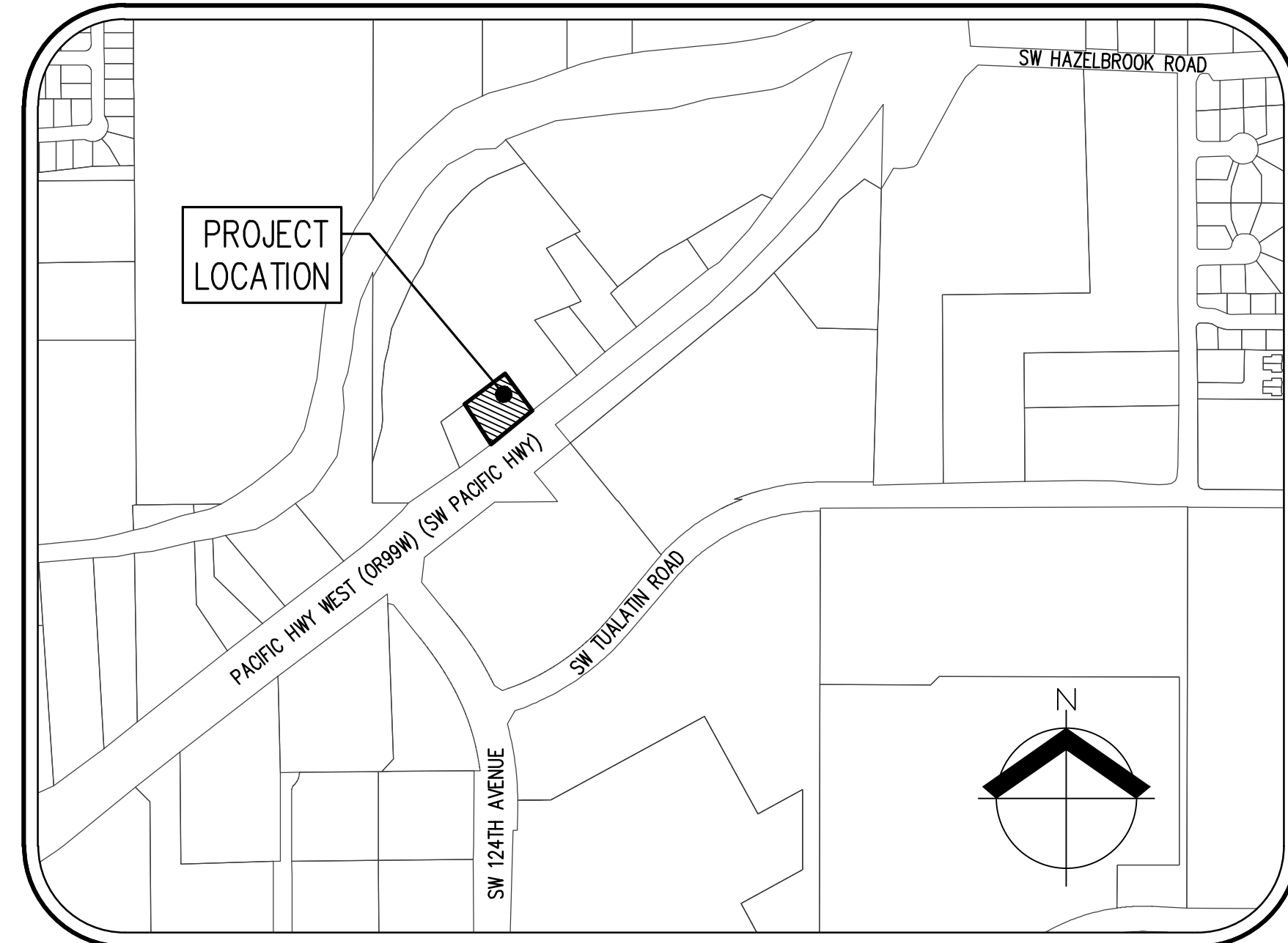
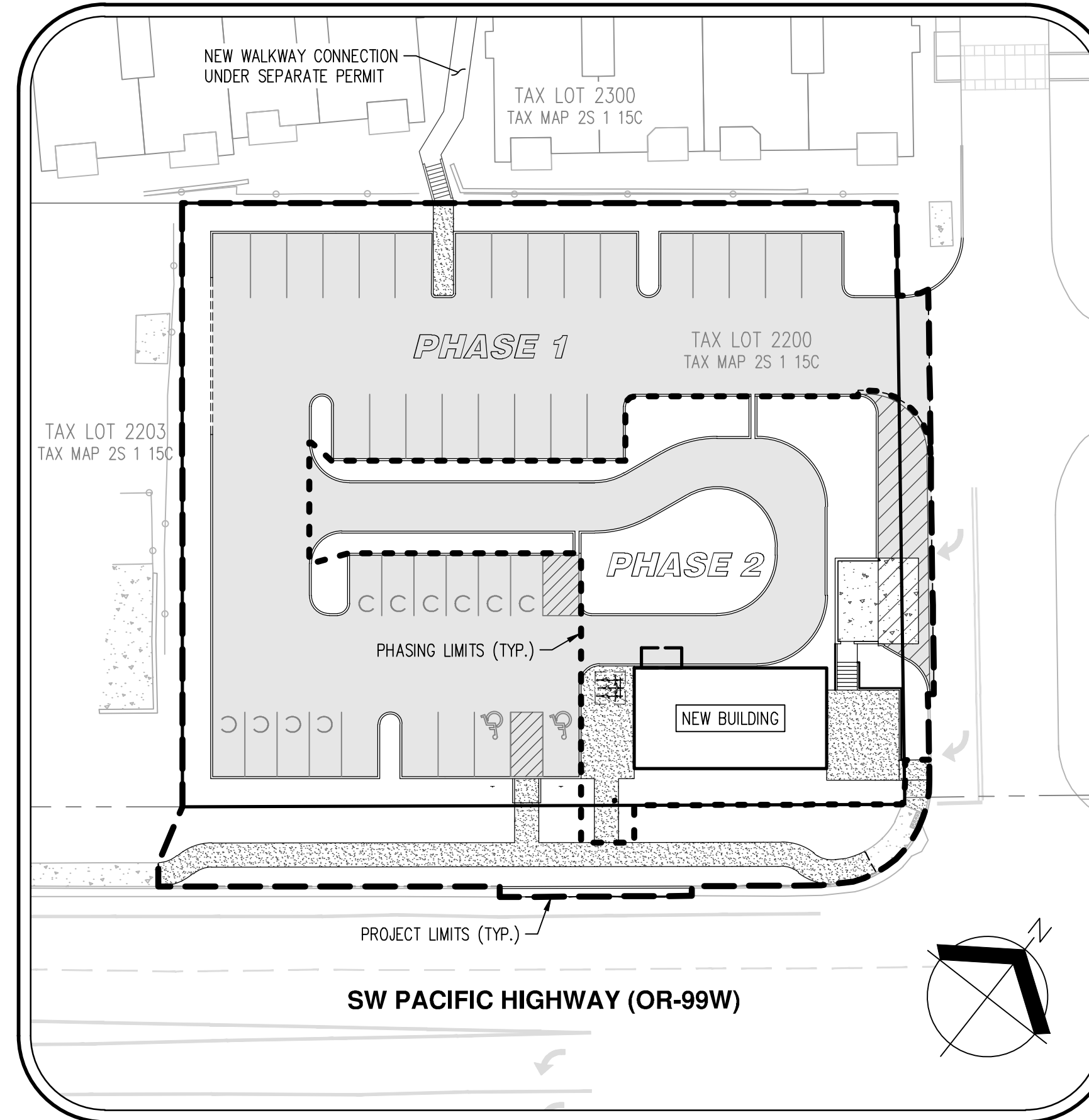


RIVER RIDGE ADDITION

ARCHITECTURAL REVIEW PLANS



VICINITY MAP
NOT TO SCALE



SITE MAP
SCALE: 1" = 30'

| | | 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 | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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



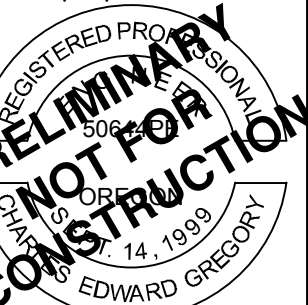
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD. STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

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

COVER SHEET WITH
VICINITY AND SITE MAPS

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

DATE: 05/08/2019



REVISIONS:

JOB NUMBER
6892

SHEET
P01

AKS DRAWING FILE: 6892_0002_EX-COND.DWG | LAYOUT: EX COND - 6892_PRELIM

TAX LOT 2300
TAX MAP 2S 1 15C

TAX LOT 2200
TAX MAP 2S 1 15C

TAX LOT 2203
TAX MAP 2S 1 15C

EXCEPTION #14
CONSTRUCTION, ACCESS AND
MAINTENANCE AGREEMENT EASEMENT
PER DOC. NO. 2015-045880

EX STM CI
RIM: 186.05
IE IN: 181.59 (12°SW)
IE IN: 181.48 (12°N)
IE OUT: 181.48 (12°SE)

