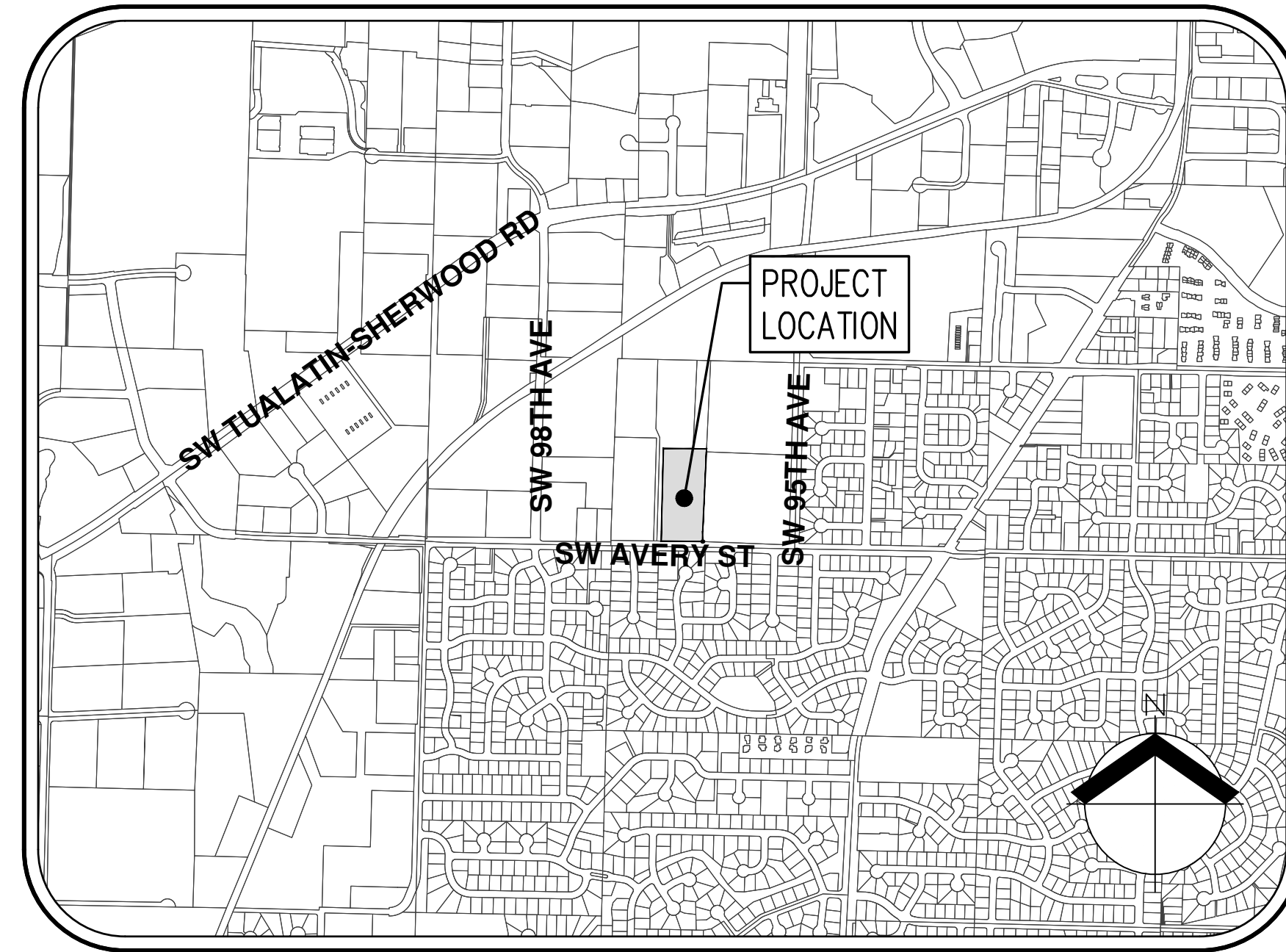


TVF&R LOGISTICS SERVICE CENTER

ARCHITECTURAL REVIEW PLANS



VICINITY MAP
NOT TO SCALE



SITE MAP
SCALE: 1" = 200'

PROJECT TEAM

APPLICANT/OWNER

TUALATIN VALLEY FIRE & RESCUE
11945 SW 70TH AVENUE
TIGARD, OR 97223

CONTRACTOR/CLIENT

EMERICK CONSTRUCTION CO.
7855 SW MOHAWK STREET
TUALATIN, OR 97062

CIVIL ENGINEERING/SURVEYING/ PLANNING/LANDSCAPE ARCHITECTURE

AKS ENGINEERING & FORESTRY, LLC.
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
CONTACT: MIMI DOUKAS, AICP, RLA
PH: 503-563-6151
FAX: 503-563-6152

ARCHITECTURE

MERRYMAN BARNES ARCHITECTS INC.
4713 N ALBINA AVENUE, SUITE 304
PORTLAND, OR 97217

ELECTRICAL ENGINEERING

INTERFACE ENGINEERING
100 SW MAIN STREET, SUITE 1600
PORTLAND, OR 97204

PROJECT DESCRIPTION

TVF&R LOGISTICS SERVICE CENTER

PROJECT ADDRESS

9991 SW AVERY STREET
TUALATIN, OR 97062

PROPERTY DESCRIPTION:

TAX LOT 200 (WASHINGTON COUNTY TAX ASSESSOR'S MAP 2S 1 26BA)
LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON
COUNTY, OREGON.

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM SEWER CLEAN OUT		
CONIFEROUS TREE			STORM SEWER CATCH BASIN		
FIRE HYDRANT			STORM SEWER AREA DRAIN		
WATER BLOWOFF			STORM SEWER 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		

