

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1651.00'	211°07'	62.97'	N55°20'18"E 62.97'

- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER PRIVATE LOCATE COMPANY PACIFIC NORTHWEST LOCATING, LLC. 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 DECEMBER 31ST, 2020.
  - THIS SURVEY IS A COMBINATION OF SURVEY DATA COLLECTED BY AKS ENGINEERING & FORESTRY AND A SURVEY PERFORMED BY TERRA MARK SURVEYING WITH AN EFFECTIVE DATE OF DECEMBER 28TH, 2015. SAID SURVEY WAS USED AS THE BASIS OF BEARINGS. SAID SURVEY MADE NO MENTION OF THE VERTICAL DATUM USED.
  - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
  - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
  - CONTOUR INTERVAL IS 1 FOOT.
  - TREES WITH DIAMETER OF 8" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10084	DECIDUOUS	6,7,8
10088	DECIDUOUS	9
10107	DECIDUOUS	19
10126	DECIDUOUS	10
10127	DECIDUOUS	10

**EXISTING CONDITIONS PLAN  
 PRAXAIR SITE IMPROVEMENTS  
 PRAXAIR  
 TUALATIN, OR**

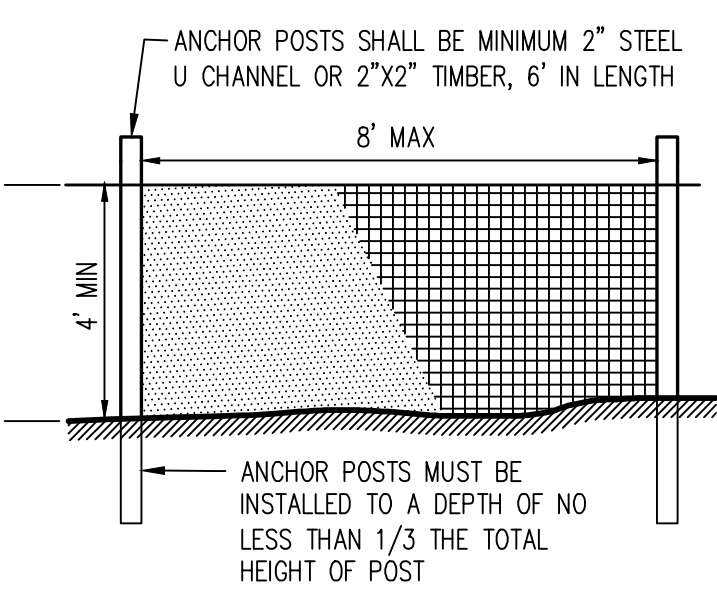
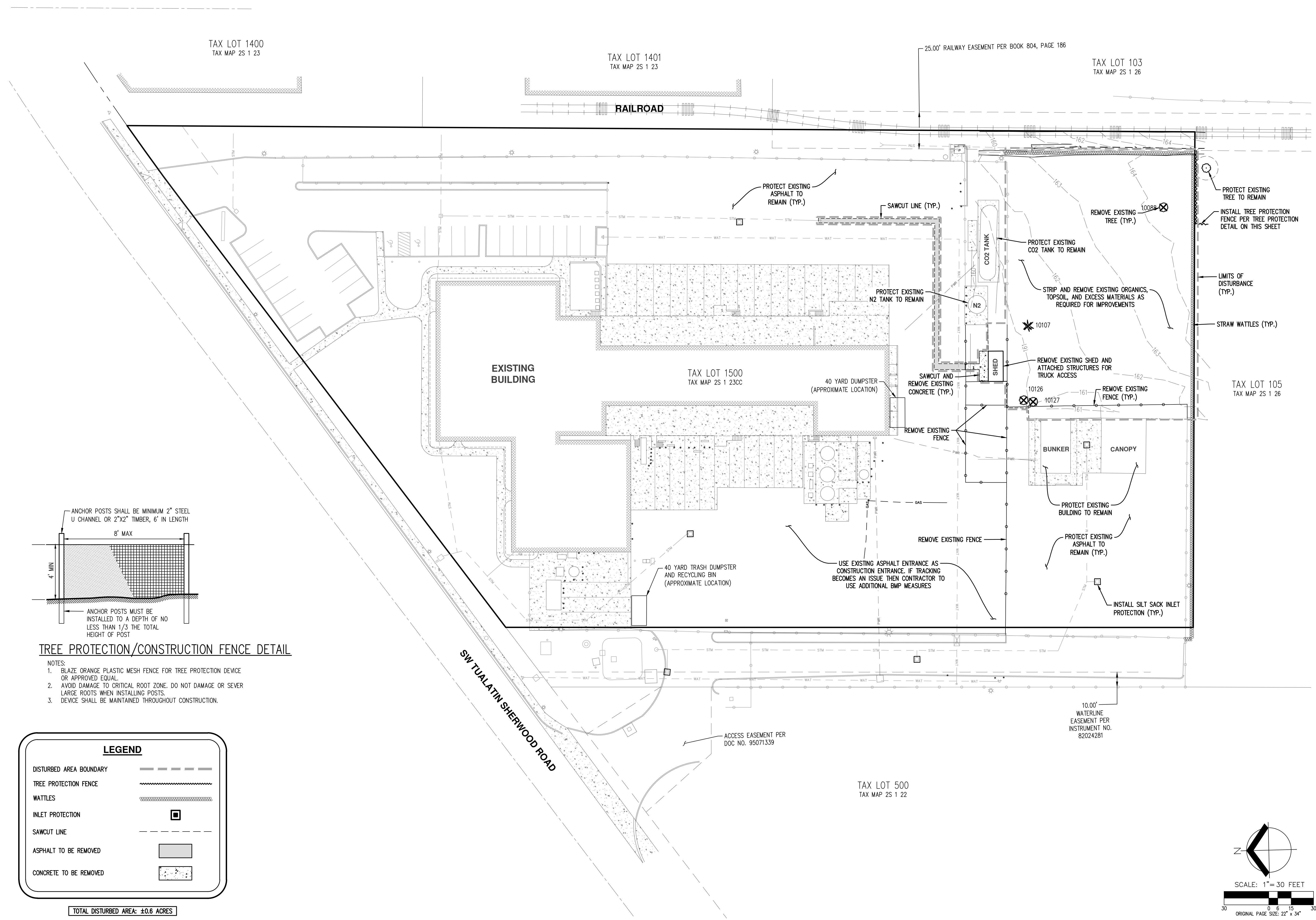