EXCEPTION #11
VEHICLE DETECTOR LOOP
EASEMENT PER DOC. NO.
93046003

EXCEPTION #10
30' WIDE HIGHWAY ACCESS
AGREEMENT AREA PER
BOOK 407, PAGE 626

EX STM AD
RIM: 185.40
IE OUT: 182.45 (12°SE)
SUMP: 182.18

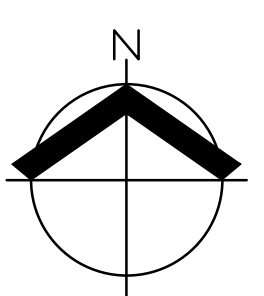
EXCEPTION #10
25' WIDE HIGHWAY ACCESS
AGREEMENT AREA PER
BOOK 407, PAGE 626

EX STM CB
RIM: 186.31
IE IN: 182.48 (12°NW)
IE OUT: 182.33 (12°SE)
SUMP: 182.37

EX SAN MH
RIM: 186.06
IE IN: 177.53 (8°NE)
IE OUT: 176.65 (8°SW)

EX SAN MH
RIM: 186.03
IE IN: 171.86 (27°SE)
IE OUT: 171.83 (27°NW)

EX STM AD
RIM: 183.80
IE IN: 178.43 (12°NW)
IE IN: 177.34 (18°SW)
IE OUT: 177.30 (18°NE)



SCALE: 1" = 20 FEET

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

| EXISTING | | EXISTING | |
|--------------------------|--|-----------------------------|--|
| 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 | |

| 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 | |

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**
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE
WASHINGTON COUNTY TAX MAP 2S 1 15C

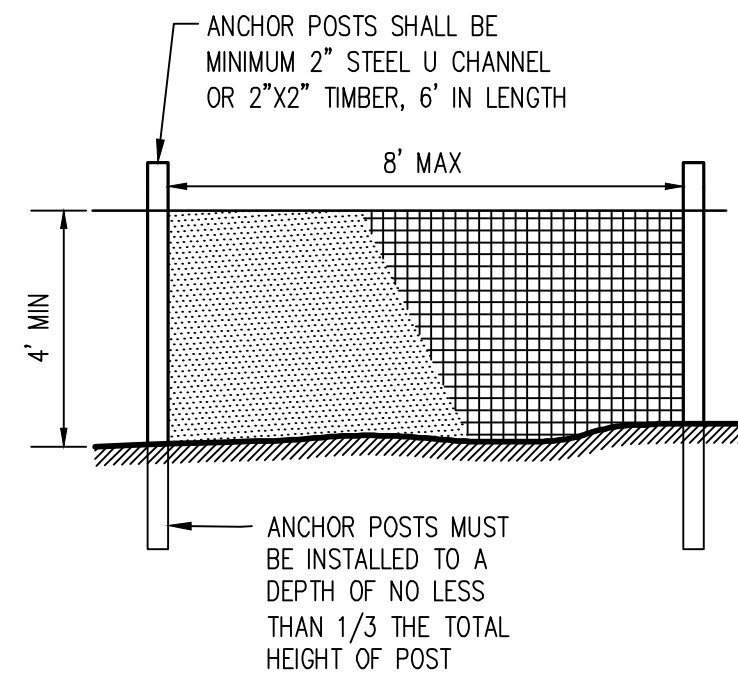
**EXISTING CONDITIONS
PLAN**

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

LEGEND

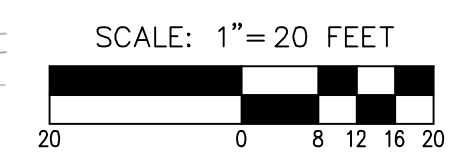
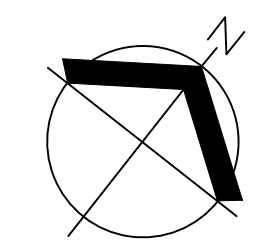
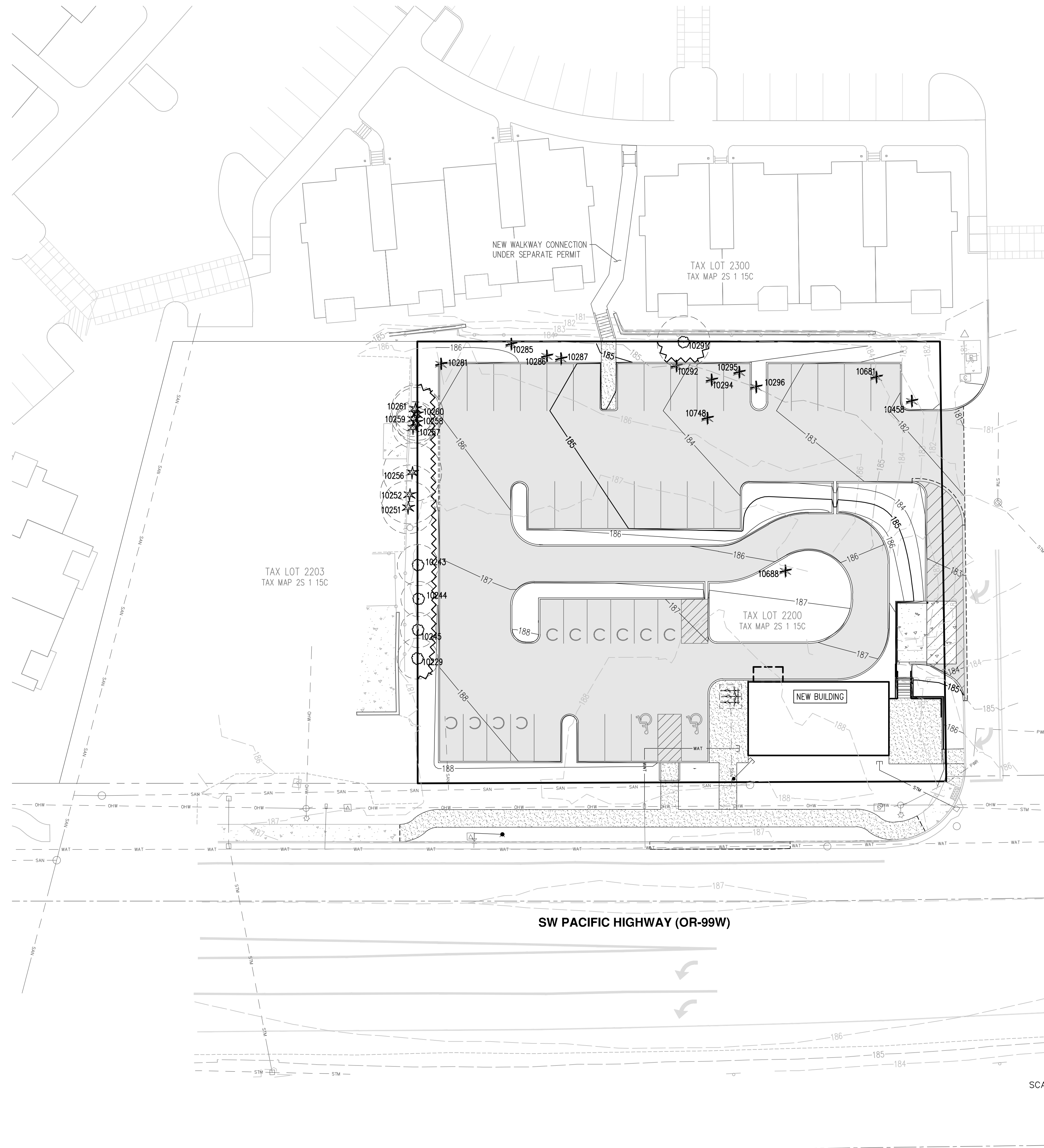
EXISTING GROUND CONTOUR (1 FT) --- 184 ---
 EXISTING GROUND CONTOUR (5 FT) --- 185 ---
 FINISHED GRADE CONTOUR (1 FT) --- 184 ---
 FINISHED GRADE CONTOUR (5 FT) --- 185 ---
 EXISTING CONIFEROUS TREE *
 EXISTING DECIDUOUS TREE ○
 TREE REMOVAL * X
 TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA) ~~~~~
 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

| | |
|--|---|
| Total # of Existing Onsite Trees = 16 | Total # of Existing Offsite Trees = 9 |
| 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.

