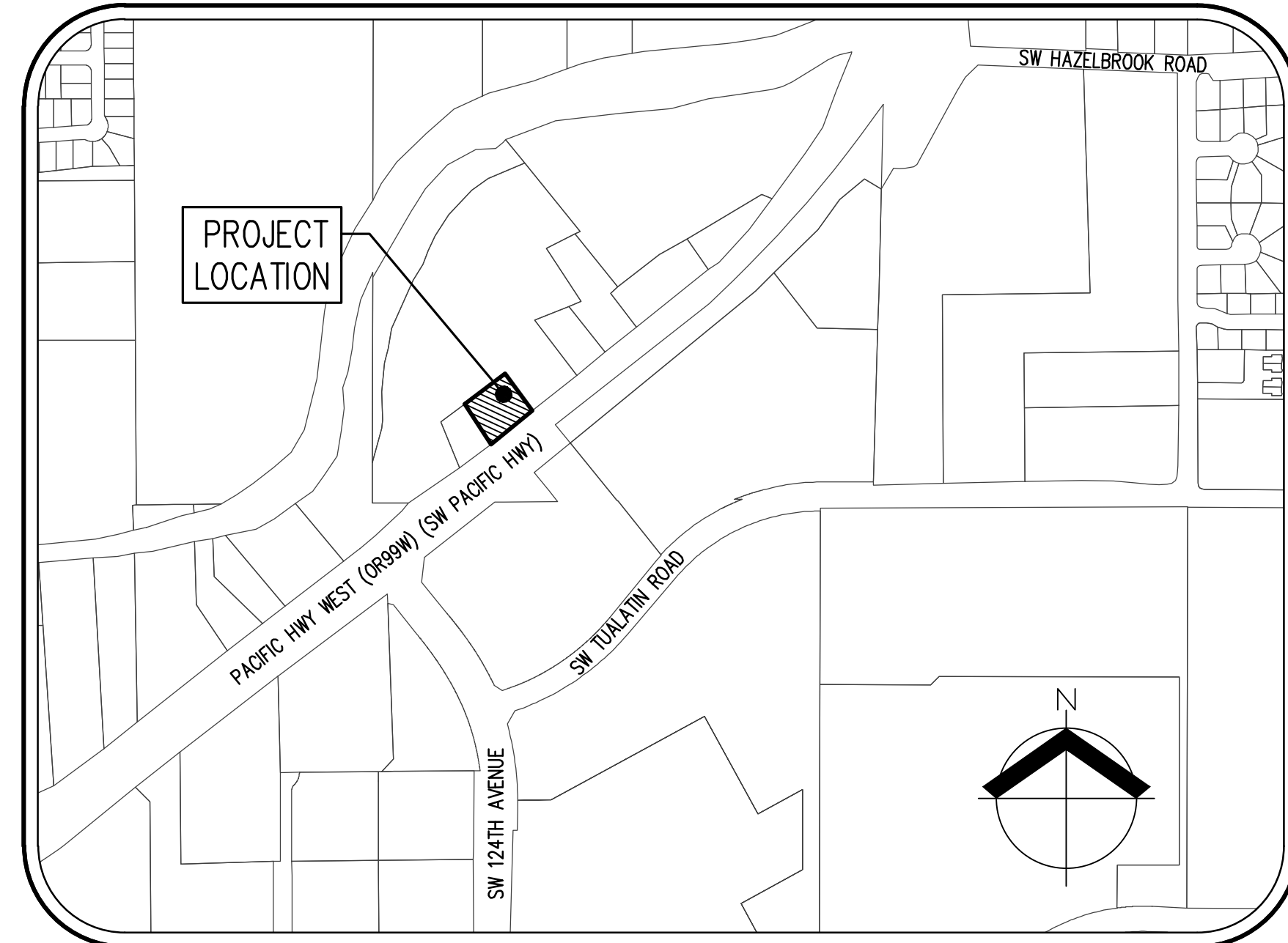
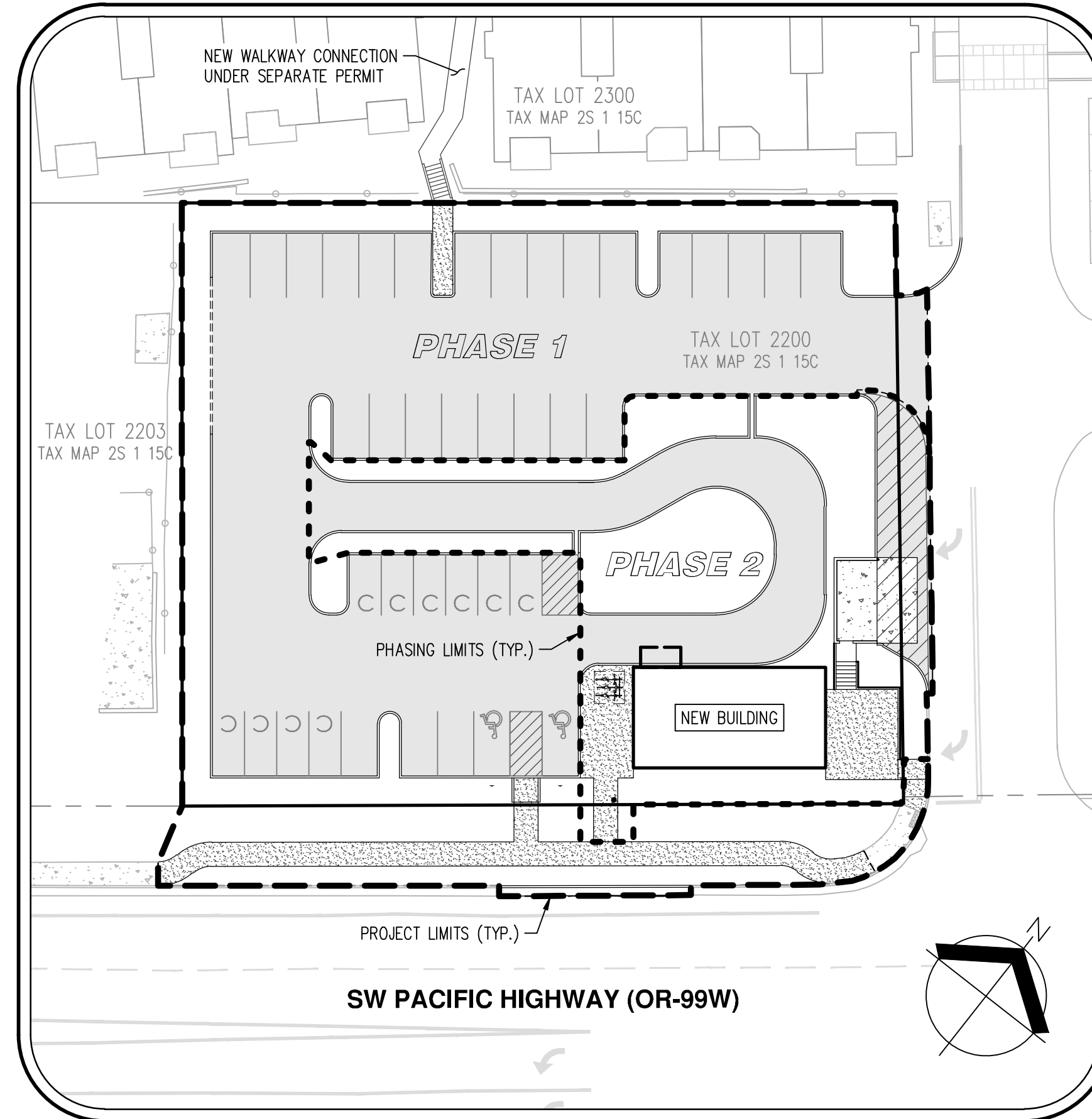


# RIVER RIDGE ADDITION

## ARCHITECTURAL REVIEW PLANS



**VICINITY MAP**  
NOT TO SCALE



**SITE MAP**  
SCALE: 1" = 30'

	EXISTING	PROPOSED	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				
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				

### PROJECT TEAM

#### APPLICANT

MOUNTAIN WEST INVESTMENT CORPORATION  
201 FERRY STREET SE, SUITE 400  
SALEM, OR 97301

#### ARCHITECTURE

BENNER STANGE ASSOCIATES ARCHITECTS, INC.  
80 SE MADISON STREET, SUITE 430  
PORTLAND, OR 97214

#### CIVIL ENGINEERING/SURVEYING/ARBORIST/ PLANNING/LANDSCAPE ARCHITECTURE

AKS ENGINEERING & FORESTRY, LLC.  
12965 SW HERMAN ROAD, SUITE 100  
TUALATIN, OR 97062  
CONTACT: CHRIS GOODELL, AICP  
PHONE: 503.563.6151  
FAX: 503.563.6152

#### LIGHTING/ELECTRICAL

CASCADE ELECTRICAL, LLC.  
PO BOX 160  
BRUSH PRAIRIE, WA 98606

### SHEET INDEX

- P01 - COVER SHEET WITH VICINITY AND SITE MAPS
  - P02 - EXISTING CONDITIONS PLAN
  - P03 - PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
  - P04 - PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
  - P05 - PRELIMINARY GRADING PLAN
  - P06 - PRELIMINARY PHASE 1 GRADING PLAN
  - P07 - PRELIMINARY COMPOSITE UTILITY PLAN
  - P08 - PRELIMINARY PUBLIC FACILITIES PLAN
  - P09 - PRELIMINARY LANDSCAPE PLAN
  - P10 - PRELIMINARY PHASE 1 LANDSCAPE PLAN
  - P11 - PRELIMINARY EASEMENT PLAN
  - P12 - PRELIMINARY CIRCULATION PLAN
  - P13 - PRELIMINARY LIGHTING PLAN
- ARCHITECTURAL SITE PLAN

#### PROPERTY DESCRIPTION:

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON COUNTY, OREGON.  
(WASHINGTON COUNTY ASSESSOR'S MAP 2S 1 15C TAX LOT 2200).

#### PROJECT DESCRIPTION

CONSTRUCTION OF ON-SITE PARKING, DRIVE AISLES, A NEW COMMERCIAL BUILDING, A GARBAGE AND RECYCLING ENCLOSURE, AND WALKWAYS. THE EXISTING ACCESS TO PACIFIC HIGHWAY WEST WILL BE CLOSED AND NEW ACCESS WILL BE TAKEN FROM THE EXISTING RIVER RIDGE APARTMENTS DRIVEWAY.

#### TOTAL SITE AREA

±0.61 ACRES

**EXISTING CONDITIONS  
 PLAN**

DESIGNED BY:  
 DRAWN BY: BRE  
 MANAGED BY: CEG  
 CHECKED BY: RDR  
 DATE: 01/02/2019

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JANUARY 11, 2005  
 ROBERT D. RETTIG  
 60124LS

RENEWS: 12/31/20

REVISIONS

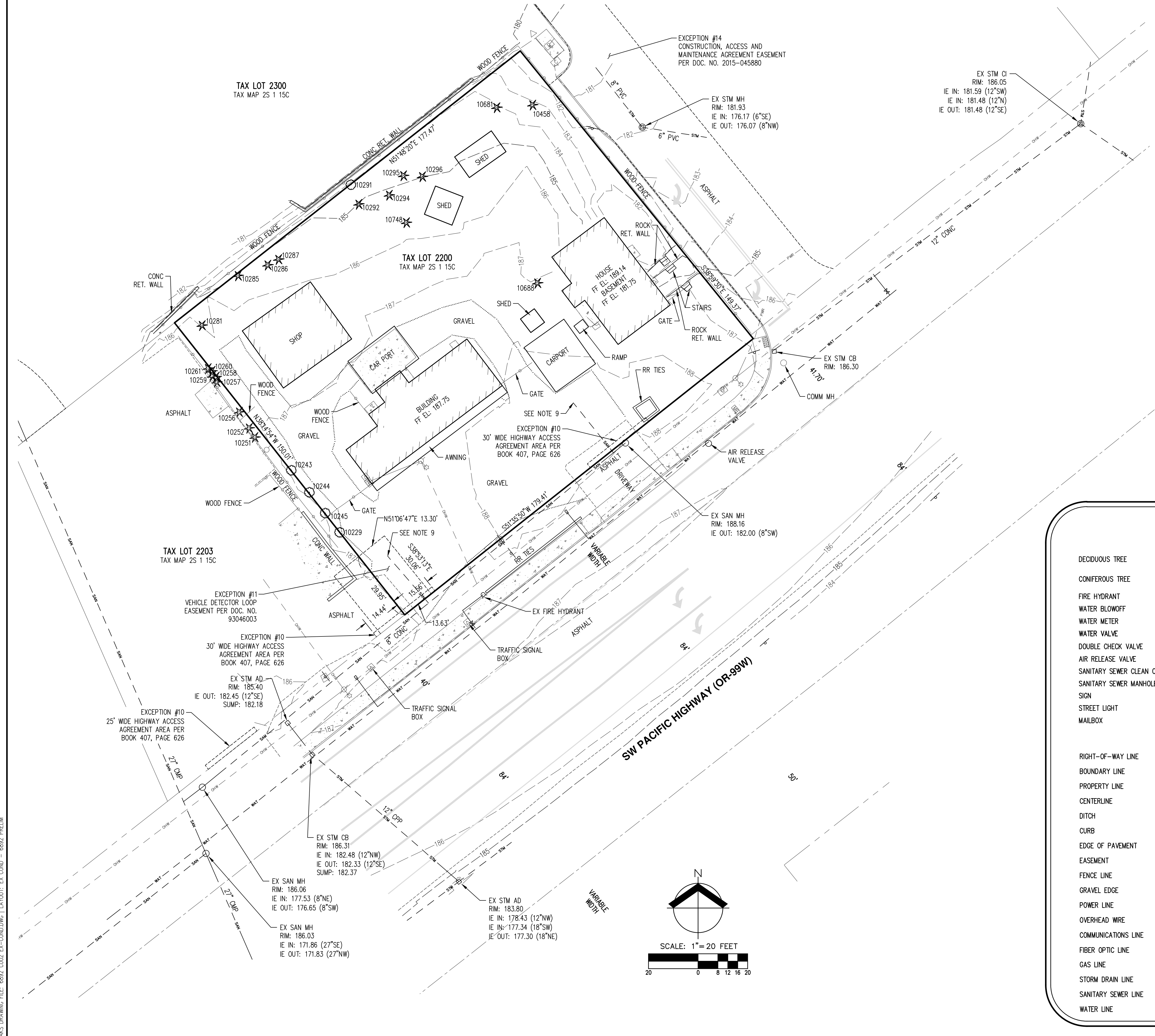
JOB NUMBER  
**6892**

SHEET  
**P02**

- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 1819171. 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 JULY 25-26, 2018.
  - VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 348, A BRASS DISK SET IN CONCRETE, LOCATED AT THE NE CORNER OF THE HWY 99W SOUTHBOUND LANES OVER THE TUALATIN RIVER. ELEVATION = 139.829 FEET (NGVD 29).
  - 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.
  - SEWER LATERAL AS SHOWN IS PER T.V. INSPECTION AND NOT PER PUBLIC UTILITY MARKINGS. THIS LINE IS FOR INDICATION OF THE LINE BUT IS SUBJECT TO EXCAVATION TO PROVIDE THE EXACT LOCATION.
  - REFER TO SHEET P04 - PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE FOR INFORMATION REGARDING TREES.

