

**AFFIDAVIT OF MAILING NOTICE**

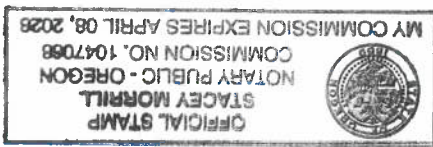
STATE OF OREGON )  
 ) SS  
COUNTY OF WASHINGTON )

I, Margaret Gordon being first duly sworn, depose and say:

That on the 4<sup>th</sup> day of February, 20 25, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Margaret Gordon  
Signature

SUBSCRIBED AND SWORN to before me this 5<sup>th</sup> day of February, 20 25.



Stacey Morrill  
Notary Public for Oregon  
My commission expires:

RE: Grimm's Storage Yard

February 4, 2024



**RE: Neighborhood Meeting – Architectural Review  
Towing and Vehicle Storage Operations**

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding property located south of Pacific Highway and SW Leveton Drive and bisected by SW 128<sup>th</sup> Avenue (Washington County Assessor’s Map 2S121A, Tax Lot 2100). The property is in the City of Tualatin’s General Manufacturing (MG) and Light Manufacturing (ML) zoning districts. The project involves an Architectural Review application to establish a towing and vehicle storage operations on a portion of the site on the east side of SW 128<sup>th</sup> Avenue. Before submitting a land-use application to the City of Tualatin, we would like to discuss the project with you in more detail.

This meeting aims to provide a forum for surrounding property owners to review and discuss the project before applying to the City. This meeting will allow you to share any specific information about the property involved. We will attempt to answer questions relevant to meeting development standards consistent with the City of Tualatin Land Development Code. This neighborhood meeting date is:

**February 19, at 6:30 p.m.  
Tualatin Public Library Community Room  
18878 SW Martinazzi Ave  
Tualatin, OR 97062**

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered before the submittal of the application to the City. Depending upon the type of land use action required, you may receive official notice from the City of Tualatin requesting that you participate with written comments, and/or you may have the opportunity to attend a public hearing.

I look forward to discussing this project with you. If you have questions but cannot attend, please feel free to contact me at 503-563-6151 or by email at [vermilyas@aks-eng.com](mailto:vermilyas@aks-eng.com).

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

A handwritten signature in black ink that reads 'Sean Vermilya'.

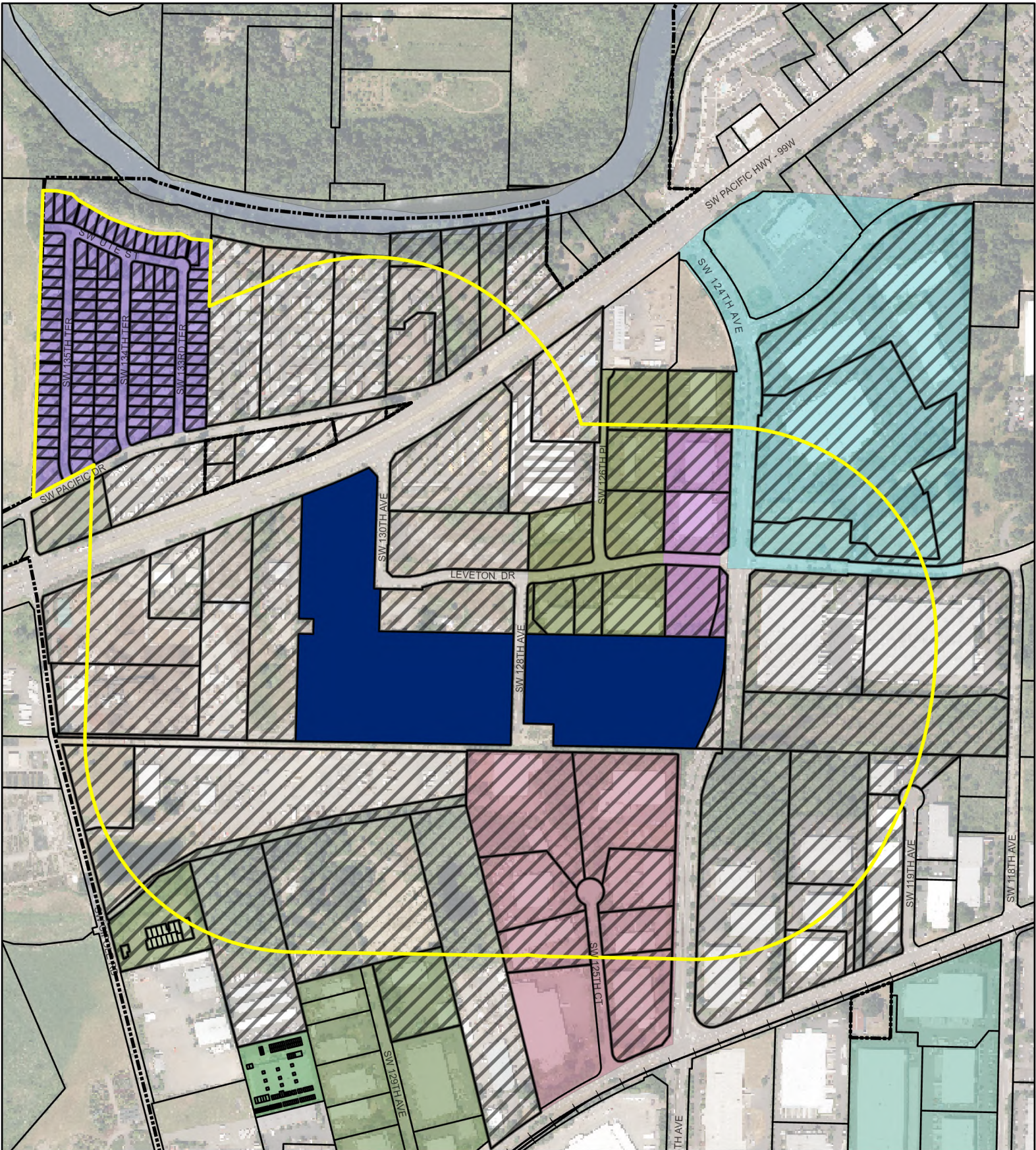
Sean Vermilya  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
503-563-6151 | [vermilyas@aks-eng.com](mailto:vermilyas@aks-eng.com)

**Enclosure:** Vicinity Map



**Data Resource Center**  
 600 NE Grand Ave, Portland, OR 97232  
 503.797.1742 – drc@oregonmetro.gov

This Web site is offered as a public service, integrating various government records into a region-wide mapping system. The property assessment records are a multi-county integration of Clackamas, Multnomah and Washington County records. MetroMap blends each county's records into a common database on a quarterly basis. Therefore, to view each county's official records, go to their respective web sites or offices. The other MetroMap data are derived from city, county, state, federal and Metro sources. The metadata (data about the data) are included on this site, including the sources to be consulted for verification of the information contained herein. It describes some cases where Metro blends city and county records by generalizing the disparities. Metro assumes no legal responsibility for the compilation of multi-source government information displayed by Metro Map.



1000' Buffer



1000' Buffer with Subdivisions



Selected Taxlots



YOST MINDI MARIA  
18253 SW 133RD TER  
TUALATIN, OR 97062

YI MINKYU & YI HYOSUN  
18284 SW 133RD TER  
TUALATIN, OR 97062

WILSON ANDREW F & WILSON  
JANINE S  
18325 SW 135TH TER  
TUALATIN, OR 97062

WILDER DEBORAH J  
11811 STATE AVE #204  
MARYSVILLE, WA 98271

WH SHIPMAN LIMITED  
16-127 LAPAAU RD  
KEAAU, HI 96749

WESTERBERG DONALD M &  
WESTERBERG ANN L  
18302 SW 135TH TER  
TUALATIN, OR 97062

WASHINGTON COUNTY FACILITIES  
MGMT  
169 N 1ST AVE #42  
HILLSBORO, OR 97124

WARNER DONNA L  
18259 SW 135TH TER  
TUALATIN, OR 97062

WAGEMAN DELORES M  
18256 SW 134TH TER  
TUALATIN, OR 97062

VOSS ANDREW J & ERICA BRO FAM  
TRUST  
18230 SW PACIFIC HWY  
TUALATIN, OR 97062

VONHAGEN HANS GERD TRUST  
131 OAK SHORE DR  
PORT TOWNSEND, WA 98368

VIACOM OUTDOORS  
199 EAST FIFTH AVE STE 25  
EUGENE, OR 97401

VANVALIN WILLIAM H & VANVALIN  
SANDRA S  
18207 SW 133RD TER  
TUALATIN, OR 97062

TWO IN THE KEY LLC  
PO BOX 1299  
TUALATIN, OR 97062

TUALATIN CITY OF DEVELOPMENT  
COMMISSION  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062