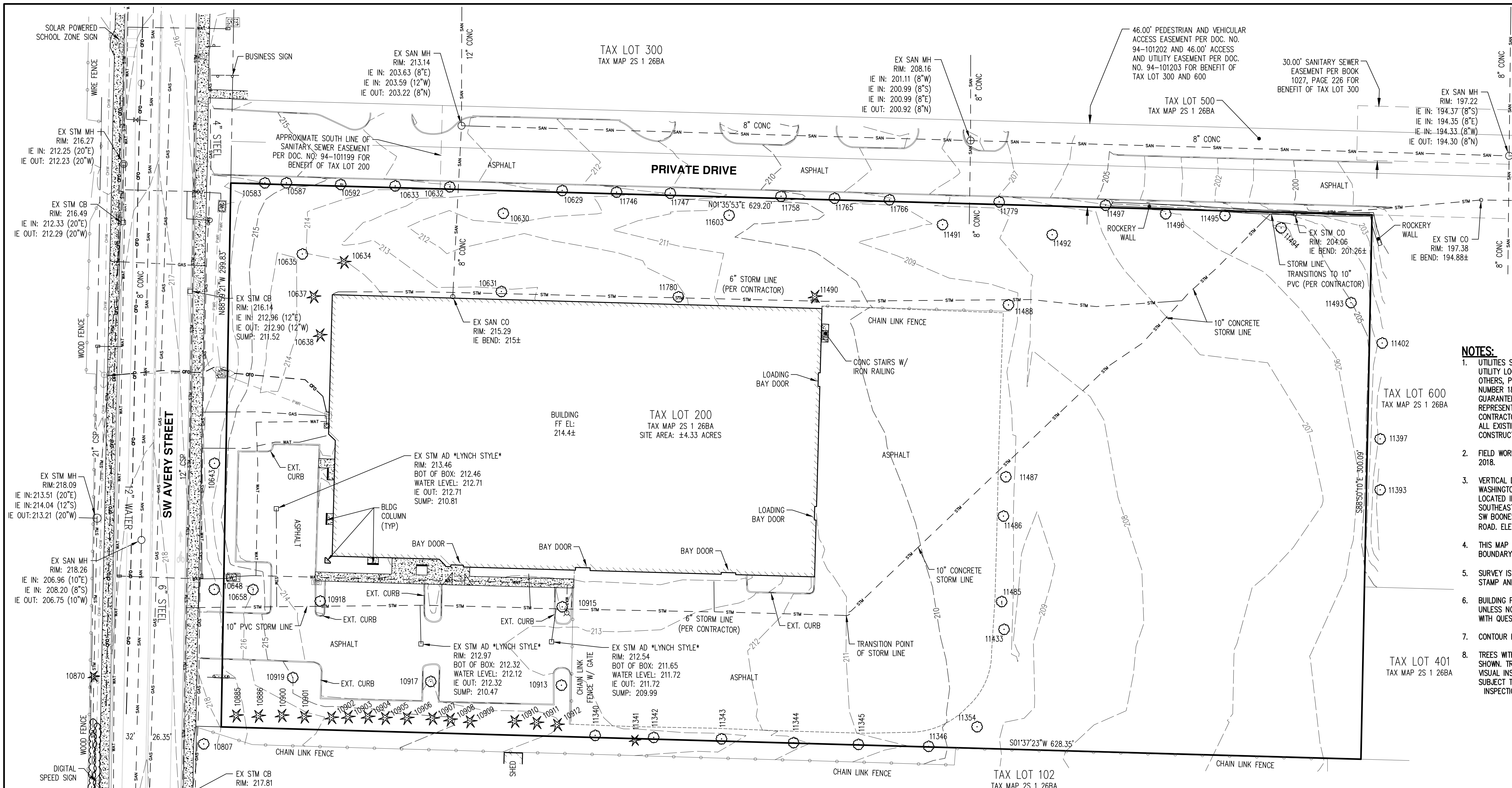
EXISTING

PROPOSED

	EXISTING	PROPOSED
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 SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		

SHEET INDEX

P1	COVER SHEET WITH VICINITY AND SITE MAP
P2	PRELIMINARY EXISTING CONDITIONS PLAN
P3	PRELIMINARY SITE PLAN
P4	PRELIMINARY GRADING PLAN
P5	PRELIMINARY TREE PRESERVATION PLAN
P6	PRELIMINARY TREE PRESERVATION TABLE
P7	PRELIMINARY PUBLIC FACILITIES PLAN
P8	PRELIMINARY LANDSCAPE PLAN



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 18229939. 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 SEPTEMBER 4-12, 2018.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 922, LOCATED IN A CONCRETE CURB AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SW BOONES FERRY ROAD AND SW TUALATIN ROAD. ELEVATION = 122.154 FEET (NAVD 88).
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

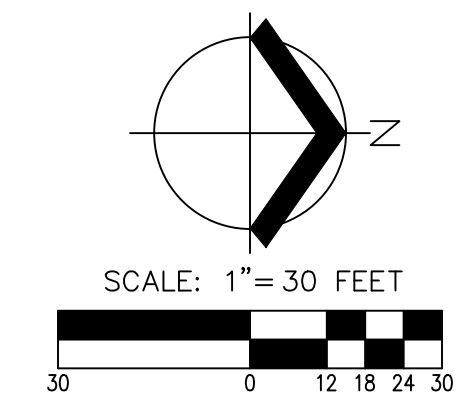
LEGEND		
EXISTING		EXISTING
DECIDUOUS TREE		RIGHT-OF-WAY LINE
CONIFEROUS TREE		BOUNDARY LINE
WATER METER		PROPERTY LINE
WATER VALVE		CENTERLINE
SANITARY SEWER CLEAN OUT		CURB
SANITARY SEWER MANHOLE		EDGE OF PAVEMENT
SIGN		EASEMENT
STREET LIGHT		FENCE LINE
MAILBOX		POWER LINE
STORM DRAIN CLEAN OUT		OVERHEAD WIRE
STORM DRAIN CATCH BASIN		FIBER OPTIC LINE
STORM DRAIN AREA DRAIN		GAS LINE
STORM DRAIN MANHOLE		STORM DRAIN LINE
GAS METER		SANITARY SEWER LINE
GUY WIRE ANCHOR		WATER LINE
UTILITY POLE		
POWER VAULT		
POWER JUNCTION BOX		
COMMUNICATIONS JUNCTION BOX		

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10583	DECIDUOUS	8
10587	DECIDUOUS	8
10592	DECIDUOUS	7
10629	DECIDUOUS	7
10630	DECIDUOUS	30
10631	DECIDUOUS	6,6,8
10632	DECIDUOUS	7
10633	DECIDUOUS	10
10634	CONIFEROUS	19
10635	DECIDUOUS	30
10637	CONIFEROUS	21
10638	CONIFEROUS	12
10643	DECIDUOUS	11
10648	DECIDUOUS	14
10658	DECIDUOUS	7
10806	DECIDUOUS	9
10807	DECIDUOUS	9
10870	CONIFEROUS	10

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10885	CONIFEROUS	6,7,16
10886	CONIFEROUS	12
10900	CONIFEROUS	16
10901	CONIFEROUS	22
10902	CONIFEROUS	14
10903	CONIFEROUS	14
10904	CONIFEROUS	18
10905	CONIFEROUS	16
10906	CONIFEROUS	12
10907	CONIFEROUS	17
10908	CONIFEROUS	20
10909	CONIFEROUS	10
10910	CONIFEROUS	17
10911	CONIFEROUS	17
10912	CONIFEROUS	18
10913	DECIDUOUS	13
10915	DECIDUOUS	24
10917	DECIDUOUS	8

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10918	DECIDUOUS	13
11340	DECIDUOUS	15
11341	CONIFEROUS	7
11342	DECIDUOUS	17
11343	DECIDUOUS	29
11344	DECIDUOUS	16
11345	DECIDUOUS	22
11346	DECIDUOUS	20
11354	DECIDUOUS	6
11393	DECIDUOUS	9
11397	DECIDUOUS	9
11402	DECIDUOUS	8
11433	DECIDUOUS	7
11485	DECIDUOUS	7
11486	DECIDUOUS	8
11487	DECIDUOUS	11
11488	DECIDUOUS	23

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
11490	CONIFEROUS	21
11491	DECIDUOUS	29
11492	DECIDUOUS	22
11493	DECIDUOUS	20
11494	DECIDUOUS	25
11495	DECIDUOUS	6
11496	DECIDUOUS	8
11497	DECIDUOUS	9
11603	DECIDUOUS	25
11746	DECIDUOUS	9
11747	DECIDUOUS	6
11758	DECIDUOUS	6
11765	DECIDUOUS	8
11766	DECIDUOUS	7
11779	DECIDUOUS	7
11780	DECIDUOUS	11



AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD. STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

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

PRELIMINARY
EXISTING
CONDITIONS PLAN

TUALATIN
WASHINGTON COUNTY TAX LOT 200

TVF&R LOGISTICS
SERVICE CENTER

OREGON
TAX MAP 2S 1 26BA

DESIGNED BY:

DRAWN BY: CC

CHECKED BY: MK

SCALE: AS NOTED

DATE: 5/3/2019

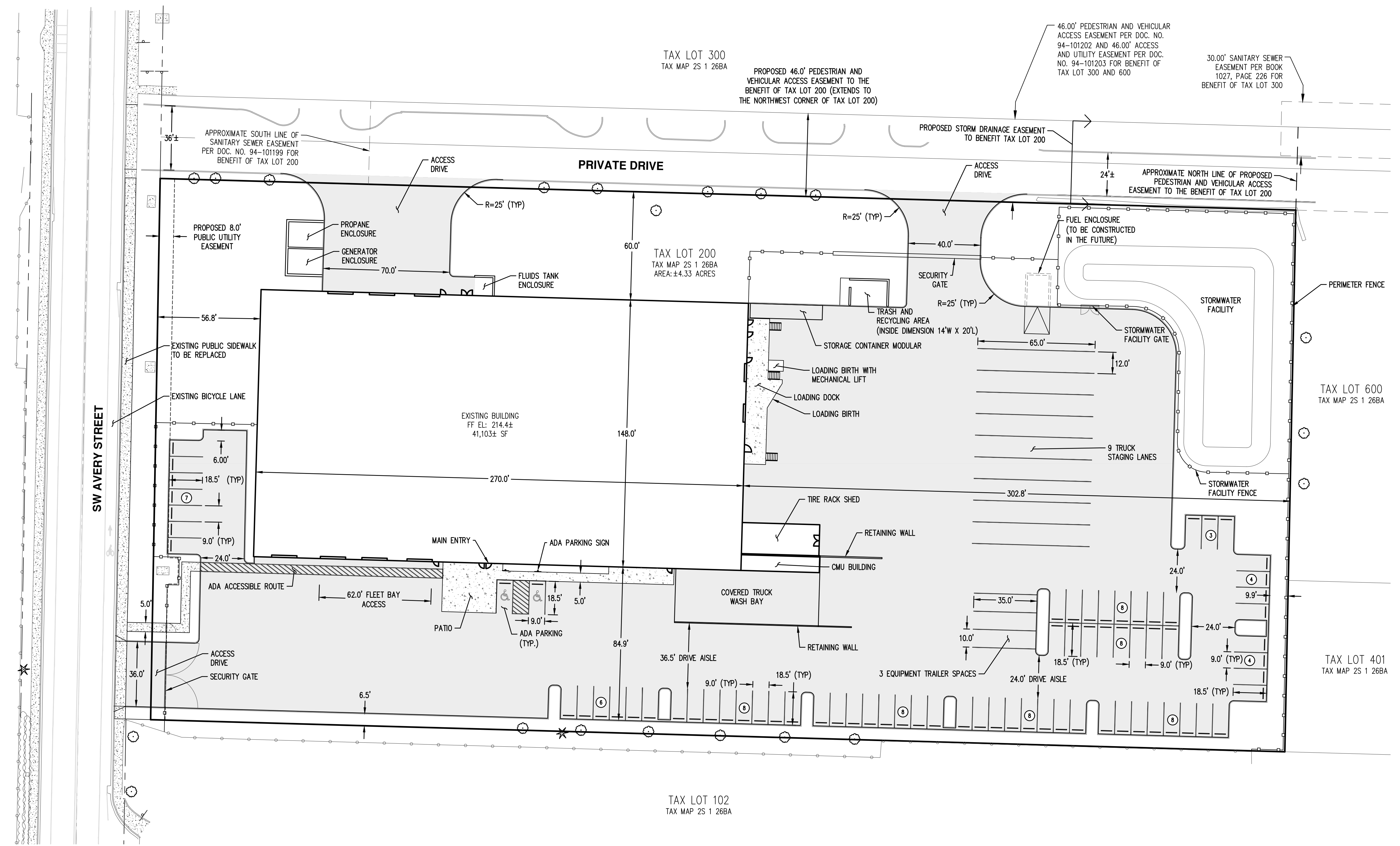
REGISTERED PROFESSIONAL LAND SURVEYOR
NOT FOR CONSTRUCTION

JANUARY 12, 2016
CAMEL S. KALINA
89558PLS
RENEWS: 6/30/19

REVISIONS

JOB NUMBER
5736

SHEET
P2



SITE DATA:
 PLANNING DISTRICT: LIGHT MANUFACTURING (ML)
 SQUARE FOOTAGE OF SITE: ±188,591 SF
 SQUARE FOOTAGE OF DEVELOPMENT AREA: ±138,854 SF
 SQUARE FOOTAGE OF LANDSCAPING: ±49,737 SF
 SQUARE FOOTAGE OF PARKING LOT LANDSCAPING: ±2,036 SF
 SQUARE FOOTAGE OF PAVEMENT: ±92,295 SF

EXISTING SQUARE FOOTAGE OF PARKING: ±5,519 SF
 PROPOSED SQUARE FOOTAGE OF PARKING: ±20,131 SF
 BUILDING SQUARE FOOTAGE: ±40,365 SF
 BUILDING PERIMETER: ±923 FT

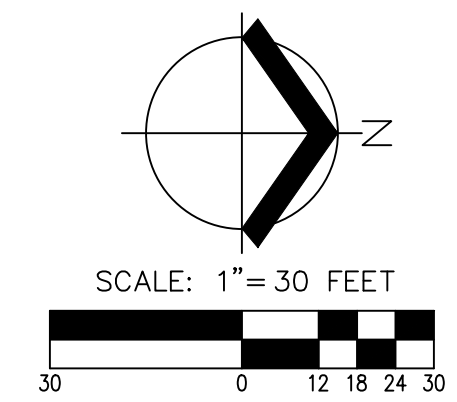
- MINIMUM SETBACKS:**
- FRONT YARD - 30 FT.
 - INTERIOR SIDE YARD - TBD THROUGH ARCHITECTURAL REVIEW PROCESS
 - CORNER SIDE YARD - TBD THROUGH ARCHITECTURAL REVIEW PROCESS
 - BASED ON VISION CLEARANCE
 - REAR YARD - TBD THROUGH ARCHITECTURAL REVIEW PROCESS

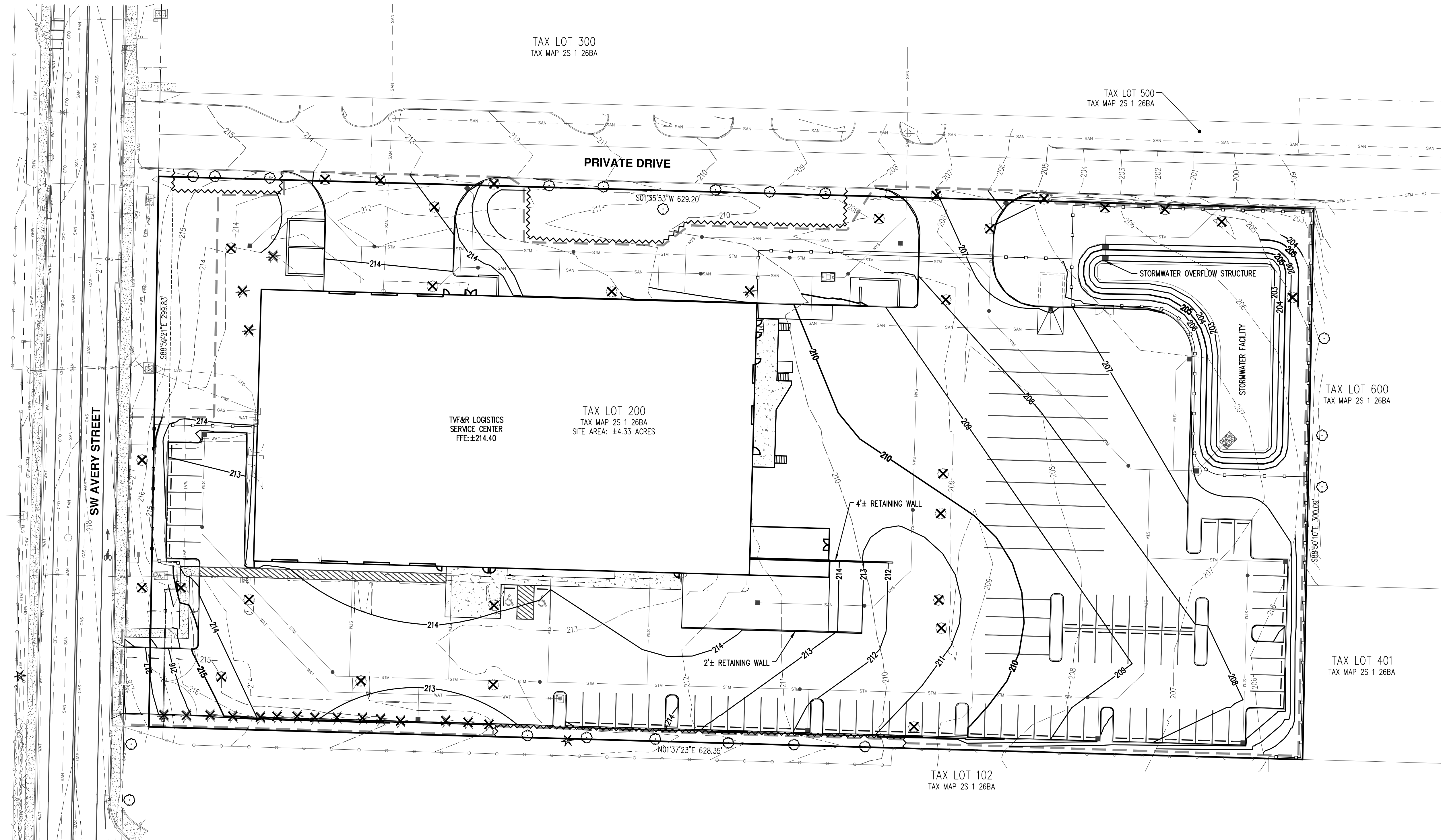
PARKING AND PASSENGER LOADING DATA:
 TOTAL PROPOSED PARKING SPACES:
 • STANDARD 18.5'X9': 72
 • 37 FLEET/MOTOR POOL VEHICLE
 • 35 NON-FLEET/MOTOR POOL VEHICLE
 • ADA (18.5'X9'): 2
 • 35'X10' (EQUIPMENT TRAILER): 3
 • 65'X12' (TRUCK STAGING): 9

*PER OREGON STRUCTURAL SPECIALTY CODE, CHAPTER 11, SECTION 1106
 "PARKING AND PASSENGER LOADING FACILITIES", 1106.1 EXCEPTION: THIS SECTION DOES NOT APPLY TO PARKING SPACES USED EXCLUSIVELY FOR BUSES, TRUCKS, OTHER DELIVERY VEHICLES, LAW ENFORCEMENT VEHICLES, OR VEHICULAR IMPOUND AND MOTOR POOLS WHERE LOTS ACCESSED BY THE PUBLIC ARE PROVIDED WITH AN ACCESSIBLE PASSENGER LOADING ZONE.

