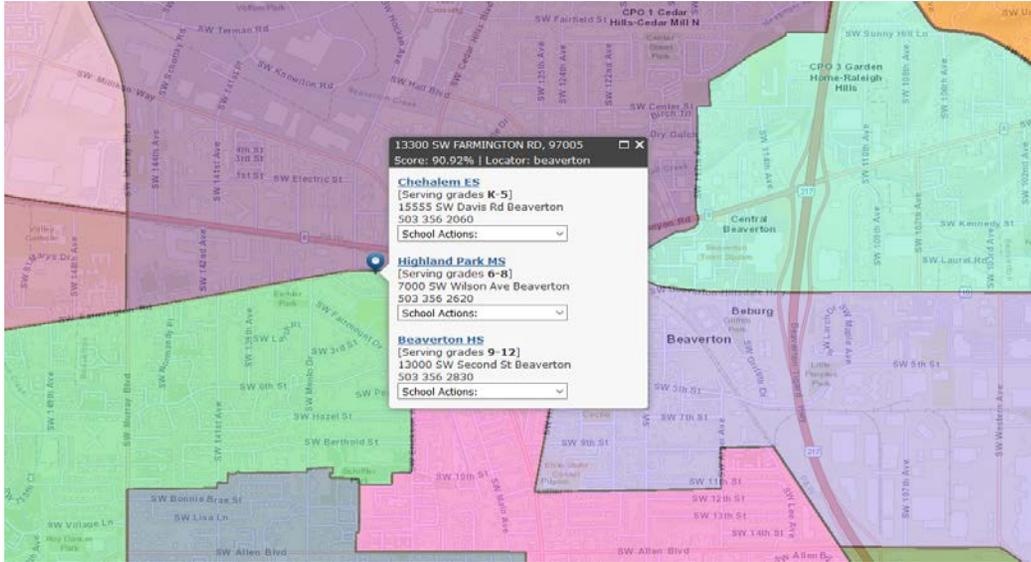
EMERIO
Design
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

SHEET
1 OF **1**

9/30/2019

Received
 Planning Division
 10/15/2019

School Service Provider Statement
Farmington Apartments
 13300 SW Farmington



Proposed Unit Types	Total Units
Single Family Detached	0
Single Family Detached (small lot)	0
Single Family Attached	0
Multi-Family	9
Total	9

The District has evaluated the proposal and has projected that the development will produce the following impact on Beaverton School District:

Estimated Student Generation (total of all units)	Students
Elementary School (K-5)	1
Middle School (6-8)	0
High School (9-12)	1
Total	2

This development proposal is located in an area of the District that has experienced rapid and sustained residential housing growth. The District carefully monitors residential development projects, school capacity and projected student levels. The proposed development will be served by the following schools.

Current Attendance Boundary	Utilization of Capacity Fall 2018
Cehalem Elementary	85%
Highland Park Middle School	89%
Beaverton High School	71%

With new school capacity scheduled to come on line in the years ahead, the District believes there will be sufficient capacity to accommodate new students from the project. As of this writing, the following capacity & enrollment adjustment activities are underway. Capacity projects are funded primarily by the 2014 voter-approved Bond Program.

- Sato Elementary School in the North Bethany community, opened for Fall 2017;
- Mountainside High School in the South Cooper Mountain area, opened for Fall 2017;
- A new middle school in the Timberland community will serve as a temporary school for students displaced by three elementary school reconstruction projects and the replacement of ACMA. The District anticipates the building will open as a middle school in the Fall of 2021;
- A process to adjust the middle school boundaries is expected to begin in 2019, in anticipation of the opening of the new middle school.

Until such time as new school capacity is available, the district will continuously monitor enrollment and capacity at all schools and may, from time to time, take additional actions to manage enrollment and capacity issues.

Please, note that as a result of these actions, attendance boundaries, at all school levels, are subject to change after the issuance of this service provider statement.