TRUMP BRIAN J & TRUMP KRISTIN N  
13324 SW UTE ST  
TUALATIN, OR 97062

TRAN NHU N  
12936 SW WAHKEENA CT  
PORTLAND, OR 97224

TRAN THAM C & LANG LYNH Y  
18231 SW 133RD TER  
TUALATIN, OR 97062

TORRES MANUEL  
18338 SW 133RD TER  
TUALATIN, OR 97062

TON MAN T & TRAN THUY & TON VIVI  
13360 SW UTE ST  
TUALATIN, OR 97062

TIGARD-TUALATIN SCHOOL DISTRICT  
#23J  
6960 SW SANDBURG ST  
TIGARD, OR 97223

TIGARD STREET INVESTMENTS LLC  
PO BOX 2775  
TUALATIN, OR 97062

THOMPSON JOHN & THOMPSON  
LISA M  
13539 SW UTE ST  
TUALATIN, OR 97062

STORM & SONS LLC  
25749 SW REIN RD  
SHERWOOD, OR 97140

STEIN WOODBURN LLC  
13001 CLACKAMAS RIVER DR #200  
OREGON CITY, OR 97045

SNYDER RUSSEL J & SNYDER  
KATHERINE V  
18386 SW 134TH TER  
TUALATIN, OR 97062

SINGH DHARMEN & SINGH ERIS A  
18111 SW 135TH TER  
TUALATIN, OR 97062

SHEKARRIZ LIV TRUST  
1930 S RIVER DR #401  
PORTLAND, OR 97201

SHAW RYAN & DAVIDSSON JANICE  
18262 SW 133RD TER  
TUALATIN, OR 97062

SH1 CEDAR CREST LLC  
40 W 57 STREET 28TH FLOOR  
NEW YORK, NY 10019

SASKEN KELLAN & SASKEN KATELYN  
18453 SW 135TH TER  
TUALATIN, OR 97062

SAEDI ATAOLLAH & SAEDI MAHVASH  
18397 SW 135TH TER  
TUALATIN, OR 97062

RUTH T LLC  
PO BOX 96  
TUALATIN, OR 97062

ROSAUER VINCENT M  
13335 SW UTE ST  
TUALATIN, OR 97062

RODRIGUEZ LAZARO & RODRIGUEZ  
DIANNE L  
18358 SW 135TH TER  
TUALATIN, OR 97062

RODONDI RICHARD & TERESA  
FAMILY TRUST  
13443 SW UTE ST  
TUALATIN, OR 97062

RIENIETS MARK & RIENIETS PAULINE  
18134 SW 135TH TER  
TUALATIN, OR 97062

RIDER RODNEY A & RIDER HUYEN V  
18267 SW 134TH TER  
TUALATIN, OR 97062

REITH FAMILY TRUST  
1484 MALLARD WAY  
SUNNYVALE, CA 94087

POULIN AUSTIN R & KAPAKU LEI A  
18304 SW 134TH TER  
TUALATIN, OR 97062

PONGRACZ-BARTHA GEORGE  
18238 SW 134TH TER  
TUALATIN, OR 97062

PNWP LLC #5 PNWP LLC #5  
6600 SW 105TH AVE STE 175  
BEAVERTON, OR 97008

PHAN DUC M  
18342 SW 134TH TER  
TUALATIN, OR 97062

PETERSEN SCOTT  
18268 SW 135TH TER  
TUALATIN, OR 97062

PAZODA HOLDINGS LLC  
18348 SW 126TH PL  
TUALATIN, OR 97062

PARR LUMBER COMPANY  
5630 NE CENTURY BLVD  
HILLSBORO, OR 97124

PACIFIC NW PROPERTIES LP  
6600 SW 105TH AVE STE 175  
BEAVERTON, OR 97008

NSA PROPERTY HOLDINGS LLC  
5005 MEADOWS RD STE 420  
LAKE OSWEGO, OR 97035

NORDIC PROPERTY INVESTMENTS  
LLC  
308 HANGING STAR LN  
GEORGETOWN, TX 75633

NGUYEN HENRY T & NGUYEN VAN T  
3515 NW BANFF DR  
PORTLAND, OR 97229

NGUYEN HELEN H  
18415 SW 135TH TER  
TUALATIN, OR 97062

NGUYEN PAUL P & PHAM LIEN B  
18299 SW 134TH TER  
TUALATIN, OR 97062

NGUYEN QUYNH & TRAN LINH  
18166 SW 134TH TER  
TUALATIN, OR 97062

NGUYEN DON DUNG & TIET NGA N  
18173 SW 133RD TER  
TUALATIN, OR 97062

NGUYEN THOMAS & VO JENNY  
8415 SW LOCUST ST  
TIGARD, OR 97223

NEUMANN JULIE A  
18277 SW 133RD TER  
TUALATIN, OR 97062

MUSAWI LIWAA AL  
13464 SW UTE ST  
TUALATIN, OR 97062

MURRAY CRAIG A & MURRAY  
ELLENMARIE  
19040 PILKINGTON RD  
LAKE OSWEGO, OR 97035

MULDER CAROL A  
18326 SW 134TH TER  
TUALATIN, OR 97062

MOSIAS 2002 FAMILY TRUST  
18395 SW 134TH TER  
TUALATIN, OR 97062

MITTLEMAN PROPERTIES  
1 SW COLUMBIA ST STE 950  
PORTLAND, OR 97258

MILLER SCOTT A  
14481 S HAWTHORNE CT  
OREGON CITY, OR 97045

MCKEE BRETT & MCKEE TAMARA  
18314 SW 135TH TER  
TUALATIN, OR 97062

MCGUIRE JEFFREY D  
13489 SW UTE ST  
TUALATIN, OR 97062

MCGUIRE TRUST  
1841 BARNES CIR  
WEST LINN, OR 97068

MCGILL NANCY REV TRUST  
14000 SW BENCHVIEW TER  
TIGARD, OR 97224

MATTSON MARK & MATTSON DIANA  
2315 S 16TH CIR  
RIDGEFIELD, WA 98642

MALIVANH BRANDITH & ECKHOFF  
NATALIE REANEE  
18399 SW 133RD TER  
TUALATIN, OR 97062

MACHII YUKIO & MACHII HARU N  
18280 SW 134TH TER  
TUALATIN, OR 97062

LPKF DISTRIBUTION INC  
12555 SW LEVETON DR  
TUALATIN, OR 97062

LOGUERCIO LAUREN BEEZEE &  
LOGUERCIO BRANDON  
18100 SW 133RD TER  
TUALATIN, OR 97062

LITTLE JAMES R & DISTLER PATRICIA  
D  
18273 SW 135TH TER  
TUALATIN, OR 97062

LEVETON LLC  
11401 SW AMU AVE  
TUALATIN, OR 97062

LEVERETT DEANE T DECEDENTS  
TRUST  
8865 SW SCHECKLA DR  
TIGARD, OR 97224

LENDER GARY M & LENDER SHAWNA  
L  
18336 SW 135TH TER  
TUALATIN, OR 97062

KOSTEL JANICE P & KOSTEL PETER A  
18300 SW 133RD TER  
TUALATIN, OR 97062

KMT INVESTMENTS LLC  
16022 W SYCAMORE CT  
SURPRISE, AZ 85374

KIDWILER DOUGLAS L & SHARP  
JUDY A  
18367 SW 133RD TER  
TUALATIN, OR 97062

KEY KNIFE INC  
19100 SW 125TH CT  
TUALATIN, OR 97062

KEIL TAMARA CHRISTINE  
18426 SW 135TH TER  
TUALATIN, OR 97062

KECK THOMAS M & KECK MARGARET  
T  
18108 SW 133RD TER  
TUALATIN, OR 97062

JOHNSTON DEAN & JOHNSTON  
KATHLEEN A  
13311 SW UTE ST  
TUALATIN, OR 97062

JC HOLDINGS LLC  
12111 SW MALLOY WAY  
SHERWOOD, OR 97140

IVY JERRY & DEBORAH FAMILY TRUST  
530 SHOWERS DR STE #7-318  
MOUNTAIN VIEW, CA 94040

INTERNATIONAL LINE BUILDERS INC  
19020 SW CIPOLE RD  
TUALATIN, OR 97062

IDM-OREGON LLC  
1101 SE TECH CENTER DR STE 160  
VANCOUVER, WA 98683

HYDE SHARON ANN  
18162 SW 133RD TER  
TUALATIN, OR 97062

HYDE RONDEY E  
13452 SW UTE ST  
TUALATIN, OR 97062

HURLEY NOELLE T  
18214 SW 134TH TER  
TUALATIN, OR 97062

HOLMES CLYDE E & HOLMES MARJA  
L  
13373 SW UTE ST  
TUALATIN, OR 97062

HOLADAY BRANT R & HOLADAY  
JENNIFER L L  
13478 SW UTE ST  
TUALATIN, OR 97062

HODGDON DONALD E JR  
28570 NE WILSONVILLE RD  
NEWBERG, OR 97132

HILL GLENDA  
18352 SW 133RD TER  
TUALATIN, OR 97062

HERNANDEZ-BRAN ALAN & LEMUS  
SYLEENA  
18099 SW 135TH TER  
TUALATIN, OR 97062

HERMAN RV STORAGE LLC  
16200 SW PACIFIC HWY STE H-260  
TIGARD, OR 97224

HENG SOKLY  
18194 SW 133RD TER  
TUALATIN, OR 97062

HENDERSON PROPERTIES LLC  
12451 SW LEVETON DR  
TUALATIN, OR 97062

HARDY DANIEL & KRISTEN LIV TRUST  
23070 SW LODEGPOLE AVE  
TUALATIN, OR 97062

HAN ZIYE & XU YU  
10755 SW NAEVE ST  
TIGARD, OR 97224

HAGG FAMILY TRUST  
19100 SW 129TH AVE  
TUALATIN, OR 97062

HAAS SHARRON R & NORDNESS  
HOLLY  
18217 SW 135TH TER  
TUALATIN, OR 97062

H2A INVESTMENTS LLC  
14240 NW HARVEST LN  
PORTLAND, OR 97229

GU MENGZHE & HONG LUSI  
18333 SW 134TH TER  
TUALATIN, OR 97062

GRIMM RODNEY D  
18850 SW CIPOLE RD  
TUALATIN, OR 97062

HUYNH SAM V  
18156 SW 135TH TER  
TUALATIN, OR 97062



GRIMM'S FUEL CO  
18850 SW CIPOLE RD  