JOB NUMBER: 7784  
 DATE: 03/29/2021  
 DESIGNED BY: CTH  
 DRAWN BY: TMI  
 CHECKED BY: NSW

**PRELIMINARY DEMOLITION & EROSION & SEDIMENT CONTROL PLAN  
 PRAXAIR SITE IMPROVEMENTS  
 PRAXAIR  
 TUALATIN, OR**



JOB NUMBER: 7784  
 DATE: 04/01/2021  
 DESIGNED BY: CAK  
 DRAWN BY: TMI  
 CHECKED BY: CEG/CAK

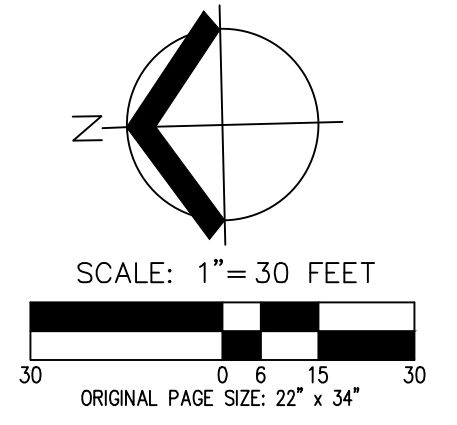


**TREE PROTECTION/CONSTRUCTION FENCE DETAIL**

- NOTES:
1. BLAZE ORANGE PLASTIC MESH FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.
  2. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
  3. DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

LEGEND	
DISTURBED AREA BOUNDARY	---
TREE PROTECTION FENCE	~~~~~
WATTLES	
INLET PROTECTION	□
SAWCUT LINE	- - - - -
ASPHALT TO BE REMOVED	■
CONCRETE TO BE REMOVED	▨