BASED ON THE ABOVE EXCEPTION, 37 OF THE STANDARD 18.5'X9' SPACES ARE INTENDED FOR FLEET/MOTOR POOL VEHICLES AND ARE EXEMPT FROM ADA PARKING REQUIREMENTS, THEREFORE, 2 ADA PARKING SPACES (ONE BEING VAN ACCESSIBLE) HAVE BEEN PROVIDED BASED ON THE 35 NON-FLEET/MOTOR POOL PARKING SPACES.

BICYCLE PARKING IS PROPOSED TO BE INSIDE THE BUILDING.





TAX LOT 300
TAX MAP 2S 1 26BA

TAX LOT 500
TAX MAP 2S 1 26BA

PRIVATE DRIVE

TV&R LOGISTICS
SERVICE CENTER
FFE: ±214.40

TAX LOT 200
TAX MAP 2S 1 26BA
SITE AREA: ±4.33 ACRES

STORMWATER OVERFLOW STRUCTURE

STORMWATER FACILITY

TAX LOT 600
TAX MAP 2S 1 26BA

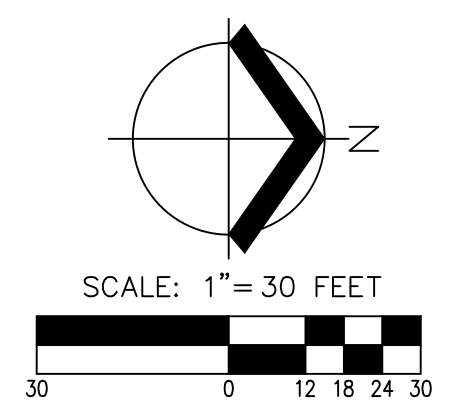
SW AVERY STREET

TAX LOT 401
TAX MAP 2S 1 26BA

TAX LOT 102
TAX MAP 2S 1 26BA

LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 209 ---
EXISTING GROUND CONTOUR (5 FT)	--- 210 ---
FINISHED GRADE CONTOUR (1 FT)	— 208 —
FINISHED GRADE CONTOUR (5 FT)	— 210 —
	CONIFEROUS DECIDUOUS
EXISTING TREES TO BE PRESERVED	* ○
EXISTING TREES TO BE REMOVED	* ×
TREE PROTECTION FENCE	~~~~~
DISTURBED LIMITS	-----

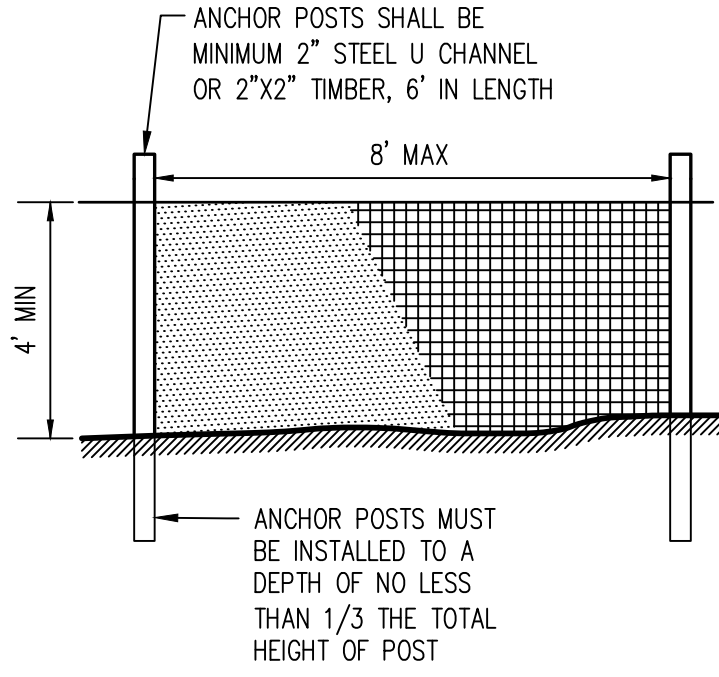
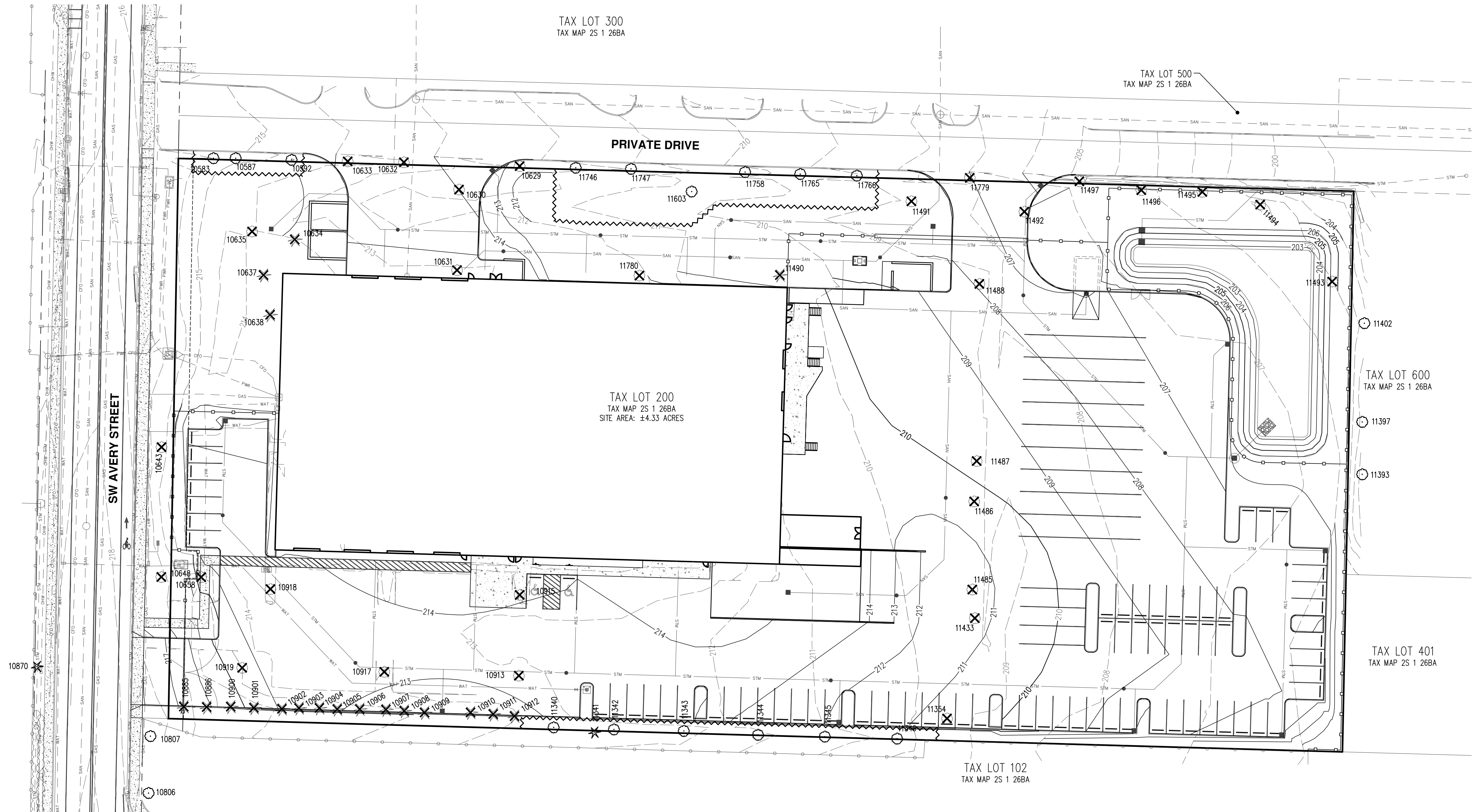
NOTE:
EXISTING TREES TO BE RETAINED SHALL BE FENCED AROUND THE DRIP LINE (OR AS OTHERWISE SHOWN OR APPROVED BY PROJECT ARBORIST) WITH TREE PROTECTION FENCE. SEE SHEET P6 FOR DETAILED TREE INFORMATION.