TUALATIN, OR 97062

GRIMM RODNEY D  
18850 SW CIPOLE RD  
TUALATIN, OR 97062

GREEN VIRGINIA A  
18363 SW 135TH TER  
TUALATIN, OR 97062

GRAY ALFA LLC  
18525 SW 126TH PL  
TUALATIN, OR 97062

GRAY BUD J & GRAY TRACY A  
18392 SW 133RD TER  
TUALATIN, OR 97062

GRAY ROBERT A TRUST  
7823 SW KINGFISHER WAY  
PORTLAND, OR 97224

GILCHRIST SUSAN LYNN &  
GILCHRIST RANDALL MORRIS  
18419 SW 134TH TERR  
TUALATIN, OR 97062

GIFFORD GAIL A  
18157 SW 134TH TER  
TUALATIN, OR 97062

GEARHART E KEITH & GEARHART  
VICKIE  
18291 SW 135TH TER  
TUALATIN, OR 97062

GATELEY FAMILY TRUST  
15264 SW PEACHTREE DR  
PORTLAND, OR 97224

GARNER JASON M  
18169 SW 135TH TER  
TUALATIN, OR 97062

GARCIA MICHAEL & RACHELLE  
FAMILY TRUST  
1914 SUNRAY CT  
WEST LINN, OR 97068

GAGE STARLIT  
18215 SW 133RD TER  
TUALATIN, OR 97062

FUCHS NADINE K  
34580 NE WILSONVILLE RD  
NEWBERG, OR 97132

FRICKE RONALD & FRICKE PATRICIA  
18381 SW 135TH TER  
TUALATIN, OR 97062

FREDERICK CHANA L  
18439 SW 135TH TER  
TUALATIN, OR 97062

FOURNIER GEORGE PER & 3 SISTERS  
MANAGEMENT LLC  
PO BOX 2033  
SISTERS, OR 97759

FOURIER GEORGE PER & FOURIER  
ERIN L & RUFFO JOSI M ET AL  
PO BOX 2033  
SISTERS, OR 97759

FORSTE WILLIAM & FORSTE SUSAN  
13467 SW UTE ST  
TUALATIN, OR 97062

FAMILY MOTOR CO INC  
18435 SW PACIFIC HWY  
TUALATIN, OR 97062

FALLER ROBERT J & FALLER LINDA J  
18190 SW 135TH TER  
TUALATIN, OR 97062

EXCELLENT PROPERTIES LLC  
308 HANGING STAR LN  
GEORGETOWN, TX 78633

ESPINOSA JACOB JAMES & PACE  
ADRIENNE  
18295 SW 133RD TER  
TUALATIN, OR 97062

ERICKSON LOLA LIV TRUST  
18221 SW 134TH TER  
TUALATIN, OR 97062

ENDALE FIREW SISAY  
18385 SW 133RD TER  
TUALATIN, OR 97062

EDDY CHICORY A  
13503 SW UTE ST  
TUALATIN, OR 97062

DUFFETT JESSICA  
18392 SW 135TH TER  
TUALATIN, OR 97062

DRLIK MICHAEL R & DRLIK ARACELY J  
18360 SW 134TH TER  
TUALATIN, OR 97062

DOZNINSKI EHRICK L & FULLER  
MARTIN LE  
18205 SW 134TH TER  
TUALATIN, OR 97062

DOUGHTY ARTHUR R & DOUGHTY  
LINDA  
18280 SW 135TH TER  
TUALATIN, OR 97062

BLAKELY ROBERT & REBECCA REV  
LIV TRUST  
15762 SW 79TH AVE  
TIGARD, OR 97224

BLAIS BETTY ANN  
18272 SW 134TH TER  
TUALATIN, OR 97062

BIXBY ROCKY L & BIXBY CHERYL L  
18126 SW 133RD TER  
TUALATIN, OR 97062

DONOVAN KACY C  
18275 SW 134TH DR  
TUALATIN, OR 97062

DOBRIOGLO MAKSIM V & TERRIERE-  
DOBRIOGLO JORDAN E  
18383 SW 134TH TER  
TUALATIN, OR 97062

DELASHMUTT SANDI L  
18246 SW 135TH TER  
TUALATIN, OR 97062

DEFLER LIV TRUST  
13382 SW UTE ST  
TUALATIN, OR 97062

CURTIS KATHRYN B  
18404 SW 135TH TER  
TUALATIN, OR 97062

CROW HOWARD R & BEBEE D REV  
LIV TRUST  
18192 SW 134TH TER  
TUALATIN, OR 97062

COUGHLIN JOHN CHARLES  
18343 SW 133RD TER  
TUALATIN, OR 97062

CONNELL-CROSTON LIV TRUST  
18212 SW 135TH TER  
TUALATIN, OR 97062

CLOWN NOSE PROPERTIES LLC  
PO BOX 1695  
TUALATIN, OR 97062

ALLEN JO ANNE MARIE BANTZ  
18201 SW 135TH TER  
TUALATIN, OR 97062

CHURCH MARCIA  
18424 SW 134TH TER  
TUALATIN, OR 97062

CHP TUALATIN-RIVERWOOD OR  
OWNER  
450 S ORANGE AVE STE 1200  
ORLANDO, FL 32801

CHALFAN TRUST  
4095 WESTBAY RD  
LAKE OSWEGO, OR 97035

ACEBO JACK LOUIS & ACEBO  
MARCHA  
18371 SW 134TH TER  
TUALATIN, OR 97062

CGF TUALATIN LLC  
PO BOX 1419  
BATTLE GROUND, WA 98604

CARMAN MARY KIMBERLY & RIVERS  
MARC EDWARD  
13397 SW UTE ST  
TUALATIN, OR 97062

CARLISLE ANGIE  
18378 SW 134TH TER  
TUALATIN, OR 97062

CALLISON ANA B & CALLISON JACK F  
18226 SW 133RD TER  
TUALATIN, OR 97062

CALDERON PEDRO & CALDERON  
GLORIA  
18144 SW 133RD TER  
TUALATIN, OR 97062

BRUSAW JOHN & MURRAY ASHLEY  
18145 SW 135TH TER  
TUALATIN, OR 97062

BRANDOW CHRISTIAN  
18827 BLUE RIDGE DR  
OREGON CITY, OR 97045

BORRELLI JOSHUA SHEA &  
BORRELLI SARAH ELIZABETH  
18235 SW 135TH TER  
TUALATIN, OR 97062

BNL OR 12360 SW LEVETON DRIVE  
LLC  
601 S ROCKEFELLER AVE  
ONTARIO, CA 91761

BLUE HORSE PROPERTIES LLC  
PO BOX 1695  
TUALATIN, OR 97062

12345 SW LEVETON LLC  
1730 SW SKYLINE BLVD STE #121  
PORTLAND, OR 97221

125TH COURT TUALATIN LLC  
11100 NE 34TH CIR  
VANCOUVER, WA 98682

18420 SW PLACE LLC  
11292 WESTERN AVE  
STANTON, CA 90680

BIRELINE GAIL  
18248 SW 133RD TER  
TUALATIN, OR 97062

BASTIAN BRETT D & BASTIAN  
BRENNAL  
18127 SW 135TH TER  
TUALATIN, OR 97062

BARKER PROPERTIES LLC  
19355 SW 125TH CT  
TUALATIN, OR 97062

AU FAMILY LLC  
809 N RUSSELL ST STE 201  
PORTLAND, OR 97227

ANODIZE SOLUTIONS LLC  
14400 NW GREENBRIER PKWY  
BEAVERTON, OR 97006

3 BUILDINGS LLC & HAGEMAN  
DEVELOPMENT INC  
941 WEST POINT RD  
LAKE OSWEGO, OR 97034

ANGEL HAVEN REAL ESTATE  
HOLDINGS  
22234 175TH AVE SE  
KENT, WA 98042



# NOTICE of Meeting

Meeting Date & Time:  
**February 19**  
**6:30 PM**

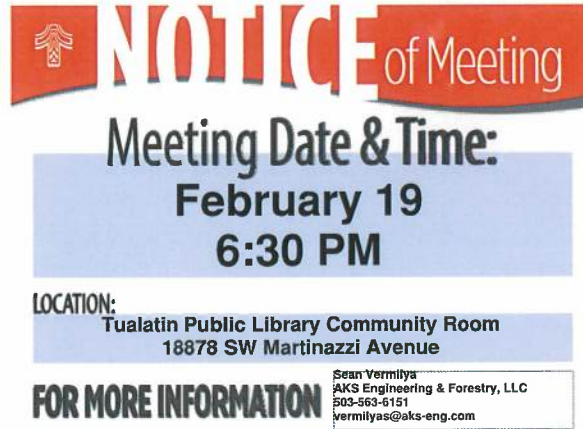
**LOCATION:**

**Tualatin Public Library Community Room**  
**18878 SW Martinazzi Avenue**

**FOR MORE INFORMATION**

Sean Vermilya  
AKS Engineering & Forestry, LLC  
503-563-6151  
[vermilyas@aks-eng.com](mailto:vermilyas@aks-eng.com)

CERTIFICATION OF SIGN POSTING



In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. A template of this sign is available at: <https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>

**Applicant Representative**  
As the ~~applicant~~ for the Grimms Storage Yard project, I hereby certify that on this day, 4th day of February sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: TRAVIS DAVENPORT  
*Representative* (Please Print)

Applicant's Signature: [Handwritten Signature]  
*Representative*

Date: 2/4/25

February 20, 2025



**Neighborhood Meeting Summary:** SW 128<sup>th</sup> Avenue Vehicle Storage Facility

**Meeting Date:** February 19, 2025

**Time:** 6:30 PM

**Location:** Tualatin Public Library Community Room  
18878 SW Martinazzi Avenue, Tualatin, OR 97062

The following serves as a summary of the Neighborhood Meeting process in accordance with the applicable City of Tualatin regulations. On February 4, 2025, property owners within 1,000 feet of the subject site were sent notification of the neighborhood meeting for the planned Architectural Review application. This notification included the project location, project details, and the neighborhood meeting date, time, and location.