**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	

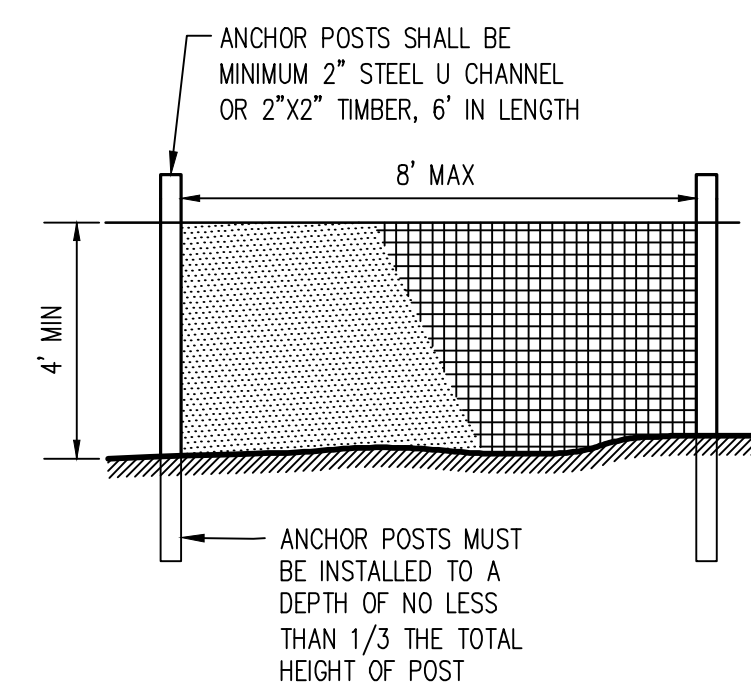


AKS DRAWING FILE: 6892\_0002\_EX-COND.DWG | LAYOUT: EX-COND - 6892\_PRELIM

**LEGEND**

EXISTING GROUND CONTOUR (1 FT)    --- 184 ---  
 EXISTING GROUND CONTOUR (5 FT)    --- 185 ---  
 FINISHED GRADE CONTOUR (1 FT)    --- 184 ---  
 FINISHED GRADE CONTOUR (5 FT)    --- 185 ---

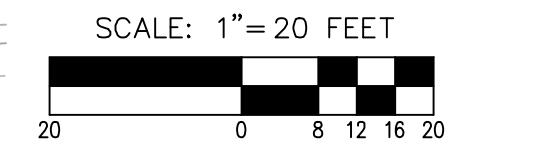
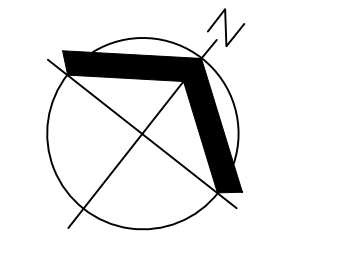
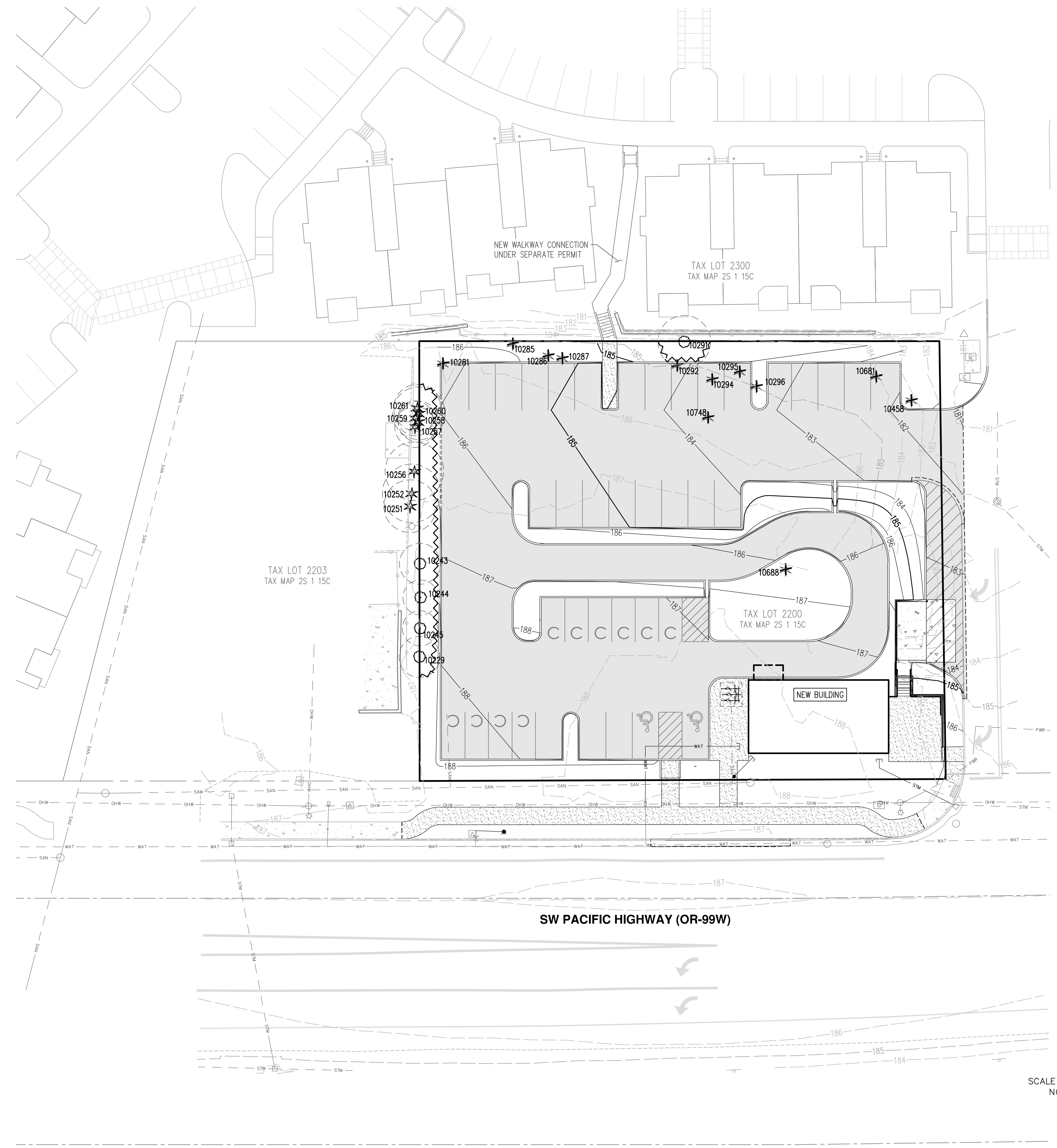
EXISTING CONIFEROUS TREE    \*  
 EXISTING DECIDUOUS TREE    ○  
 TREE REMOVAL    \* X  
 TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)    ~~~~~  
 ASSUMED TREE DRIPLINE (1-FT RADIUS PER 1-IN OF DBH)    ○



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

**TREE PROTECTION /  
 CONSTRUCTION FENCE**

- NOTES:
- ENCROACHMENTS (GRADING, CONSTRUCTION, ETC.) INTO ASSUMED 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 P04 FOR ADDITIONAL INFORMATION.



SCALE 1"=40 FEET IF PRINTED 11"x17"  
 NOT TO SCALE IF PRINTED 8.5"x11"



**BRUCE R. BALDWIN**  
 CERTIFICATE NUMBER: PN-6666A  
 EXPIRATION DATE: 12/31/20



Detailed Tree Inventory for 17915 SW Pacific Highway							
AKS Job No. 6892 - Evaluation Date: 10/23/2018							
Tree #	DBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
10229	7	10	Black Cottonwood ( <i>Populus trichocarpa</i> )	OFFSITE; Codominant top	1	2	Preserve ***
10243	7	10	Black Cottonwood ( <i>Populus trichocarpa</i> )	Codominant top	1	2	Preserve ***
10244	6	10	Black Cottonwood ( <i>Populus trichocarpa</i> )		1	1	Preserve ***
10245	6	10	Black Cottonwood ( <i>Populus trichocarpa</i> )	Codominant top	1	1	Preserve ***
10251	9	4	Arborvitae ( <i>Thuja sp.</i> )	OFFSITE; Lean (N); Codominant top; Cavity on bole with visible decay	3	3	Preserve
10252	10	2	Arborvitae ( <i>Thuja sp.</i> )	OFFSITE; Lean (N); Codominant top; Nearing whole tree failure; Cavity on bole with visible decay	3	3	Preserve
10256	10	5	Arborvitae ( <i>Thuja sp.</i> )	OFFSITE; Lean (N); Codominant top; Nearing whole tree failure;	2	3	Preserve
10257	6,7,7	4	Arborvitae ( <i>Thuja sp.</i> )	OFFSITE; Codominant; All stems lean (S)	1	2	Preserve ***
10258	7	2	Arborvitae ( <i>Thuja sp.</i> )	OFFSITE; Lean (E)	1	2	Preserve ***
10259	6	0	Arborvitae ( <i>Thuja sp.</i> )	OFFSITE; Dead	3	3	Preserve ***
10260	9	4	Arborvitae ( <i>Thuja sp.</i> )	OFFSITE; Lean (NW); Codominant top	1	2	Preserve
10261	8	2	Arborvitae ( <i>Thuja sp.</i> )	OFFSITE; Lean (N); Codominant top	1	2	Preserve
10281	77	12	Giant Sequoia ( <i>Sequoiadendron giganteum</i> )	Canopy mostly one-sided (S)	1	1	Remove
10285	6	2	Arborvitae ( <i>Thuja sp.</i> )	Lean (N); Codominant top; Sparse canopy; Declining	3	2	Remove ***
10286	28	14	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Canopy mostly one-sided (W)	1	1	Remove
10287	22	12	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1	Remove
10291	9	12	Sweet Cherry ( <i>Prunus avium</i> )	Topped; Codominant top; Lean (N); Limbs removed mechanically	2	2	Preserve
10292	40	16	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1	Remove
10294	21	10	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Some dead limbs; Sap flow	2	1	Remove
10295	31	16	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Slight lean (N); Some dead limbs	1	1	Remove
10296	38	18	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Some dead limbs; Slight lean (S)	1	1	Remove
10458	62	14	Giant Sequoia ( <i>Sequoiadendron giganteum</i> )	Canopy mostly one-sided (W)	1	1	Remove
10681	32	12	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Some dead limbs; Sweep	2	2	Remove
10688	6,6	5	American Holly ( <i>Ilex opaca</i> )	Codominant; Cluster; Some dead limbs; Bore holes	2	2	Remove ***
10748	65	12	Giant Sequoia ( <i>Sequoiadendron giganteum</i> )	Pruning scars with good wood closure	1	1	Remove

**Total # of Existing Trees Inventoried = 25**

<b>Total # of Existing Onsite Trees = 16</b>	<b>Total # of Existing Offsite Trees = 9</b>
Total # of Existing Onsite Regulated Trees to be Preserved = 1	Total # of Existing Offsite Regulated Trees to be Preserved = 5
Total # of Existing Onsite Regulated Trees to be Removed = 10	Total # of Existing Offsite Regulated Trees to be Removed = 0
Total # of Existing Onsite Unregulated Trees to be Preserved = 3	Total # of Existing Offsite Unregulated Trees to be Preserved = 4
Total # of Existing Onsite Unregulated Trees to be Removed = 2	Total # of Existing Offsite Unregulated Trees to be Removed = 0

**\*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.

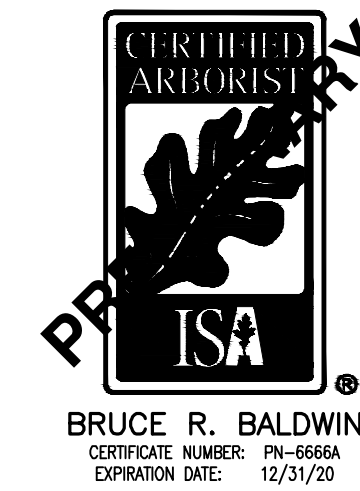
**\*\*Structure Rating:**  
 1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.  
 2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics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

**Regulated Trees:**  
 Tualatin Development code (TDC) 34.200 regulates tree removal. Per TDC 31.060, a tree is defined as at least eight (8) inches in diameter at breast height (DBH). Relevant trees with a DBH under 8 inches are also shown on this plan.

