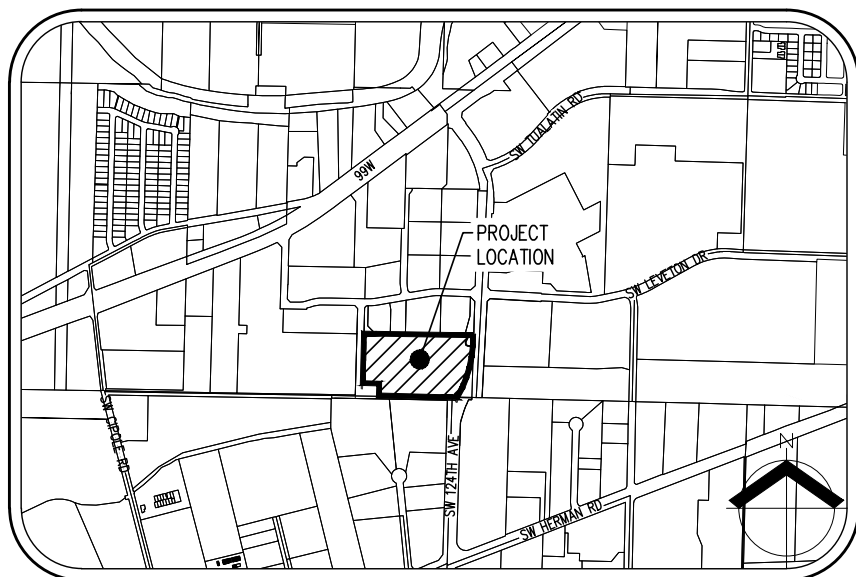
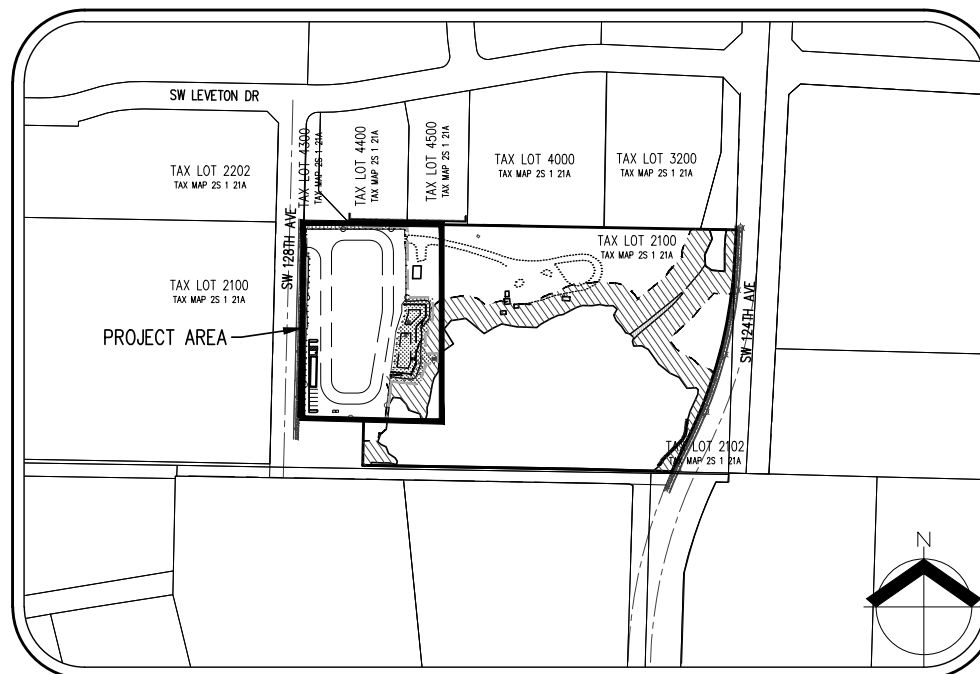


# SW 128TH AVENUE VEHICLE STORAGE

## PRELIMINARY LAND USE PLANS



**VICINITY MAP**  
NOT TO SCALE



**SITE MAP**  
NOT TO SCALE

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

### PROJECT TEAM

#### OWNER:

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

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

#### LANDSCAPE ARCHITECTURE FIRM

AKS ENGINEERING & FORESTRY, LLC  
CONTACT: MARIE HOLLADAY; HOLLADAY@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 AND STORMWATER PLAN
- P6 PRELIMINARY LANDSCAPE PLAN
- P7 PRELIMINARY VEGETATIVE CORRIDOR ENHANCEMENT PLAN

#### PROPERTY DESCRIPTION:

WASHINGTON COUNTY TAX MAP 2S121A  
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 NO.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 AND VEHICLE STORAGE AREA. 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:

TOTAL TAX LOT AREA = ±28.24 ACRES  
SUBJECT PROPERTY AREA  
(PORTION OF TAX LOT EAST OF SW 128TH AVE) = ±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, VEHICLE STORAGE, WALKWAYS: ±0 SF  
POST CONSTRUCTION IMPERVIOUS AREAS ON-SITE  
TOTAL: ±83,807 SF  
BUILDING FOOTPRINTS: ±0 SF  
DRIVE AISLES, VEHICLE STORAGE, WALKWAYS: ±83,807 SF

**EXISTING CONDITIONS PLAN  
 PRELIMINARY LAND USE PLANS  
 SW 128TH AVENUE VEHICLE STORAGE AREA  
 TUALATIN, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 JANUARY 11, 2005  
 ROBERT D. RETTIG  
 60124LS  
 RENEWS: 12/31/24

JOB NUMBER: 11113  
 DATE: 6/4/2024  
 DESIGNED BY:  
 DRAWN BY: JAW  
 CHECKED BY: RR

TREE TABLE		
TREE NUMBER	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	27
11520	DECIDUOUS	23
11521	DECIDUOUS	24
11522	DECIDUOUS	27
11523	DECIDUOUS	38
11588	DECIDUOUS	33