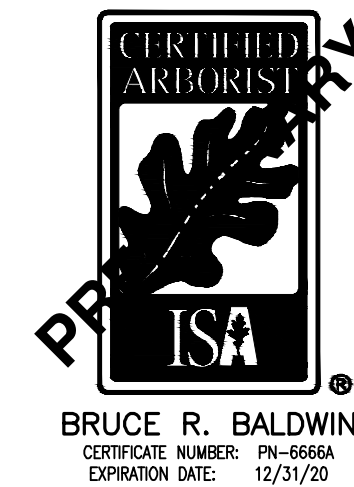
****Structure Rating:**
 1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.
 2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or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

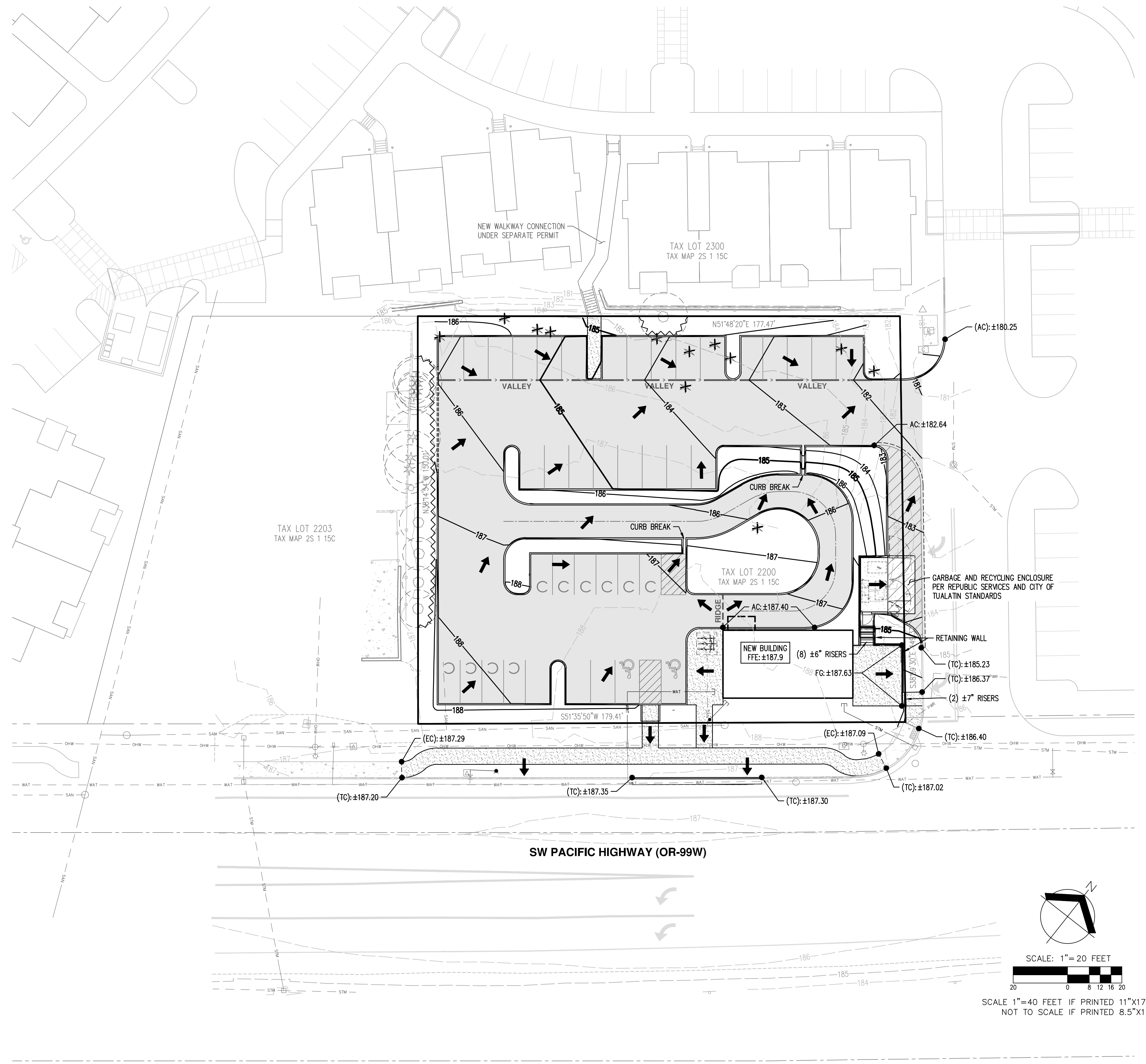


DESIGNED BY: WJD
 DRAWN BY: EDS
 MANAGED BY: CEG
 CHECKED BY: CEG
 DATE: 05/08/2019

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

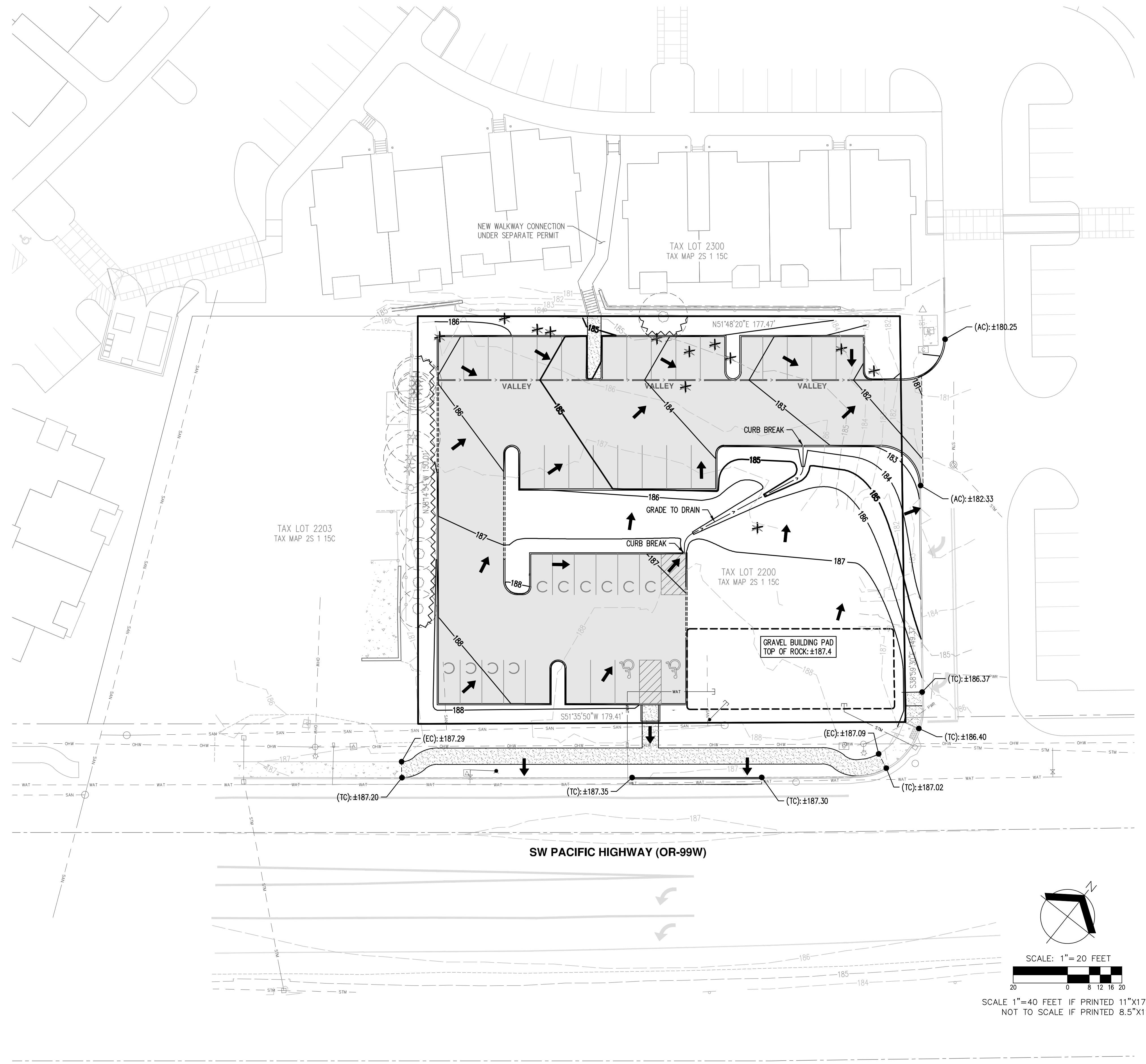
REGISTERED PROFESSIONAL ENGINEER
 NOT FOR CONSTRUCTION
 EDWARD GREGORY
 RENEWS: JUNE 30, 2019

