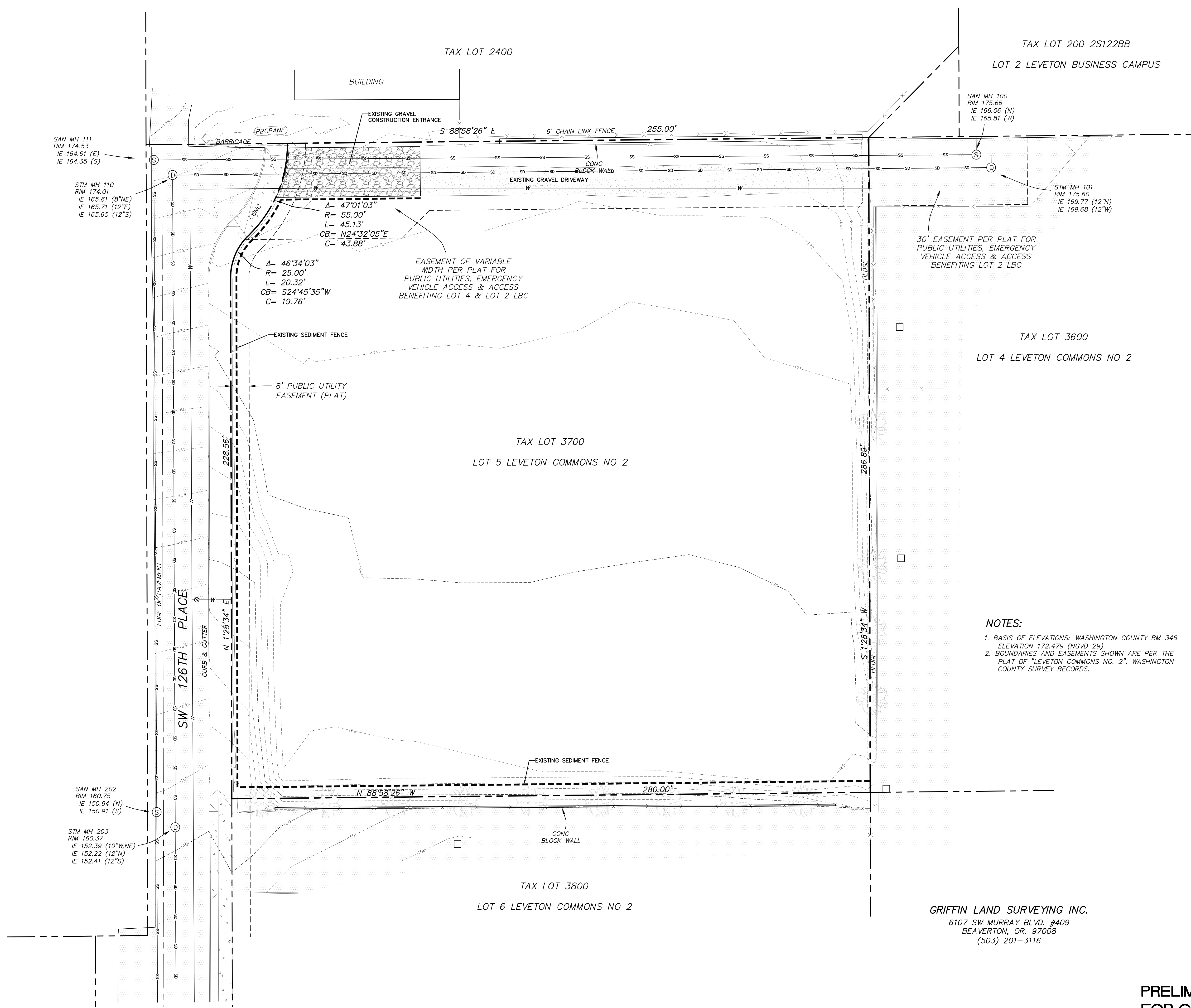


Exhibit "A"
Preliminary Plans

| REVISIONS | BY |
|-------------------------------------|----|
| REMOVED TREES ALONG NORTH PL 1/2/22 | DJ |
| | |
| | |
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| | |



- NOTES:**
1. BASIS OF ELEVATIONS: WASHINGTON COUNTY BM 346 ELEVATION 172.479 (NGVD 29)
 2. BOUNDARIES AND EASEMENTS SHOWN ARE PER THE PLAT OF "LEVETON COMMONS NO. 2", WASHINGTON COUNTY SURVEY RECORDS.