DESIGNED BY:	DJS
DRAWN BY:	DJS
CHECKED BY:	BRB
SCALE:	AS NOTED
DATE:	5/3/2019

**PRELIMINARY
NOT FOR
CONSTRUCTION**

REVISIONS	
JOB NUMBER	5736
SHEET	P4



- NOTES:
- CHAIN LINK FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.
 - AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVERE LARGE ROOTS WHEN INSTALLING POSTS.
 - DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

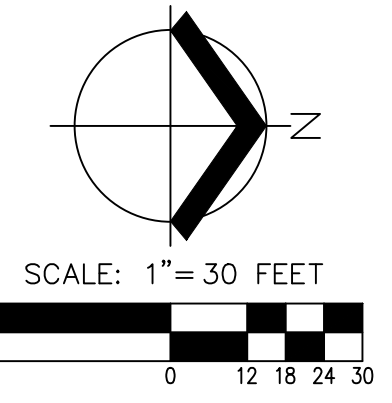
TREE PROTECTION FENCE

NOTES:

- ENCROACHMENTS (GRADING, CONSTRUCTION, ETC.) INTO OPTIMAL TREE ROOT ZONES OUTSIDE OF THE TREE PROTECTION AREA OF TREES TO BE PRESERVED AS SHOWN SHOULD NOT HAVE SIGNIFICANT NEGATIVE IMPACTS TO TREE HEALTH. THIS PLAN HAS BEEN REVIEWED BY A CERTIFIED ARBORIST PER TDC 73.250(2)(E).
- GRADING ACTIVITIES SHALL NOT INCLUDE ALLOWING TREE ROOTS FROM PRESERVED TREES TO REMAIN EXPOSED PER TDC 73.250(2)(F).
- PER TDC 31.060, A TREE IS DEFINED AS AT LEAST EIGHT (8) INCHES IN DIAMETER AT BREST HEIGHT (DBH). THEREFORE, ALL TREES WITH A DBH OF 8 INCHES OR GREATER ARE SHOWN. SOME ADDITIONAL TREES UNDER 8 INCHES IN DBH ARE SHOWN. SEE SHEET P6 FOR ADDITIONAL INFORMATION.
- PER TDC 33.110(4)(b)(iii), EACH TREE PROPOSED FOR REMOVAL IS BEING REMOVED TO FACILITATE PROPOSED IMPROVEMENTS OR BECAUSE IT IS IN POOR CONDITION.

LEGEND

- | | | |
|--|-------|-----|
| EXISTING GROUND CONTOUR (1 FT) | --- | 149 |
| EXISTING GROUND CONTOUR (5 FT) | --- | 150 |
| FINISHED GRADE CONTOUR (1 FT) | --- | 149 |
| FINISHED GRADE CONTOUR (5 FT) | --- | 150 |
| EXISTING CONIFEROUS TREE | * | |
| EXISTING DECIDUOUS TREE | ○ | |
| TREE REMOVAL | ⊗ | * |
| TREE PROTECTION FENCE (TREE PROTECTION AREA) | ~~~~~ | |



I, DAVID J. STEINKE, ATTEST THAT THIS TREE PRESERVATION AND REMOVAL PLAN IS IN ACCORDANCE WITH TYPICAL ARBORICULTURAL AND URBAN FORESTRY STANDARDS.