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

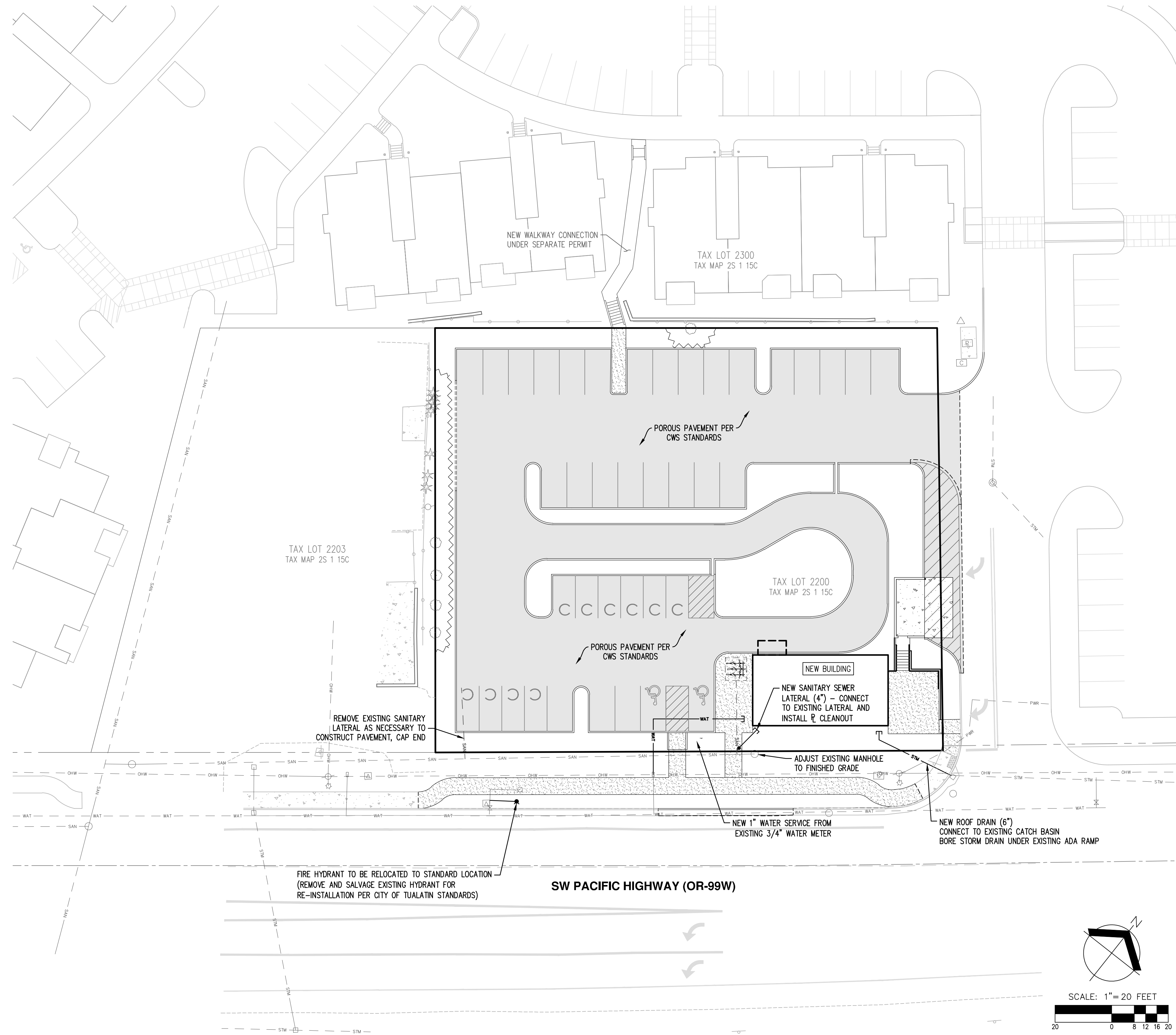
REGISTERED PROFESSIONAL
 LANDSCAPE ARCHITECT
 NOT FOR
 CONSTRUCTION
 EDWARD GREGORY
 14, 1939
 RENEWS: JUNE 30, 2019

REVISIONS

JOB NUMBER
6892

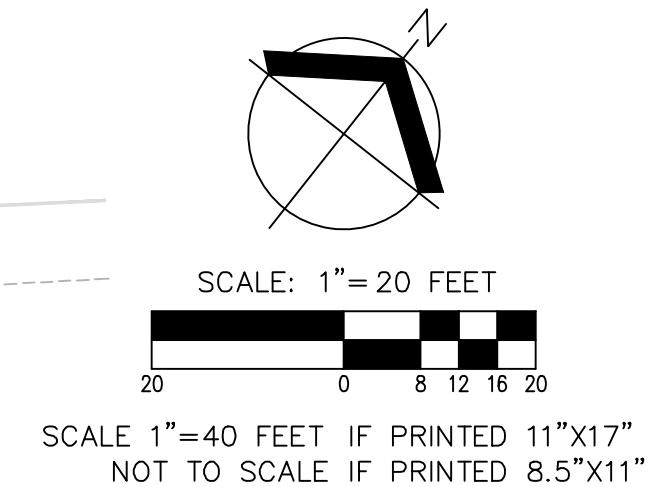
SHEET
P06

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

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

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

PRELIMINARY COMPOSITE
UTILITY PLAN

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

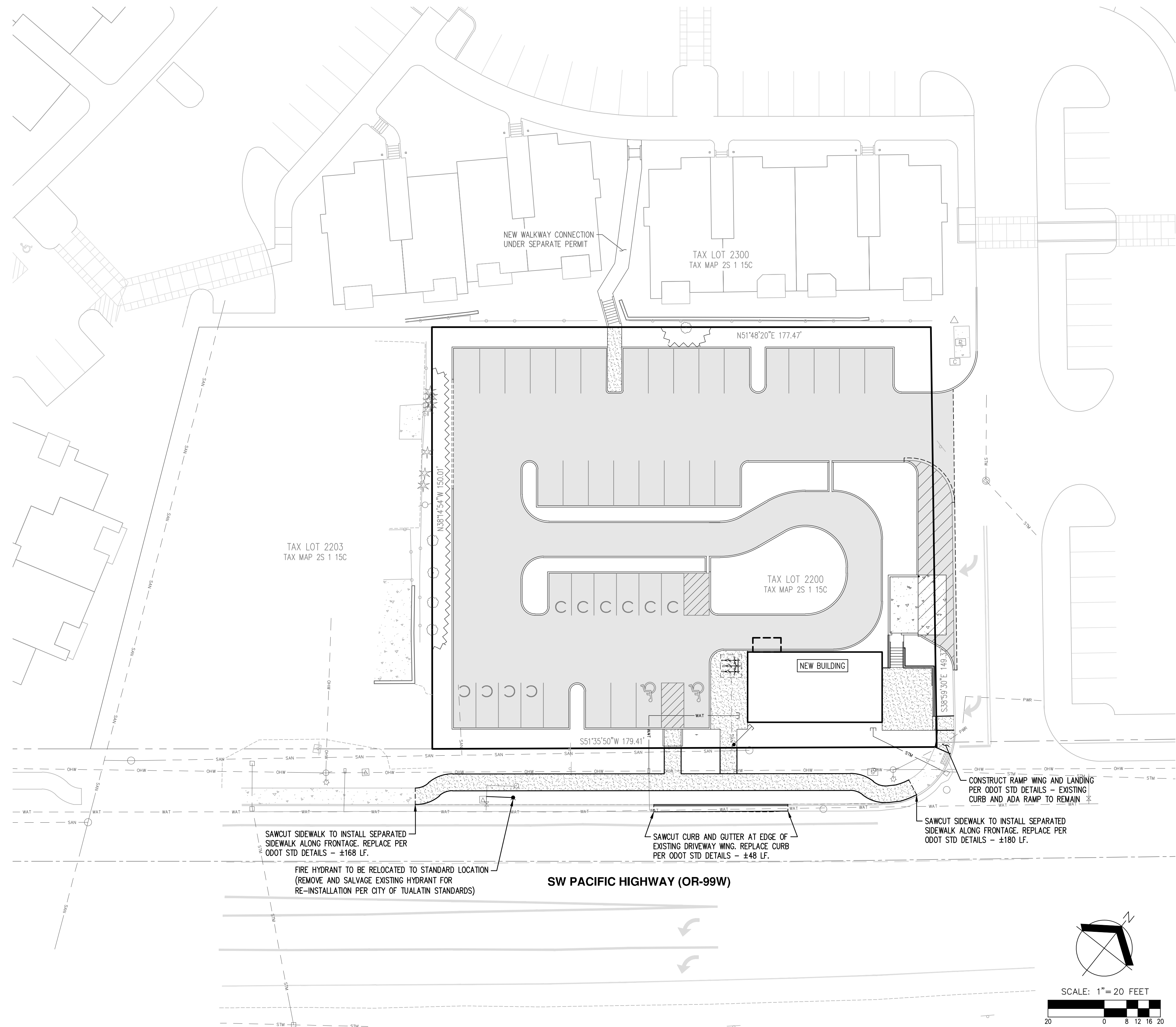
REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
EDWARD GREGORY
RENEWS: JUNE 30, 2019

REVISIONS

JOB NUMBER
6892

SHEET
P07

AKS DRAWING FILE: 6892 - PRELIM PUBLIC IMPROVEMENTS.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
17065 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