**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.

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



DESIGNED BY: WJD  
 DRAWN BY: EDS  
 MANAGED BY: CEG  
 CHECKED BY: CEG  
 DATE: 05/08/2019

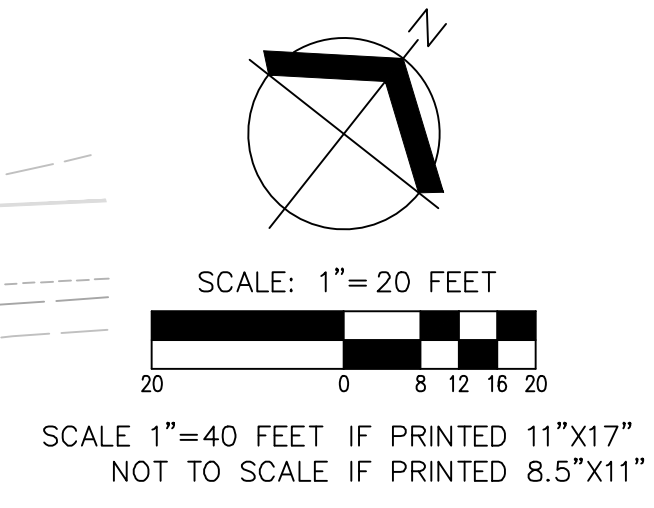
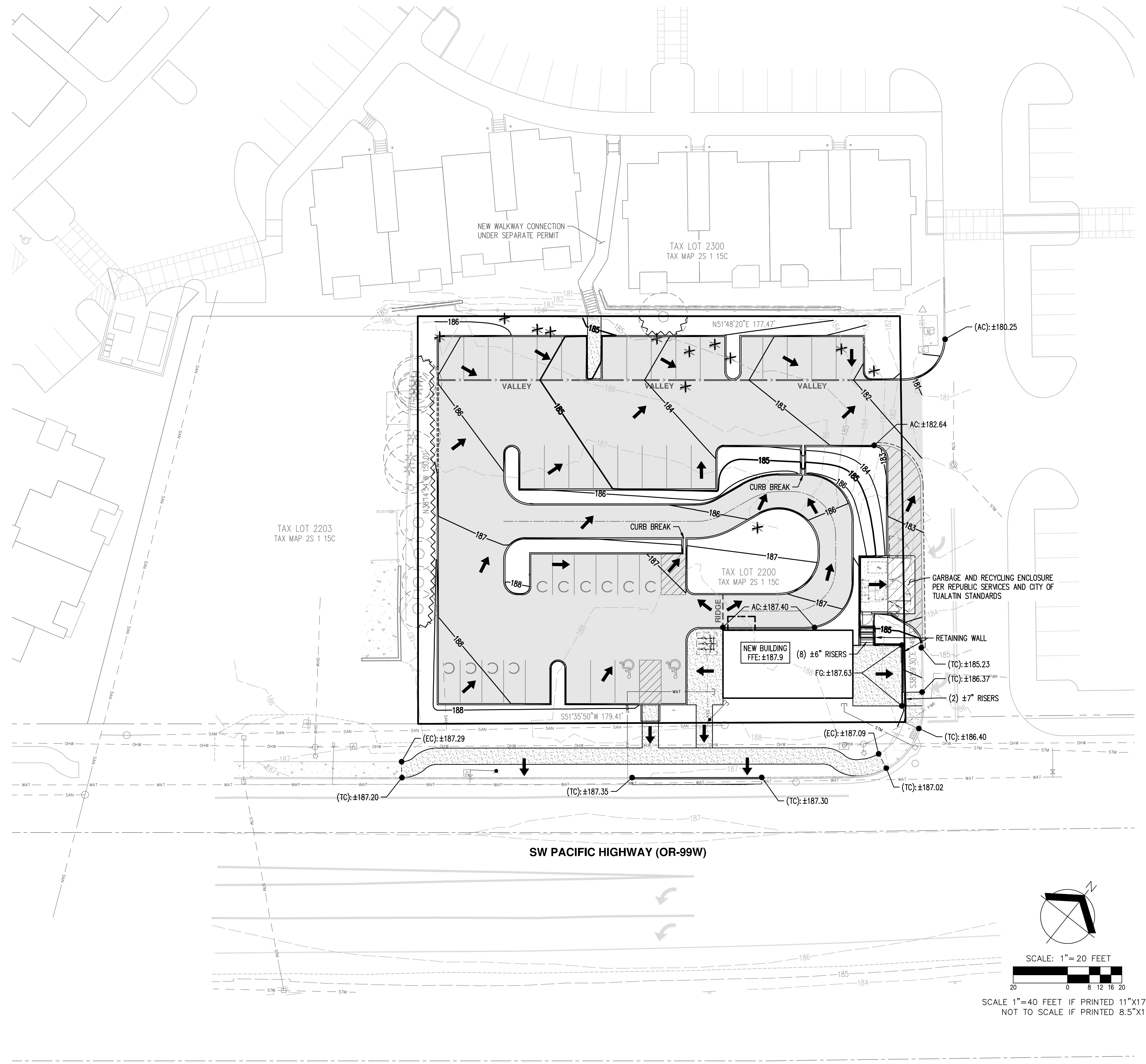
REVISIONS

---

JOB NUMBER  
**6892**

SHEET  
**P04**

LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 184 ---
EXISTING GROUND CONTOUR (5 FT)	--- 185 ---
FINISHED GRADE CONTOUR (1 FT)	— 184 —
FINISHED GRADE CONTOUR (5 FT)	— 185 —
SURFACE FLOW ARROW	→
POROUS ASPHALT	[Pattern]
STANDARD CONCRETE	[Pattern]
STANDARD CURB	[Line]
EXTRUDED CURB	[Line]
SAWCUT	[Line]
TREE PROTECTION FENCING	[Wavy Line]
MATCH EXISTING ELEVATION	(XX):XXX.XX
ASPHALT ELEVATION	AC:XXX.XX
CONCRETE ELEVATION	EC:XXX.XX
TOP OF CURB ELEVATION	TC:XXX.XX
FINISHED FLOOR ELEVATION	FFE:XXX.XX



AKS DRAWING FILE: 6892 PRELIM GRADING.DWG | LAYOUT: PHASE2

**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

**RIVER RIDGE ADDITION**  
**17915 SW PACIFIC HIGHWAY**  
**TUALATIN OREGON**  
 WASHINGTON COUNTY TAX MAP 2S 1 15C  
 TAX LOT 2200

**PRELIMINARY**  
**GRADING PLAN**

DESIGNED BY: WJD  
 DRAWN BY: WJD  
 MANAGED BY: CEG  
 CHECKED BY: CEG  
 DATE: 05/08/2019

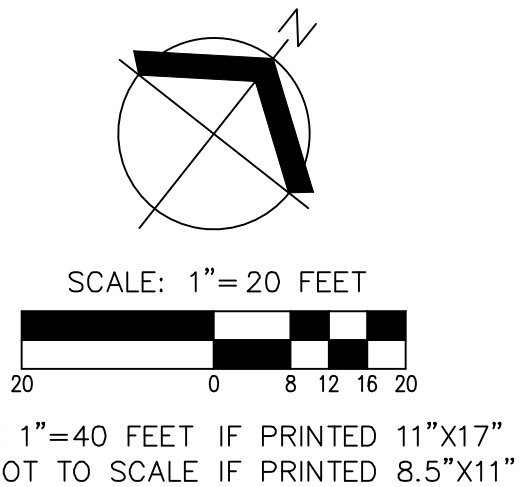
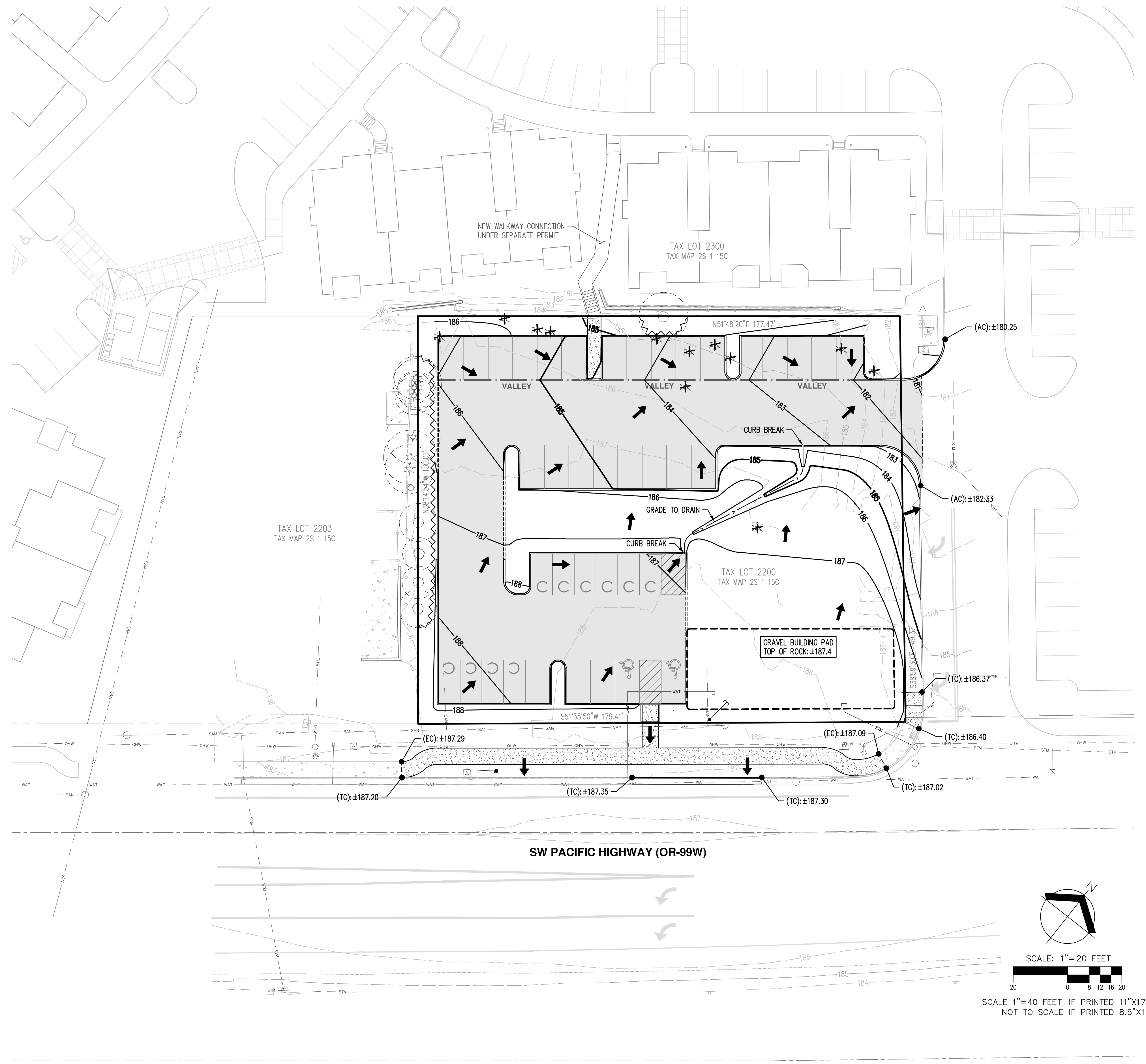
REGISTERED PROFESSIONAL ENGINEER  
**NOT FOR CONSTRUCTION**  
 EDWARD GREGORY  
 RENEWS: JUNE 30, 2019

REVISIONS


JOB NUMBER  
**6892**

SHEET  
**P05**

LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 184 ---
EXISTING GROUND CONTOUR (5 FT)	--- 185 ---
FINISHED GRADE CONTOUR (1 FT)	— 184 —
FINISHED GRADE CONTOUR (5 FT)	— 185 —
SURFACE FLOW ARROW	→
POROUS ASPHALT	[Pattern]
STANDARD CONCRETE	[Pattern]
STANDARD CURB	[Line]
EXTRUDED CURB	[Line]
SAWCUT	[Line]
TREE PROTECTION FENCING	[Wavy Line]
MATCH EXISTING ELEVATION	(XX):XXX.XX
ASPHALT ELEVATION	AC:XXX.XX
CONCRETE ELEVATION	EC:XXX.XX
TOP OF CURB ELEVATION	TC:XXX.XX
FINISHED FLOOR ELEVATION	FFE:XXX.XX