Robert McCracken

Date

Facilities Planning Coordinator

PRELIMINARY SITE PLAN

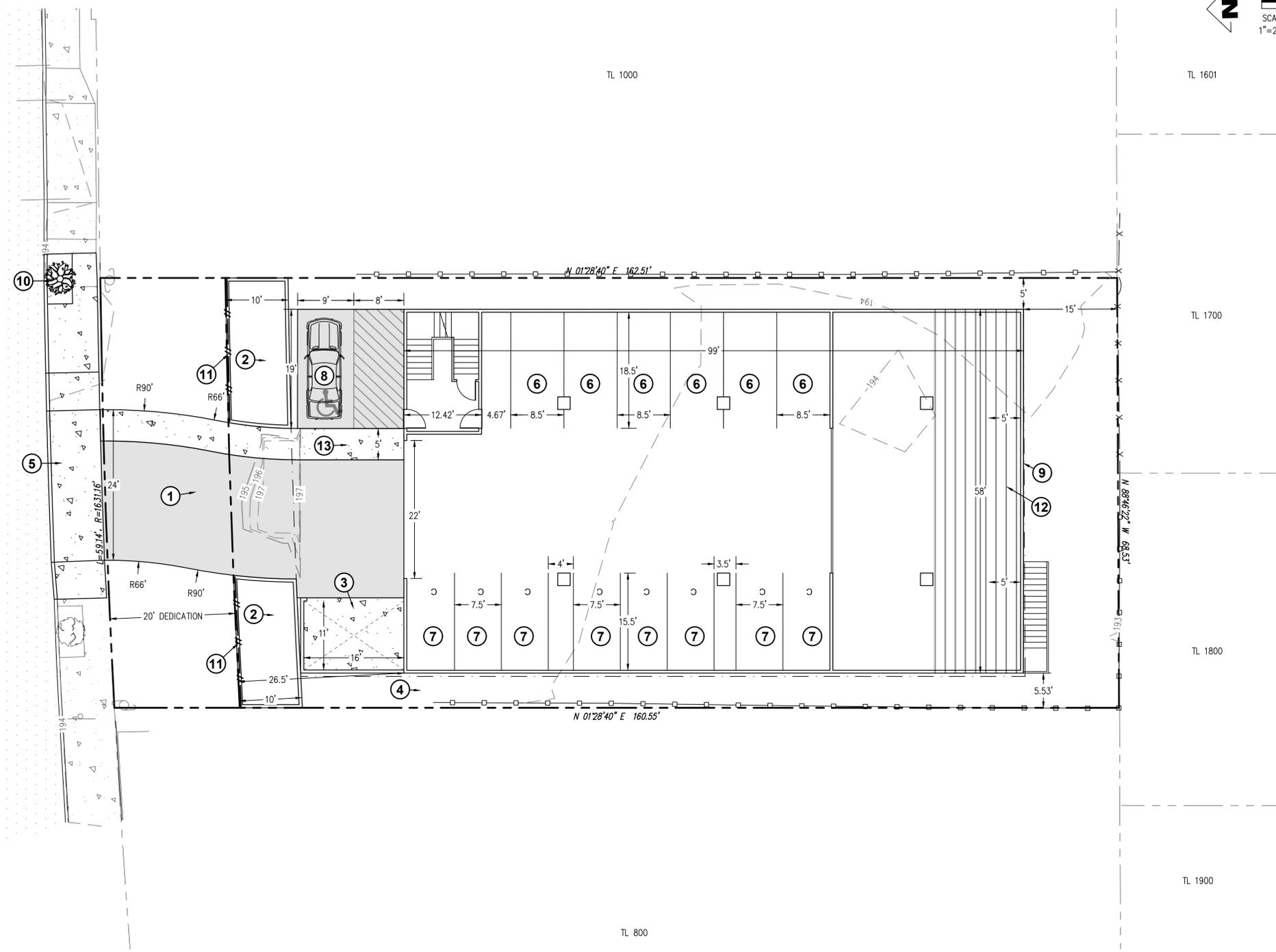
REVISIONS	
NO.	DATE

EMERIO
Design

6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com



SW FARMINGTON



LEGEND

- | | | | |
|--|-----------------------------|--|-----------------------|
| | BOUNDARY LINE | | EXISTING UTILITY POLE |
| | ADJACENT/ADJOINING LOT LINE | | EXISTING JUNCTION BOX |
| | CENTER LINE ROW | | EXISTING SIGN POST |
| | EXISTING 1' CONTOUR LINE | | EXISTING LIGHT |
| | EXISTING 5' CONTOUR LINE | | |

SITE NOTES

- | | |
|---|--|
| 1 PROPOSED PERVIOUS AC PAVEMENT | 7 PROPOSED COMPACT PARKING AREA IN GARAGE |
| 2 PROPOSED FLOW THROUGH PLANTER | 8 PROPOSED HANDICAP PARKING AREA |
| 3 PROPOSED TRASH ENCLOSURE | 9 PROPOSED BUILDING |
| 4 PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLAN) | 10 PROPOSED STREET TREE |
| 5 PROPOSED DRIVEWAY APPROACH | 11 PROPOSED SPLIT RAIL FENCE |
| 6 PROPOSED STANDARD PARKING AREA IN GARAGE | 12 PROPOSED DECK AREA |
| | 13 PROPOSED 5' WIDE CONCRETE WALK |

Request for Service Provider Statement



Please, complete and submit this form, via mail or electronically, to the Beaverton School District. The District will review and issue a service provider statement to you directly. The District will not send the service provider statement to the city or county.

Service Provider Statement Requests
Facilities Department
16550 SW Merlo Road • Beaverton, Oregon 97006
ph: (503) 356-4449 • fax: (503) 356-4484

Applicant Information

Owner Name

Applicant Name

Address

Phone

Email

Where the District will return the service provider statement.

Project Information

Project Name

Project Address (or approx. location)

Jursidiction Unincorp. Washington County City of Hillsboro
 City of Beaverton City of Tigard

Project name should match land use submital

Taxlot ID(s)

Please, attach a taxlot map w/ location marked.

Project Description

Please, attach a site plan.