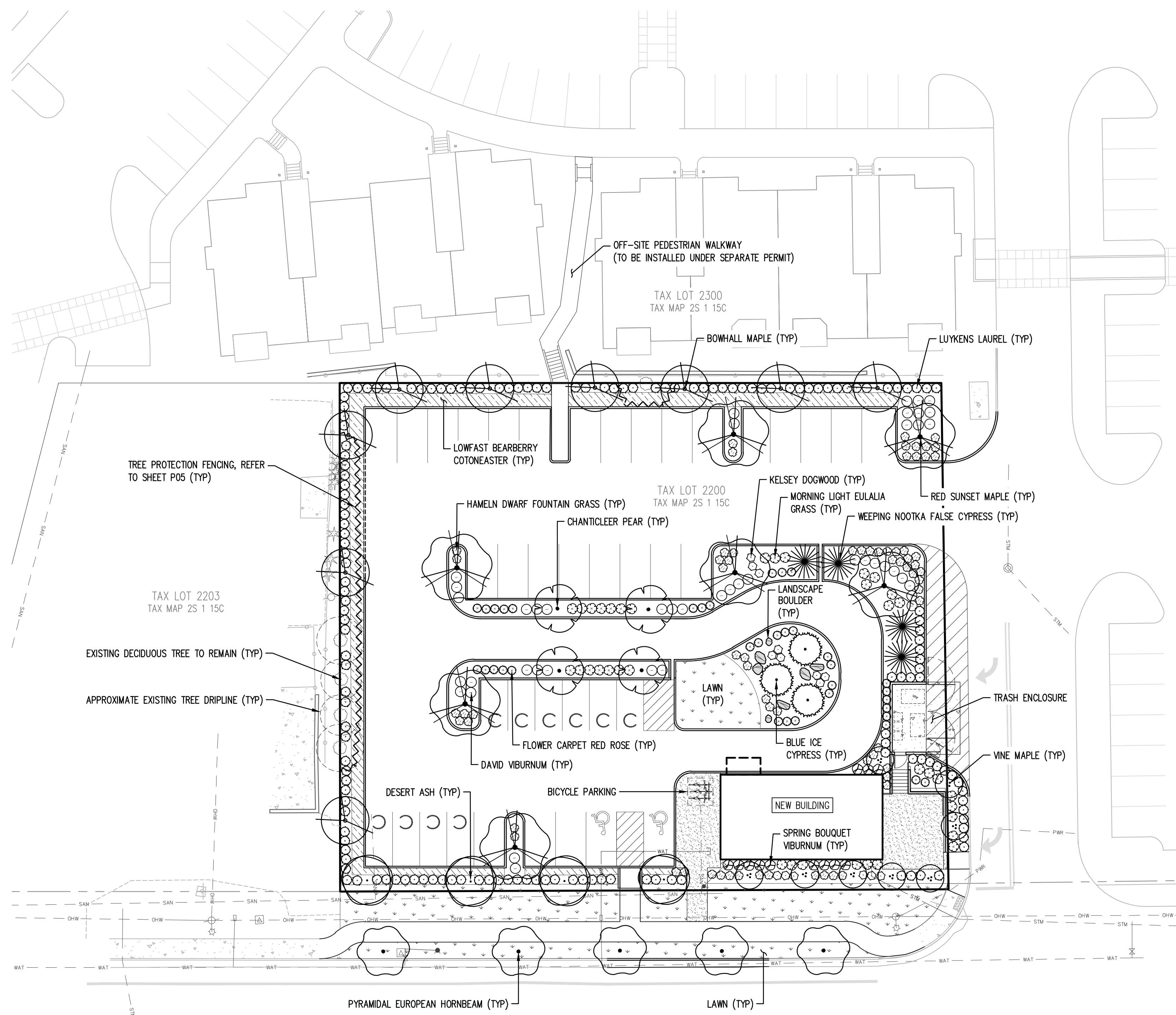
REGISTERED PROFESSIONAL
NOT FOR CONSTRUCTION
EDWARD GREGORY
RENEWS: JUNE 30, 2019

REVISIONS

JOB NUMBER
6892

SHEET
P08

AKS DRAWING FILE: 6892_1100_PRELIM_LANDSCAPE.DWG | LAYOUT: P09



TREE PROTECTION FENCING, REFER TO SHEET P05 (TYP)

TAX LOT 2203
TAX MAP 2S 1 15C

EXISTING DECIDUOUS TREE TO REMAIN (TYP)

APPROXIMATE EXISTING TREE DRIPLINE (TYP)

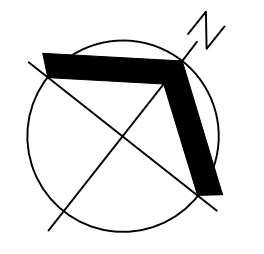
TAX LOT 2300
TAX MAP 2S 1 15C

TAX LOT 2200
TAX MAP 2S 1 15C

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 HORNBEAN | 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, DISEASES, 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, 3' 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.

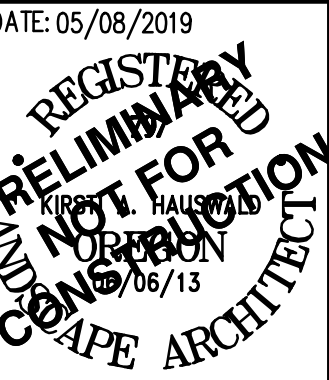
AKS ENGINEERING & FORESTRY, LLC
 17965 SW HERMAN RD. STE 100
 TUALATIN, OR 97062
 P: 503.563.6151
 F: 503.563.6152
 aks-eng.com

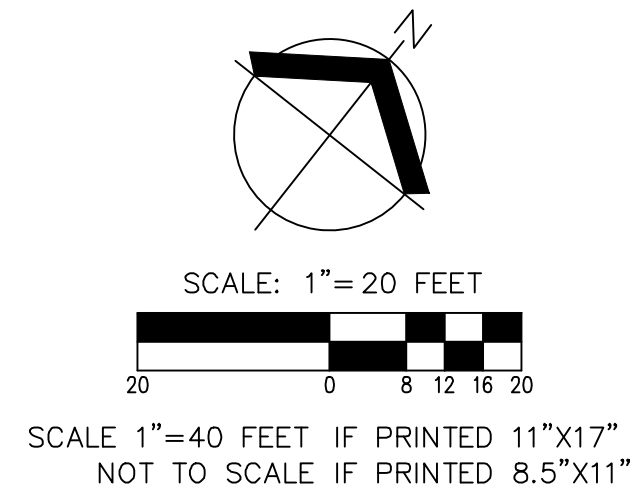
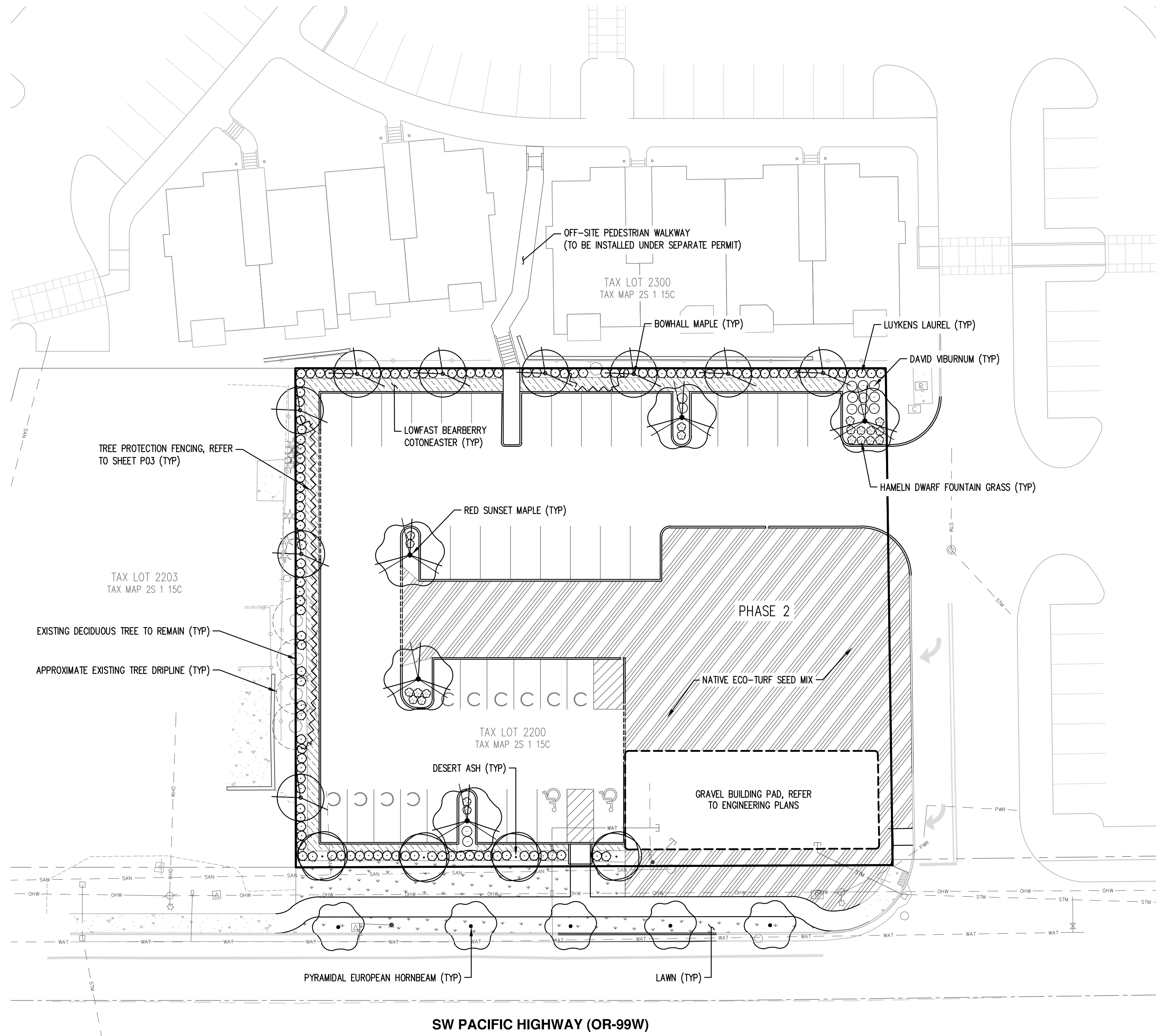
RIVER RIDGE ADDITION
17915 SW PACIFIC HIGHWAY
TUALATIN OREGON
 WASHINGTON COUNTY TAX MAP 2S 1 15C
 TAX LOT 2200