AKS DRAWING FILE: 6892 PRELIM GRADING.DWG | LAYOUT: PHASE1

**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

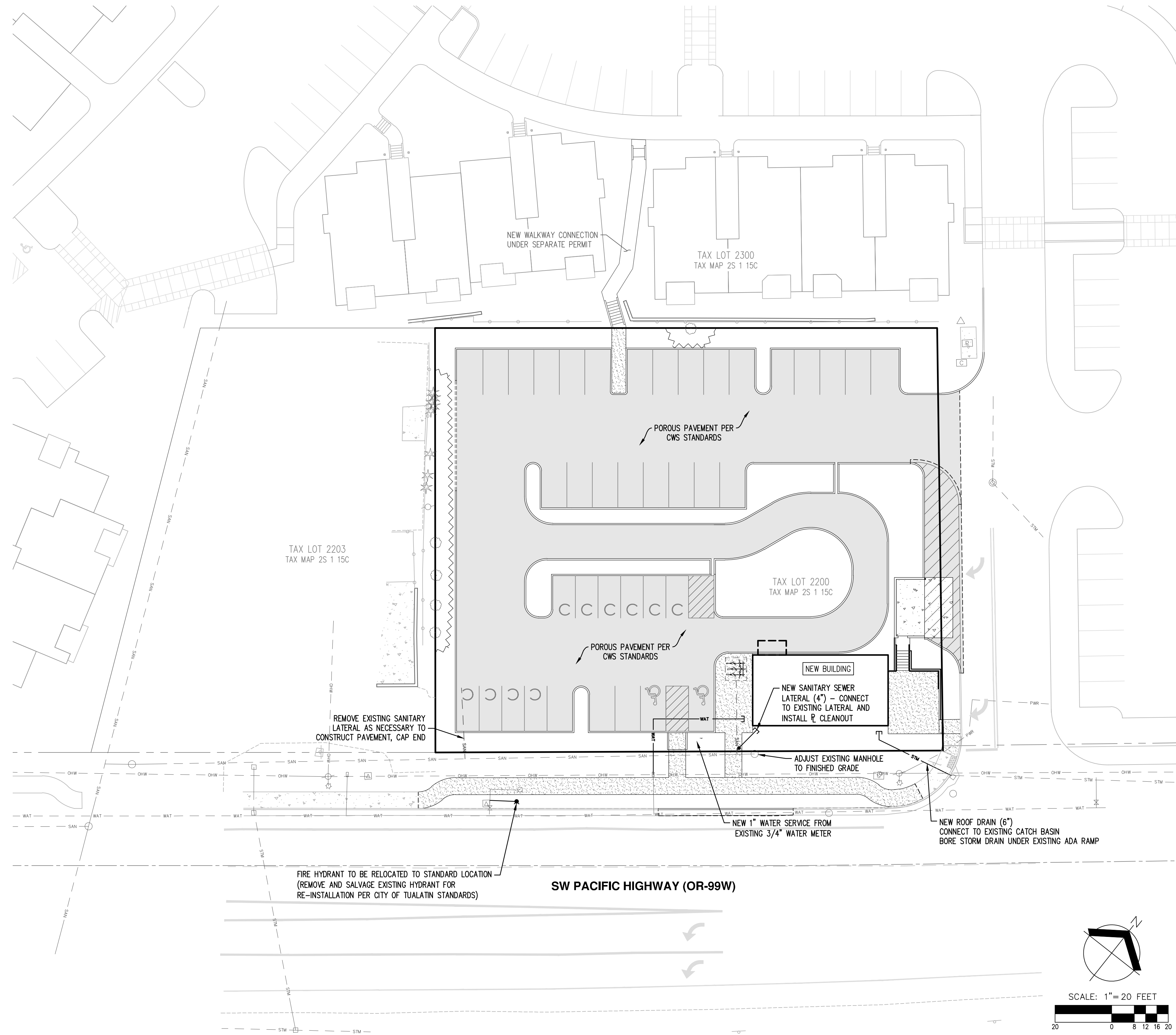
**RIVER RIDGE ADDITION**  
**17915 SW PACIFIC HIGHWAY**  
**TUALATIN OREGON**  
 WASHINGTON COUNTY TAX MAP 2S 1 15C

**PRELIMINARY PHASE 1**  
**GRADING PLAN**

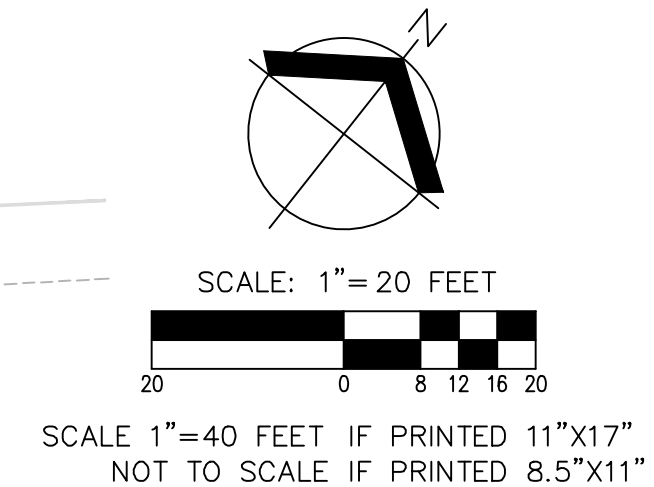
DESIGNED BY: WJD  
 DRAWN BY: WJD  
 MANAGED BY: CEG  
 CHECKED BY: CEG  
 DATE: 05/08/2019  
 REGISTERED PROFESSIONAL ENGINEER  
 NOT FOR CONSTRUCTION  
 EDWARD GREGORY  
 RENEWS: JUNE 30, 2019

REVISIONS  
 JOB NUMBER  
**6892**  
 SHEET  
**P06**

AKS DRAWING FILE: 6892 -PRELIM COMP UTILITY.DWG | LAYOUT: PHASE2



- NOTES:**
1. HYDRANT FLOW TEST NOT REQUIRED PER PRE-APPLICATION MEETING COMMENTS BY TOM MOONEY - TVF&R.
  2. TRAFFIC IMPACT STUDY COMPLETED BY DKS ASSOCIATES.



**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

**RIVER RIDGE ADDITION**  
**17915 SW PACIFIC HIGHWAY**  
**TUALATIN OREGON**  
 TAX LOT 2200

**PRELIMINARY COMPOSITE**  
**UTILITY PLAN**

DESIGNED BY: WJD  
 DRAWN BY: WJD  
 MANAGED BY: CEG  
 CHECKED BY: CEG  
 DATE: 05/08/2019

REGISTERED PROFESSIONAL ENGINEER  
 NOT FOR CONSTRUCTION  
 EDWARD GREGORY  
 14, 1939  
 RENEWS: JUNE 30, 2019

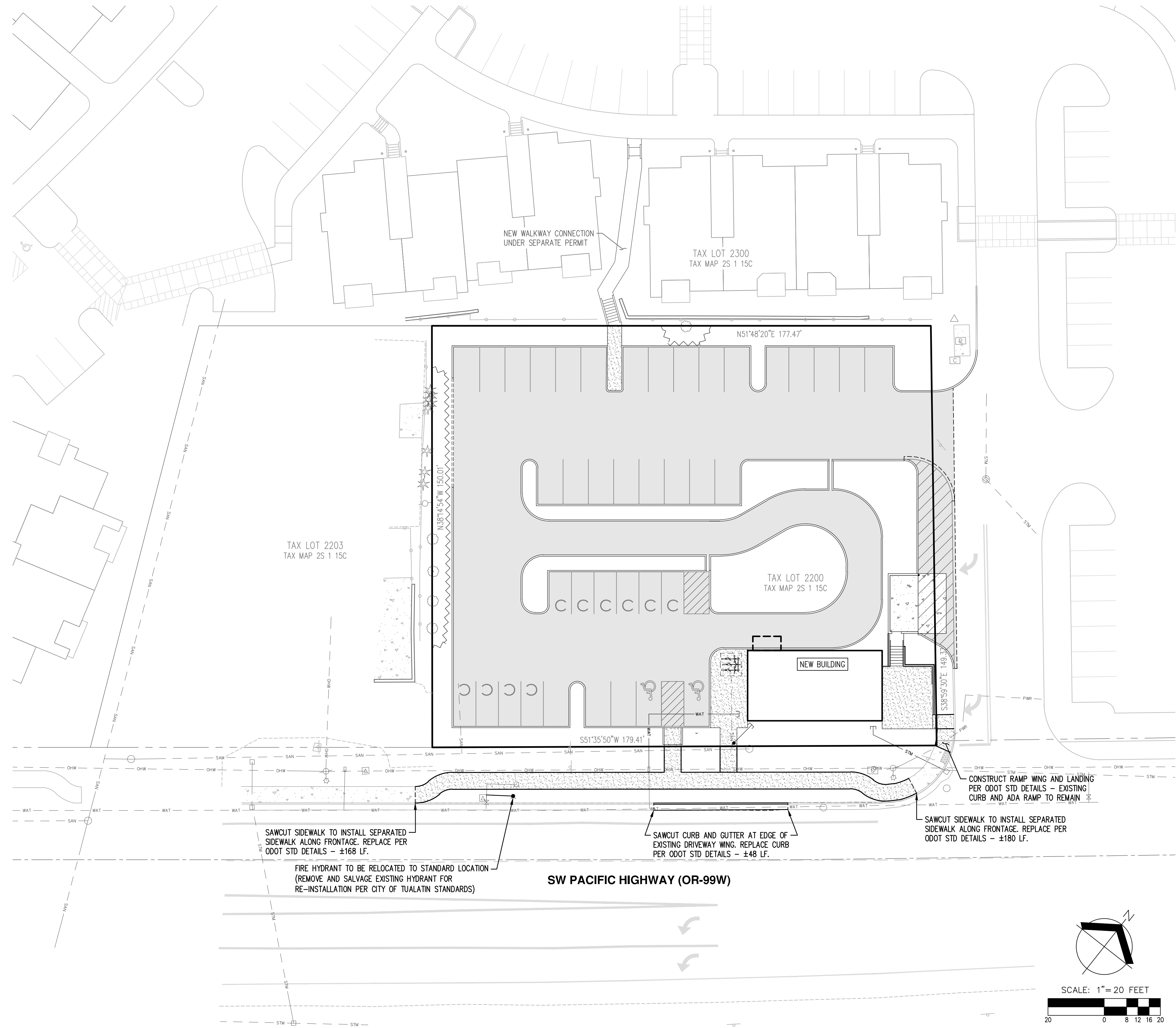
REVISIONS

JOB NUMBER  
**6892**

SHEET  
**P07**

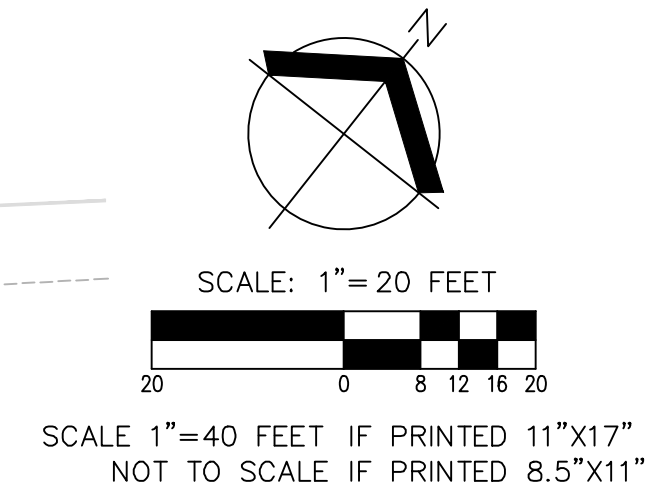


AKS DRAWING FILE: 6892 - PRELIM PUBLIC IMPROVEMENTS.DWG | LAYOUT - PHASE2



**NOTES:**

- HYDRANT FLOW TEST NOT REQUIRED PER PRE-APPLICATION MEETING COMMENTS BY TOM MOONEY - TVF&R.
- TRAFFIC IMPACT STUDY COMPLETED BY DKS ASSOCIATES.



**AKS**  
AKS ENGINEERING & FORESTRY, LLC  
17965 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

**RIVER RIDGE ADDITION**  
**17915 SW PACIFIC HIGHWAY**  
**TUALATIN OREGON**  
WASHINGTON COUNTY TAX MAP 2S 1 15C  
TAX LOT 2200

**PRELIMINARY PUBLIC FACILITIES PLAN**

DESIGNED BY: WJD  
DRAWN BY: WJD  
MANAGED BY: CEG  
CHECKED BY: CEG

DATE: 05/08/2019

REGISTERED PROFESSIONAL  
**NOT FOR CONSTRUCTION**  
EDWARD GREGORY  
RENEWS: JUNE 30, 2019

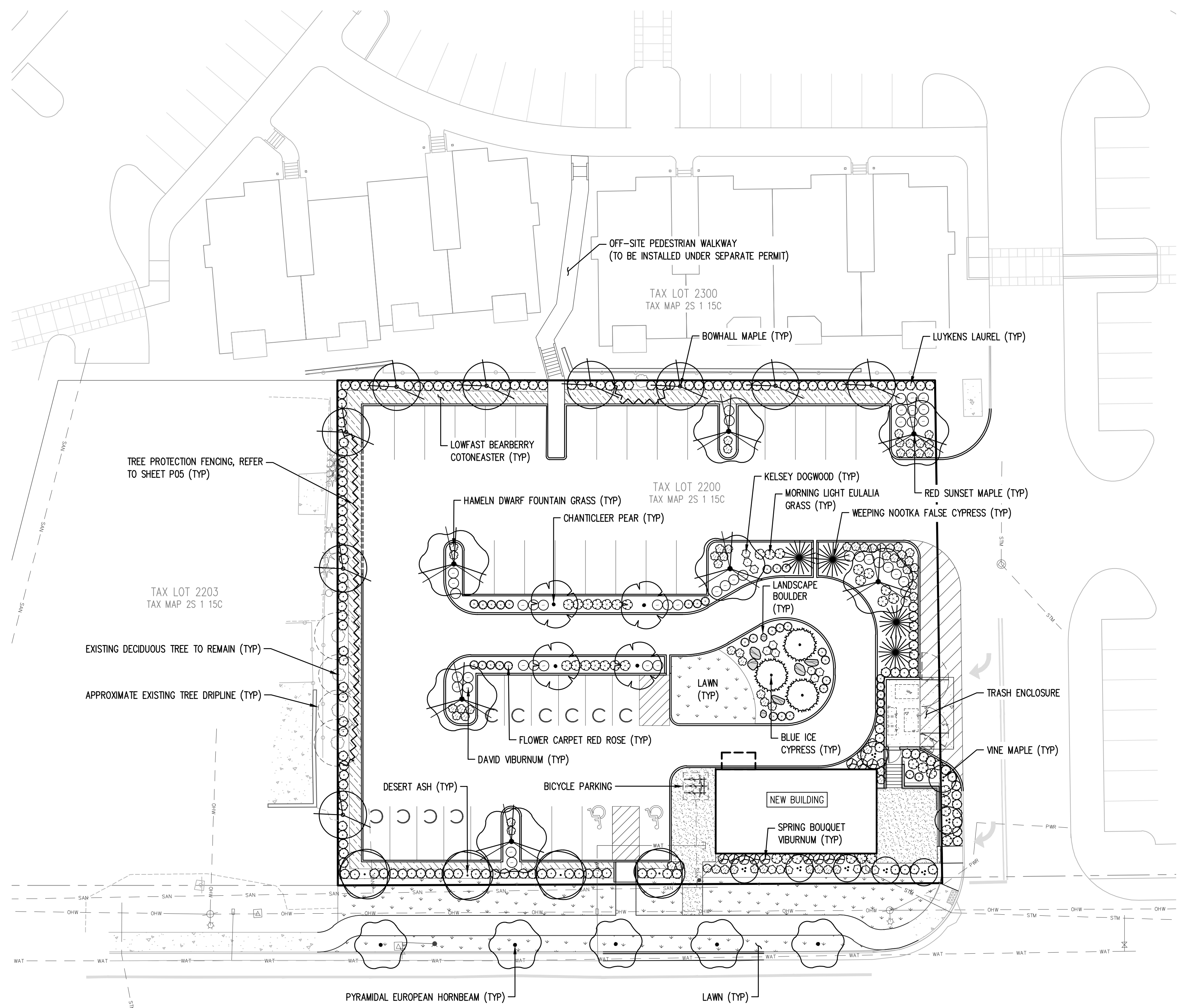
REVISIONS

JOB NUMBER  
**6892**

SHEET  
**P08**



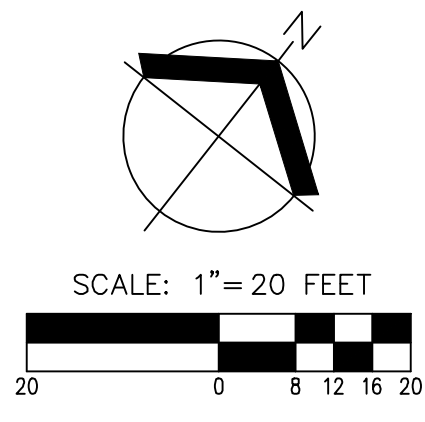
AKS DRAWING FILE: 6892\_1100\_PRELIM\_LANDSCAPE.DWG | LAYOUT: P09