David Steinke

DAVID J. STEINKE, CERTIFIED ARBORIST
PN-8112A
AKS ENGINEERING & FORESTRY
STEINKED@AKS-ENG.COM



DAVID J. STEINKE
CERTIFICATE NUMBER: PN-8112A
EXPIRATION DATE: 12/31/21

Detailed Tree Inventory for TVF&R Logistics Service Center

AKS Job No. 5736 - Evaluation Date: 1/16/2019

Tree #	DBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Reason for Removal***
10583	8	9	Plum (<i>Prunus sp.</i>)	OFFSITE; Crooked; Decay; Exposed roots	2	2	Preserve
10587	8	9	Maple (<i>Acer sp.</i>)	OFFSITE; Crooked; Decay; Exposed roots; Many branches attached at one point	2	2	Preserve
10592	7	7	Maple (<i>Acer sp.</i>)	OFFSITE; Many exposed roots	1	2	Preserve
10629	7	10	Maple (<i>Acer sp.</i>)	OFFSITE; Many exposed roots	1	2	Improvements
10630	30	25	Black Oak (<i>Quercus kelloggii</i>)	Many branches attached at one point; Some dead and broken branches	2	2	Improvements
10631	8	9	Prunus (<i>Prunus sp.</i>)	Codominant with ~2' of included bark; Cracks; Decay	2	2	Improvements
10632	7	8	Maple (<i>Acer sp.</i>)	OFFSITE; Many exposed roots	1	2	Improvements
10633	10	8	Maple (<i>Acer sp.</i>)	OFFSITE; Many exposed roots	1	2	Improvements
10634	19	18	Pine (<i>Pinus sp.</i>)	Girdled roots; Pruned; Sap flow; Dead and broken branches	2	2	Improvements
10635	30	29	Black Oak (<i>Quercus kelloggii</i>)	Pruned; Some dead and broken branches; Some decay; Exposed roots	2	2	Improvements
10637	21	21	Pine (<i>Pinus sp.</i>)	Lean (SE); Pruned; Codominant top; Sap flow; Exposed roots	2	2	Improvements
10638	12	18	Pine (<i>Pinus sp.</i>)	Crooked; Exposed roots; Canopy one sided (S); Crooked	2	2	Improvements
10643	11	13	Plum (<i>Prunus sp.</i>)	OFFSITE; Lean (S); Many large exposed roots; Pruned; Decay; Sucker shoots	3	3	Poor Condition
10648	14	15	Plum (<i>Prunus sp.</i>)	OFFSITE; Many large exposed roots; Broken branches; Cracks; Decay; Topped	3	3	Poor Condition
10658	7	8	Plum (<i>Prunus sp.</i>)	Pruned; Bulges; Decay; Root collar swell; Bore holes	2	3	Improvements
10806	9	10	Maple (<i>Acer sp.</i>)	OFFSITE; Pruned	1	1	Preserve
10807	9	10	Maple (<i>Acer sp.</i>)	OFFSITE; Pruned	1	1	Preserve
10870	10	12	Spruce (<i>Picea sp.</i>)	Topped for overhead wires; Evaluation from right-of-way	2	3	Preserve
10885	16	12	Pine (<i>Pinus sp.</i>)	Codominant top with included bark; Pruned; Sap flow; Crooked	2	2	Improvements
10886	12	12	Pine (<i>Pinus sp.</i>)	Lean (S); Crooked; Suppressed; Pruned	2	2	Improvements
10900	16	15	Pine (<i>Pinus sp.</i>)	Pruned; Crooked; Codominant top; Sparse foliage	2	2	Improvements
10901	22	18	Pine (<i>Pinus sp.</i>)	Codominant top with included bark	1	2	Improvements
10902	14	12	Pine (<i>Pinus sp.</i>)	Codominant top with included bark; Suppressed	2	2	Improvements
10903	14	17	Pine (<i>Pinus sp.</i>)	Codominant top; Dead and broken branches; Crooked	2	2	Improvements
10904	18	17	Pine (<i>Pinus sp.</i>)	Very crooked trunk; Codominant ~6' from ground with included bark; Large codominant trunk leans east; Decay	2	3	Improvements
10905	16	18	Pine (<i>Pinus sp.</i>)	Codominant ~10' from ground; Pruned	1	2	Improvements
10906	12	14	Pine (<i>Pinus sp.</i>)	Crooked; Pruned; Suppressed	2	2	Improvements
10907	17	18	Pine (<i>Pinus sp.</i>)	Crooked; Pruned	1	2	Improvements
10908	20	16	Pine (<i>Pinus sp.</i>)	Codominant top; Crooked	1	2	Improvements
10909	10	10	Pine (<i>Pinus sp.</i>)	Lean (NE); Crooked; Sweep	2	2	Improvements
10910	17	13	Pine (<i>Pinus sp.</i>)	Pruned; Crooked	1	2	Improvements
10911	17	16	Pine (<i>Pinus sp.</i>)	Codominant top; Crooked; Pruned	1	2	Improvements
10912	18	13	Pine (<i>Pinus sp.</i>)	Lean (NE); Pruned; Exposed roots	1	2	Improvements
10913	13	16	Black Oak (<i>Quercus kelloggii</i>)	Codominant top with included bark; Pruned; Large exposed roots	1	2	Improvements
10915	24	25	Black Oak (<i>Quercus kelloggii</i>)	Bulges; Exposed roots; Pruned; Codominant top	2	2	Improvements
10917	8	10	Black Oak (<i>Quercus kelloggii</i>)	Canopy (W); Sweep; Pruned	2	2	Improvements
10918	13	18	Black Oak (<i>Quercus kelloggii</i>)	Bulges; Large exposed roots; Pruned; Topped; Decay	2	3	Improvements
10919	13	16	Black Oak (<i>Quercus kelloggii</i>)	Pruned; Large exposed roots; Codominant top	2	2	Improvements
11340	15	18	Black Oak (<i>Quercus kelloggii</i>)	Codominant top; Pruned	1	2	Preserve
11341	7	7	Pine (<i>Pinus sp.</i>)	OFFSITE	1	1	Preserve
11342	17	15	Black Oak (<i>Quercus kelloggii</i>)	Exposed roots	1	2	Preserve
11343	29	26	Black Oak (<i>Quercus kelloggii</i>)	Codominant ~10' from ground with many branches attached at one point; Exposed roots; Some decay	2	2	Preserve
11344	16	15	Black Oak (<i>Quercus kelloggii</i>)	Bulges; Pruned	1	2	Preserve
11345	22	21	Black Oak (<i>Quercus kelloggii</i>)	Some dead branches; Codominant ~6' from ground; Many branches attached at one point	1	2	Preserve
11346	20	18	Black Oak (<i>Quercus kelloggii</i>)	Some decay; Codominant top with included bark	1	2	Preserve
11354	6	5	Black Oak (<i>Quercus kelloggii</i>)		1	1	Remove
11393	9	4	Maple (<i>Acer sp.</i>)	OFFSITE	1	1	Preserve
11397	9	12	Maple (<i>Acer sp.</i>)	OFFSITE; Pruned	1	1	Preserve
11402	8	12	Maple (<i>Acer sp.</i>)	OFFSITE; Pruned	1	1	Preserve
11433	7	7	Black Oak (<i>Quercus kelloggii</i>)	Significant sweep; Lean (N)	1	2	Improvements
11485	7	7	Black Oak (<i>Quercus kelloggii</i>)		1	1	Improvements
11486	8	7	Black Oak (<i>Quercus kelloggii</i>)		1	1	Improvements
11487	11	10	Black Oak (<i>Quercus kelloggii</i>)		1	1	Improvements
11488	23	27	Black Oak (<i>Quercus kelloggii</i>)	Pruned	1	1	Improvements
11490	21	21	Pine (<i>Pinus sp.</i>)	Lean (E); Exposed roots; Pruned	1	2	Improvements
11491	29	30	Black Oak (<i>Quercus kelloggii</i>)	Some dead and broken branches	1	2	Improvements
11492	22	27	Black Oak (<i>Quercus kelloggii</i>)	Some decay; Some dead and broken branches	2	2	Improvements
11493	20	15	black cottonwood	Broken top; Broken branches	2	2	Improvements
11494	25	27	Black Oak (<i>Quercus kelloggii</i>)	Some dead and broken branches; Codominant top	2	2	Improvements
11495	6	8	Maple (<i>Acer sp.</i>)		1	1	Improvements
11496	8	12	Maple (<i>Acer sp.</i>)	Many exposed roots	1	1	Improvements
11497	9	13	Maple (<i>Acer sp.</i>)	OFFSITE; Many exposed roots	1	2	Improvements
11603	25	28	Black Oak (<i>Quercus kelloggii</i>)	Codominant top; Exposed roots with mechanical damage and decay; Broken branches	2	2	Preserve
11746	9	13	Maple (<i>Acer sp.</i>)	OFFSITE; Many exposed roots	1	2	Preserve
11747	6	7	Maple (<i>Acer sp.</i>)	OFFSITE; Many exposed roots	1	2	Preserve
11758	6	7	Maple (<i>Acer sp.</i>)	OFFSITE; Many exposed roots	1	2	Preserve
11765	8	9	Maple (<i>Acer sp.</i>)	OFFSITE; Many exposed roots	1	2	Preserve
11766	7	9	Maple (<i>Acer sp.</i>)	OFFSITE; Many exposed roots	1	2	Preserve
11779	7	8	Maple (<i>Acer sp.</i>)	OFFSITE; Many exposed roots	1	2	Improvements
11780	11	13	Black Oak (<i>Quercus kelloggii</i>)	Exposed roots	1	2	Improvements

******NOTE:**

1. THESE TREES ARE UNDER 8" IN DBH AND THEREFORE ARE NOT REGULATED PER TDC 31.060

Total # of Existing Trees Inventoried = 70

Total # of Existing Onsite Trees = 49

Total # of Existing Onsite Trees to be Preserved = 8

Total # of Existing Onsite Trees to be Removed = 41

Total # of Existing Onsite Trees to be Removed that are Exempt= 5

Total # of Existing Onsite Trees to be Removed that are Non-Exempt= 36

Total # of Existing Offsite Trees = 21

Total # of Existing Offsite Trees to be Preserved = 14

Total # of Existing Offsite Trees to be Removed = 7

Total # of Existing Offsite Trees to be Removed that are Exempt= 3

Total # of Existing Offsite Trees to be Removed that are Non-Exempt= 4

***Health Rating:**

1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.

2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.

3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

****Structure Rating:**

1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.

2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.

3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

*****Reason for Removal:**

Improvements - Trees that are within the impact limits of proposed improvements.

Poor Condition - Trees that are diseased or defective in a manner that threatens their long term viability. These trees will be replaced per the Landscape Plan in compliance with TDC 74.485.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fall in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.