PRELIMINARY LANDSCAPE PLAN

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

JOB NUMBER
6892
 SHEET
P09





PLANT SCHEDULE - PHASE 1

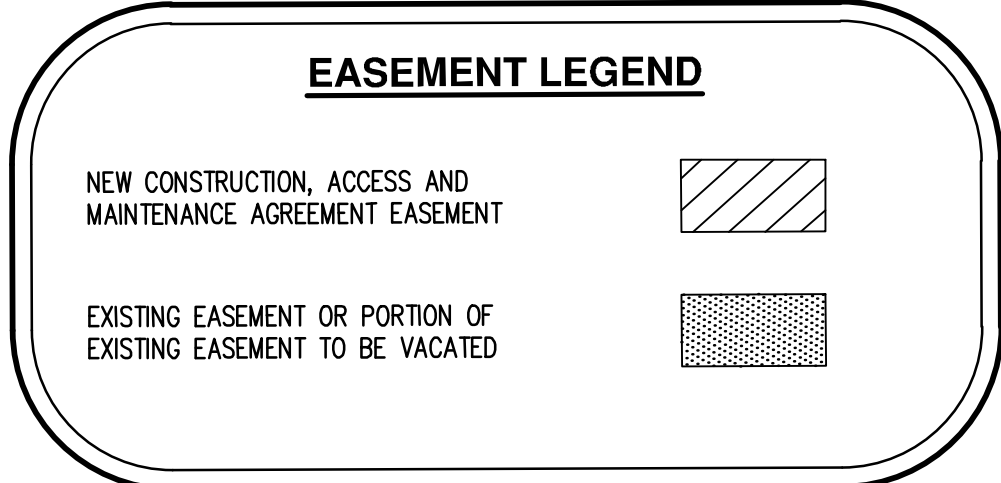
| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|---------------|-------------------|---|-------------------------------|----------------|---|
| | 9 | ACER RUBRUM 'BOWHALL' | BOWHALL MAPLE | 2" CAL. B&B | AS SHOWN |
| | 5 | ACER RUBRUM 'RED SUNSET' | RED SUNSET MAPLE | 2" CAL. 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 HORNBEAM | 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 204-47784 No. 2014-07784