TOTAL DISTURBED AREA: ±0.6 ACRES



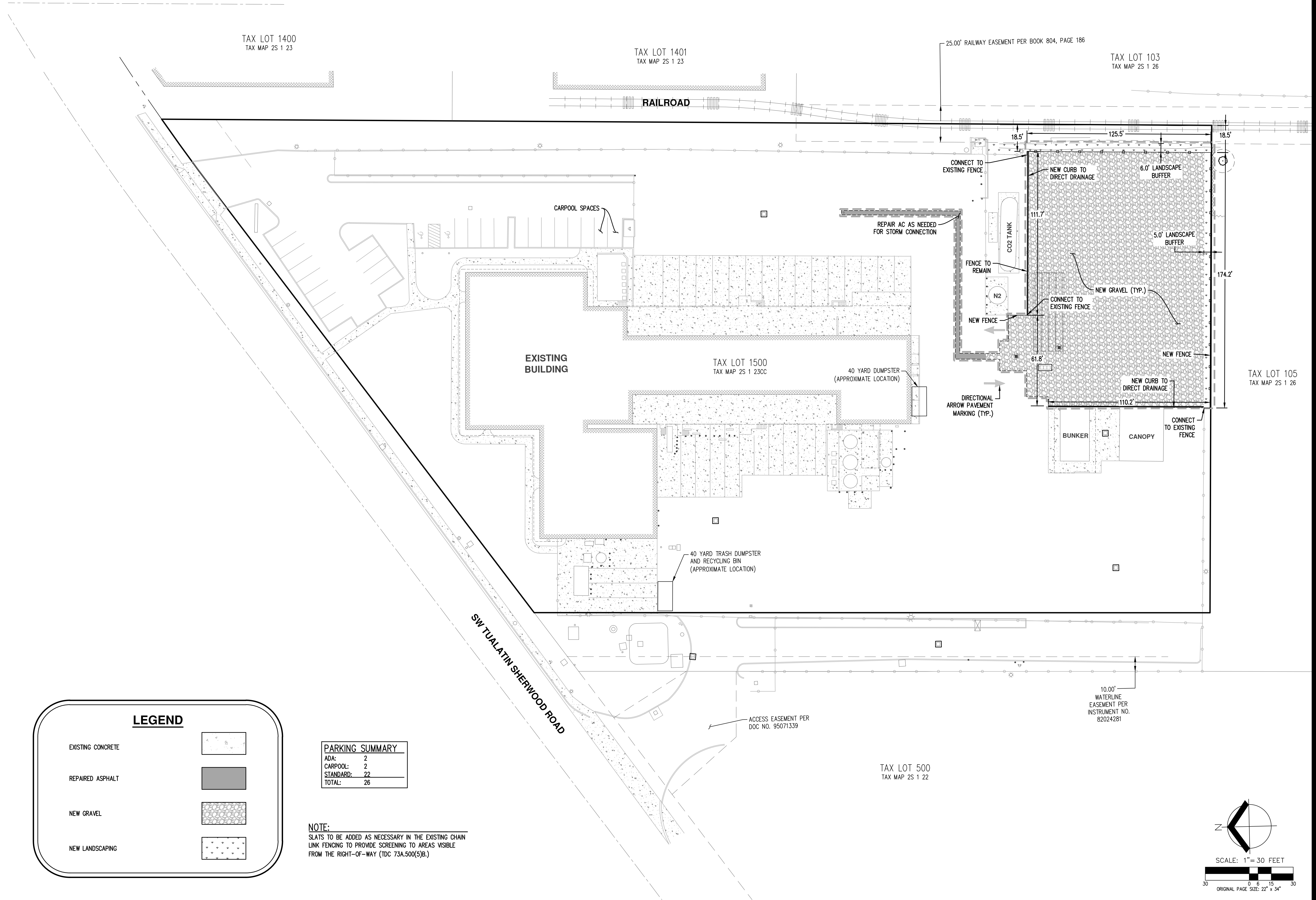


**PRELIMINARY SITE PLAN  
 PRAXAIR SITE IMPROVEMENTS  
 PRAXAIR  
 TUALATIN, OR**

REGISTERED PROFESSIONAL  
 ENGINEER  
 PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 EDWARD GREGORY  
 RENEWS: JUNE 30, 2021