**PRELIMINARY TREE
PRESERVATION TABLE**

DESIGNED BY: DJS

DRAWN BY: DJS

CHECKED BY: BRB

SCALE: AS NOTED

DATE: 5/3/2019



DAVID J. STEINKO
CERTIFICATE NUMBER: PN-8112A
EXPIRATION DATE: 12/31/21

**PRELIMINARY
NOT FOR
CONSTRUCTION**

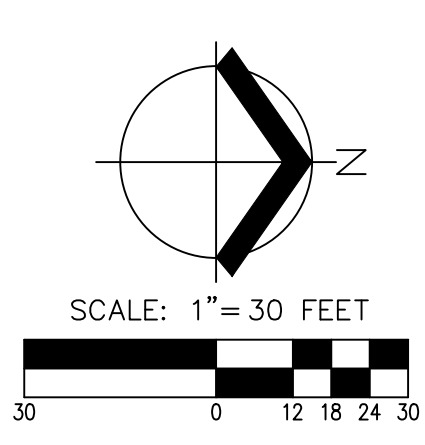
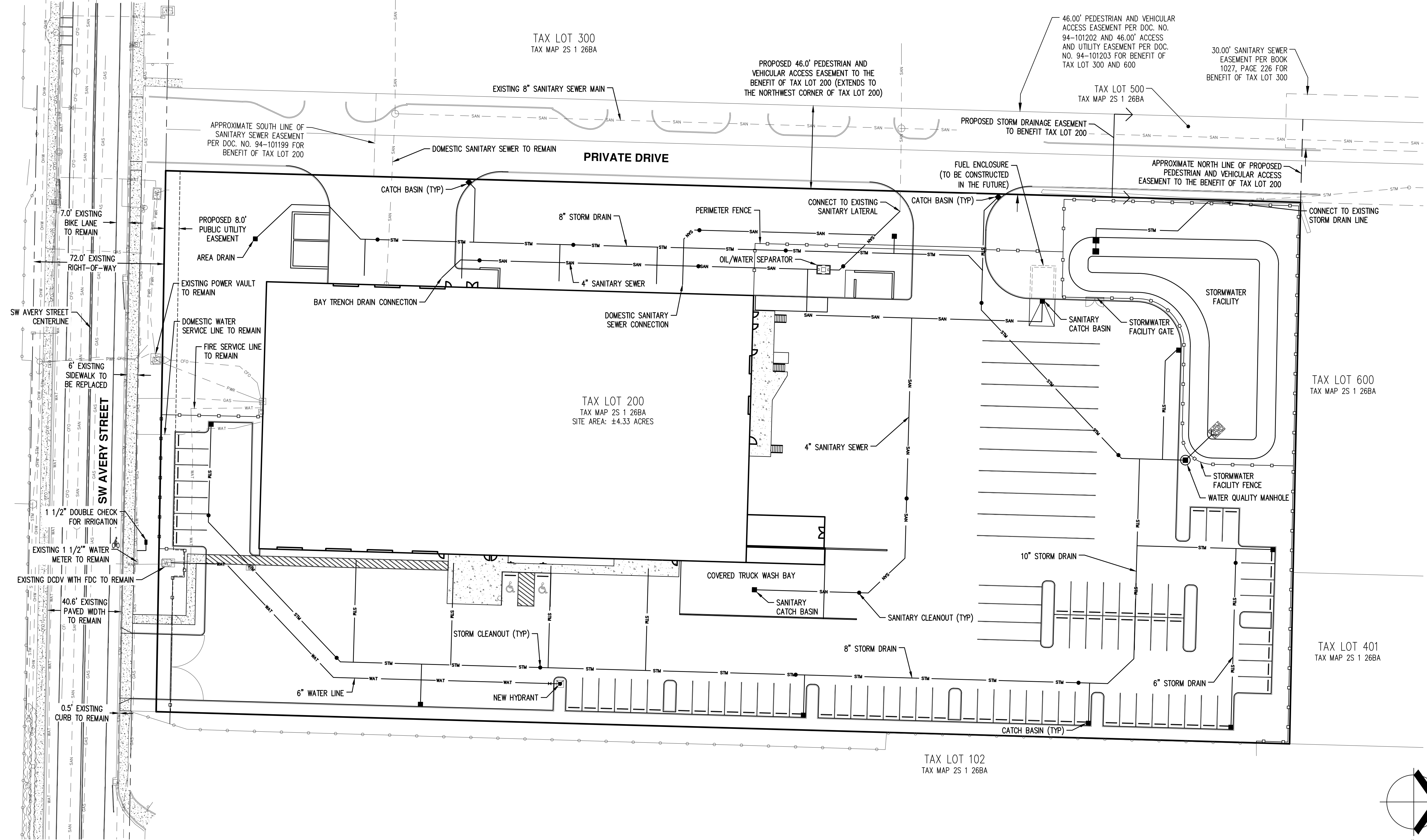
REVISIONS

JOB NUMBER

5736

SHEET

P6



AKS
 AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD. STE 100
 TUALATIN, OR 97062
 P: 503.563.6151
 F: 503.563.6152
 aks-eng.com