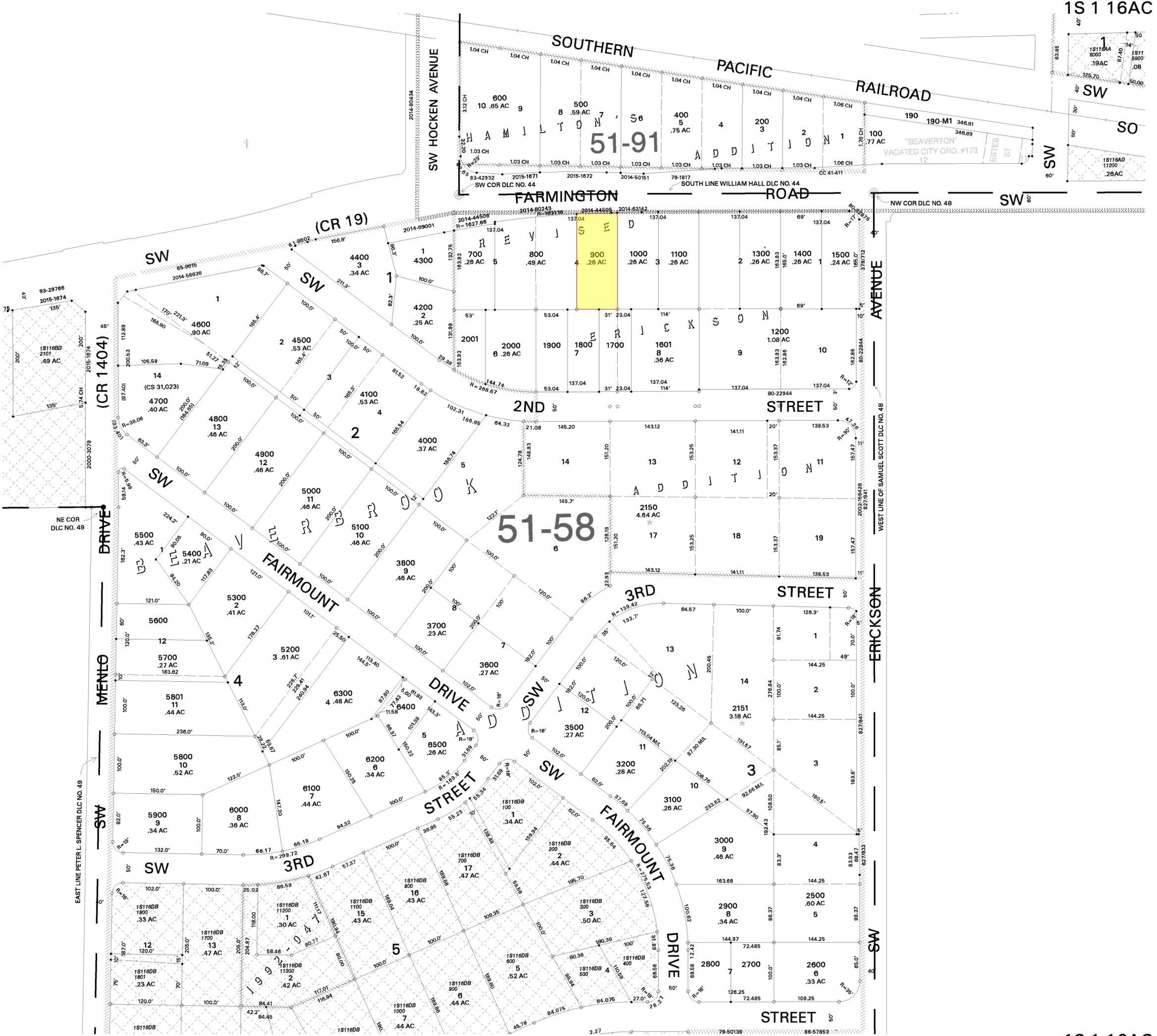
Does this project require a comprehensive plan amendment or zoning change? Yes No

Residential Units Proposed

	Unit Count	Notes on approximate phasing
Single-Family Detached	<input type="text"/>	<input type="text"/>
Single-Family Attached	<input type="text"/>	
Multi-Family	<input type="text"/>	

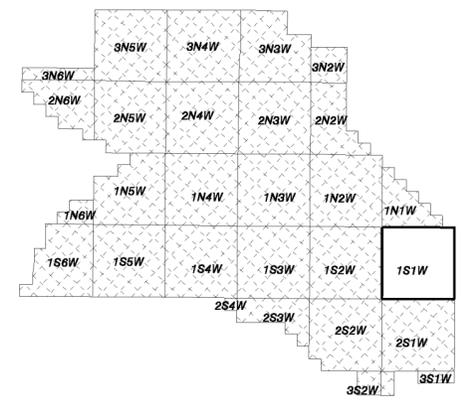
Questions? Please contact Robert McCracken, Facilities Planning Coordinator
503.356.4319
robert_mccracken@beaverton.k12.or.us

This information is requested to inform future enrollment planning.



1S 1 16AC

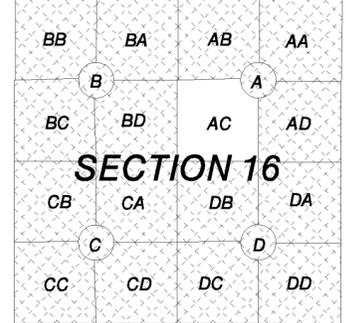
1S 1 16AC



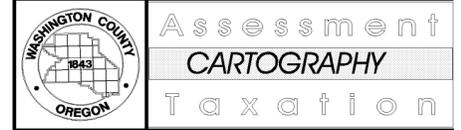
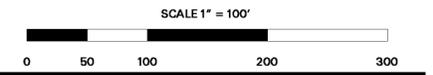
WASHINGTON COUNTY OREGON
SW 1/4 NE 1/4 SECTION 16 T1S R1W W.M.
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 1S116AC
2200,2201,2300,2400,2501,3001,3101,3201,3300,3400,3601,
3701,3900,4001,4101,4501,4701,300,601,2100,



PLOT DATE: June 08, 2015
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

1S 1 16AC

1S 1 16AC

Received
Planning Division
4-27-20



Clean Water Services File Number

19-001195

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Beaverton

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 1S116AC00900

Tax Lot 900 on Map 1S1-16AC

Site Address: 13300 SW Farmington Road

City, State, Zip: Beaverton, Or, 97005

Nearest Cross Street: SW Hocken Ave

3. Owner Information

Name: Neil Fernando

Company: Fallbrook LLC

Address: 6445 SW Fallbrook Place, Suite 100

City, State, Zip: Beaverton, Or, 97008

Phone/Fax: 503-745-8812

E-Mail: stevem@emeriodesign.com

4. Development Activity (check all that apply)

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

Other _____

Propose 9 Unit apartment building.