**NOTES:**

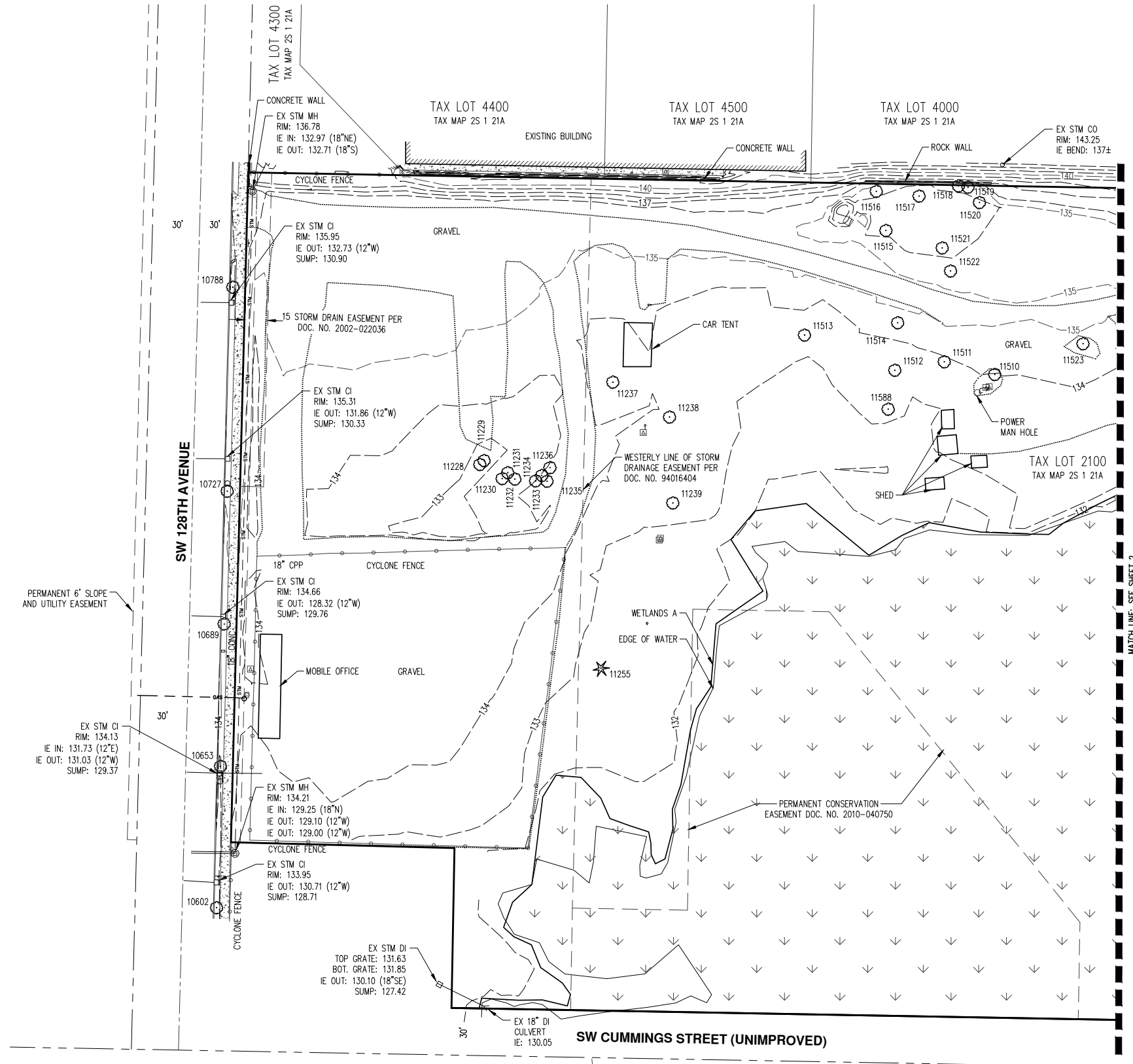
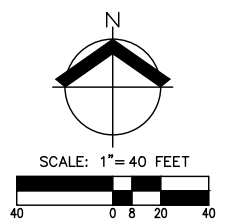
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 24056266. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS 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 COMBINED SCALE FACTOR OF 1.0001013866 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT STATE PLANE GRID COORDINATES N634311.609 E7609855.519 AND A MERIDIAN CONVERGENCE ANGLE OF -1'38"07". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW 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 CIPOLE RD AND THE SOUTHERN PACIFIC RAILROAD CROSSING. ELEVATION = 157.296 FEET (NGVD 29).
- 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 SIDING 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 BRESTH HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST 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 41067C0543E WITH AN EFFECTIVE DATE OF NOVEMBER 04, 2016 AND CROSS REFERENCED WITH THE FEMA INSURANCE STUDY NUMBER 41067C0003B WITH AN EFFECTIVE DATE OF OCTOBER 10, 2018. THE BASE FLOOD ELEVATION (BFE) WAS DETERMINED TO BE 130.90 (NGVD29). A VERTCON CONVERSION OF -3.51 WAS USED TO CONVERT PUBLISHED FEMA VALUES FROM NAVD88 TO NGVD29. THE BASE FLOOD ELEVATION FALLS WITHIN ONSITE POND.
- PROPERTY IS SUBJECT TO MINERAL RIGHTS DEED PER BOOK 31 PAGE 88.