On February 19, 2025, Sean Vermilya and Chris Knight from AKS Engineering and Forestry, LLC arrived at the Community Room at the Tualatin Public Library to hold the neighborhood meeting. They had prepared a presentation, planned to last about 15 minutes, including an overview of the planned Architectural Review application and the City of Tualatin Type II land use review process. No questions were received from the public prior to the meeting and no members of the public attended the meeting.

At 7:00 PM, Sean Vermilya and Chris Knight ascertained that no members of the public would be arriving to attend the meeting and subsequently left the building. Affidavit and proof of mailed notice, materials prepared to be presented at the meeting, and other required documentation is included with the land use application materials.

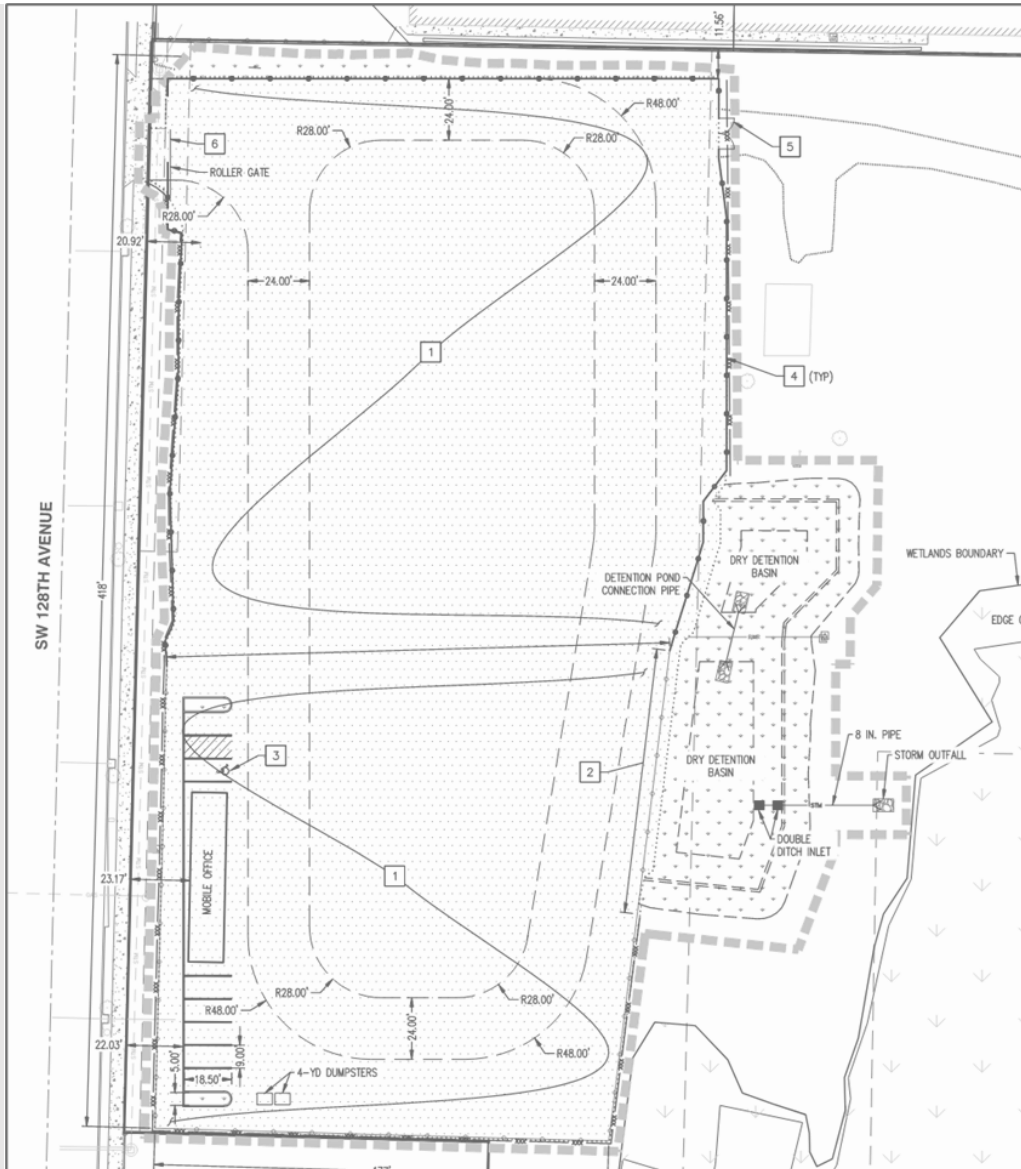
Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

A handwritten signature in black ink that reads 'Sean Vermilya'.

Sean Vermilya

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062  
503.563.6151 | [vermilyas@aks-eng.com](mailto:vermilyas@aks-eng.com)



# Grimms Fuel Company Architectural Review

City of Tualatin  
Neighborhood Meeting  
February 19, 2025



# Introductions

## Applicant and Property Owner

- » Grimms Fuel Company



## Land Use Planning and Civil Engineering

- » AKS Engineering & Forestry, LLC
  - » Sean Vermilya
  - » Chris Knight, PE





# Location

- » 18867 SW 128th Avenue
- » Portion of property east of SW 128th Avenue
- » Light Manufacturing (ML) zoning
- » Neighboring Uses:
  - » Industrial to the north, east, south, and west
  - » Same tax lot under similar ownership to the west



# Existing Use

- » Towing and vehicle storage yard
  - » Existing user/tenant on the site
  - » Operating locally since 1996
  - » This application will result in continued operations on-site



# Existing Improvements

- » Gravel parking area for towing and vehicle storage operations
- » Office trailer, trash & recycling facilities, etc.
- » Fencing around site and natural areas

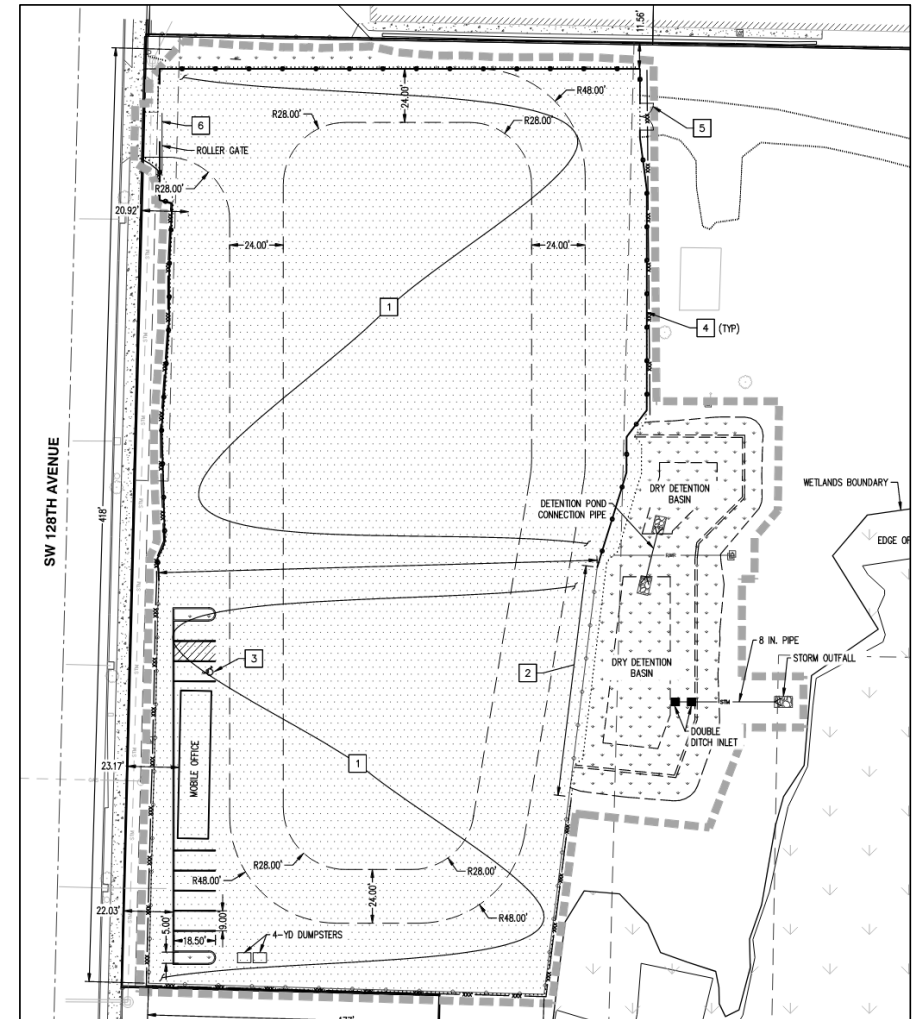


# Existing Vegetation



# Planned Improvements

- » New paved area for towing and vehicle storage operations
  - » Office trailer, employee parking, trash and recycling facilities, site landscaping, etc.
  - » Paved area with perimeter fencing
  - » New stormwater facility to manage runoff from paved area
  - » Protected natural resource area



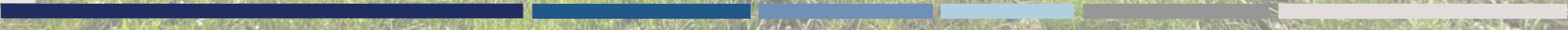
# The Process

» Type II Architectural Review:



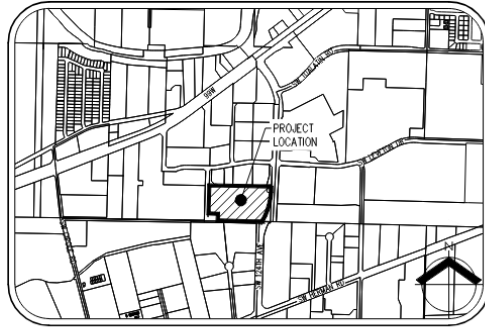
# Questions?