PORTION OF DOC. NO. 2014-638540

HAZELBROOK FARM LOT 42

DEED BOOK 252 PAGE 545

DOC. NO. 2002-119631

SCALE 1" = 200 FEET

64-20-15 REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXHIBIT B
 DRAWN BY: RDR
 CHECKED BY: RDR
 AKS JOB: 3812

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

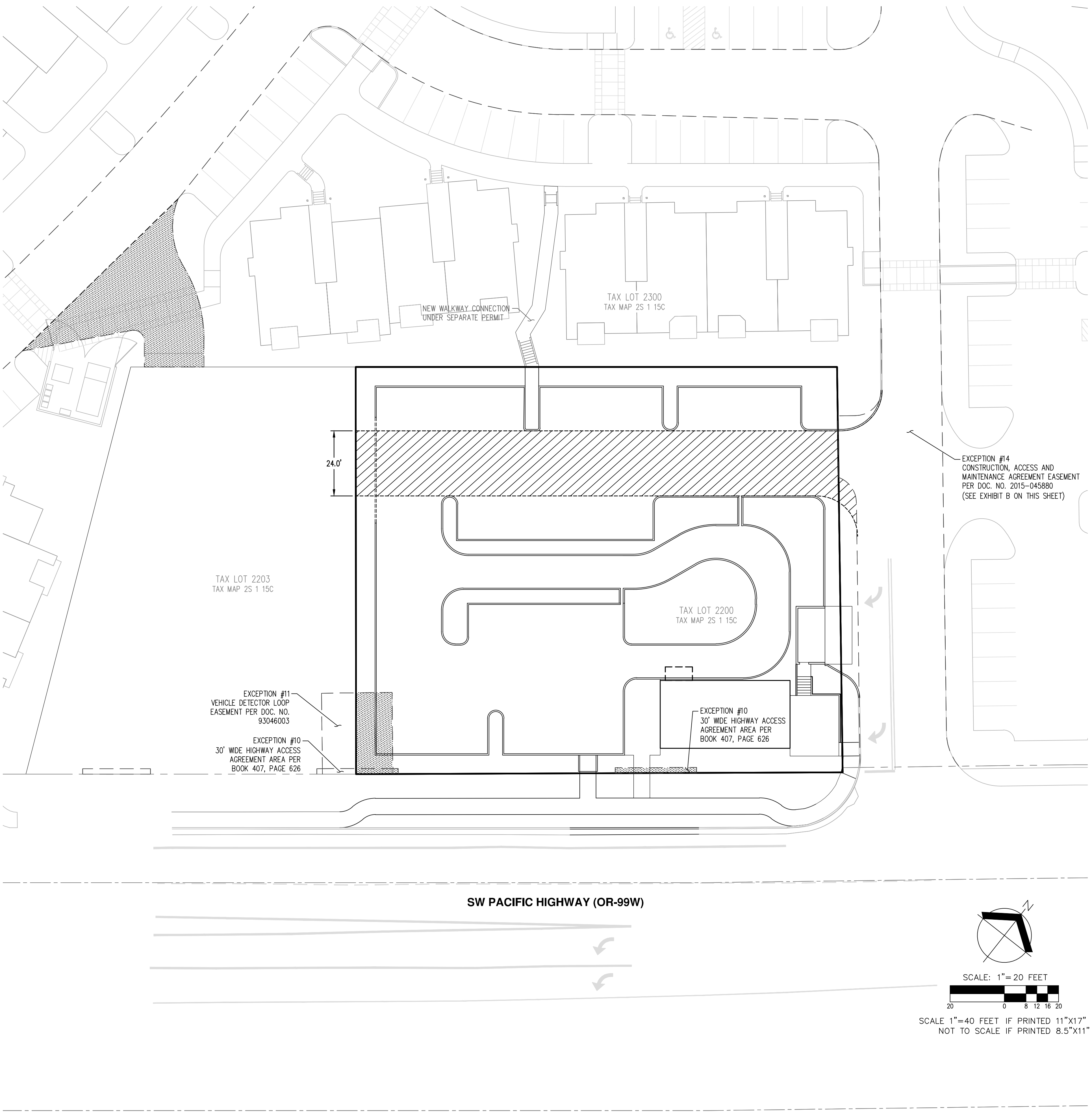
DEED BOOK 252 PAGE 545

DOC. NO. 2002-119631

SCALE 1" = 200 FEET

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

EXHIBIT B
 DRAWN BY: RDR
 CHECKED BY: RDR
 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
 TAX LOT 2200

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

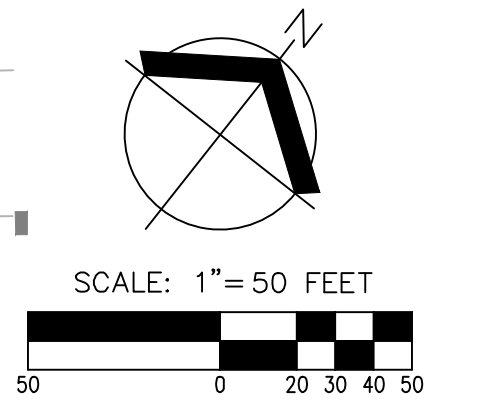
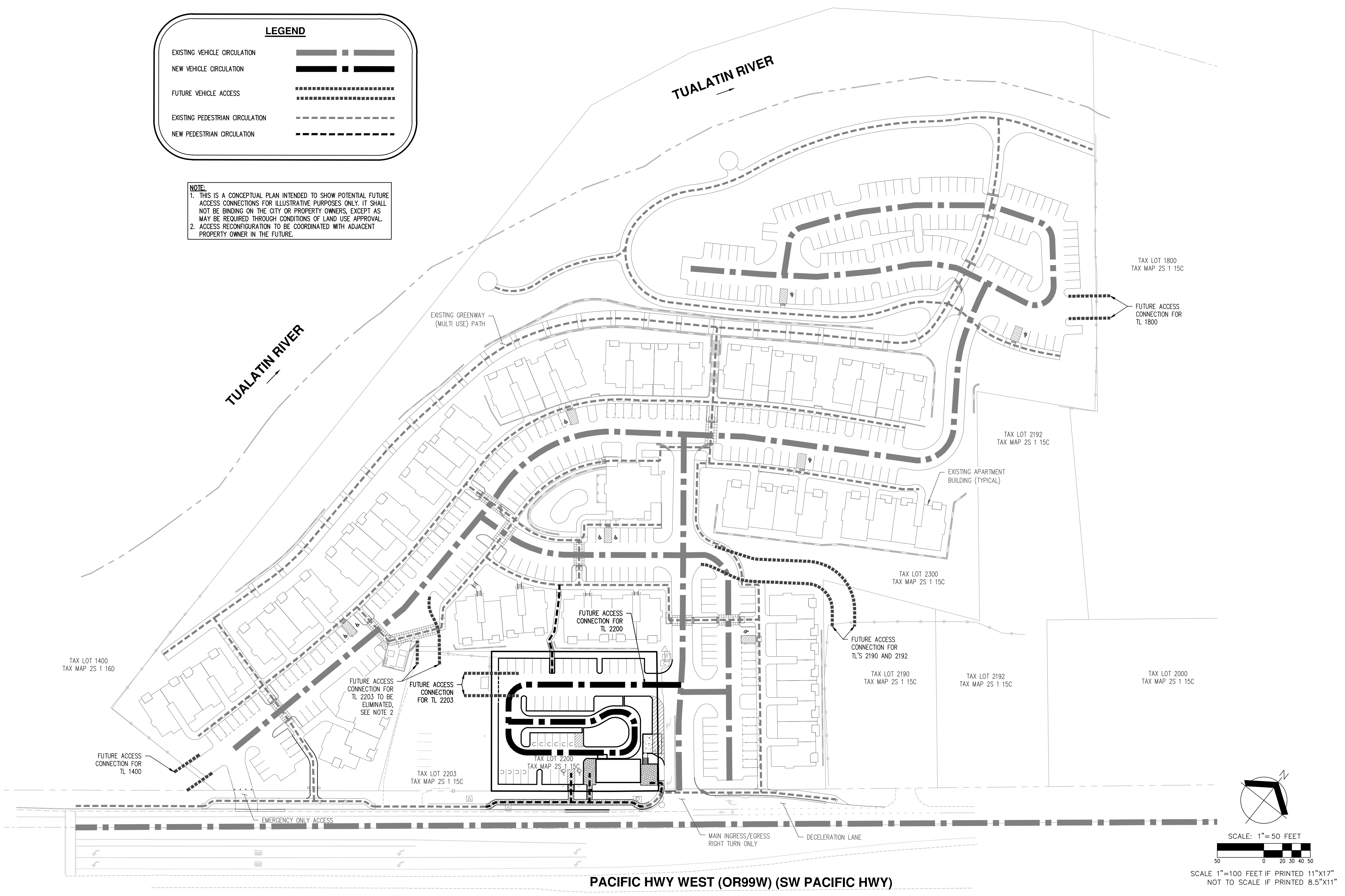
NEW VEHICLE CIRCULATION

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

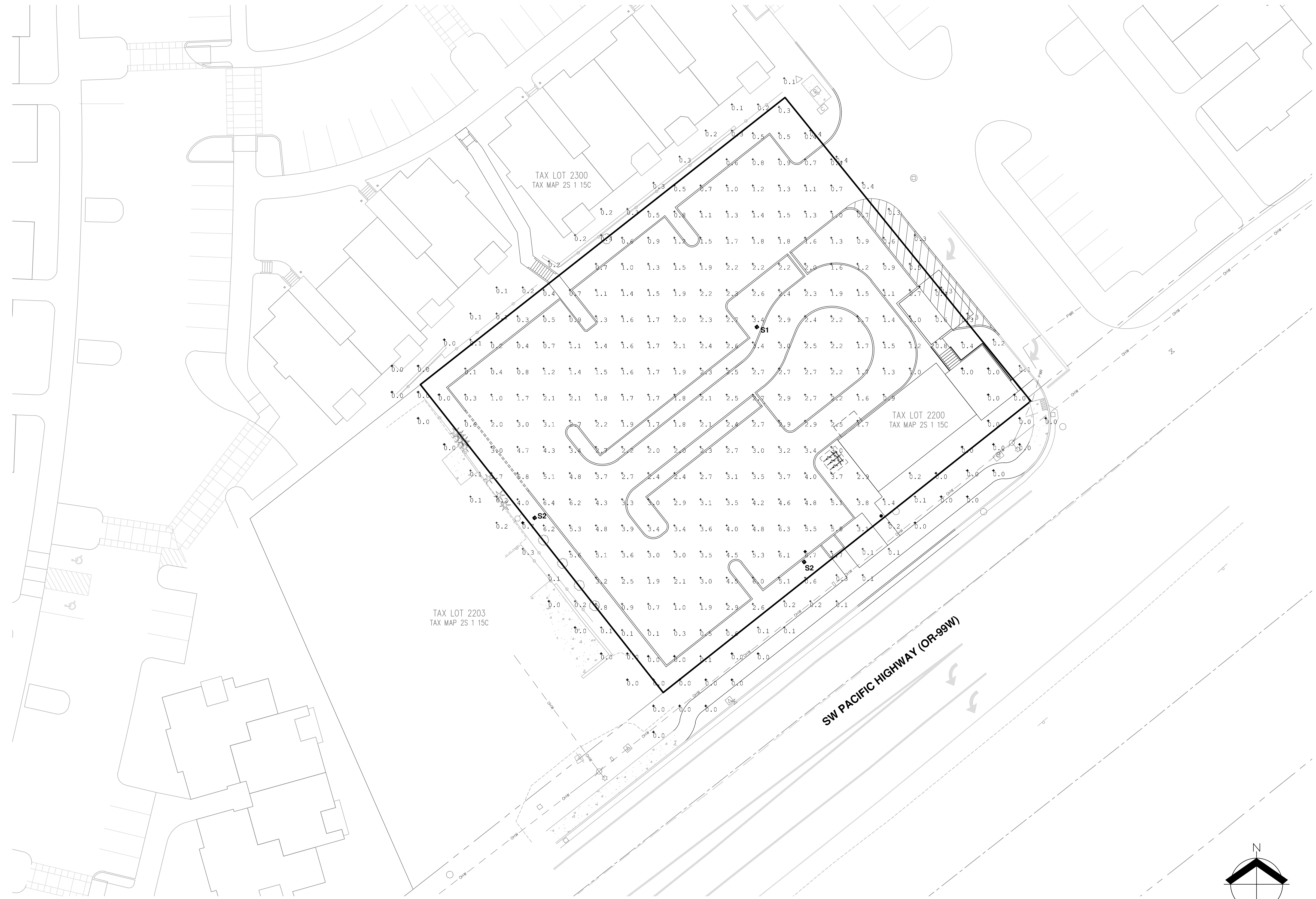
REGISTERED PROFESSIONAL
NOT FOR CONSTRUCTION
 EDWARD GREGORY
 14, 1939
 RENEWS: JUNE 30, 2019

REVISIONS

JOB NUMBER
6892
 SHEET
P12

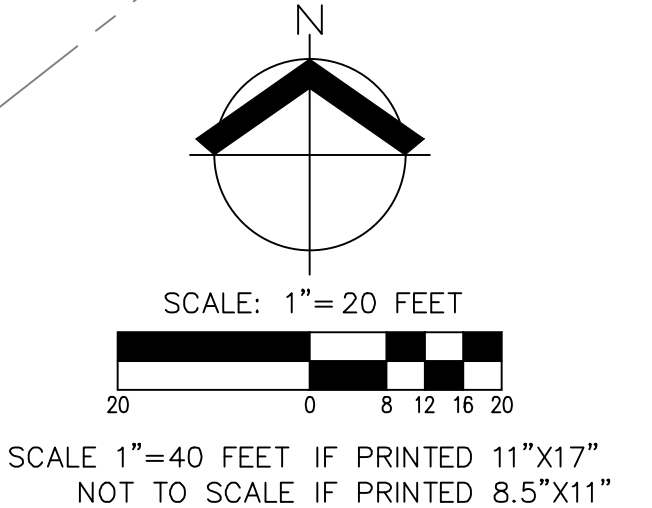
AKS DRAWING FILE: 6892 - PRELIM CONNECTIVITY.DWG | LAYOUT: CONNECTIVITY

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
PRELIMINARY
LIGHTING PLAN
CONSTRUCTION