SW PACIFIC HIGHWAY (OR-99W)

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA: ±26,711 SF (±0.61 ACRES)  
 TOTAL LANDSCAPE AREA: ±7,200 SF (27%)  
 PARKING LOT LANDSCAPE ISLANDS AREA: ±1,414 SF  
 PARKING LOT TREES: 10



SCALE: 1" = 20 FEET  
 SCALE 1" = 40 FEET IF PRINTED 11"x17"  
 NOT TO SCALE IF PRINTED 8.5"x11"

**CONCEPTUAL PLANT KEY**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	8	ACER CIRCINATUM	VINE MAPLE	6' HT. B&B MULTI-TRUNK	AS SHOWN
	9	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	2" CAL. B&B	AS SHOWN
	7	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN
	4	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping Nootka FALSE CYPRESS	6' HT. B&B	AS SHOWN
	3	CUPRESSUS GLABRA 'BLUE ICE'	BLUE ICE CYPRESS	6' HT. B&B	AS SHOWN
	4	FRAXINUS EXCELSIOR 'GOLDEN DESERT'	GOLDEN DESERT ASH	2" CAL. B&B	AS SHOWN
	4	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL. B&B	AS SHOWN
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEEAM	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	15	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	2 GAL CONT.	30" o.c.
	154	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	2 GAL CONT.	36" o.c.
	36	ROSA X 'FLOWER CARPET RED'	FLOWER CARPET ROSE	1 GAL CONT.	30" o.c.
	44	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL CONT.	36" o.c.
	12	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	2 GAL CONT.	36" o.c.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	37	MISCANTHUS SINENSIS 'MORNING LIGHT'	EULALIA GRASS	1 GAL CONT.	36" o.c.
	68	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL CONT.	30" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	158	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL CONT.	36" o.c.

APPROX. 3,103 SF  
 LAWN - NORTHWEST SUPREME LAWN SEED MIX (OR APPROVED EQUAL) SUNMARK SEEDS  
 - LOLIUM PERENNE VAR DASHER 3 (DASHER 3 PERENNIAL RYEGRASS) 35%  
 - LOLIUM PERENNE VAR CUTTIE II (CUTTIE II PERENNIAL RYEGRASS) 35%  
 - FESTUCA RUBRA VAR GARNET (GARNET CREEPING RED FESCUE) 15%  
 - FESTUCA RUBRA SPP FALLAX VAR WINDWARD (WINDWARD CHEWINGS FESCUE) 15%  
 APPLY AT A RATE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER.

**GENERAL LANDSCAPE NOTES**

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT & MATERIAL QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED. FIELD ADJUST PLANTINGS AS REQUIRED TO AVOID CONFLICTS WITH ABOVE AND BELOW GROUND UTILITIES, EXISTING VEGETATION AND TREE CANOPIES, ETC.
- ALL PLANTINGS SHALL CONFORM TO TUALATIN DESIGN STANDARDS AND TO THE AMERICAN NURSERY STANDARDS ANSI Z60.1. ALL TREES ON SITE SHALL MEET THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.1) GRADE NO. 1 OR BETTER, BEING HEALTHY NURSERY GROWN STOCK WITH WELL-FORMED, SYMMETRICAL BRANCHING STRUCTURE. ALL TREES SHALL HAVE A SINGLE STRAIGHT TRUNK, A WELL-DEVELOPED LEADER WITH TOPS AND ROOTS CHARACTERISTIC OF THE SPECIES, CULTIVAR, OR VARIETY, AND BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. PLANT IN ACCORDANCE WITH BEST-PRACTICE INDUSTRY STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- PLANT SPECIES, SIZES, LOCATIONS, QUANTITIES, ETC. MAY BE SUBSTITUTED OR REVISED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION DUE TO SITE CONDITIONS, AVAILABILITY, ETC. WHERE ALLOWED BY TUALATIN DESIGN STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING VEGETATION (INCLUDING DAMAGE TO TREE ROOT ZONES OR CANOPY) DURING THE COURSE OF THEIR WORK.
- SOIL PREPARATION: ALL PLANTING AREAS SHALL HAVE SUFFICIENT SOIL DEPTH AND FERTILITY TO SUPPORT HEALTHY PLANT GROWTH. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET EXISTING GRADE OF SURROUNDING PLANTING AREAS AND PROVIDE POSITIVE DRAINAGE. IF ADDITIONAL TOPSOIL IS REQUIRED TO MAKE UP REQUIRED AMOUNTS, IMPORTED TOPSOIL MAY BE USED. ANY IMPORTED TOPSOIL SHALL BE FREE OF ROOTS, INSECTS, WEEDS/WEED SEEDS, CLAY LUMPS, DEBRIS, ROCKS, LARGE WOODY MATERIAL, AND OTHER EXTRANEEOUS, NON-ORGANIC MATERIAL HARMFUL TO PLANT GROWTH. SOIL PLACEMENT SHALL NOT OCCUR IN CONDITIONS THAT COULD RESULT IN OVER-COMPACTION OR EROSION AND MUST BE IN FRIABLE (WORKABLE) CONDITION WHEN PLACED.
- STREET TREES SHALL, WHERE APPLICABLE, BE CENTERED IN THE PLANTING STRIP BETWEEN CURB AND SIDEWALK. FIELD ADJUST IF NECESSARY TO MAINTAIN MINIMUM 3' FROM SIDEWALKS, 5' FROM DRIVEWAY INTERSECTIONS, 5' FROM FIRE HYDRANTS, 10' FROM MANHOLES AND CATCH BASINS, 5' FROM WATER METERS AND UTILITY BOXES, 20' FROM STREET LIGHTS.
- 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 SHALL BE AUTOMATIC UNDERGROUND SYSTEM 'DESIGN-BUILD' BY LANDSCAPE CONTRACTOR.
- LANDSCAPE BOULDERS: THREE TO FOUR MAN SIZE (AVERAGE DIMENSIONS 28"-48"), LOCAL BASALT OR GRANITE. BURY BOTTOM THIRD OF BOULDER FOR STABILITY.

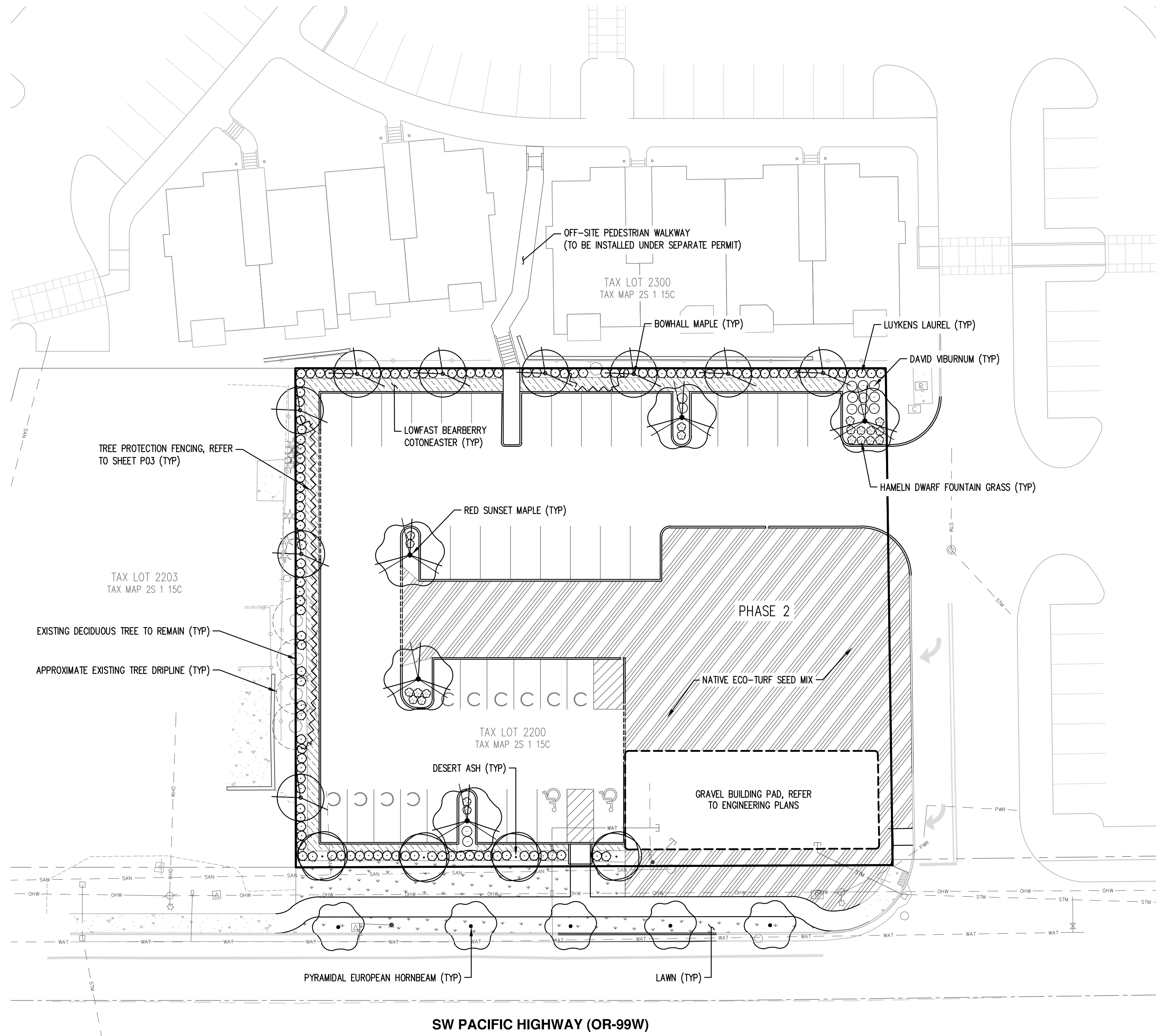
**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 17965 SW HERMAN RD. STE 100  
 TUALATIN, OR 97062  
 P: 503.563.6151  
 F: 503.563.6152  
 aks-eng.com

**RIVER RIDGE ADDITION**  
**17915 SW PACIFIC HIGHWAY**  
**TUALATIN OREGON**  
 WASHINGTON COUNTY TAX MAP 2S 1 15C  
 TAX LOT 2200

**PRELIMINARY**  
**LANDSCAPE PLAN**

DESIGNED BY: TEB  
 DRAWN BY: TEB  
 MANAGED BY: CEG  
 CHECKED BY: KAH  
 DATE: 05/08/2019  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 KERRY HALL  
 05/08/13

REVISIONS  
 JOB NUMBER  
**6892**  
 SHEET  
**P09**



### PLANT SCHEDULE - PHASE 1

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	9	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	2" CAL. B&B	AS SHOWN
	5	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN
	4	FRAXINUS EXCELSIOR 'GOLDEN DESERT'	GOLDEN DESERT ASH	2" CAL. B&B	AS SHOWN
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	121	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	2 GAL CONT.	36" o.c.
	13	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL CONT.	36" o.c.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	21	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL CONT.	30" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	158	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL CONT.	36" o.c.
APPROX. 1,757 SF		LAWN - NORTHWEST SUPREME LAWN SEED MIX (OR APPROVED EQUAL) SUNMARK SEEDS - LOLIUM PERENNE VAR DASHER 3 (DASHER 3 PERENNIAL RYEGRASS) 35% - LOLIUM PERENNE VAR CUTTER II (CUTTER II PERENNIAL RYEGRASS) 35% - FESTUCA RUBRA VAR GARNET (GARNET CREEPING RED FESCUE) 15% - FESTUCA RUBRA SPP FALLAX VAR WINDWARD (WINDWARD CHEWINGS FESCUE) 15% APPLY AT A RATE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER.			
APPROX. 10,773 SF		NATIVE ECO-TURF SEED MIX (OR APPROVED EQUAL) SUNMARK SEEDS - HORDEUM BRACHYANTHERUM (MEADOW BARLEY) 40% - BROMUS CARINATUS (CALIFORNIA BROME) 35% - FESTUCA RUBRA RUBRA (NATIVE RED FESCUE) 20% - DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS) 3% - AGROSTIS EXERATA (SPIKE BENTGRASS) 2% APPLY AT A RATE OF 1 LB. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER.			