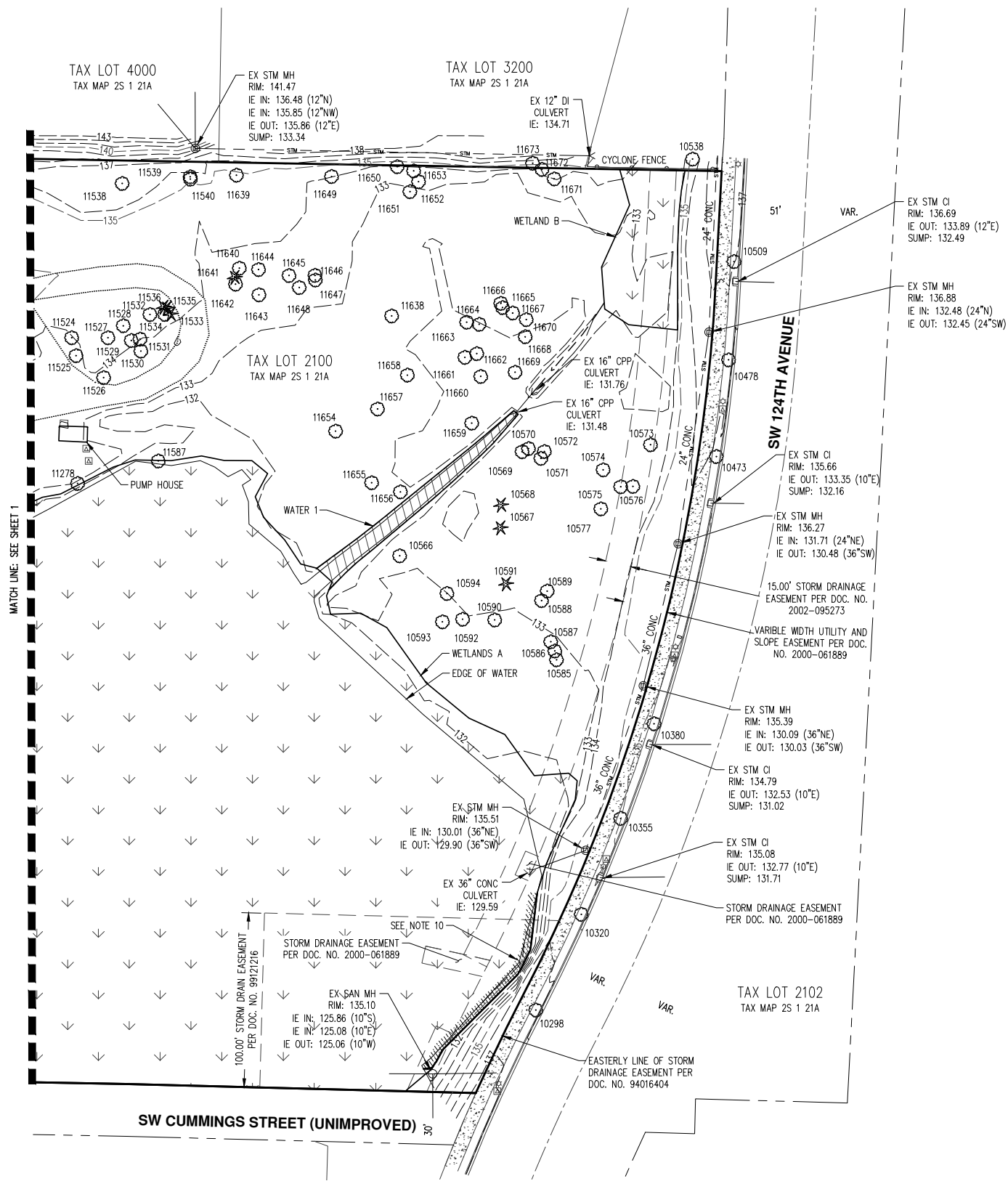
**LEGEND**

DECIDUOUS TREE		EXISTING STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		EXISTING 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		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
SIGN		POWER PEDESTAL	
STREET LIGHT		COMMUNICATIONS VAULT	
MAILBOX		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	

**EXISTING**

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	





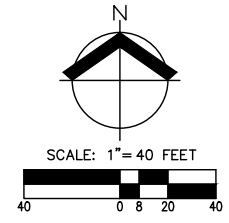
TREE NUMBER	TYPE	DBH (IN.)
10298	DECIDUOUS	7
10320	DECIDUOUS	9
10355	DECIDUOUS	9
10380	DECIDUOUS	11
10473	DECIDUOUS	11
10478	DECIDUOUS	10
10509	DECIDUOUS	12
10538	DECIDUOUS	12
10566	DECIDUOUS	45
10567	CONIFEROUS	39
10568	CONIFEROUS	26
10569	DECIDUOUS	12
10570	DECIDUOUS	19
10571	DECIDUOUS	23
10572	DECIDUOUS	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	DECIDUOUS	14, 26
10590	DECIDUOUS	27
10591	CONIFEROUS	27
10592	DECIDUOUS	30
10593	DECIDUOUS	26
10594	DECIDUOUS	16, 20
11278	DECIDUOUS	14
11524	DECIDUOUS	25
11525	DECIDUOUS	27
11526	DECIDUOUS	27
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, 16
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, 18, 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	GUY WIRE ANCHOR
AIR RELEASE VALVE	UTILITY POLE
SANITARY SEWER CLEAN OUT	POWER VAULT
SANITARY SEWER MANHOLE	POWER JUNCTION BOX
SIGN	POWER PEDESTAL
STREET LIGHT	COMMUNICATIONS VAULT
MAILBOX	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	



SW 128TH AVENUE

SW CUMMINGS STREET (UNIMPROVED)



**DEMOLITION LEGEND**

DISTURBED AREA BOUNDARY	-----
EXISTING GRAVEL EDGE	-----
EXISTING GROUND CONTOUR (1 FT)	-----189-----
EXISTING GROUND CONTOUR (5 FT)	-----190-----
TREE TO BE REMOVED (DECIDUOUS)	⊗
TREE TO BE REMOVED (CONIFEROUS)	★

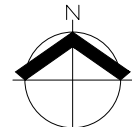
TOTAL DISTURBED AREA = ±2.3 AC

**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



SCALE: 1" = 30 FEET

ORIGINAL PAGE SIZE: 22" x 34"