5. Applicant Information

Name: Neil Fernando

Company: Fallbrook LLC

Address: 6445 SW Fallbrook Place, Suite 100

City, State, Zip: Beaverton, Or, 97008

Phone/Fax: 503-745-8812

E-Mail: stevem@emeriodesign.com

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

Location and description of off-site work _____

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

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

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

Print/Type Name Neil Fernando

Print/Type Title

Property owner

ONLINE SUBMITTAL

Date 7/18/2019

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 17-05, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

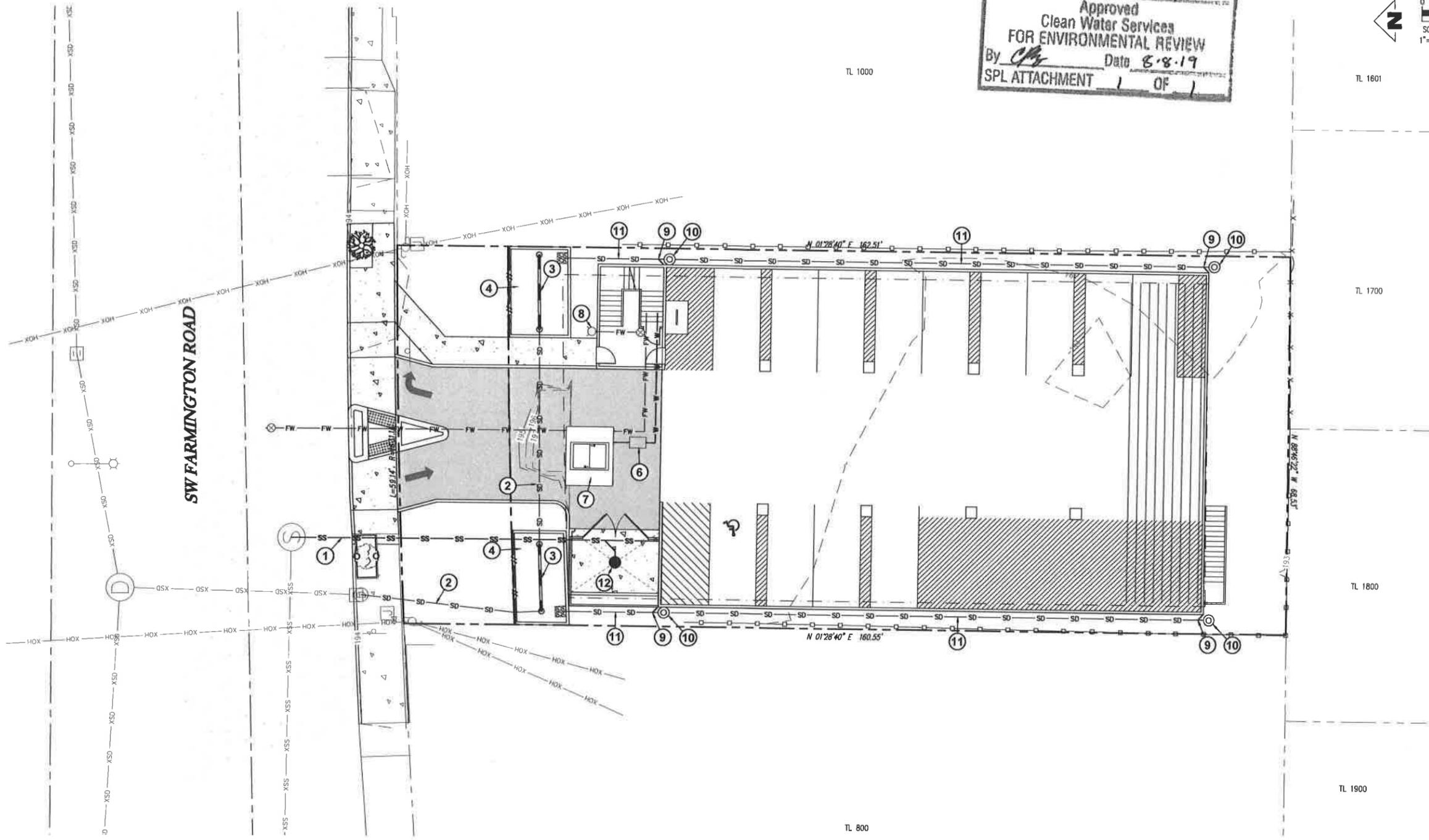
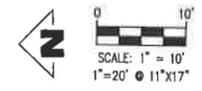
Reviewed by

Chuck Beath

Date

8/8/19

CWS FILE NO. 19-001195
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By CM Date 8.8.19
 SPL ATTACHMENT 1 OF 1



LEGEND

- BOUNDARY LINE
- - - ADJACENT/ADJOINING LOT LINE
- CENTER LINE ROW
- - - 99 --- EXISTING 1" CONTOUR LINE
- - - 100 --- EXISTING 5" CONTOUR LINE
- XSS---XSS--- EXISTING SANITARY SEWER LINE
- XSD---XSD--- EXISTING STORM DRAIN LINE
- XW---XW--- EXISTING WATER LINE
- XOH---XOH--- EXISTING OVERHEAD UTILITIES LINE
- X---X--- EXISTING FENCE

- EXISTING WATER METER/SERVICE
- EXISTING STORM DRAIN MANHOLE
- EXISTING CATCH BASIN / AREA DRAIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING JUNCTION BOX
- EXISTING SIGN POST
- EXISTING LIGHT

- SD---SD--- PROPOSED STORM LINE
- SS---SS--- PROPOSED SANITARY LINE
- W---W--- PROPOSED DOMESTIC WATERLINE
- FW---FW--- PROPOSED FIRE WATERLINE
- PROPOSED CLEANOUT
- PROPOSED WATER METER

UTILITY NOTES

- ① PROPOSED 6" 3034 PVC SANITARY LINE (TO BE BORED WITHIN TREE PROTECTION ZONE)
- ② PROPOSED 4" 3034 PVC STORM LINE
- ③ PROPOSED 4" PERFORATED PIPE
- ④ PROPOSED FLOW THROUGH PLANTER
- ⑤ NOT USED
- ⑥ PROPOSED DCVA
- ⑦ PROPOSED COMBINATION FIRE SERVICE VAULT & DOMESTIC DOUBLE CHECK
- ⑧ PROPOSED FDC
- ⑨ PROPOSED WYE
- ⑩ PROPOSED CLEANOUT
- ⑪ PROPOSED 4" ABS STORM LINE
- ⑫ PROPOSED TRASH AREA DRAIN. MUST BE A LISTED AND APPROVED PRODUCT, TRAPPED, PRIMED, AND VENTED.