**Sean Vermilya & Chris Knight**  
AKS Engineering & Forestry, LLC  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
(503) 563-6151

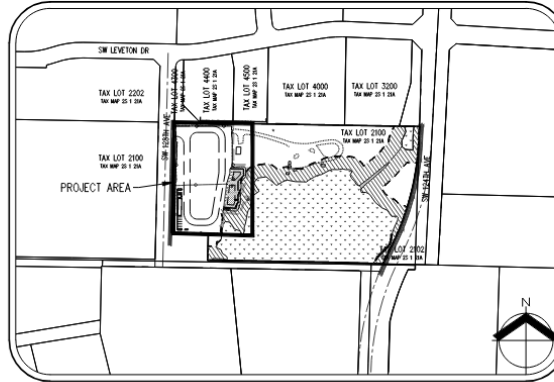


# GRIMMS FUEL COMPANY

## TOWING YARD IMPROVEMENTS



VICINITY MAP  
NOT TO SCALE



SITE MAP  
NOT TO SCALE

LEGEND			
EXISTING		PROPOSED	
DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
FIRE HYDRANT		STORM DRAIN AREA DRAIN	
WATER BLOWOFF		STORM DRAIN MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		CITY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
SIEN		POWER PEDESTAL	
STREET LIGHT		COMMUNICATIONS VAULT	
MANHOLE		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	
EXISTING		PROPOSED	
RIGHT-OF-WAY LINE		RIGHT-OF-WAY LINE	
BOUNDARY LINE		BOUNDARY LINE	
PROPERTY LINE		PROPERTY LINE	
CENTERLINE		CENTERLINE	
DITCH		DITCH	
CURB		CURB	
EDGE OF PAVEMENT		EDGE OF PAVEMENT	
EASEMENT		EASEMENT	
FENCE LINE		FENCE LINE	
GRAVEL EDGE		GRAVEL EDGE	
POWER LINE		POWER LINE	
OVERHEAD WIRE		OVERHEAD WIRE	
COMMUNICATIONS LINE		COMMUNICATIONS LINE	
FIBER OPTIC LINE		FIBER OPTIC LINE	
GAS LINE		GAS LINE	
STORM DRAIN LINE		STORM DRAIN LINE	
SANITARY SEWER LINE		SANITARY SEWER LINE	
WATER LINE		WATER LINE	

### PROJECT TEAM

#### OWNER/APPLICANT:

HALEY GRIMM  
18850 SW CIPOLE RD  
TUALATIN, OR 97062

#### CIVIL ENGINEERING/ SURVEYING/ LAND USE PLANNING/NATURAL RESOURCES/

**LANDSCAPE ARCHITECTURE FIRM**  
AKS ENGINEERING & FORESTRY, LLC  
CONTACT: MARIE HOLLADAY; HOLLADAYM@AKS-ENG.COM  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
PH: 503.563.6151

### SHEET INDEX

- P0 COVER SHEET WITH VICINITY AND SITE MAP  
P1 EXISTING CONDITIONS PLAN  
P2 EXISTING CONDITIONS PLAN  
P3 PRELIMINARY DEMOLITION PLAN  
P4 PRELIMINARY GRADING AND EROSION & SEDIMENT CONTROL PLAN  
P5 PRELIMINARY SITE PLAN AND STORMWATER PLAN  
P6 PRELIMINARY LANDSCAPING PLAN

### PROPERTY DESCRIPTION:

WASHINGTON COUNTY TAX MAP 25121A  
TAX LOT 2100  
CITY OF TUALATIN, OREGON

### PROPERTY LOCATION

18867 SW 128TH AVE  
TUALATIN, OR 97062

### VERTICAL DATUM:

ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK N0.102, SET IN CONCRETE FILLED WITH STEEL AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW CIPOLE RD AND THE SOUTHERN PACIFIC RAILROAD CROSSING. ELEVATION=157.296 FEET (NGVD 29)

### PROJECT PURPOSE:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW ASPHALT TOWING YARD. IMPROVEMENTS WILL INCLUDE A NEW ASPHALT TOWING SURFACE, EMPLOYEE PARKING, MOBILE OFFICE, FENCING, AND AN ABOVEGROUND STORMWATER FACILITY.

### EXISTING LAND USE:

PRIOR TO INSTALLATION OF THE GRAVEL PAD, THE SUBJECT PROPERTY WAS UNDEVELOPED AND IS OWNED BY GRIMM'S FUEL COMPANY AND LOCATED WITHIN TUALATIN CITY'S GENERAL MANUFACTURING (MG) ZONING DISTRICT.

### AREA SUMMARY:

SUBJECT PROPERTY AREA = ±10.7 ACRES  
TOTAL DISTURBED AREA = ±2.3 ACRES  
MODIFIED IMPERVIOUS AREA WITHIN THE PROJECT AREA  
WITHIN PUBLIC RIGHT-OF-WAY: ±0 SF  
ON PRIVATE PROPERTY: ±0 SF  
NET NEW IMPERVIOUS AREA WITHIN THE PROJECT AREA  
WITHIN PUBLIC RIGHT-OF-WAY: ±0 SF  
ON PRIVATE PROPERTY: ±83,807 SF

EXISTING IMPERVIOUS AREAS ON-SITE PRIOR TO INSTALLATION OF GRAVEL PAD  
TOTAL: ±0 SF  
BUILDING FOOTPRINTS: ±0 SF  
DRIVE AISLES, PARKING LOTS, WALKWAYS: ±0 SF  
POST CONSTRUCTION IMPERVIOUS AREAS ON-SITE  
TOTAL: ±83,807 SF  
BUILDING FOOTPRINTS: ±0 SF  
DRIVE AISLES, PARKING LOTS, WALKWAYS: ±83,807 SF

### ATTENTION EXCAVATORS

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0001 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BUT NOT MORE THAN TEN BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.



Know what's below.  
Call before you dig.



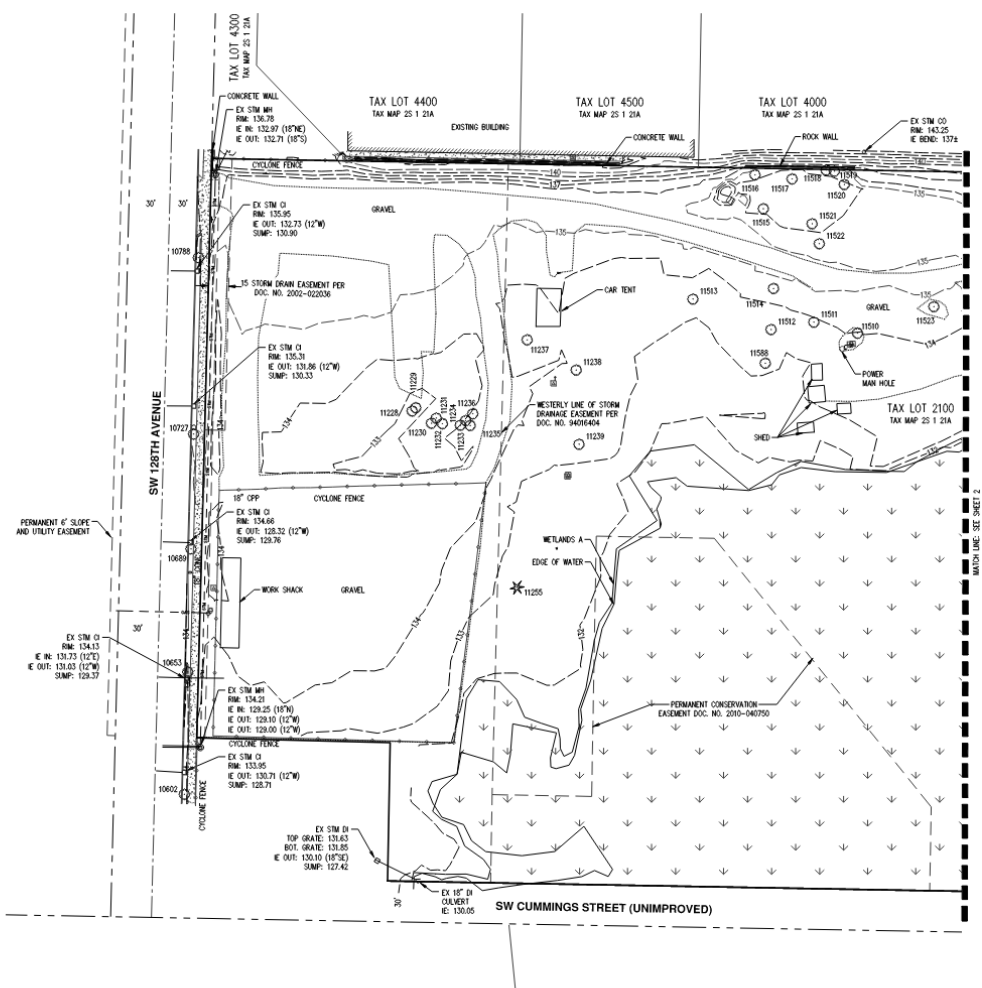
COVER SHEET WITH VICINITY AND SITE MAP  
TOWING YARD IMPROVEMENTS  
GRIMM'S FUEL COMPANY  
TUALATIN, OREGON