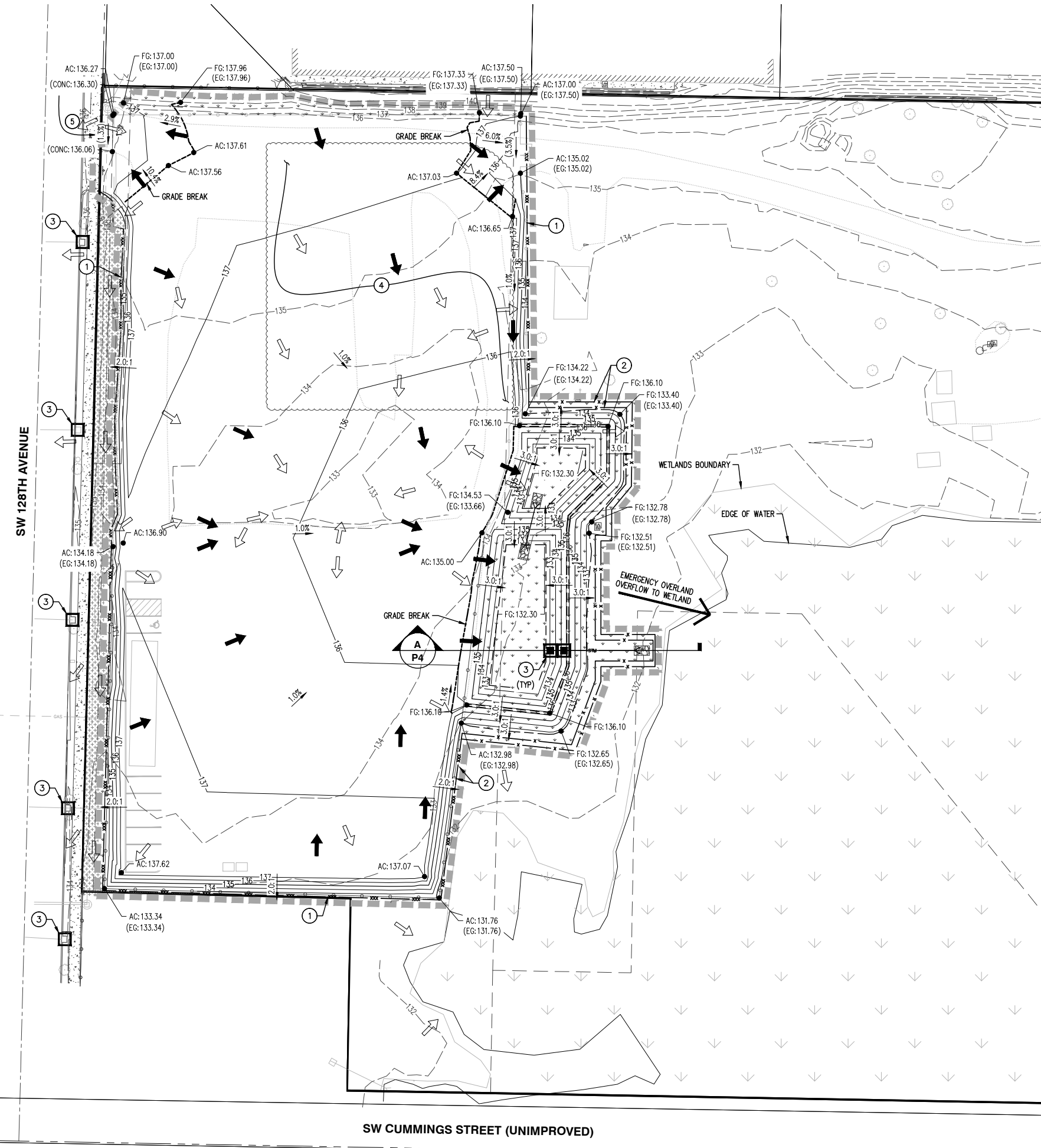
**PRELIMINARY DEMOLITION PLAN**  
**PRELIMINARY LAND USE PLANS**  
**SW 128TH AVENUE VEHICLE STORAGE AREA**  
**TUALATIN, OREGON**



RENEWS: JUNE 30, 2025

JOB NUMBER: 11113  
 DATE: 02/27/2025  
 DESIGNED BY: ADN  
 DRAWN BY: ADN  
 CHECKED BY: CAK

AKS DRAWING FILE: 11113 PRELIM GRADING & ESCALING | LAYOUT: P4

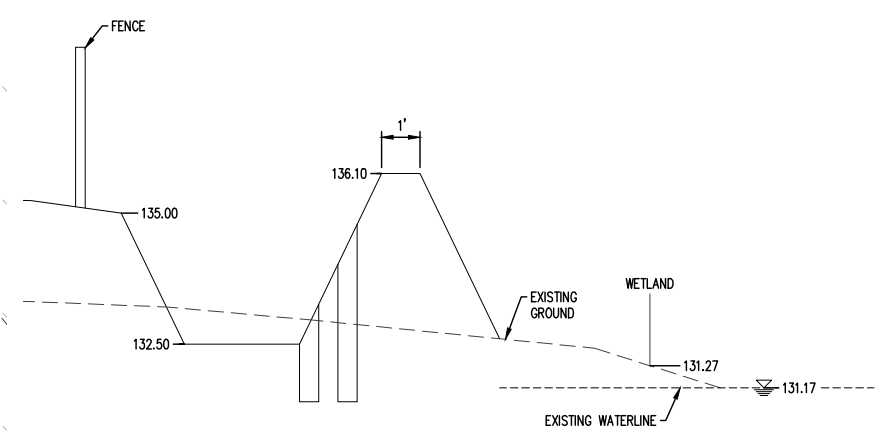


### ESC AND GRADING LEGEND

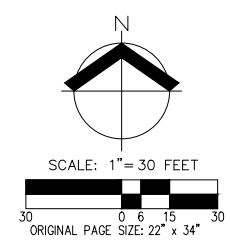
EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
FINISHED GRADE CONTOUR (1 FT)	---
FINISHED GRADE CONTOUR (5 FT)	---
COMPOST SOCK/STRAW WATTLES	---
SEDIMENT FENCE	---
EQUIPMENT STAGING/MATERIAL STOCKPILE AREA	---
CURB INLET PROTECTION (TYP.) PER CATCH BASIN	---
NEW/ADDITIONAL LANDSCAPED AREA	---
EXISTING WETLANDS	---
PRE CONSTRUCTION DRAINAGE FLOW DIRECTION	---
POST CONSTRUCTION DRAINAGE FLOW DIRECTION	---
DISTURBED LIMITS	---
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	X.X%
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