JOB NUMBER: 7784  
 DATE: 04/01/2021  
 DESIGNED BY: CAK  
 DRAWN BY: TMI  
 CHECKED BY: CEG/CAK

**C4**



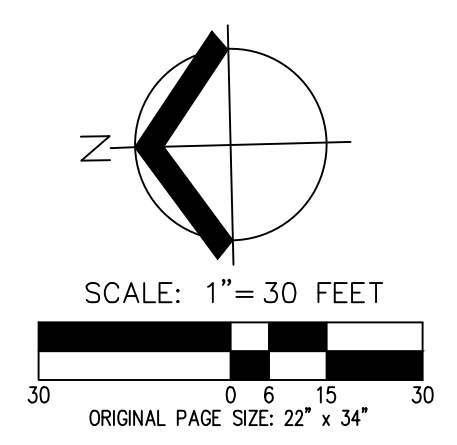
**LEGEND**

- EXISTING CONCRETE
- REPAIRED ASPHALT
- NEW GRAVEL
- NEW LANDSCAPING

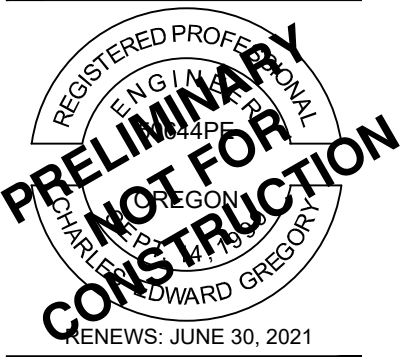
**PARKING SUMMARY**

ADA:	2
CARPOOL:	2
STANDARD:	22
TOTAL:	26

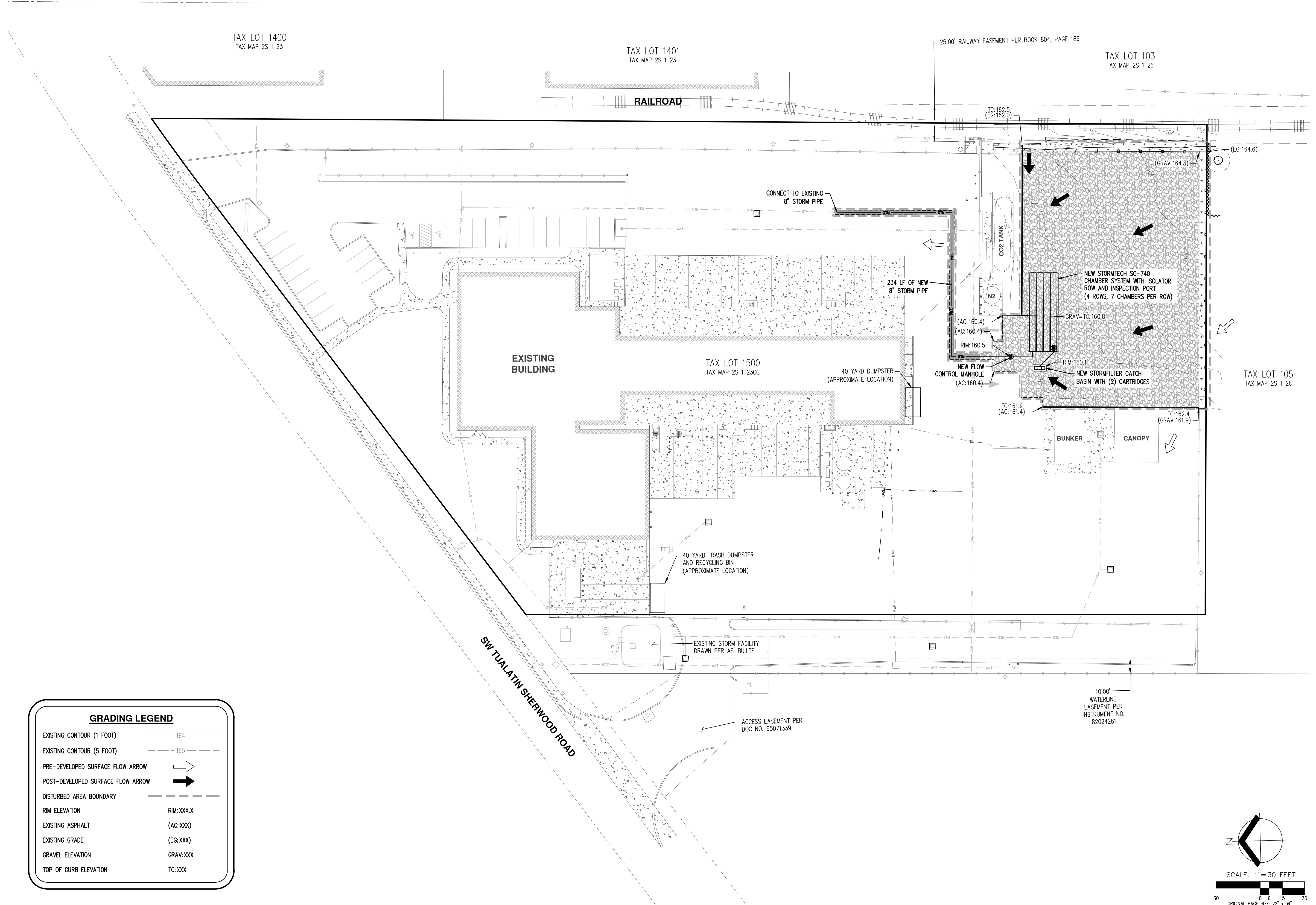
**NOTE:**  
 SLATS TO BE ADDED AS NECESSARY IN THE EXISTING CHAIN LINK FENCING TO PROVIDE SCREENING TO AREAS VISIBLE FROM THE RIGHT-OF-WAY (TDC 73A.500(5)B.)