FARMINGTON APARTMENTS
 13300 SW FARMINGTON ROAD
 TAX MAP 1S1 16AC
 TAX LOT 900
 BEAVERTON, OREGON

PRELIMINARY UTILITY PLAN

NO.	DATE	REVISIONS	DESCRIPTION

EMERIO Design
 6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 748-8812
 FAX: (503) 638-9562
 www.emeriodesign.com

SHEET
4
 OF
8

Received
Planning Division
10/15/2019

FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-259-1500
Fax: 503-259-1520

REV 4-2-2019

Project Information

Applicant Name: Steve Miller - Emerio Design
Address: 6445 SW Fallbrook Pl., #100 - Beaverton
Phone: (503) 746-8812
Email: stevem@emeriodesign.com
Site Address: 13300 SW Farmington Rd.
City: Beaverton
Map & Tax Lot #: 1S1-16AC Tax Lot 900
Business Name: Fallbrook LLC
Land Use/Building Jurisdiction: Beaverton
Land Use/ Building Permit #: DR2019-0062

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Proposed 9 unit multifamily apartment complex.

Permit/Review Type (check one):

- Land Use Review - Service Provider Letter
- Site/Civil Project
- Building Permit Review
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
- Explosives Blasting (Blasting plan is required)
- Other Hazardous Materials (Exterior)
- TVFR/Fire Code Review (other)
- Tents, Canopies, or Temporary Membrane Structures (in excess of 750 square feet)
- Temporary Haunted House or similar
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit #: 2019-0020
Permit Type: SPL-COB
Submittal Date: 9/18/2019
Assigned To: DFM FOSTER
Due Date: 10/1/2019

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

This section is for application approval only

DFM Jeremy Foster
Fire Marshal or Designee _____ Date _____

Conditions:

Fire Sprinklers Required in the Attic space
NFPA 13R modified w/ dry system in attic

See Attached Conditions: Yes No

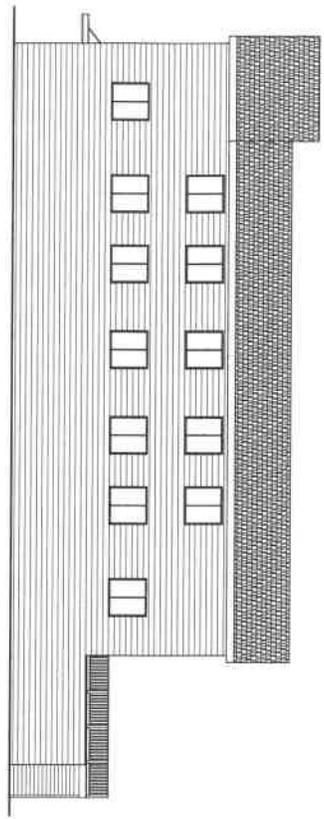
Site Inspection Required: Yes No

This section used when site inspection is required

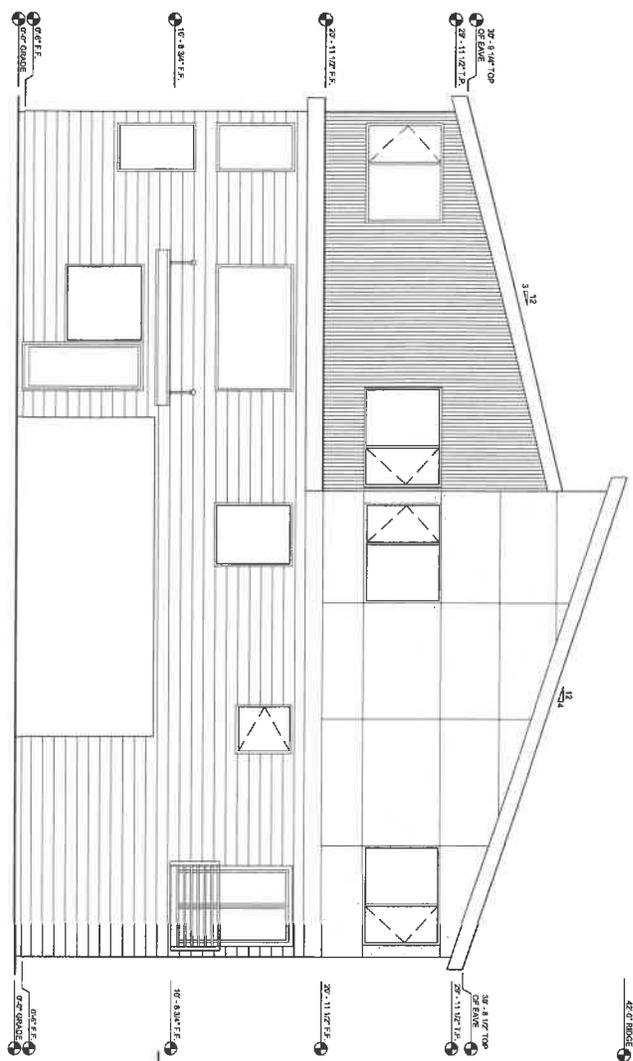
Inspection Comments:

Final TVFR Approval Signature _____ Emp ID _____ Date _____

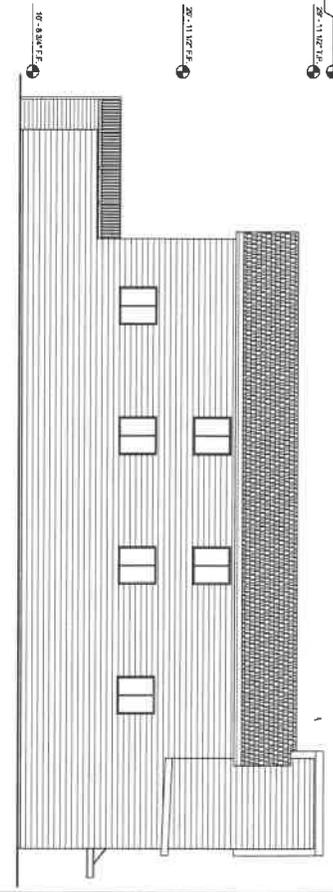
3 RIGHT ELEVATION
FSZ 1/8" = 1'-0"



1 FRONT ELEVATION - FARMINGTON
FSZ 1/8" = 1'-0"



2 LEFT ELEVATION
FSZ 1/8" = 1'-0"



4 REAR ELEVATION
FSZ 1/8" = 1'-0"



APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Jeremy Foster
Deputy Fire Marshal II

TVF&R Permit # 2019-0020

NOTES:
1. ALL WORK TO BE APPROVED WITH A PERMIT.
2. ALL WORK TO BE APPROVED WITH A PERMIT.
3. ALL WORK TO BE APPROVED WITH A PERMIT.