NOT TO SCALE  
SECTION A: EXTENDED DRY BASIN CROSS SECTION



TAX LOT 2202  
TAX MAP 2S 1 21A

TAX LOT 4300  
TAX MAP 2S 1 21A

TAX LOT 4400  
TAX MAP 2S 1 21A

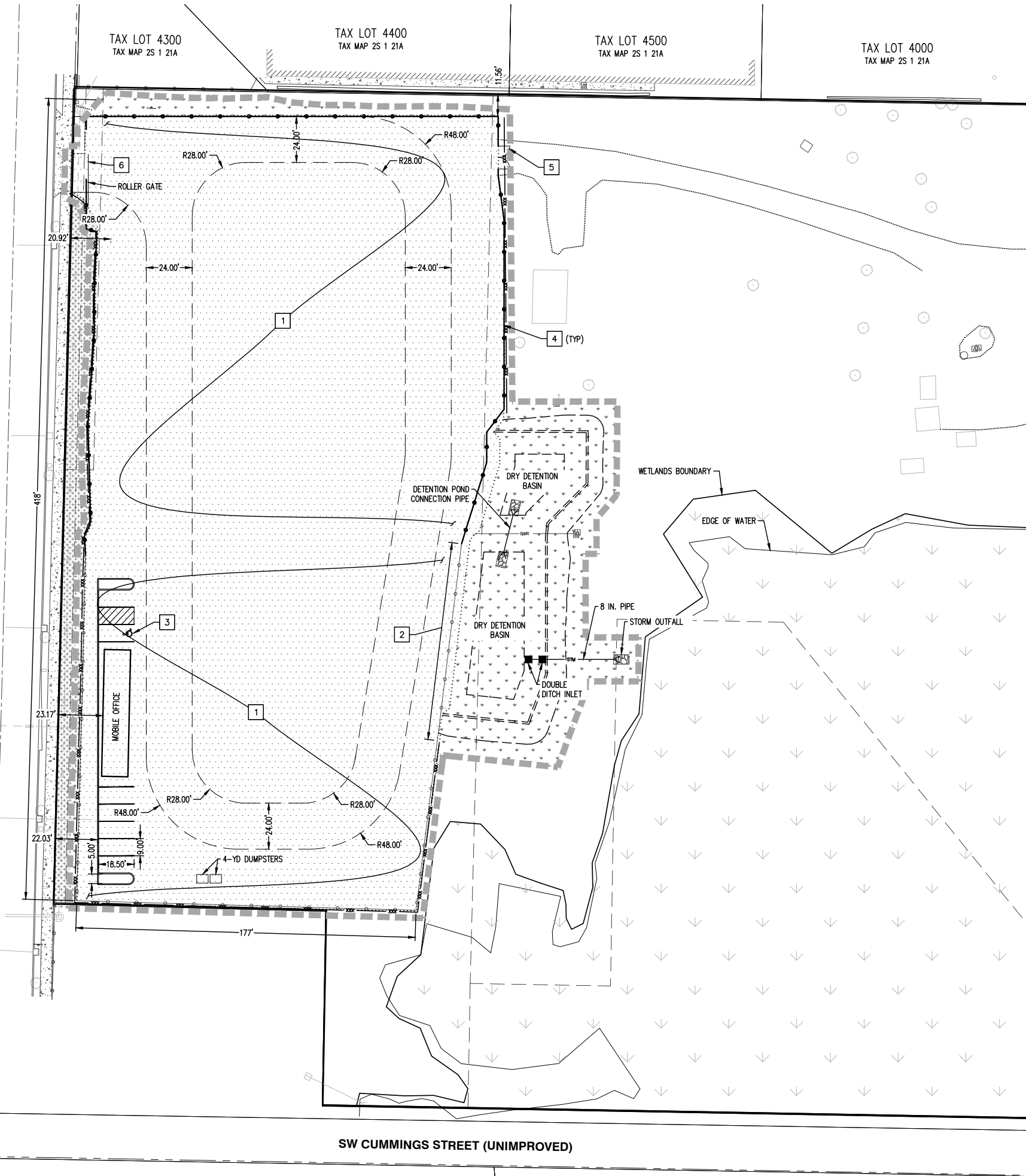
TAX LOT 4500  
TAX MAP 2S 1 21A

TAX LOT 4000  
TAX MAP 2S 1 21A

(REMAINDER OF)  
TAX LOT 2100  
TAX MAP 2S 1 21A

SW 128TH AVENUE

SW CUMMINGS STREET (UNIMPROVED)



**LEGEND**

- PROJECT AREA LIMITS
- CHAIN LINK FENCING PER STANDARDS OF TUALATIN DEVELOPMENT CODE
- NEW/ADDITIONAL LANDSCAPED AREA
- EXISTING WETLANDS
- EXISTING VEGETATION/TREES TO REMAIN AS LANDSCAPED AREA
- NEW ASPHALT SURFACE

**NOTE:**

ELECTRICAL SERVICE CAPACITY WILL BE PROVIDED AS REQUIRED BY TUALATIN DEVELOPMENT CODE 73C.030(10)(a)

**# KEYED SITE NOTES:**

1. PAVED TOWING YARD AND VEHICLE STORAGE AREA
2. REINSTALL FENCING AFTER COMPLETION OF GRADING AND PAVING
3. ADA PARKING SPACE
4. CHAIN LINK FENCING PER STANDARDS OF TUALATIN DEVELOPMENT CODE
5. 12'-WIDE MAINTENANCE GATE
6. 26'-WIDE VEHICLE GATE

**AREA SUMMARY**

SUBJECT PROPERTY AREA = ±10.7 ACRES  
TOTAL PROJECT AREA = ±2.3 ACRES

**LANDSCAPE AREA SUMMARY**

TOTAL PROJECT AREA = ±101,375 SF  
TOTAL LANDSCAPE REQUIRED (15% OF PROJECT AREA) = ±15,207 SF  
TOTAL LANDSCAPE PROVIDED = ±16,015 SF