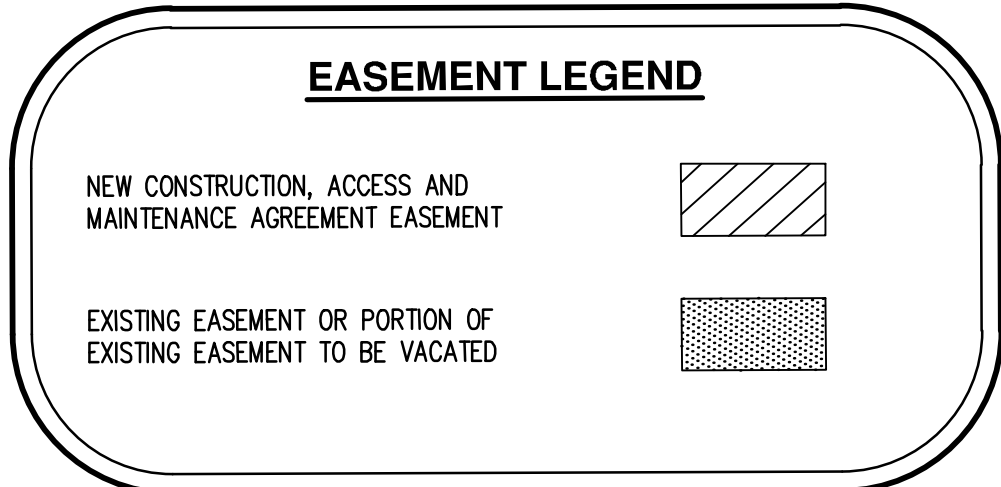
### GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT & MATERIAL QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED. FIELD ADJUST PLANTINGS AS REQUIRED TO AVOID CONFLICTS WITH ABOVE AND BELOW GROUND UTILITIES, EXISTING VEGETATION AND TREE CANOPIES, ETC.
- ALL PLANTINGS SHALL CONFORM TO TUALATIN DESIGN STANDARDS AND TO THE AMERICAN NURSERY STANDARDS ANSI Z60.1. ALL TREES ON SITE SHALL MEET THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.1) GRADE NO. 1 OR BETTER, BEING HEALTHY NURSERY GROWN STOCK WITH WELL-FORMED, SYMMETRICAL BRANCHING STRUCTURE. ALL TREES SHALL HAVE A SINGLE STRAIGHT TRUNK, A WELL-DEVELOPED LEADER WITH TOPS AND ROOTS CHARACTERISTIC OF THE SPECIES, CULTIVAR, OR VARIETY, AND BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. PLANT IN ACCORDANCE WITH BEST-PRACTICE INDUSTRY STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- PLANT SPECIES, SIZES, LOCATIONS, QUANTITIES, ETC. MAY BE SUBSTITUTED OR REVISED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION DUE TO SITE CONDITIONS, AVAILABILITY, ETC. WHERE ALLOWED BY TUALATIN DESIGN STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING VEGETATION (INCLUDING DAMAGE TO TREE ROOT ZONES OR CANOPY) DURING THE COURSE OF THEIR WORK.
- SOIL PREPARATION: ALL PLANTING AREAS SHALL HAVE SUFFICIENT SOIL DEPTH AND FERTILITY TO SUPPORT HEALTHY PLANT GROWTH. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET EXISTING GRADE OF SURROUNDING PLANTING AREAS AND PROVIDE POSITIVE DRAINAGE. IF ADDITIONAL TOPSOIL IS REQUIRED TO MAKE UP REQUIRED AMOUNTS, IMPORTED TOPSOIL MAY BE USED. ANY IMPORTED TOPSOIL SHALL BE FREE OF ROOTS, WEEDS/WEED SEEDS, CLAY LUMPS, DEBRIS, ROCKS, LARGE WOODY MATERIAL, AND OTHER EXTRANEOUS, NON-ORGANIC MATERIAL HARMFUL TO PLANT GROWTH. SOIL PLACEMENT SHALL NOT OCCUR IN CONDITIONS THAT COULD RESULT IN OVER-COMPACTION OR EROSION AND MUST BE IN FRIABLE (WORKABLE) CONDITION WHEN PLACED.
- STREET TREES SHALL, WHERE APPLICABLE, BE CENTERED IN THE PLANTING STRIP BETWEEN CURB AND SIDEWALK. FIELD ADJUST IF NECESSARY TO MAINTAIN MINIMUM 3' FROM SIDEWALKS, 5' FROM DRIVEWAY INTERSECTIONS, 5' FROM FIRE HYDRANTS, 10' FROM MANHOLES AND CATCH BASINS, 5' FROM WATER METERS AND UTILITY BOXES, 20' FROM STREET LIGHTS.
- 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 TREE AREAS.
- IRRIGATION SHALL BE AUTOMATIC UNDERGROUND SYSTEM 'DESIGN-BUILD' BY LANDSCAPE CONTRACTOR.

### LANDSCAPE CALCULATIONS

TOTAL SITE AREA: ±26,571 SF (±0.61 ACRES)  
 TOTAL LANDSCAPE AREA: ±7,200 SF (27%)  
 PARKING LOT LANDSCAPE ISLANDS AREA: ±547 SF  
 PARKING LOT TREES: 5





EXISTING CONSTRUCTION, ACCESS AND MAINTENANCE AGREEMENT EASEMENT PER DOC. NO. 2015-045880

**EXHIBIT B**  
**MAP OF EASEMENT**  
 A PORTION OF LOT 42 OF THE PLAT OF "HAZELBROOK" LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

PREPARED FOR  
 MOUNTAIN WEST INVESTMENTS CORPORATION  
 201 FERRY STREET SOUTHEAST #400  
 SALEM, OR 97301

AREA OWNED BY CITY OF TUALATIN PER DEED BOOK 204-477884

PORTION OF DOC. NO. 2014-638540

DEED BOOK 252 PAGE 545

DOC. NO. 2002-119631

HAZELBROOK FARM LOT 42

TUALATIN RIVER

PACIFIC HWY WEST (OR-99W) (SW PACIFIC HWY)

PAGE INDEX  
 PAGE 1 - LAYOUT  
 PAGES 2-5 - DETAILS  
 PAGE 6 - EXCEPTIONS  
 PAGE 7 - CURVE TABLES

SCALE 1" = 200 FEET

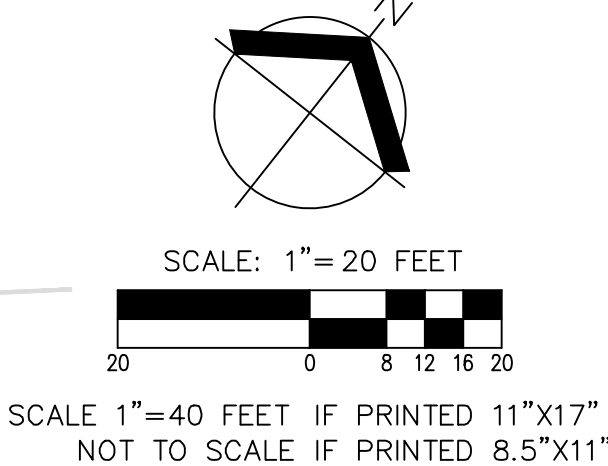
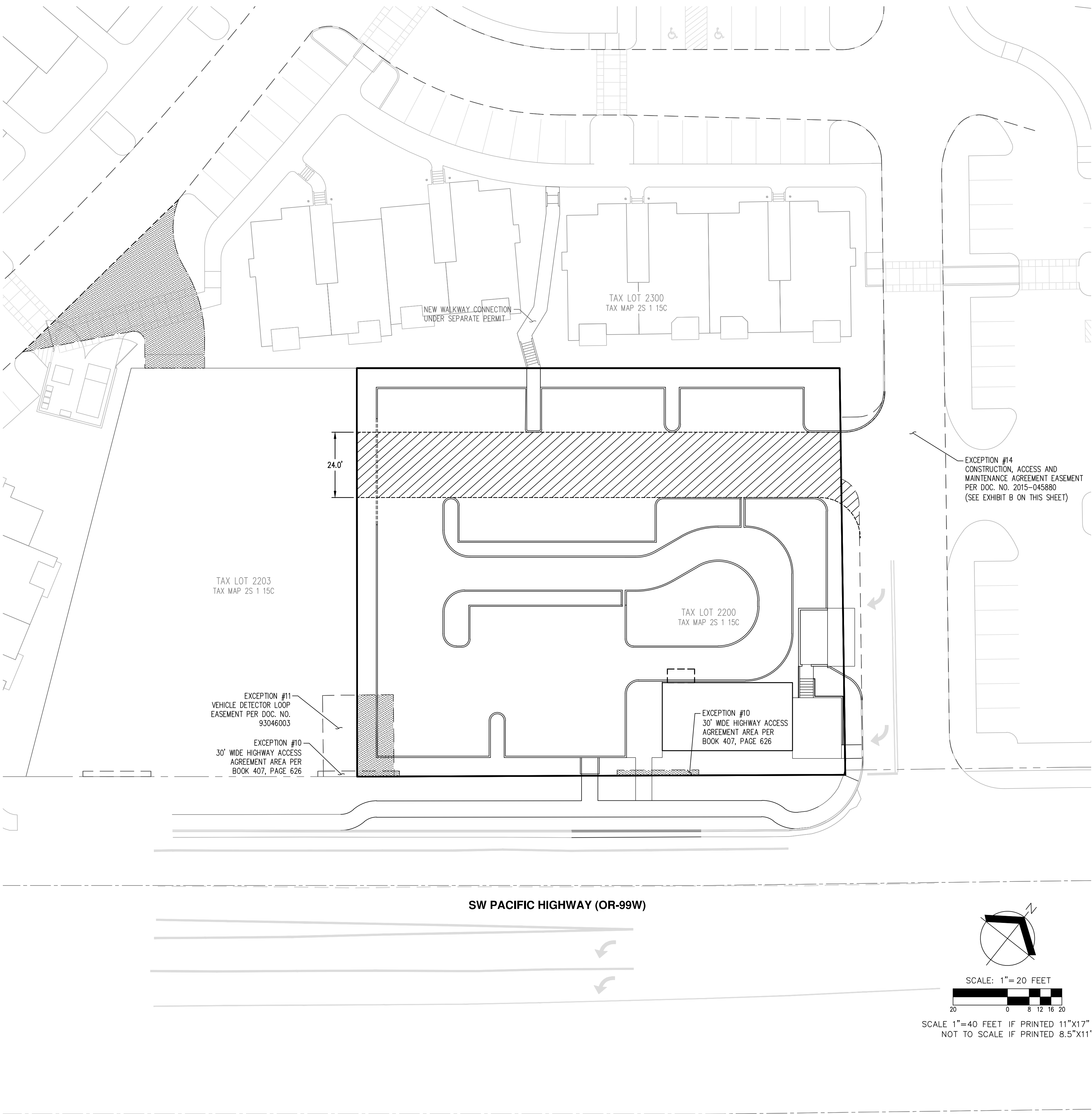
64-20-15 REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 11, 2005 ROBERT D. REYTRIG 6012415 RENEWS: 12/31/16