SYMBOL	REVISIONS	DATE	BY
0	PERMIT	1/25/22	44119

FARMINGTON APARTMENTS

13300 SW FARMINGTON RD. - BEAVERTON OR.

EMERIO Design
6445 SW FALLBROOK PL., SUITE 100
BEAVERTON, OREGON 97008
PH: (503) 748-8815
FAX: (503) 638-8892

FSZ



Received Planning Division 4-27-20

12725 SW Millikan Way | PO Box 4755 | Beaverton, OR 97076

Public Works Department

p: 503-526-2269

www.BeavertonOregon.gov

Water Service Provider Letter (SPL)

PLEASE RETURN THIS FORM TO:

PRE-APPLICATION DATE: _____

APPLICANT:

SITE INFORMATION:

Contact: _____

Tax Map(s): _____ Lot Number(s): _____

Company: _____

Address: _____

Size: _____

Phone: _____

Address: _____

Email: _____

Nearest cross-street (or directions to site): _____

OWNER(S):

Contact: _____

Company: _____

Address: _____

Phone: _____

Email: _____

PROPOSED PROJECT NAME: _____

PROPOSED DEVELOPMENT ACTION (ex. Design Review, Land Division, Conditional Use, etc.): _____

EXISTING USE: _____ PROPOSED USE: _____

RESIDENTIAL: _____ INDUSTRIAL/COMMERCIAL: _____ CONDITIONAL USE: _____

Single Fam. _____ Multi-Fam. _____ Type of Use: _____ No. of Students/Employees/Etc.: _____

No. of Units: _____ Gross Floor Area _____ SQ. FT. Gross Floor Area _____ SQ FT.

Average Daily Demand (gallons/day): _____ Peak Daily Demand (gallons/day): _____ Peak Hour (gallons/day): _____

FIRE FLOW REQUIRED: (gpm): _____ IRRIGATION FLOW REQUIRED: (gpm): _____

FOR INTERNAL USE ONLY – DO NOT WRITE BELOW THIS LINE

***Both agency signatures required

TVWD [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: _____ TITLE: _____ DATE: _____

COB [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: _____ TITLE: _____ DATE: _____

EMERIO *Design*

Received
Planning Division
4-27-20

CIVIL ENGINEERS & PLANNERS

March 16, 2020

City of Beaverton
Engineering Review Staff
12725 SW Milikan Way
Beaverton, OR 97005

Attn: Engineering Review Staff

RE: Farmington Apartments – Sight Distance Certification

This letter is to address the City of Beaverton Municipal Code concerning sight distance for driveway approaches, specifically for the proposed driveway access to serve the lot at the existing address of 13300 SW Farmington Road in Beaverton.

Location and Project Description:

The proposed driveway approach for this project is located approximately 450 feet west of the intersection of SW Erickson Avenue & SW Farmington Road. The approach is accessed from south side SW Farmington Road.

SW Farmington Road is classified as an arterial by the City of Beaverton. This section of street is designated as a four-lane roadway mix use of approximately 50 feet wide. A roadway speed limit of 30 miles per hour (MPH) is posted. Roadside curbs and dedicated sidewalk are currently provided along both sides of SW Farmington Road. Intersection sight distance for this project access requires analysis of intersection sight distance looking to the west and east along SW Farmington Road.

Measurements are based on an eye height and an object height of 3.5 feet above the road. The front of a stopped vehicle is assumed to be 10 feet from the near edge of pavement. Actual measurements are taken from 14.5 feet to the location of the driver.

Right Turn from Minor Road:

For this proposed approach, the turning will be restricted to right turns only; therefore, the determining case for required sight distance is described as Case B2 in the AASHTO "Geometric Design of Highways and Streets, 2018": right turn from a minor road from a stop, looking left. The design speed of 30 MPH will be used for Eastbound vehicles (looking left).

The required sight distance looking left for a right turn from a stop is 290 feet per Table 9-6 in the AASHTO "A Policy on Geometric Design of Highways and Streets, 2018" manual. Sight distance for eastbound vehicles was measured at minimum 341 feet from the proposed driveway approach.

Due to an existing row of arbor vitae along the west property line of the adjacent lot to west, the sight distance to the west at the driver's eye height is obstructed. Sight distance was obtained by looking through gaps in the brush and standing in front of the brush at the roadway edge along the sight lines (See attached Site Distance Exhibit).

Conclusion

I hereby certify that the intersection sight distance is available at the proposed access to this single lot. Sight distance conforms to the requirements as set forth by AASHTO, subject to the following improvements:

- a. Construction of the access as designed.
- b. Removal/clearing of vegetated material obstructing line of sight on adjacent property at 13340 SW Farmington Road, located directly west of site on SW Farmington Road (See attached Sight Distance Exhibit).

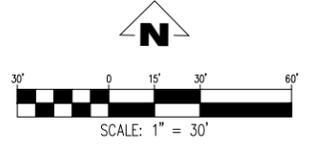
If you have any questions, please do not hesitate to send email to joshua@emeriodesign.com or call at 503-746-8812.