**NOTE:**

NEW LANDSCAPING TO CONSIST OF MIX OF EXISTING/NEW SHRUBS, TREES, AND GROUNDCOVERS

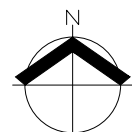
**PARKING SUMMARY**

PARKING SPACES = 6  
ADA SPACES = 1

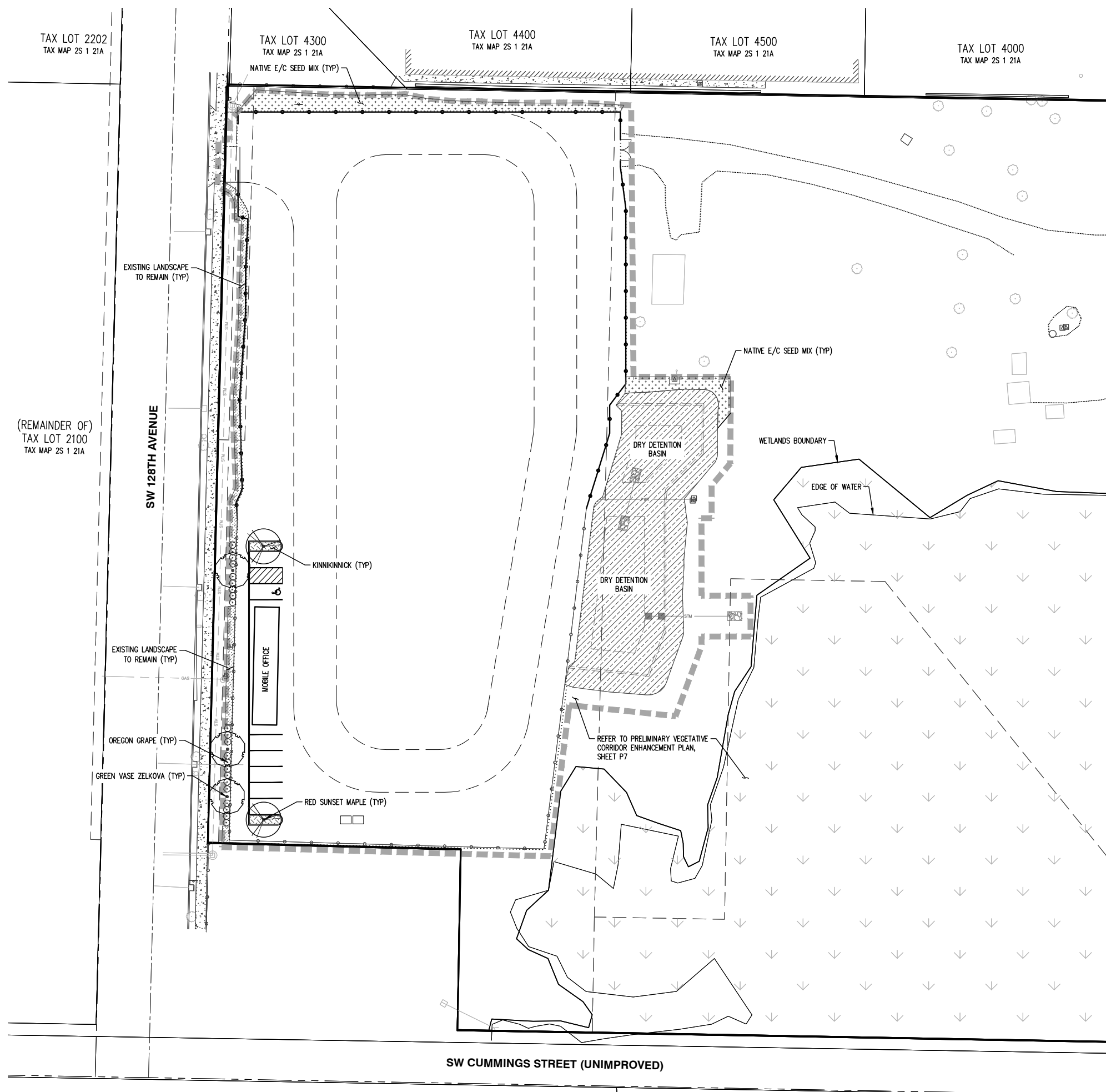
**PRELIMINARY SITE AND STORMWATER PLAN  
PRELIMINARY LAND USE PLANS  
SW 128TH AVENUE VEHICLE STORAGE AREA  
TUALATIN, OREGON**



RENEWS: JUNE 30, 2025  
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DATE: 02/27/2025  
DESIGNED BY: ADN  
DRAWN BY: ADN  
CHECKED BY: CAK



SCALE: 1" = 30 FEET  
ORIGINAL PAGE SIZE: 22" x 34"



**PRELIMINARY PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE /CONTAINER	SPACING
<b>TREES</b>					
	2	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN
	3	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL. B&B	AS SHOWN

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE /CONTAINER	SPACING
<b>SHRUBS</b>					
	22	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL. CONT.	48" o.c.
<b>GROUND COVERS</b>					
	30	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL. CONT.	30" o.c.

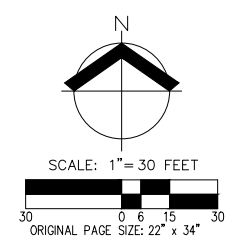
9,305 SF± DRY DETENTION BASIN - TO BE PLANTED PER CLEAN WATER SERVICES (CWS) STANDARDS

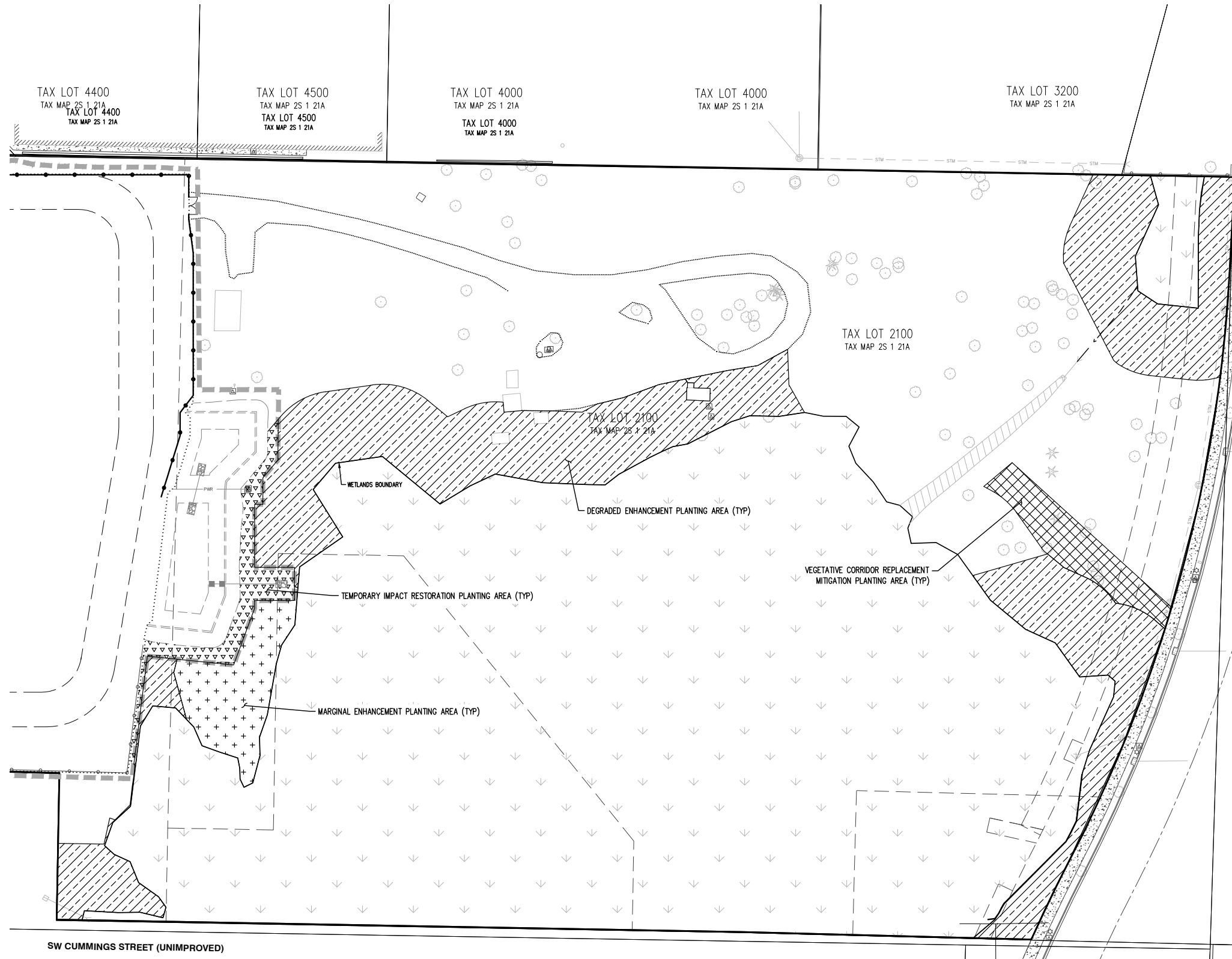
2,213 SF± NATIVE E/C SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL)  
 MEADOW BARLEY 40% CALIFORNIA BROME 35% NATIVE RED FESCUE 20% TUFTED HAIRGRASS 3% SPIKE BENTGRASS 2%  
 APPLY AT A RATE OF 1 LB. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER

**PRELIMINARY LANDSCAPE NOTES**

- PLANTS AND PLANTINGS ARE PRELIMINARY AND SHOWN TO PORTRAY THE CHARACTER OF THE SITE. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC., DUE TO PLANT AVAILABILITY, FINAL FIELD LOCATIONS OF DRIVEWAYS, UTILITIES, ETC., OR UNFORESEEN SITE CONDITIONS, MAY BE MADE PRIOR TO INSTALLATION WHERE ALLOWED BY THE CITY OF TUALATIN DESIGN STANDARDS.
- ALL PLANTS AND INSTALLATION SHALL CONFORM TO THE CITY OF TUALATIN LANDSCAPE DESIGN STANDARDS AND TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION, IN ALL WAYS. TREES AND OTHER LANDSCAPING PLANT MATERIAL SHALL BE WELL-BRANCHED AND TYPICAL FOR THE SPECIES, BEING FREE OF DAMAGE, DISEASE, OR PESTS.
- PLANT MATERIALS SHALL BE INSTALLED TO CURRENT BEST PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- ALL TREES SHALL BE DOUBLE STAKED. SUPPORT DEVICES (GUY WIRES, ETC.) SHALL NOT INTERFERE WITH NORMAL PEDESTRIAN OR VEHICULAR MOVEMENT OR PLACED IN SUCH A WAY TO DAMAGE TREE BARK. CENTER TREE IN PLANTING STRIP BETWEEN CURB AND SIDEWALK WHERE APPLICABLE.
- LANDSCAPING WITHIN VISION CLEARANCE AREAS SHALL BE MAINTAINED TO THE STANDARDS OF SECTION 4.177. OF THE CITY OF TUALATIN'S DEVELOPMENT CODE.
- WATERING WILL BE PROVIDED FOR NEW PLANTING ESTABLISHMENT AND LONG TERM PLANT HEALTH. IRRIGATION SYSTEMS SHALL BE DESIGN-BUILD BY THE LANDSCAPE CONTRACTOR.
- MULCH: APPLY 3" DEEP WELL-AGED DARK HEMLOCK, OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS.

TOTAL PROJECT AREA	= ±101,375 SF
TOTAL LANDSCAPE REQUIRED (15% OF PROJECT AREA)	= ±15,207 SF
TOTAL LANDSCAPE PROVIDED	= ±16,015 SF





**Table 1. Vegetated Corridor Replacement Mitigation Planting Area: ±3,680 square feet**

Scientific Name	Common Name	Size <sup>1</sup>	Spacing/Seeding Rate	Quantity
<b>Trees (total 37)</b>				
<i>Quercus garryana</i>	Oregon white oak	2 gallon	10 feet on center	18
<i>Acer circinatum</i>	Vine Maple	2 gallon	10 feet on center	19
<b>Shrubs (total 184)</b>				
<i>Symphoricarpos albus</i>	snowberry	1 gallon	4-5 feet on center	46
<i>Almalanchier alnifolia</i>	serviceberry	1 gallon	4-5 feet on center	46
<i>Mahonia nervosa</i>	Cascade Oregon grape	1 gallon	4-5 feet on center	46
<i>Holodiscus discolor</i>	oceanspray	1 gallon	4-5 feet on center	46
<b>Seed Mix/Plug<sup>1</sup></b>				
<i>Bromus carinatus</i>	native California brome	seed	1 lbs pls/acre	As needed for bare soil
<i>Elymus glaucus</i>	Blue wild-rye	seed	1 lbs pls/acre	areas >25 square feet

<sup>1</sup>Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.

**Table 2. Temporary Impact Restoration Planting Area: ±3,068 square feet**

Scientific Name	Common Name	Size <sup>1</sup>	Spacing/Seeding Rate	Quantity
<b>Trees (total 31)</b>				
<i>Acer macrophyllum</i>	big-leaf maple	2 gallon	10 feet on center	15
<i>Rhamnus purshiana</i>	cascara	2 gallon	10 feet on center	16
<b>Shrubs (total 153)</b>				
<i>Symphoricarpos albus</i>	snowberry	1 gallon	4-5 feet on center	31
<i>Mahonia aquifolium</i>	tall Oregon grape	1 gallon	4-5 feet on center	31
<i>Holodiscus discolor</i>	oceanspray	1 gallon	4-5 feet on center	31
<i>Corylus cornuta</i>	beaked hazelnut	1 gallon	4-5 feet on center	30
<i>Spiraea Douglasii</i>	spirea	1 gallon	4-5 feet on center	30
<b>Seed Mix/Plug<sup>1</sup></b>				
<i>Bromus carinatus</i>	native California brome	seed	1 lbs pls/acre	As needed for bare soil
<i>Elymus glaucus</i>	Blue wild-rye	seed	1 lbs pls/acre	areas >25 square feet

<sup>1</sup>Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.