MIXED-USE REDEVELOPMENT OF ESPEDAL PROPERTY EXHIBIT B

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

AKS JOB# 3812



**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

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

**RIVER RIDGE ADDITION**  
**17915 SW PACIFIC HIGHWAY**  
**TUALATIN OREGON**  
 WASHINGTON COUNTY TAX MAP 2S 1 15C

**PRELIMINARY**  
**EASEMENT PLAN**

DESIGNED BY: WJD  
 DRAWN BY: WJD  
 MANAGED BY: CEG  
 CHECKED BY: CEG  
 DATE: 05/08/2019

REGISTERED PROFESSIONAL LAND SURVEYOR  
 NOT FOR CONSTRUCTION  
 EDWARD GREGORY  
 RENEWS: JUNE 30, 2019

JOB NUMBER  
**6892**

SHEET  
**P11**

AKS DRAWING FILE: 6892 - PRELIM EASEMENTS.DWG | LAYOUT: PHASE2

**LEGEND**

EXISTING VEHICLE CIRCULATION

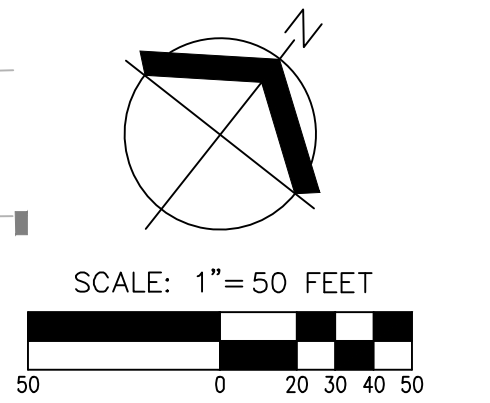
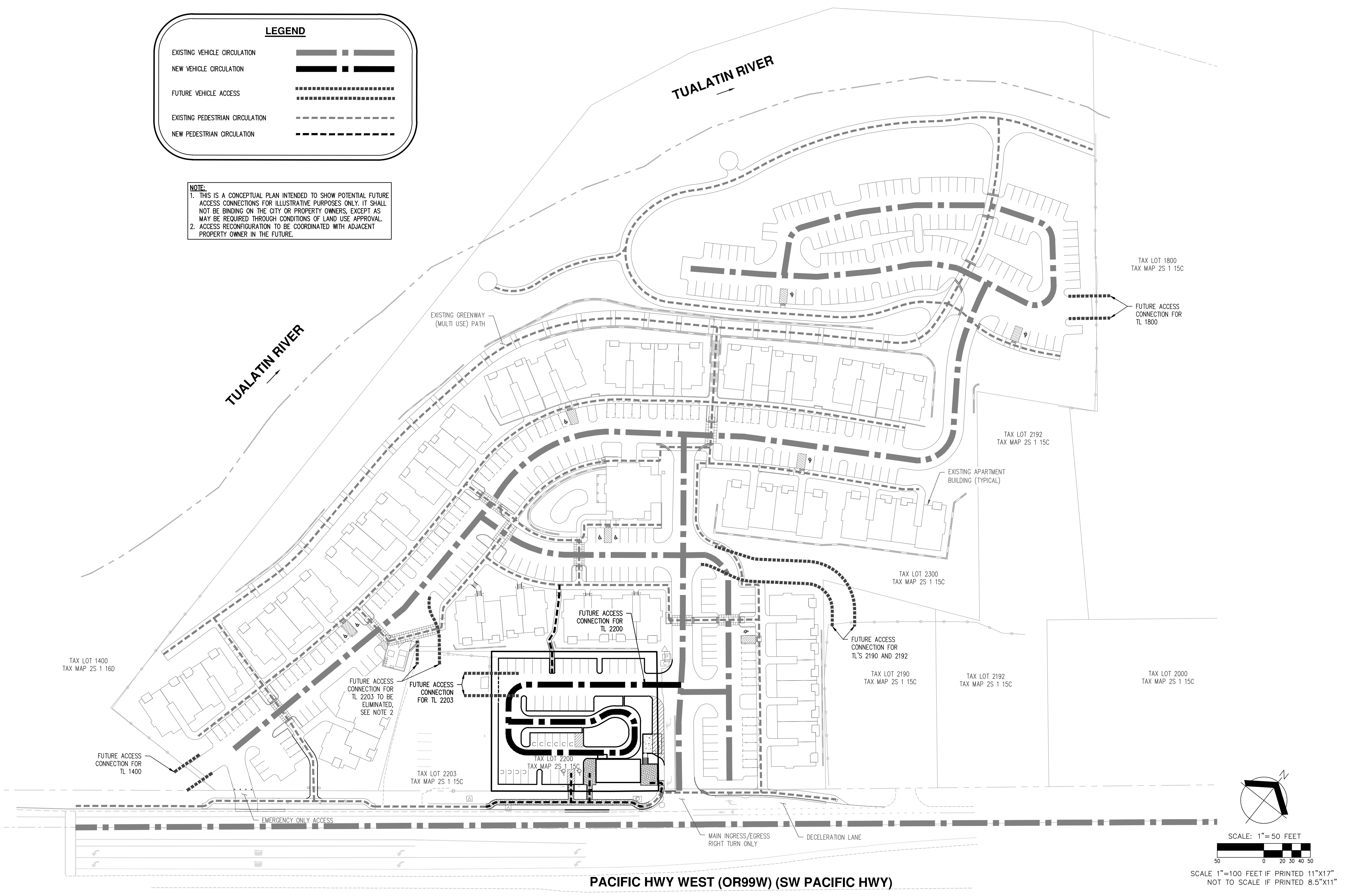
NEW VEHICLE CIRCULATION

FUTURE VEHICLE ACCESS

EXISTING PEDESTRIAN CIRCULATION

NEW PEDESTRIAN CIRCULATION

**NOTE:**  
 1. THIS IS A CONCEPTUAL PLAN INTENDED TO SHOW POTENTIAL FUTURE ACCESS CONNECTIONS FOR ILLUSTRATIVE PURPOSES ONLY. IT SHALL NOT BE BINDING ON THE CITY OR PROPERTY OWNERS, EXCEPT AS MAY BE REQUIRED THROUGH CONDITIONS OF LAND USE APPROVAL.  
 2. ACCESS RECONFIGURATION TO BE COORDINATED WITH ADJACENT PROPERTY OWNER IN THE FUTURE.



**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

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

**RIVER RIDGE ADDITION**  
**17915 SW PACIFIC HIGHWAY**  
**TUALATIN OREGON**  
 WASHINGTON COUNTY TAX MAP 2S 1 15C  
 TAX LOT 2200

**PRELIMINARY CIRCULATION PLAN**

DESIGNED BY: WJD  
 DRAWN BY: WJD  
 MANAGED BY: CEG  
 CHECKED BY: CEG  
 DATE: 05/08/2019

REGISTERED PROFESSIONAL  
**NOT FOR CONSTRUCTION**  
 EDWARD GREGORY  
 14, 1939  
 RENEWS: JUNE 30, 2019

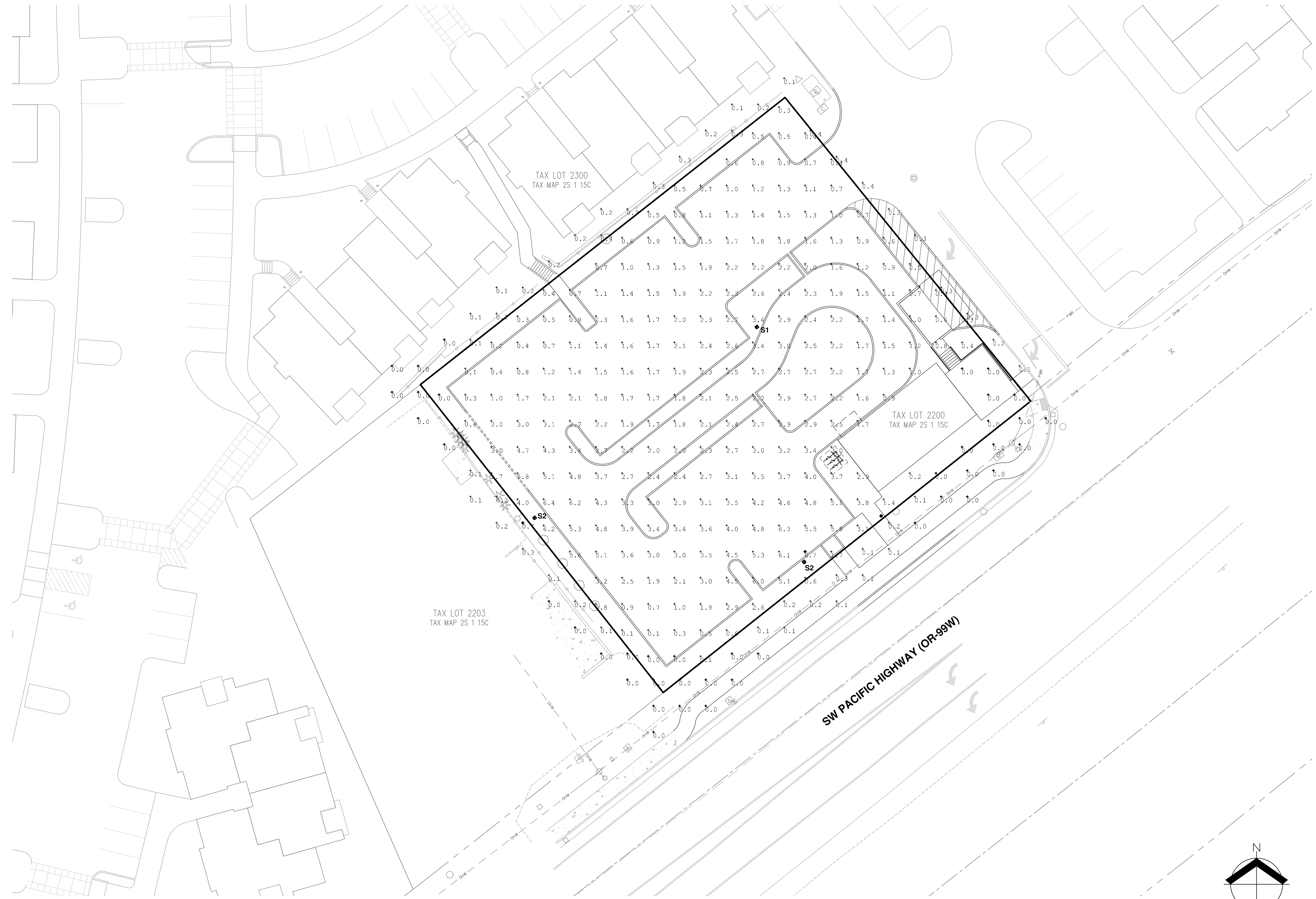
REVISIONS

JOB NUMBER  
**6892**  
 SHEET  
**P12**

AKS DRAWING FILE: 6892 - PRELIM CONNECTIVITY.DWG | LAYOUT: CONNECTIVITY

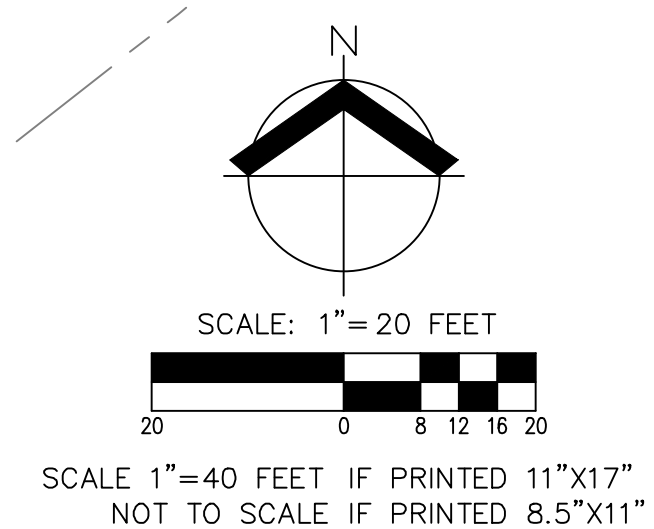


AKS DRAWING FILE: 6892 PRELIM LIGHTING.DWG | LAYOUT: LIGHTING



Symbol	Qty	Label	Arrangement	Description
□	1	S1	SINGLE	COOPER GLEON-AF-04-LED-E1-SM2 25FT MOUNTING HEIGHT
□	2	S2	SINGLE	COOPER GLEON-AF-04-LED-E1-SL4-HSS 20FT MOUNTING HEIGHT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.13	6.7	0.0	N.A.	N.A.
TRESPASS	Illuminance	Fc	0.13	0.7	0.0	N.A.	N.A.



**RIVER RIDGE ADDITION**  
**17915 SW PACIFIC HIGHWAY**  
**TUALATIN OREGON**  
TAX LOT 2200 WASHINGTON COUNTY TAX MAP 2S 1 15C

**PRELIMINARY**  
**LIGHTING PLAN**

DESIGNED BY:  
DRAWN BY:  
MANAGED BY:  
CHECKED BY:  
DATE: 05/08/2019

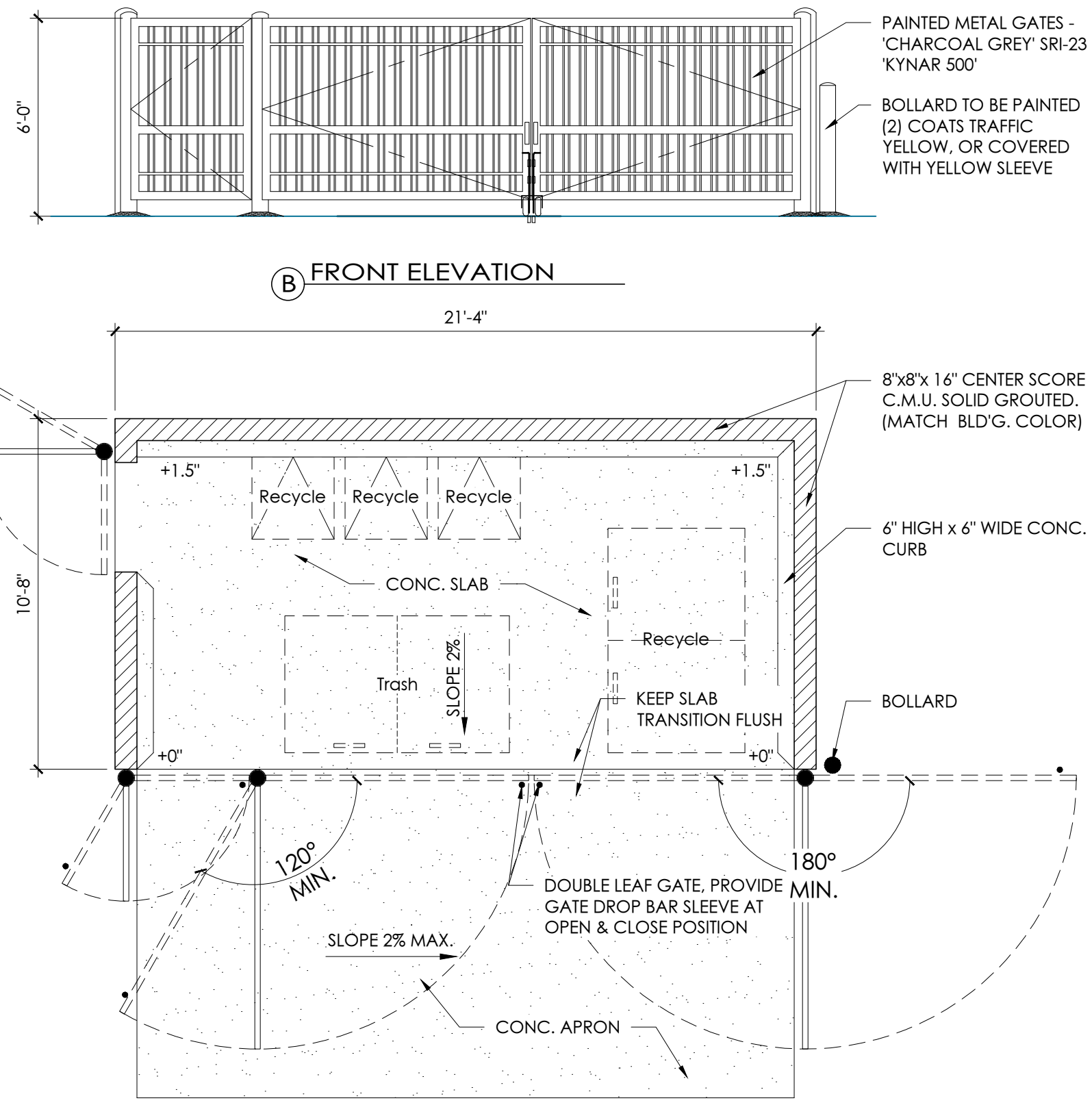
**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

REVISIONS

JOB NUMBER  
**6892**

SHEET  
**P13**





# TRASH ENCLOSURE

N.T.S.