JOB NUMBER: 11113  
DATE: 01/21/2025  
DESIGNED BY: AEM  
DRAWN BY: AEM  
CHECKED BY: CAE

P0





TREE NUMBER	TREE TYPE	DBH (IN.)
10602	DECIDUOUS	8
10653	DECIDUOUS	7
10689	DECIDUOUS	8
10727	DECIDUOUS	6
10788	DECIDUOUS	7
11228	DECIDUOUS	23
11229	DECIDUOUS	16
11230	DECIDUOUS	19
11231	DECIDUOUS	17
11232	DECIDUOUS	25
11233	DECIDUOUS	23
11234	DECIDUOUS	22
11235	DECIDUOUS	16
11236	DECIDUOUS	18, 24
11237	DECIDUOUS	27
11238	DECIDUOUS	34
11239	DECIDUOUS	30
11255	CONIFEROUS	7
11510	DECIDUOUS	27, 36
11511	DECIDUOUS	23
11512	DECIDUOUS	23
11513	DECIDUOUS	27
11514	DECIDUOUS	32
11515	DECIDUOUS	29
11516	DECIDUOUS	26, 28, 29, 29
11517	DECIDUOUS	10
11518	DECIDUOUS	29
11519	DECIDUOUS	28
11520	DECIDUOUS	23
11521	DECIDUOUS	24
11522	DECIDUOUS	27
11523	DECIDUOUS	38
11588	DECIDUOUS	33

- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY UTILITIES. PROVIDED PER UTILITY LOCATE TICKET NUMBER 2405026. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
  - FIELD WORK WAS CONDUCTED MARCH 11, 14, 18-20, 2024.
  - THE BASIS OF BEARINGS IS A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011)EPOCH: 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND CORNERED SCALE FACTOR OF 1.00003868 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT STATE PLANE UTM COORDINATES N5431400 E70055519 AND A MERIDIAN CONVERGENCE ANGLE OF -17807". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIANGLE AND BOW NETWORK DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.
  - VERTICAL DATUM ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 102, SET IN CONCRETE FILLED WITH STEEL AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW GRAPE RD AND THE SOUTHERN PACIFIC RAILROAD CROSSING. ELEVATION = 157.296 FEET (MVD 23).
  - CONTOUR INTERVAL IS 1.00 FOOT.
  - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
  - BUILDING FOOTPRINTS ARE MEASURED TO SING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
  - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON FOREST INSPECTION.
  - WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON MARCH 8, 2024 AND WERE PROFESSIONALLY SURVEYED BY AKS ON MARCH 13, 2024.
  - FEMA FLOOD PLAIN IS MAPPED PER FEMA FIRM 400705042E WITH AN EFFECTIVE DATE OF NOVEMBER 04, 2016 AND CROSS REFERENCED WITH THE FEMA INSURANCE STUDY NUMBER 400705042E WITH AN EFFECTIVE DATE OF OCTOBER 10, 2015. THE BASE FLOOD ELEVATION (BFE) WAS DETERMINED TO BE 130.00 (MVD20). A VERTICAN CONVERSION OF -3.51 WAS USED TO CONVERT PUBLISHED FEMA VALUES FROM NAVD83 TO MVD23. THE BASE FLOOD ELEVATION FALLS WITHIN ONSITE POND.
  - PROPERTY IS SUBJECT TO MINERAL RIGHTS DEED PER BOOK 31 PAGE 88.

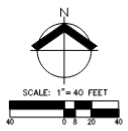
**LEGEND**

DECIDUOUS TREE	EXISTING	STORM DRAIN CLEAN OUT	EXISTING
CONIFEROUS TREE	EXISTING	STORM DRAIN CATCH BASIN	EXISTING
FIRE HYDRANT	EXISTING	STORM DRAIN AREA DRAIN	EXISTING
WATER BLOWOFF	EXISTING	STORM DRAIN MANHOLE	EXISTING
WATER METER	EXISTING	GAS VALVE	EXISTING
WATER VALVE	EXISTING	GUY WIRE ANCHOR	EXISTING
DOUBLE CHECK VALVE	EXISTING	UTILITY POLE	EXISTING
AIR RELEASE VALVE	EXISTING	POWER VAULT	EXISTING
SANITARY SENDER CLEAN OUT	EXISTING	POWER JUNCTION BOX	EXISTING
SANITARY SENDER MANHOLE	EXISTING	POWER PRECAST	EXISTING
SKIN	EXISTING	COMMUNICATIONS VAULT	EXISTING
STREET LIGHT	EXISTING	COMMUNICATIONS JUNCTION BOX	EXISTING
MAILBOX	EXISTING	COMMUNICATIONS RISER	EXISTING

**EXISTING**

RIGHT-OF-WAY LINE	---
BOUNDARY LINE	---
PROPERTY LINE	---
CENTERLINE	---
DATE	---
CURB	---
EDGE OF PAVEMENT	---
EASEMENT	---
FENCE LINE	---
GRAVEL EDGE	---
POWER LINE	---
OVERHEAD WIRE	---
COMMUNICATIONS LINE	---
FIBER OPTIC LINE	---
GAS LINE	---
STORM DRAIN LINE	---
SANITARY SENDER LINE	---
WATER LINE	---
RECLAIMED WATER LINE	---



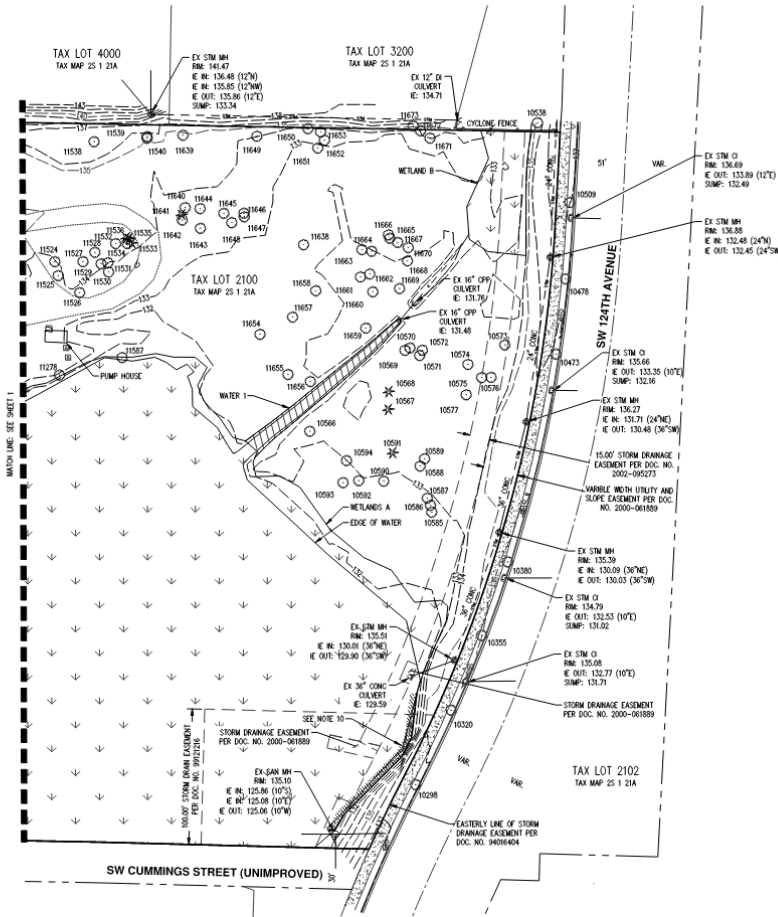
**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12545 SW 10TH AVE, STE 100  
 BEAVERTON, OR 97005  
 503.645.0782  
 WWW.AKS-ENR.COM

**GRIMM'S FUEL COMPANY**  
 Fuels & Lubricants  
 Continuously Since 1929

**EXISTING CONDITIONS PLAN  
 TOWING YARD IMPROVEMENTS  
 GRIMM'S FUEL COMPANY  
 TUALATAN, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR  
 DATE: 12/21/24  
 JANUARY 11, 2008  
 PROJECT & RETN: 202405  
 REVIEW: 12/21/24