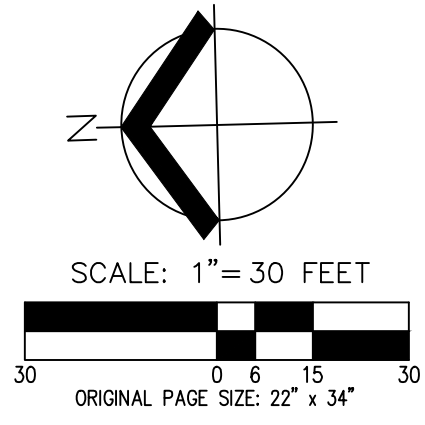
**PRELIMINARY GRADING & STORMWATER DRAINAGE PLAN  
 PRAXAIR SITE IMPROVEMENTS  
 PRAXAIR  
 TUALATIN, OR**



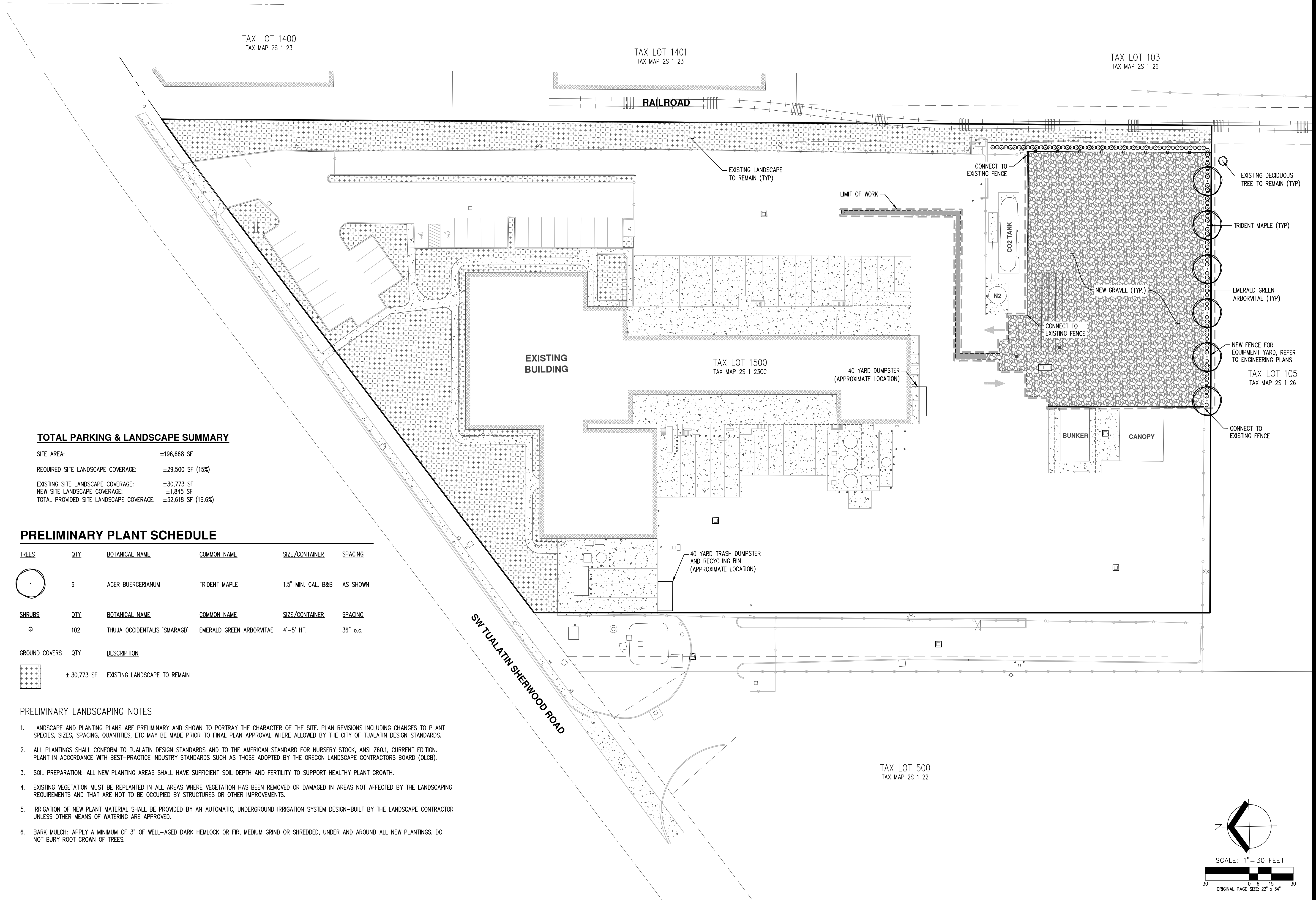
RENEWALS: JUNE 30, 2021  
 JOB NUMBER: 7784  
 DATE: 04/01/2021  
 DESIGNED BY: CAK  
 DRAWN BY: TMI  
 CHECKED BY: CEG/CAK