Sincerely,

Emerio Design, LLC

Joshua Ayers, PE





FARMINGTON APARTMENTS
 13300 SW FARMINGTON ROAD
 TAX MAP 1S1 16AC
 TAX LOT 900
 BEAVERTON, OREGON

SIGHT DISTANCE

REVISIONS	
NO.	DATE

EMERIO
Design

6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

SHEET
1
 OF

CITY OF BEAVERTON
DESIGN EXCEPTION REQUEST

<i>For City Engineering Office use only</i>	
Control No:	

Project Name:	Farmington 9 Unit Apartments	FC/ROW/SD/CIP #:	SD
Project Location:	13300 SW Farmington Road, Beaverton		

PROJECT DATA

Functional Classification:		<input checked="" type="checkbox"/> Arterial		<input type="checkbox"/> Collector	<input type="checkbox"/> Neighborhood Route	<input type="checkbox"/> Local	<input type="checkbox"/> Other
Current ADT (Year):		2019		Design ADT (Year):		32,889	
Posted Speed:	35 mph	Design Speed:	35 mph	Anticipated Approval Date:		TBD	
Funding:		<input checked="" type="checkbox"/> Private		<input type="checkbox"/> City	<input type="checkbox"/> State	<input type="checkbox"/> Federal	
Current Estimate:		N/A		Additional Cost to Meet Standard:		N/A	
NHS:	<input type="checkbox"/>	Top 10% SPIS Site:	Yes	<input type="checkbox"/>			
Non NHS:	<input type="checkbox"/>	SPIS Site:	No	<input type="checkbox"/>			

Design Exceptions		
<input type="checkbox"/> Design Speed	<input type="checkbox"/> Lane Width	<input type="checkbox"/> Bridge Rail
<input type="checkbox"/> Horizontal Alignment	<input type="checkbox"/> Parking Width	<input type="checkbox"/> Pavement Design Life
<input type="checkbox"/> Vertical Alignment	<input type="checkbox"/> Bike Lane/Multi-Use Path Width	<input type="checkbox"/> Vertical Clearance
<input type="checkbox"/> Intersection Sight Distance	<input type="checkbox"/> Median Width	<input type="checkbox"/> Superelevation
<input type="checkbox"/> Stopping Sight Distance	<input type="checkbox"/> Length of Cul-de-sac	<input type="checkbox"/> Superelevation Runoff
<input checked="" type="checkbox"/> Intersection / Driveway Spacing	<input type="checkbox"/> Shy Distance	<input type="checkbox"/> Clear Zone
<input type="checkbox"/> Pavement Cross Slope	<input type="checkbox"/> ADA Standards	<input type="checkbox"/> (Other) Driveway
<input type="checkbox"/> Grade	<input type="checkbox"/> Bridge Width	Sidewalk Width ¹

¹ Needs a Sidewalk Modification from Planning.

Description of Project:

Develop the currently vacant subject site into an apartment building consisting of 9 units.

Description of Exception:

Regardless of the location of a signal driveway for this parcel it will be in violation of EDM Section 210.21. As such the current driveway, which was recently installed by the city capital improvement project is also out of compliance. We simply propose relocating this driveway central to the parcel frontage, which is better suited for the developability of the site.

To avoid left turn conflicts and other traffic safety concerns, the design proposes a "pork chop" to restrict movements to right-in/right-out onto Farmington Road, an arterial roadway. As the pork chop will have mountable curbs it will be accessible to emergency vehicles to satisfy the requirements from TFV&R.

Location of Design Feature:

The paved driveway with curb would be constructed centrally on the front property line, approximately 48 feet in length. To the west and the east there are existing driveways serving multifamily residential properties. The proposed centerline distance from the west and east driveway to the new proposed driveway will be 75' and 45' respectively.

Reasons For Not Attaining Standard: (Such As Cost/ Benefit, Crash History, Environmental, Etc.)

This is the only access option for this parcel. An existing driveway exists that does not meet the standard. We are simply requesting to relocate this out of standard driveway.

**CITY OF BEAVERTON
DESIGN EXCEPTION REQUEST**

Effect on Other Standards:

Typically, a design would align with the opposing driveway across Farmington Road. This is currently access to the Hyundai dealership. As the driveways are proposed to be not directly across from each other, we have proposed a right-in/right-out restriction for this development to mitigate this conflict.

Compatibility with Adjacent Sections and Context:

Proposed is a pork chop entrance to restrict left turns yet allow fire access. This will mitigate conflicts for motorists due to the proximity of adjacent driveways.

Mitigation for Exception Included In Design: EDM Section 210.21.D - D. If the minimum standards in this subsection would prohibit access to the site, a driveway with restricted turn movements acceptable to the City Traffic Engineer may be approved. This standard is met with the pork chop that restricts left turn movements. Without a driveway to Farmington this site would be land-locked as no other ROW frontage exist.

Supporting Documentation (Include the appropriate Plan Section, Cross Section, Alignments Sheets & Plan Details): Site plan exhibit.

**CITY OF BEAVERTON
DESIGN EXCEPTION REQUEST**

Signatures

Prepared By: _____

Eric Evans, PE
(Engineer of Record)

Date: _____

6-3-20

Print Name:	Eric Evans	Phone:	<i>503 853 1912</i>
Company Name:	Emerio Design, LLC		
Company Address:	6445 SW Fallbrook Pl. Suite 100		
City:	Beaverton	ST:	OR Zip: 97008
Email Address:			

Concurred By: _____

(Site Development Division Manager, Public Works Director, OPS Program Manager, etc.)