JOB NUMBER: 11113  
 DATE: 6/4/2024  
 DESIGNED BY: [Signature]  
 DRAWN BY: LAM  
 CHECKED BY: BR



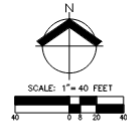
TREE NUMBER	TYPE	DBH (IN.)
10298	DECIDUOUS	7
10320	DECIDUOUS	9
10355	DECIDUOUS	9
10380	DECIDUOUS	11
10473	DECIDUOUS	11
10478	DECIDUOUS	10
10509	DECIDUOUS	12
10538	DECIDUOUS	12
10566	DECIDUOUS	45
10567	CONIFEROUS	39
10568	CONIFEROUS	26
10569	DECIDUOUS	12
10570	DECIDUOUS	19
10571	DECIDUOUS	23
10572	DECIDUOUS	9, 17
10573	DECIDUOUS	49
10574	DECIDUOUS	24
10575	DECIDUOUS	30
10576	DECIDUOUS	33
10577	DECIDUOUS	9, 9, 17, 18, 20
10585	DECIDUOUS	32
10586	DECIDUOUS	37
10587	DECIDUOUS	13
10588	DECIDUOUS	18
10589	CONIFEROUS	14, 26
10590	DECIDUOUS	27
10591	CONIFEROUS	27
10592	DECIDUOUS	30
10593	DECIDUOUS	28
10594	DECIDUOUS	16, 20
11278	DECIDUOUS	14
11524	DECIDUOUS	25
11525	DECIDUOUS	27
11526	DECIDUOUS	19
11527	DECIDUOUS	19
11528	DECIDUOUS	26
11529	DECIDUOUS	22
11530	DECIDUOUS	28
11531	DECIDUOUS	14
11532	DECIDUOUS	17
11533	DECIDUOUS	21
11534	CONIFEROUS	20
11535	CONIFEROUS	18
11536	CONIFEROUS	9
11538	DECIDUOUS	40
11539	DECIDUOUS	10
11540	DECIDUOUS	10
11587	DECIDUOUS	20
11638	DECIDUOUS	32
11639	DECIDUOUS	21
11640	DECIDUOUS	21
11641	CONIFEROUS	23
11642	DECIDUOUS	16
11643	DECIDUOUS	21
11644	DECIDUOUS	25
11645	DECIDUOUS	25
11646	DECIDUOUS	18
11647	DECIDUOUS	10, 15
11648	DECIDUOUS	15
11649	DECIDUOUS	21, 24
11650	DECIDUOUS	26
11651	DECIDUOUS	8, 24
11652	DECIDUOUS	22
11653	DECIDUOUS	8, 10, 15
11654	DECIDUOUS	28
11655	DECIDUOUS	22

TREE NUMBER	TYPE	DBH (IN.)
11656	DECIDUOUS	22
11657	DECIDUOUS	22
11658	DECIDUOUS	18, 24
11659	DECIDUOUS	19
11660	DECIDUOUS	27
11661	DECIDUOUS	26
11662	DECIDUOUS	10
11663	DECIDUOUS	33
11664	DECIDUOUS	11, 48
11665	DECIDUOUS	8, 12
11666	DECIDUOUS	20
11667	DECIDUOUS	17
11668	DECIDUOUS	15, 15
11669	DECIDUOUS	16
11670	DECIDUOUS	16
11671	DECIDUOUS	10, 11, 12, 15, 31, 36
11672	DECIDUOUS	25
11673	DECIDUOUS	25, 26

- NOTES:**
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  - PROPERTY IS SUBJECT TO MINERAL RIGHTS DEED PER BOOK 31 PAGE 88.

**LEGEND**

<b>EXISTING</b>	<b>EXISTING</b>
DECIDUOUS TREE	STORM DRAIN CLEAN OUT
CONIFEROUS TREE	STORM DRAIN CATCH BASIN
FIRE HYDRANT	STORM DRAIN AREA DRAIN
WATER BLOWOFF	STORM DRAIN MANHOLE
WATER METER	GAS METER
WATER VALVE	GAS VALVE
DOUBLE CHECK VALVE	OUT WIRE ANCHOR
AIR RELEASE VALVE	UTILITY POLE
SANITARY SEWER CLEAN OUT	POWER VAULT
SANITARY SEWER MANHOLE	POWER JUNCTION BOX
STREET LIGHT	POWER PEDESTAL
MAILBOX	COMMUNICATIONS VAULT
	COMMUNICATIONS JUNCTION BOX
	COMMUNICATIONS RISER
	<b>EXISTING</b>
RIGHT-OF-WAY LINE	_____
BOUNDARY LINE	_____
PROPERTY LINE	_____
CENTERLINE	_____
DITCH	_____
CURB	_____
EDGE OF PAVEMENT	_____
EASEMENT	_____
FENCE LINE	_____
GRAVEL EDGE	_____
POWER LINE	_____
OVERHEAD WIRE	_____
COMMUNICATIONS LINE	_____
FIBER OPTIC LINE	_____
GAS LINE	_____
STORM DRAIN LINE	_____
SANITARY SEWER LINE	_____
WATER LINE	_____
RECLAIMED WATER LINE	_____



**AKS ENGINEERING & FORESTRY, LLC**  
2700 SW NEUMAN RD, STE 100  
GRESHAM, OR 97030  
WWW.AKS-OR.COM

**AKS ENGINEERING & FORESTRY, LLC**  
ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**GRIMM'S FUEL COMPANY**  
Continuously Since 1929

**EXISTING CONDITIONS PLAN  
TOWING YARD IMPROVEMENTS  
GRIMM'S FUEL COMPANY  
TUALATIN, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: JANUARY 11, 2024  
PROJECT: 24-001  
SHEET: 801245

DATE: 12/31/24

JOB NUMBER: 11113  
DATE: 6/4/2024  
ACQUIRED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

**P2**



**DEMOLITION LEGEND**

DISTURBED AREA BOUNDARY	———
EXISTING GRAVEL EDGE	-----
EXISTING GROUND CONTOUR (1 FT)	- - - - -
EXISTING GROUND CONTOUR (5 FT)	- - - - -
TREE TO BE REMOVED	★

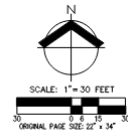
TOTAL DISTURBED AREA = 42.3 AC

**KEYED DEMOLITION NOTES:**

- (P) PROTECT AT ALL TIMES DURING CONSTRUCTION, ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- (1) STRIP AND REMOVE ORGANICS, TOPSOIL, AND EXCESS MATERIALS AS REQUIRED FOR IMPROVEMENTS. GRAVEL UNDER PROPOSED ASPHALT MAY REMAIN AS APPROVED.
- (2) REMOVE EXISTING TREE (TYP.)
- (3) REMOVE EXISTING FENCING FOR SITE GRADING, REPLACE AFTER GRADING AND ASPHALTING IS COMPLETE.
- (4) REMOVE EXISTING FENCING AND GATES
- (5) REMOVE EXISTING BARRICADE
- (6) REMOVE AND RELOCATE MOBILE OFFICE FOR PLACEMENT POST CONSTRUCTION

**WETLAND NOTE:**

AVOID DISTURBANCE TO WETLAND AT ALL TIMES DURING CONSTRUCTION



**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12700 SW WERNER RD, STE 100  
 TUALATIN, OR 97146  
 WWW.AKS-DECOM.COM

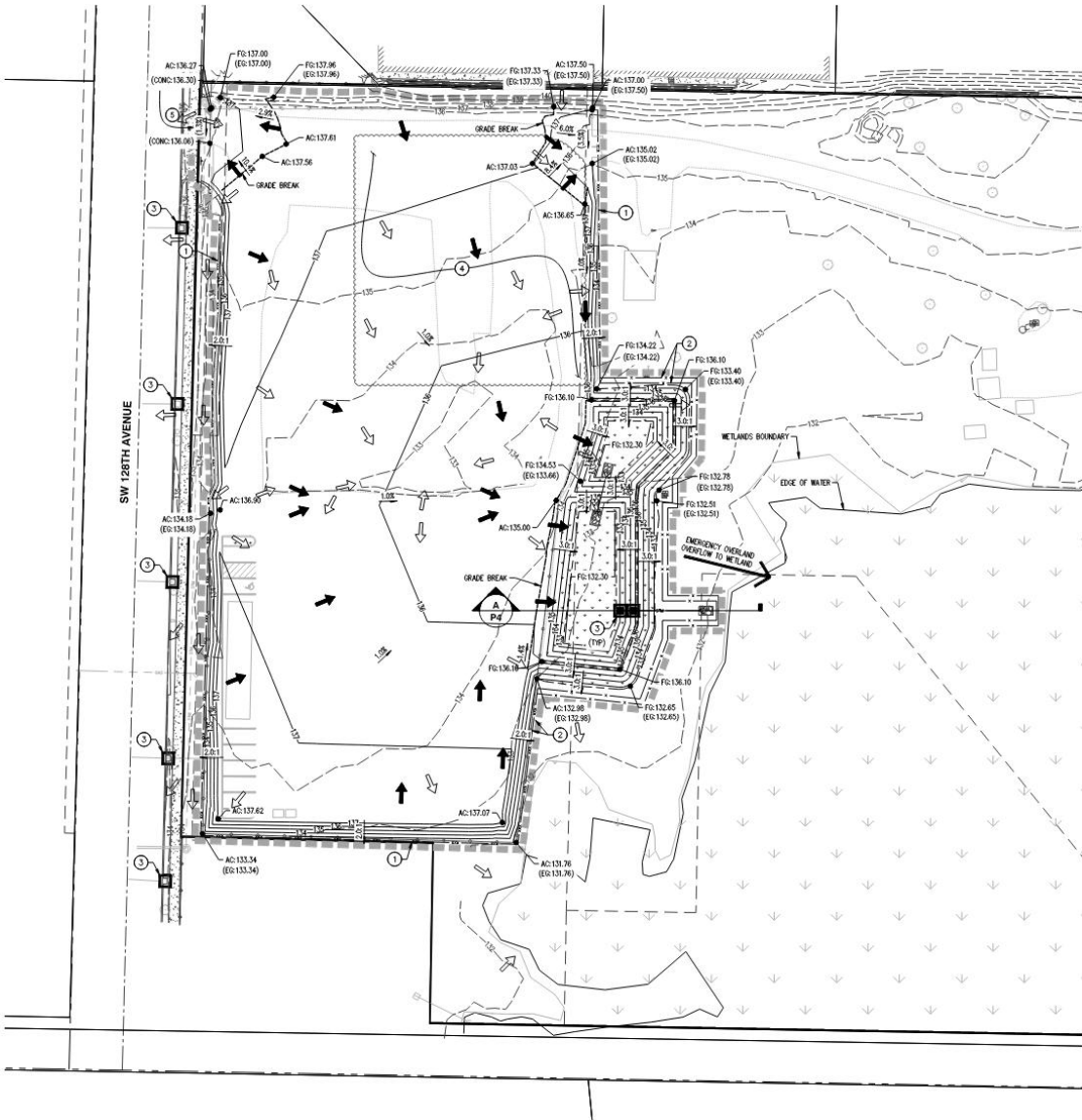
ENGINEERING • SURVEYING • NATURAL RESOURCES  
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE



**PRELIMINARY DEMOLITION PLAN  
 TOWING YARD IMPROVEMENTS  
 GRIMM'S FUEL COMPANY  
 TUALATAN, OREGON**

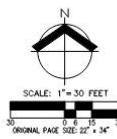
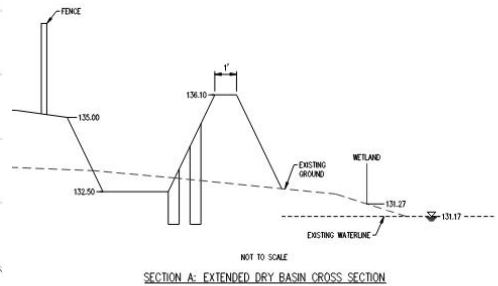
REGISTERED PROFESSIONAL ENGINEER  
**PRELIMINARY NOT FOR CONSTRUCTION**  
 CUSTOMER KNOWS BETTER

JOB NUMBER:	11113
DATE:	01/29/2025
DESIGNED BY:	AHL
DRAWN BY:	AHL
CHECKED BY:	CAH

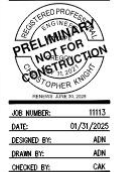


ESC AND GRADING LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 140 ---
EXISTING GROUND CONTOUR (5 FT)	--- 150 ---
FINISHED GRADE CONTOUR (1 FT)	--- 140 ---
FINISHED GRADE CONTOUR (5 FT)	--- 150 ---
COMPOST SOCK/STRAW WATTLES	--- 140 ---
SEDIMENT FENCE	--- 140 ---
URB INLET PROTECTION (TYP.) PER CATCH BASIN	□
PRE CONSTRUCTION DRAINAGE FLOW DIRECTION	→
POST CONSTRUCTION DRAINAGE FLOW DIRECTION	→
DISTURBED LIMITS	--- 140 ---
EXISTING CONCRETE ELEVATION	(CONC) 100.00
ASPHALT CONCRETE ELEVATION	AC 100.00
FINAL GRADE ELEVATION	FG 100.00
EXISTING GROUND ELEVATION	(EG) 100.00
DOWNWARD SLOPE	↓
EXISTING DOWNWARD SLOPE	(x) x

- KEYED EROSION AND SEDIMENT CONTROL NOTES:**
1. INSTALL STRAW WATTLES
  2. INSTALL DOUBLE LAYER SEDIMENT FENCING
  3. INSTALL INLET PROTECTION ON DOWNSTREAM INLETS
  4. EQUIPMENT STAGING AND MATERIAL STOCKPILE AREA WITH PLASTIC SHEETING AS NEEDED
  5. USE EXISTING DRIVEWAY ENTRANCE AND GRAVEL DRIVEWAY AS CONSTRUCTION ENTRANCE

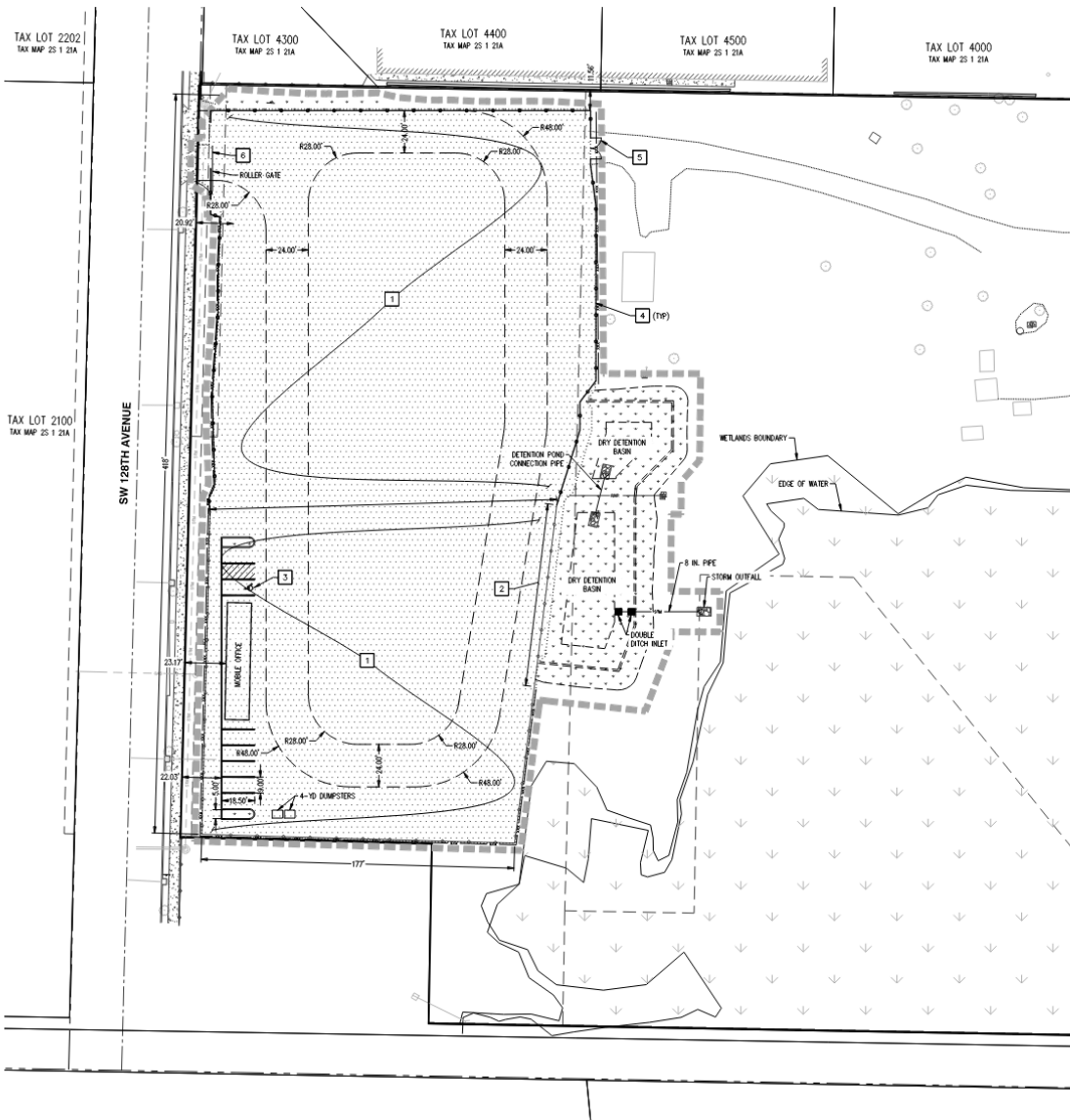


**PRELIMINARY GRADING AND EROSION & SEDIMENT CONTROL PLAN  
TOWING YARD IMPROVEMENTS  
GRIMM'S FUEL COMPANY  
TUALATAN, OREGON**



JOB NUMBER: 11113  
DATE: 05/29/2020  
DESIGNED BY: AJM  
DRAWN BY: AJM  
CHECKED BY: CAM

AKS DRAWING FILE: 1033 FROM THE DRAWING LAYOUT: P5



**LEGEND**

PROJECT AREA LIMITS: [Symbol]

CHAIN LINK FENCING: [Symbol]

NEW LANDSCAPING: [Symbol]

NEW ASPHALT SURFACE: [Symbol]

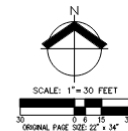
- KEYED SITE NOTES:**
1. PAVED TOWING YARD AREA
  2. REINSTALL FENCING AFTER COMPLETION OF GRADING AND ASPHALTING
  3. ADA PARKING SPACE
  4. CHAIN LINK FENCING
  5. 12'-WIDE MAINTENANCE GATE
  6. 26'-WIDE VEHICLE GATE

**AREA SUMMARY**

SUBJECT PROPERTY AREA	= 110.7 ACRES
TOTAL PROJECT AREA	= 42.3 ACRES

**PARKING SUMMARY**

PARKING SPACES + 6
ADA SPACES = 1



**AKS**  
 AKS CONSULTING & FORESTRY, LLC  
 12700 SW HERRING RD, STE 100  
 TUALATIN, OR 97062  
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 WWW.AKS-DC.COM



**PRELIMINARY SITE AND STORMWATER PLAN  
 TOWING YARD IMPROVEMENTS  
 GRIMM'S FUEL COMPANY  
 TUALATAN, OREGON**

UNAPPROVED PROJECT  
 NOT FOR  
 CONSTRUCTION  
 CONTRACTOR REVIEW

JOB NUMBER:	11113
DATE:	01/23/2025
DESIGNED BY:	ADN
DRAWN BY:	ADN
CHECKED BY:	CAX