GRADING LEGEND	
EXISTING CONTOUR (1 FOOT)	--- 164 ---
EXISTING CONTOUR (5 FOOT)	--- 165 ---
PRE-DEVELOPED SURFACE FLOW ARROW	↗
POST-DEVELOPED SURFACE FLOW ARROW	→
DISTURBED AREA BOUNDARY	- - - - -
RIM ELEVATION	RIM: XXX.X
EXISTING ASPHALT	(AC: XXX)
EXISTING GRADE	(EG: XXX)
GRAVEL ELEVATION	GRAV: XXX
TOP OF CURB ELEVATION	TC: XXX







**TOTAL PARKING & LANDSCAPE SUMMARY**

SITE AREA:	±196,668 SF
REQUIRED SITE LANDSCAPE COVERAGE:	±29,500 SF (15%)
EXISTING SITE LANDSCAPE COVERAGE:	±30,773 SF
NEW SITE LANDSCAPE COVERAGE:	±1,845 SF
TOTAL PROVIDED SITE LANDSCAPE COVERAGE:	±32,618 SF (16.6%)

**PRELIMINARY PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	6	ACER BUERGERIANUM	TRIDENT MAPLE	1.5" MIN. CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	102	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	4'-5" HT.	36" o.c.
GROUND COVERS	QTY	DESCRIPTION			
	± 30,773 SF	EXISTING LANDSCAPE TO REMAIN			

**PRELIMINARY LANDSCAPING NOTES**

- LANDSCAPE AND PLANTING PLANS ARE PRELIMINARY AND SHOWN TO PORTRAY THE CHARACTER OF THE SITE. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC MAY BE MADE PRIOR TO FINAL PLAN APPROVAL WHERE ALLOWED BY THE CITY OF TUALATIN DESIGN STANDARDS.
- ALL PLANTINGS SHALL CONFORM TO TUALATIN DESIGN STANDARDS AND TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION. PLANT IN ACCORDANCE WITH BEST-PRACTICE INDUSTRY STANDARDS SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- SOIL PREPARATION: ALL NEW PLANTING AREAS SHALL HAVE SUFFICIENT SOIL DEPTH AND FERTILITY TO SUPPORT HEALTHY PLANT GROWTH.
- EXISTING VEGETATION MUST BE REPLANTED IN ALL AREAS WHERE VEGETATION HAS BEEN REMOVED OR DAMAGED IN AREAS NOT AFFECTED BY THE LANDSCAPING REQUIREMENTS AND THAT ARE NOT TO BE OCCUPIED BY STRUCTURES OR OTHER IMPROVEMENTS.
- IRRIGATION OF NEW PLANT MATERIAL SHALL BE PROVIDED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM DESIGN-BUILT BY THE LANDSCAPE CONTRACTOR UNLESS OTHER MEANS OF WATERING ARE APPROVED.
- BARK MULCH: APPLY A MINIMUM OF 3" OF WELL-AGED DARK HEMLOCK OR FIR, MEDIUM GRIND OR SHREDDED, UNDER AND AROUND ALL NEW PLANTINGS. DO NOT BURY ROOT CROWN OF TREES.

**PRELIMINARY LANDSCAPE PLAN  
 PRAXAIR SITE IMPROVEMENTS  
 PRAXAIR  
 TUALATIN, OR**



JOB NUMBER:	7784
DATE:	04/01/2021
DESIGNED BY:	NKP
DRAWN BY:	NKP
CHECKED BY:	KAH