**Table 3. Degraded Enhancement Planting Area: ±44,508 square feet**

Scientific Name	Common Name	Size <sup>1</sup>	Spacing/Seeding Rate	Quantity
<b>Trees (445)</b>				
<i>Acer macrophyllum</i>	big-leaf maple	2 gallon	10 feet on center	149
<i>Pinus ponderosa</i>	Ponderosa pine	2 gallon	10 feet on center	148
<i>Rhamnus purshiana</i>	cascara	2 gallon	10 feet on center	148
<b>Shrubs (total 2,225)</b>				
<i>Corylus cornuta</i>	beaked hazelnut	1 gallon	4-5 feet on center	278
<i>Holodiscus discolor</i>	oceanspray	1 gallon	4-5 feet on center	278
<i>Mahonia aquifolium</i>	tall Oregon grape	1 gallon	4-5 feet on center	278
<i>Ribes sanguineum</i>	red flowering currant	1 gallon	4-5 feet on center	278
<i>Rosa gymnocarpa</i>	baldhip rose	1 gallon	4-5 feet on center	278
<i>Sambucus racemosa</i>	red elderberry	1 gallon	4-5 feet on center	278
<i>Spiraea Douglasii</i>	spirea	1 gallon	4-5 feet on center	278
<i>Symphoricarpos albus</i>	snowberry	1 gallon	4-5 feet on center	279
<b>Seed Mix/Plug<sup>1</sup></b>				
<i>Bromus carinatus</i>	native California brome	seed	1 lbs pls/acre	As needed for bare soil
<i>Elymus glaucus</i>	Blue wild-rye	seed	1 lbs pls/acre	areas >25 square feet

<sup>1</sup>Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.

**Table 3. Marginal Enhancement Planting Area: ±5,112 square feet**

Scientific Name	Common Name	Size <sup>1</sup>	Spacing/Seeding Rate	Quantity
<b>Trees (36)<sup>2</sup></b>				
<i>Acer macrophyllum</i>	big-leaf maple	2 gallon	10 feet on center	12
<i>Pinus ponderosa</i>	Ponderosa pine	2 gallon	10 feet on center	12
<i>Rhamnus purshiana</i>	cascara	2 gallon	10 feet on center	12
<b>Shrubs (total 205)<sup>2</sup></b>				
<i>Corylus cornuta</i>	beaked hazelnut	1 gallon	4-5 feet on center	24
<i>Holodiscus discolor</i>	oceanspray	1 gallon	4-5 feet on center	24
<i>Mahonia aquifolium</i>	tall Oregon grape	1 gallon	4-5 feet on center	25
<i>Ribes sanguineum</i>	red flowering currant	1 gallon	4-5 feet on center	24
<i>Rosa gymnocarpa</i>	Baldhip Rose	1 gallon	4-5 feet on center	30
<i>Sambucus racemosa</i>	red elderberry	1 gallon	4-5 feet on center	24
<i>Spiraea Douglasii</i>	spirea	1 gallon	4-5 feet on center	24
<i>Symphoricarpos albus</i>	snowberry	1 gallon	4-5 feet on center	30
<b>Seed Mix/Plug<sup>1</sup></b>				
<i>Bromus carinatus</i>	native California brome	seed	1 lbs pls/acre	As needed for bare soil
<i>Elymus glaucus</i>	Blue wild-rye	seed	1 lbs pls/acre	areas >25 square feet

<sup>1</sup>Please consult local seed supplier specializing in Pacific Northwest native seed mixes for recommended application rates and quantities.  
<sup>2</sup>Reduced tree quantities due to existing native tree and shrub cover.

**Planting Notes (per CWS Design & Construction Standards R&O 19-5, amended by R&O 19-22, December 2019 Appendix A Planting Requirements):**

- Container stock shall be installed only from February 1 through May 1 and October 1 through November 15. Bare root stock shall be installed only from December 15 through April 15. Plantings outside these times may require additional measures to ensure survival which shall be specified on the plans.
- All non-native invasive vegetation shall be removed from planting areas prior to installing native enhancement plantings. Invasive species control shall be consistent with Clean Water Services' June 2019 Integrated Pest Management (IPM) Plan.
- Appropriate plant selection, along with adequate site preparation and maintenance, reduces the need for irrigation. However, unless site hydrology is currently adequate, a District/City approved irrigation system or equivalent (i.e., polymer, plus watering) shall be used during the two-year plant establishment period. Watering shall be at a minimum rate of at least one inch per week from June 15 through October 15. Other irrigation techniques, such as deep watering, may be allowed with prior approval by District staff.
- Trees, shrubs, and groundcovers planted shall be mulched at a minimum of three inches in depth and 18 inches in diameter, to retain moisture and discourage weed growth around newly installed plant material. Appropriate mulches are made from composted bark or leaves that have not been chemically treated.
- Tree and shrub plantings shall be tagged.
- Depending on site conditions, appropriate measures shall be taken to limit wildlife-related plant damage (see IPM Plan).

**Maintenance Plan**

- Clean Water Services requires a two-year maintenance period for vegetated corridor enhancement. The enhanced vegetated corridor is to be inspected annually and a minimum of three times during the growing season and one prior to the onset of the growing season over the two-year monitoring period.
- Plant Survival:** Clean Water Services' success criterion for vegetated corridor enhancement is 80% survival of tree and shrub plantings during the two years following planting. If any mortality is noted on the site, the factor likely to have caused mortality of the plantings is to be determined and corrected if possible. If survival falls below 80% at any time during the two-year maintenance period, the plantings shall be replaced and other corrective measures, such as mulching or irrigation, may need to be implemented. If replanting is necessary, the maintenance period will be extended for two years from the date of replanting.
- Invasive species control is to be conducted as needed based on the site inspections. Invasive species include Himalayan blackberry (*Rubus armeniacus*), reed canarygrass (*Phalaris arundinacea*), teasel (*Dipsacus fulvonum*), Canada and bull thistle (*Cirsium arvense* and *C. vulgare*), Scotch broom (*Cytisus scoparius*), purple loosestrife (*Lythrum salicaria*), Japanese knotweed (*Polygonum cuspidatum*), morning glory (*Convolvulus* species), giant hogweed (*Heracleum mantegazzianum*), English ivy (*Hedera helix*), nightshade (*Solanum* species), and clematis (*Clematis ligusticifolia* and *C. vitalba*).