# BICYCLE RACK/SHELTER

N.T.S.

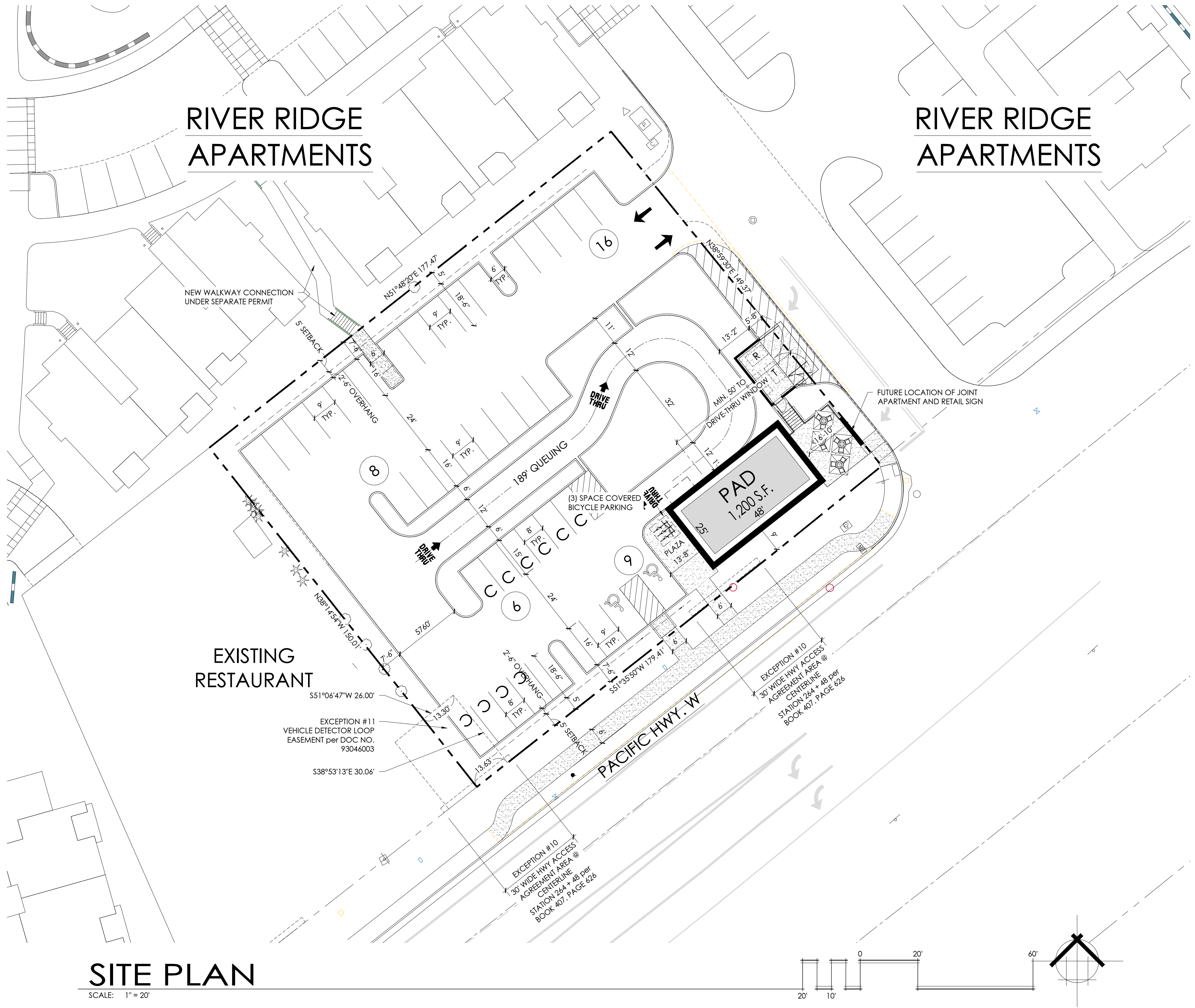
## SITE DATA

PLANNING DISTRICT : CG

SITE AREA :	26,711 S.F.	( 0.61 ACRES )	SITE COVERAGE : 4.5%
PLANNED LANDSCAPE AREA :	±7,200 S.F.		
PARKING LOT LANDSCAPE AREA :	±1,414 S.F.		
PAVEMENT AREA :	±16,551 S.F.		

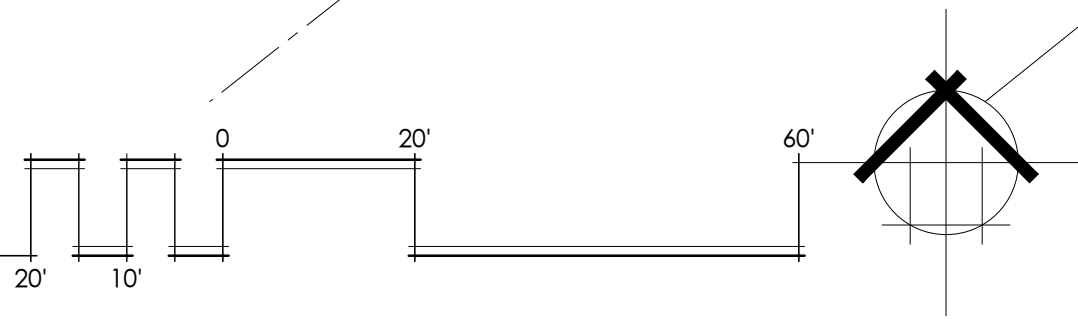
BUILDING	AREA
PAD :	1,200 S.F.
TOTAL BUILDING AREA :	1,200 S.F.
STANDARD PARKING PROVIDED :	27 SPACES
COMPACT PARKING PROVIDED :	10 SPACES (25.6%)
HANDICAP PARKING PROVIDED :	2 SPACES
TOTAL PARKING FOR RETAIL AND APARTMENT USE PROVIDED :	39 SPACES

BICYCLE PARKING PROVIDED : 3 SPACES



# SITE PLAN

SCALE: 1" = 20'



# RIVER RIDGE APARTMENTS

**RIVER RIDGE ADDITION**  
 Pacific Hwy 99 W | Tualatin, Oregon  
**MOUNTAIN WEST**  
 Investment Corporation

PROJECT NO. 18-120  
 DRAWN BY :  
 CHECKED BY : JB  
 DATE : March 27, 2019  
 REVISION :

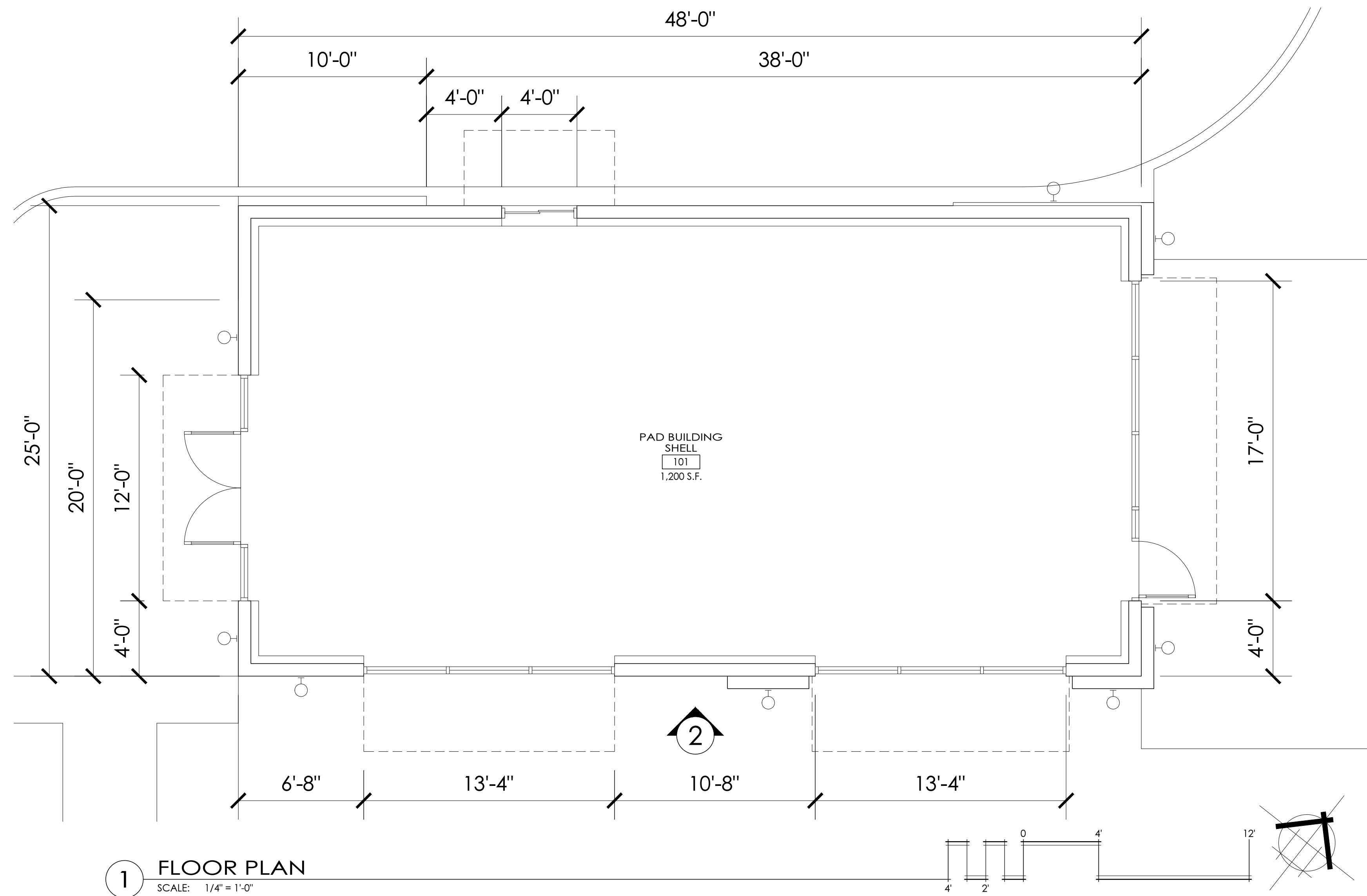
18-120sd13

**BSAA**  
 ARCHITECTURE & PLANNING

**BENNER STANGE ASSOCIATES**  
 ARCHITECTS, INC.

THE WATERMAN BUILDING  
 80 SE MADISON STREET  
 SUITE 430  
 PORTLAND, OR 97214  
 503-670-0234  
 FAX 503-670-0235  
 bsa@bsaarch.com





**2 PERSPECTIVE VIEW**  
N.T.S.



**3 PERSPECTIVE VIEW**  
N.T.S.

**RIVER RIDGE ADDITION**  
Pacific HWY 99 W | Tualatin, Oregon  
**MOUNTAIN WEST**  
Investment Corporation

PROJECT NO.  
18-120  
DRAWN BY :  
TF  
CHECKED BY :  
JB  
DATE :  
March 27, 2019  
REVISION :

x18120.plt



BENNER  
STANGE  
ASSOCIATES  
ARCHITECTS, INC.  
THE WATERMAN BUILDING  
80 SE MADISON STREET  
SUITE 430  
PORTLAND, OR 97214  
503-670-0234  
FAX 503-670-0235  
bsa@bsaarch.com

FLOOR  
PLAN



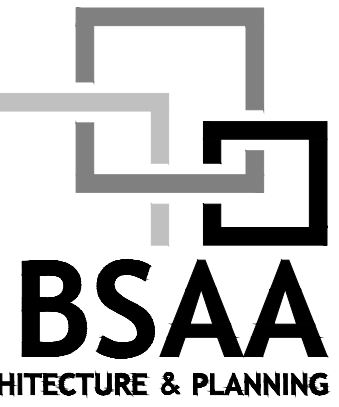


**RIVER RIDGE ADDITION**  
Pacific HWY 99 W | Tualatin, Oregon

**MOUNTAIN WEST**  
Investment Corporation

PROJECT NO. 18-120  
DRAWN BY : TC  
CHECKED BY : JB  
DATE : March 27, 2019  
REVISION :

18-120\_elev



**BENNER STANGE ASSOCIATES ARCHITECTS, INC.**  
THE WATERMAN BUILDING  
80 SE MADISON STREET SUITE 430  
PORTLAND, OR 97214  
503-670-0234  
FAX 503-670-0235  
bsa@bsaarch.com

EXTERIOR ELEVATIONS





RIVER RIDGE ADDITION  
 Pacific HWY 99 W | Tualatin, Oregon  
**MOUNTAIN WEST**  
 Investment Corporation

PROJECT NO.  
 18-120  
 DRAWN BY :  
 CHECKED BY :  
 JB  
 DATE :  
 April 11, 2019  
 REVISION :

18-120\_elev



**BENNER  
 STANGE  
 ASSOCIATES**  
 ARCHITECTS, INC.

THE WATERMAN BUILDING  
 80 SE MADISON STREET  
 SUITE 430  
 PORTLAND, OR 97214  
 503-670-0234  
 FAX 503-670-0235  
 bsa@bsaarch.com

EXTERIOR  
 ELEVATIONS

DD3