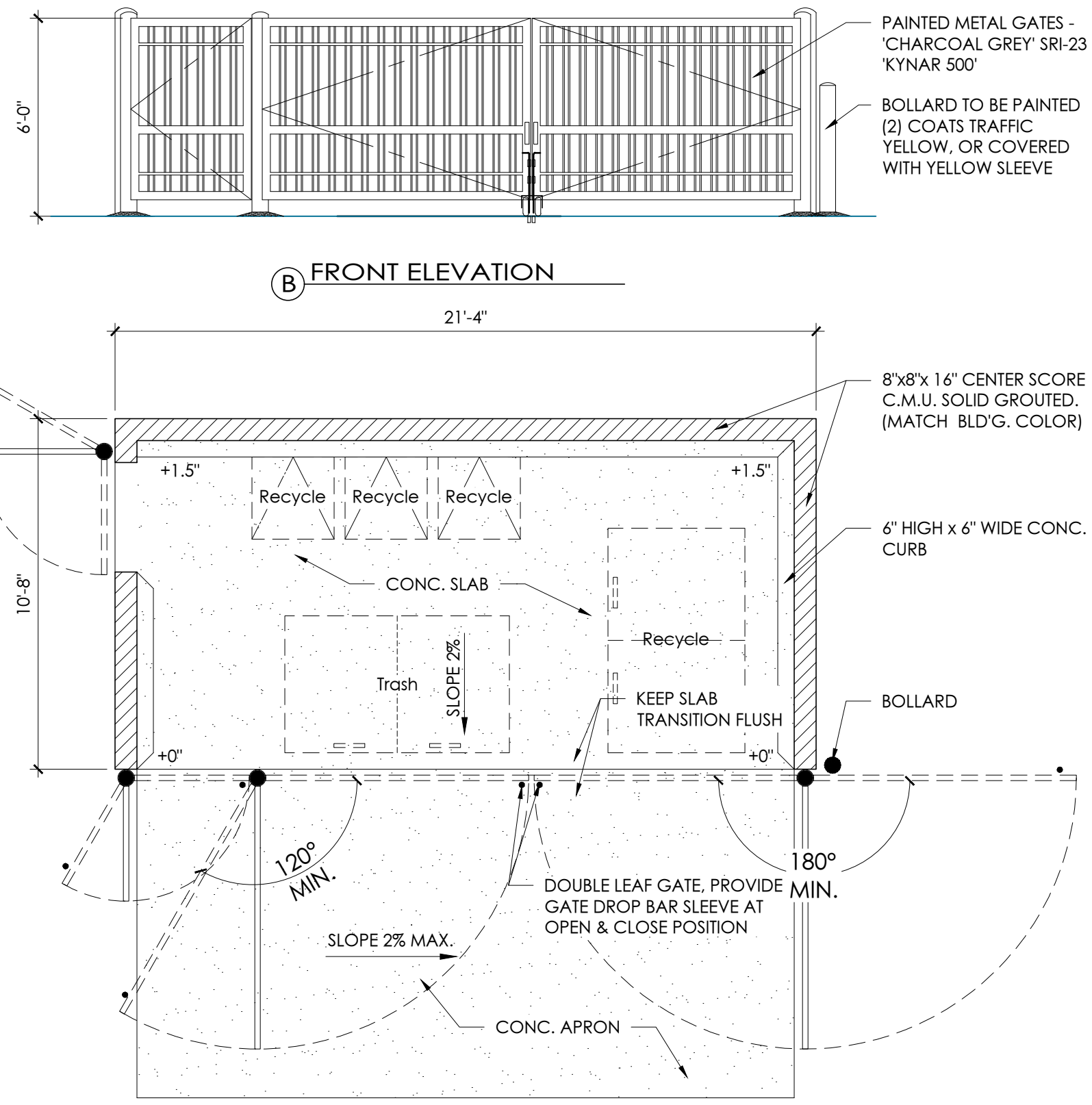
DESIGNED BY:
 DRAWN BY:
 MANAGED BY:
 CHECKED BY:
 DATE: 05/08/2019

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

JOB NUMBER
6892

SHEET
P13



TRASH ENCLOSURE

N.T.S.



BICYCLE RACK/SHELTER

N.T.S.

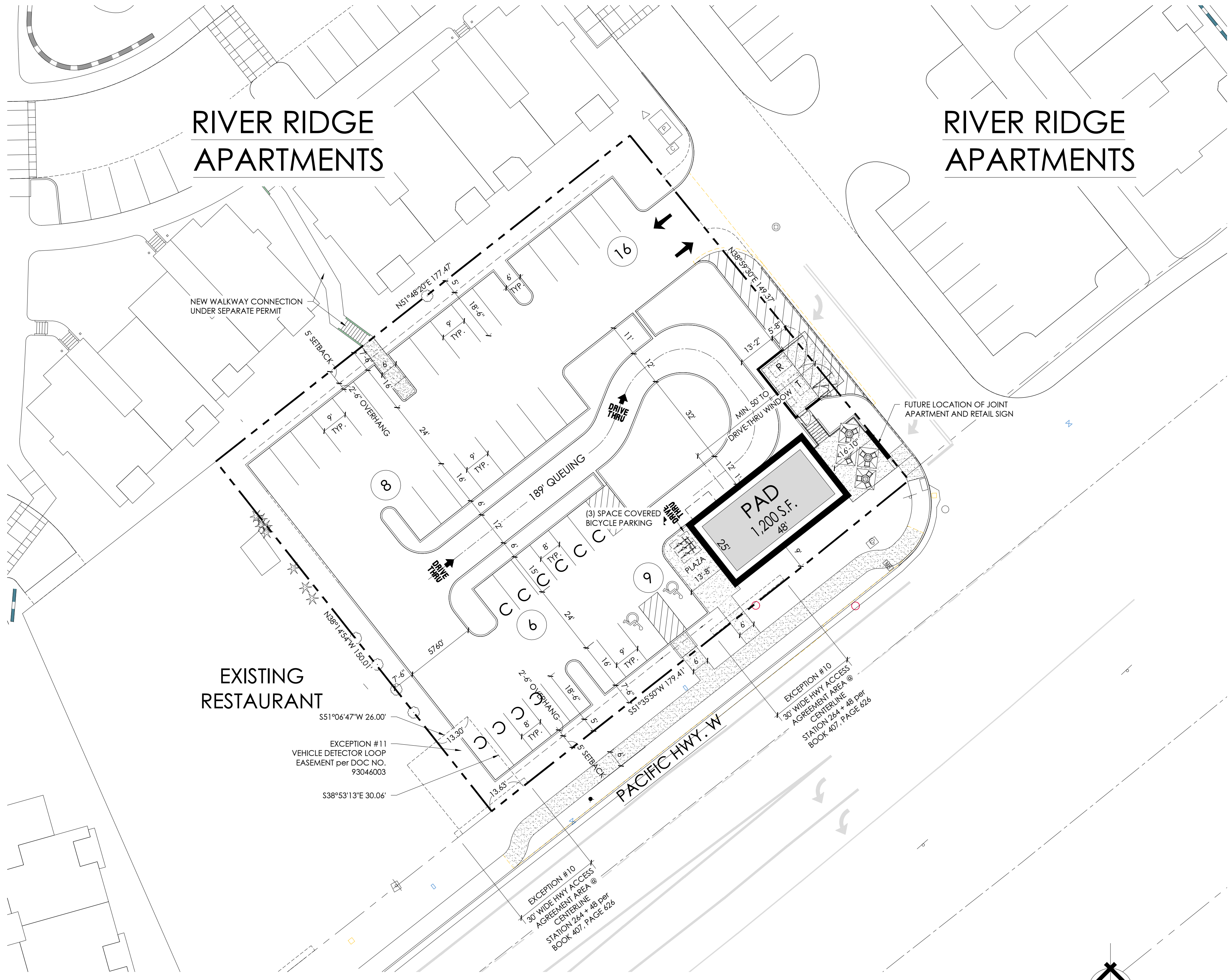
SITE DATA

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. | | |

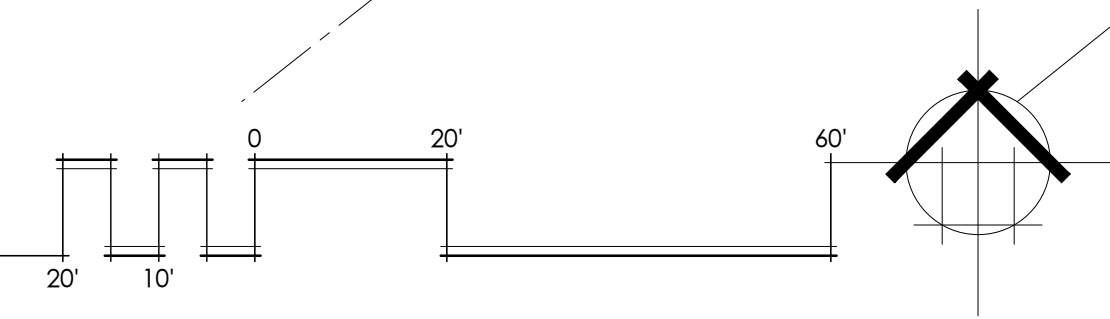
| BUILDING | AREA |
|---|-------------------|
| PAD : | 1,200 S.F. |
| TOTAL BUILDING AREA : | 1,200 S.F. |
| STANDARD PARKING PROVIDED : | 27 SPACES |
| COMPACT PARKING PROVIDED : | 10 SPACES (25.6%) |
| HANDICAP PARKING PROVIDED : | 2 SPACES |
| TOTAL PARKING FOR RETAIL AND APARTMENT USE PROVIDED :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

BICYCLE PARKING PROVIDED : 3 SPACES



SITE PLAN

SCALE: 1" = 20'



RIVER RIDGE 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