Date: _____

(Print Name)

Concurred By: _____

(City Traffic Engineer)

Date: _____

Jabra Khasho

(Print Name)

Approved By: _____

(City Engineer)

Date: _____

Geoff Hunsaker

(Print Name)

PREPARED BY:

**ENGINEER OF RECORD
PROFESSIONAL
ENGINEER STAMP**

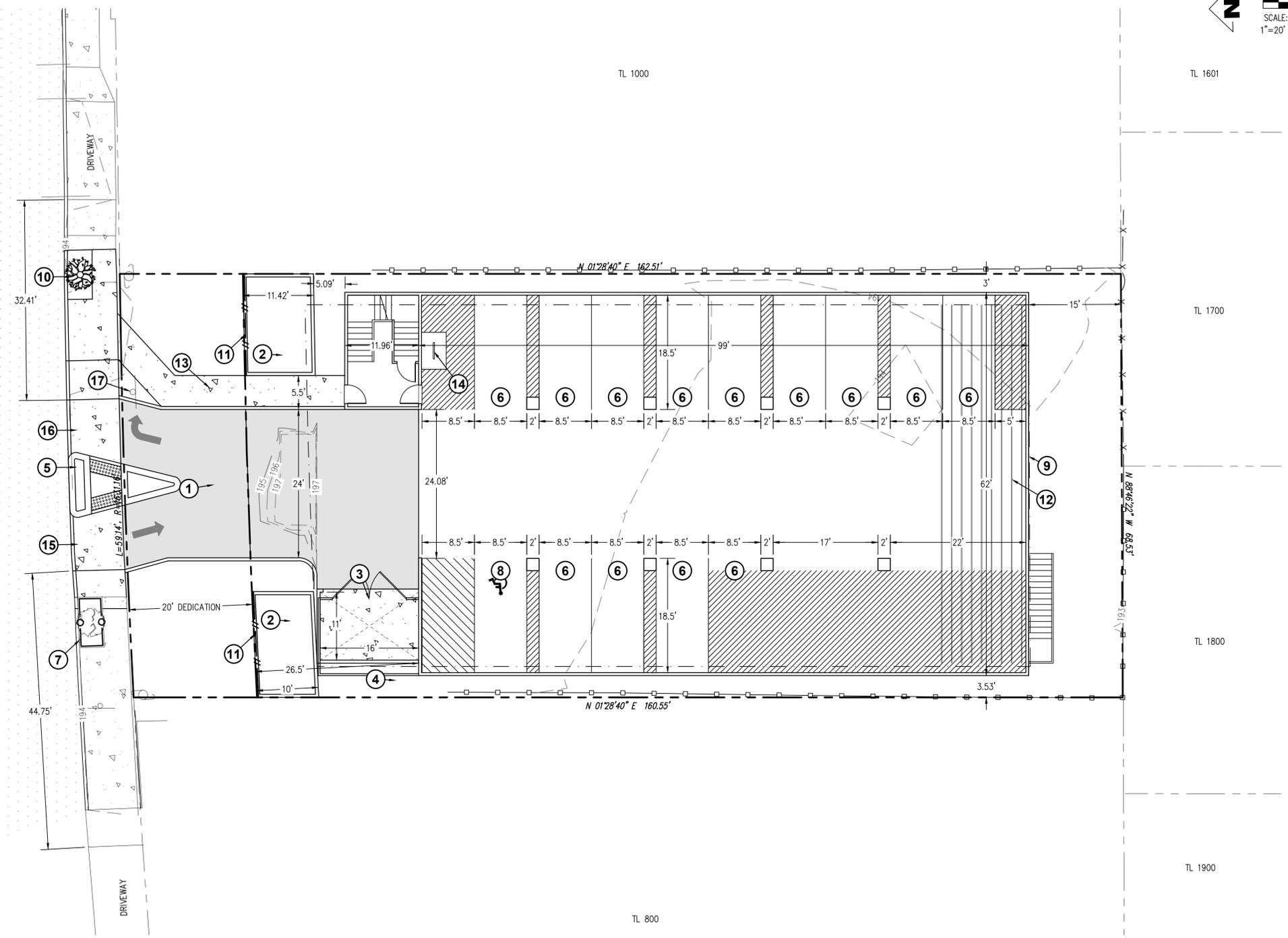


EXPIRES: 12/31/20 *21*

Received
Planning Division
4-27-20



SW FARMINGTON ROAD



LEGEND

- BOUNDARY LINE
- - - ADJACENT/ADJOINING LOT LINE
- CENTER LINE ROW
- - - 99' - EXISTING 1' CONTOUR LINE
- - - 100' - EXISTING 5' CONTOUR LINE

- EXISTING UTILITY POLE
- EXISTING JUNCTION BOX
- EXISTING SIGN POST
- EXISTING LIGHT

SITE NOTES

- ① PROPOSED PERVIOUS AC PAVEMENT
- ② PROPOSED FLOW THROUGH PLANTER
- ③ PROPOSED TRASH ENCLOSURE
- ④ PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLAN)
- ⑤ PROPOSED MOUNTABLE DRIVEWAY TRIANGULAR ISLAND
- ⑥ PROPOSED STANDARD PARKING AREA IN GARAGE
- ⑦ PROPOSED TREE PROTECTION FENCE
- ⑧ PROPOSED HANDICAP PARKING AREA
- ⑨ PROPOSED BUILDING
- ⑩ PROPOSED STREET TREE
- ⑪ PROPOSED SPLIT RAIL FENCE
- ⑫ PROPOSED DECK AREA
- ⑬ PROPOSED 5' WIDE CONCRETE WALK
- ⑭ PROPOSED STAPLE BIKE RACK IN GARAGE (2 SPACES)
- ⑮ PROPOSED RIGHT-IN ONLY DRIVEWAY APPROACH
- ⑯ PROPOSED RIGHT-OUT ONLY DRIVEWAY APPROACH
- ⑰ PROPOSED "RIGHT TURN ONLY" SIGN

FARMINGTON APARTMENTS
13300 SW FARMINGTON ROAD
TAX MAP 1S1 16AC
TAX LOT 900
BEAVERTON, OREGON

EXHIBIT

NO.	DATE	REVISIONS DESCRIPTION

EMERIO
Design

6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com