**TVF&R LOGISTICS
 SERVICE CENTER**
TUALATIN OREGON
 WASHINGTON COUNTY TAX LOT 200

**PRELIMINARY PUBLIC
 FACILITIES PLAN**

DESIGNED BY: DJS
 DRAWN BY: DJS
 CHECKED BY: BRB
 SCALE: AS NOTED
 DATE: 5/3/2019

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

REVISIONS
 JOB NUMBER
 5736
 SHEET
P7

TAX LOT 300
 TAX MAP 2S 1 26BA

TAX LOT 500
 TAX MAP 2S 1 26BA

TAX LOT 200
 TAX MAP 2S 1 26BA
 SITE AREA: ±4.33 ACRES

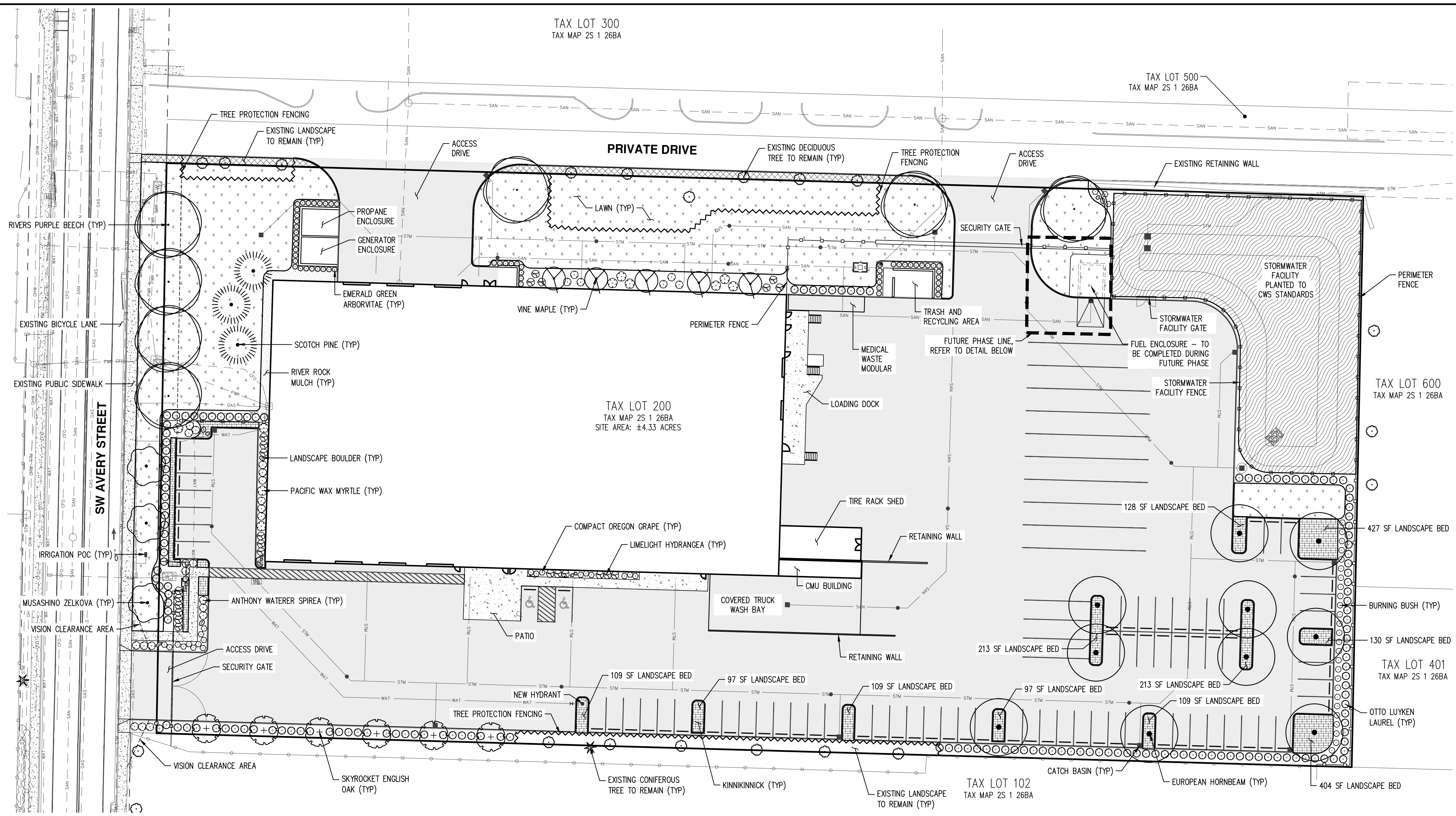
TAX LOT 600
 TAX MAP 2S 1 26BA

TAX LOT 401
 TAX MAP 2S 1 26BA

TAX LOT 102
 TAX MAP 2S 1 26BA

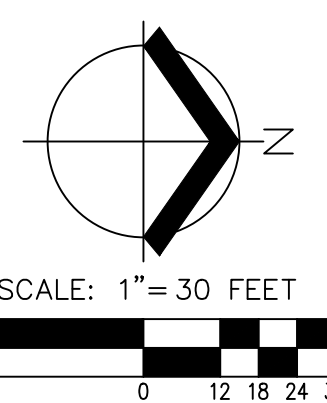
PRELIMINARY LANDSCAPE PLANTING NOTES

- LANDSCAPE PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT ONLY. REVISIONS AND SUBSTITUTIONS, INCLUDING CHANGES TO PLANT VARIETY, SPACING, AND QUANTITIES, ETC. MAY BE NECESSARY BASED ON FINAL SITE LAYOUT AND DEVELOPMENT PRIOR TO FINAL PLAN APPROVAL.
- ALL LANDSCAPING SHALL CONFORM TO APPLICABLE CITY OF TUALATIN DESIGN STANDARDS. PLANT MATERIAL SHALL BE HEALTHY AND TYPICAL FOR THEIR SPECIES, CONFORMING TO THE SIZE, QUALITY, AND OTHER STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). PLANT IN ACCORDANCE WITH RECOGNIZED BEST PRACTICE INDUSTRY STANDARDS SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING TREES AND VEGETATION (INCLUDING DAMAGE TO TREE ROOT ZONES OR CANOPY) DURING THE COURSE OF WORK ON SITE UNTIL DATE OF FINAL ACCEPTANCE.
- STREET TREES SHALL BE FROM THE CITY OF TUALATIN ZONE 1 STREET TREE LIST. SUBSTITUTIONS FROM THIS LIST MAY BE ALLOWED WITH APPROVAL.
- TREES AND LANDSCAPING BOTH WITHIN AND BEHIND THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED TO PROVIDE 8' OF CLEARANCE OVER SIDEWALKS AND 13' OF CLEARANCE OVER STREET AREAS.
- IRRIGATION AND ON-GOING MAINTENANCE OF THE STREET TREES AND OTHER SITE LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IRRIGATION SHALL BE PROVIDED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM DESIGN-BUILT BY THE LANDSCAPE CONTRACTOR UNLESS OTHER MEANS OF WATERING ARE APPROVED. WATERING SHALL OCCUR AT A RATE AS NECESSARY FOR HEALTHY PLANT ESTABLISHMENT (A MINIMUM OF AT LEAST 1" PER WEEK DURING DRY WEATHER IS RECOMMENDED) AT LEAST THROUGH THE ESTABLISHMENT PERIOD (TWO COMPLETE GROWING SEASONS). MAINTENANCE, INCLUDING PRUNING, SHALL COMPLY WITH CITY OF TUALATIN STANDARD AND CURRENT INDUSTRY RECOGNIZED BEST-PRACTICES.
- ALL PLANTING BEDS NOT DESIGNATED AS LAWN SHALL HAVE A MINIMUM 3" LAYER OF BARK MULCH FOR SOIL MOISTURE RETENTION AND WEED SUPPRESSION. MULCHING WITHIN THE STORMWATER FACILITY SHALL COMPLY WITH CWS STANDARDS.

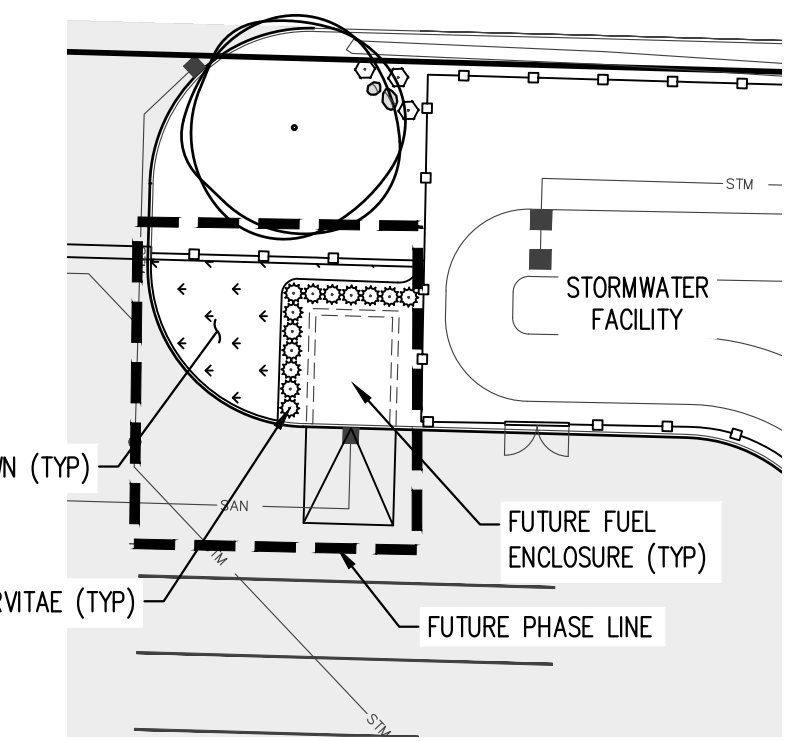


PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	5	ACER CIRCINATUM	VINE MAPLE	6" HT. MIN; MULTI-CANE	AS SHOWN		26	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	2 GAL. CONT.	36" o.c.
	10	CARPINUS BETULUS	EUROPEAN HORNBEAM	1 1/2" CAL. MIN. / B&B	AS SHOWN		24	HYDRANGEA PANICULATA 'LIMELIGHT' TM	LIMELIGHT HYDRANGEA	2 GAL. CONT.	48" o.c.
	7	FAGUS SYLVATICA 'RIVERSII'	RIVERS PURPLE BEECH	1 1/2" CAL. MIN. / B&B	30" O.C. OR AS SHOWN		23	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GAL. CONT.	36" o.c.
	3	PINUS SYLVESTRIS	SCOTCH PINE	6"-8" HT B&B	AS SHOWN		10	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL. CONT.	60" o.c.
	6	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET ENGLISH OAK	1 1/2" CAL. MIN. / B&B	AS SHOWN		162	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	2 GAL. CONT.	48" o.c.
	3	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	1 1/2" CAL. MIN. / B&B	30" O.C. OR AS SHOWN		27	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	2 GAL. CONT.	48" o.c.
							68	THUJA OCCIDENTALIS 'SMARAGD' (13) ARBORVITAE TO BE INSTALLED AT FUTURE PHASE	EMERALD GREEN ARBORVITAE	3'-4" HT B&B	36" o.c.
						GROUND COVERS	QTY	DESCRIPTION			
							299	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	KINKINKINNICK	1 GAL. CONT.	36" o.c.
							± 1,232 SF	EXISTING LANDSCAPE TO REMAIN (OFFSITE)			
							± 27,015 SF	LAWN - SEED OR SOD			



FUTURE PHASE DETAIL:
 INSTALL LANDSCAPE AS SHOWN AFTER FUEL ENCLOSURE IS COMPLETED



SITE DATA:
 PLANNING DISTRICT: LIGHT MANUFACTURING (ML)
 SQUARE FOOTAGE OF SITE: ±188,591 SF
 SQUARE FOOTAGE OF DEVELOPMENT AREA: ±138,854 SF
 SQUARE FOOTAGE OF LANDSCAPING: ±49,737 SF (±26%)
 SQUARE FOOTAGE OF PARKING LOT LANDSCAPING: ±2,036 SF
 SQUARE FOOTAGE OF PAVEMENT: ±92,295 SF

EXISTING SQUARE FOOTAGE OF PARKING: ±5,519 SF
 PROPOSED SQUARE FOOTAGE OF PARKING: ±20,131 SF

PARKING AND PASSENGER LOADING DATA:
 TOTAL PROPOSED PARKING SPACES:
 • STANDARD 18.5'x9': 72
 • -37 FLEET/MOTOR POOL VEHICLE
 • -35 NON-FLEET/MOTOR POOL VEHICLE
 • ADA (18.5'x9'): 2
 • 35'x10' (EQUIPMENT TRAILER): 3
 • 65'x12' (TRUCK STAGING): 9

DESIGNED BY: NKP
 DRAWN BY: NKP
 CHECKED BY: KAH

SCALE: AS NOTED
 DATE: 5/3/2019

 REGISTERED PROFESSIONAL ENGINEER
 MECHANICAL ENGINEERING
 LICENSE NO. 210000001
 STATE OF OREGON

REVISIONS
 JOB NUMBER: 5736
 SHEET: P8