GRIFFIN LAND SURVEYING INC.
6107 SW MURRAY BLVD. #409
BEAVERTON, OR. 97008
(503) 201-3116

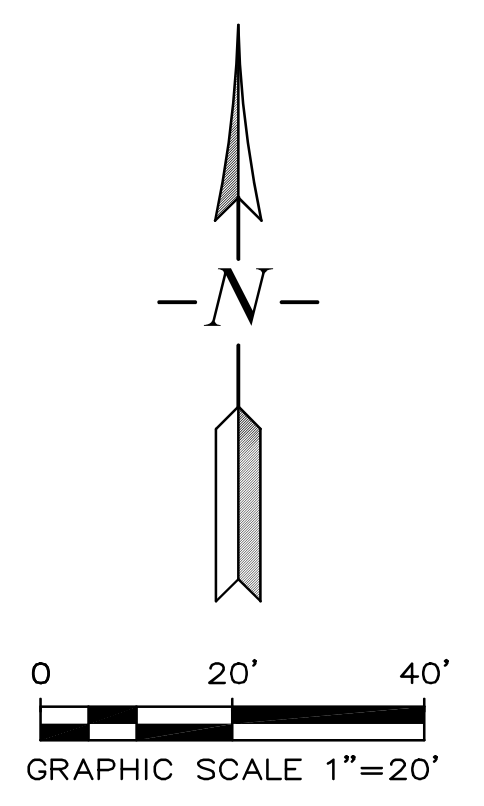
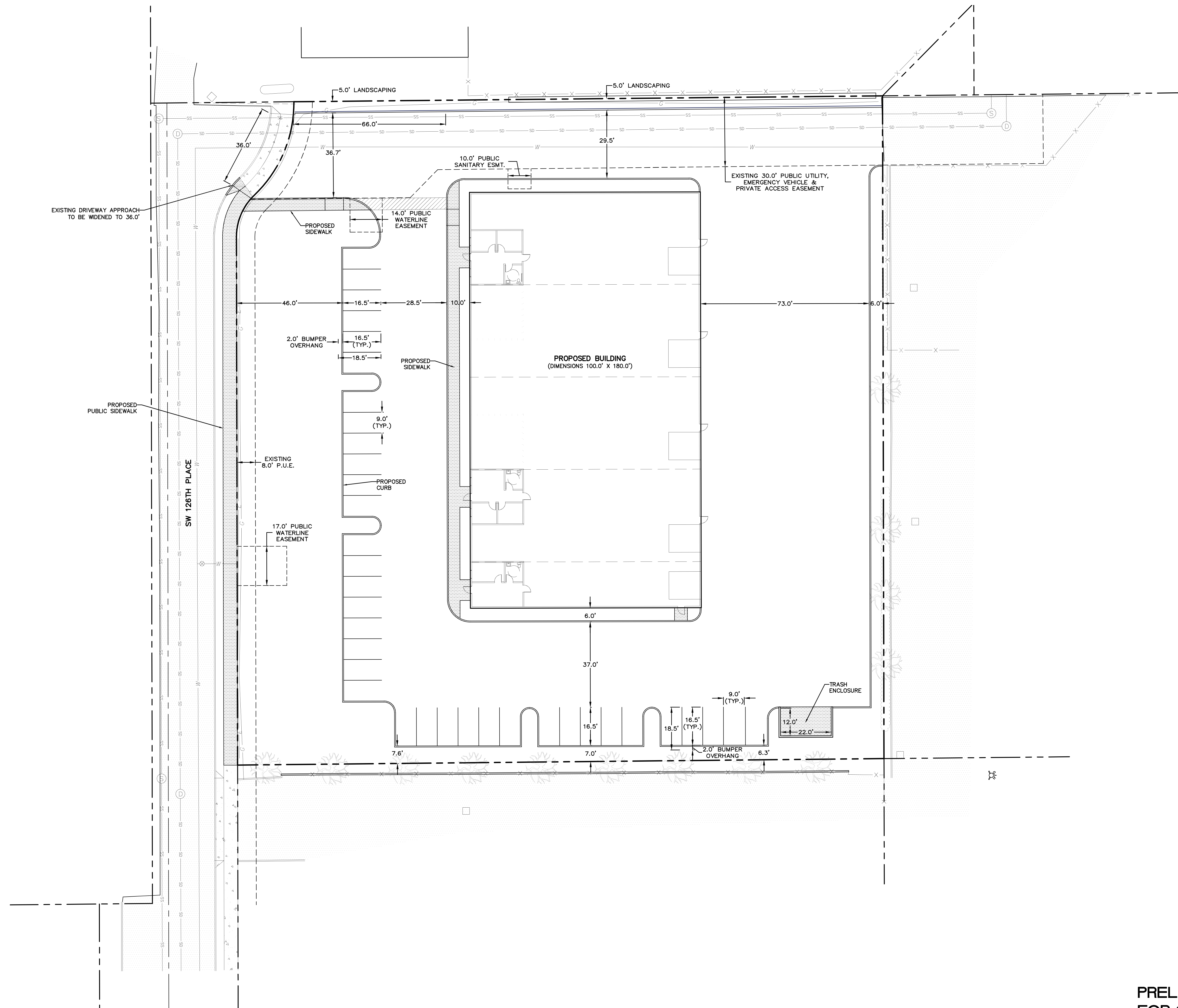
PRELIMINARY NOT FOR CONSTRUCTION

PACIFIC CROSS
RA GRAY CONSTRUCTION

Preliminary Existing Conditions Plan

ISUL ENGINEERING
8715 PORTLAND AVENUE
CLATSOP COUNTY, OREGON 97027
(503) 687-0188
Submittal 22-040 Existing Conditions Plan

| | |
|-------|------------|
| DATE | SEPT. 2022 |
| SCALE | NOTED |
| DRAWN | DJ |
| JOB | SGL 22-040 |
| SHEET | 01 |
| OF 5 | SHEETS |



| REVISIONS | BY |
|---|----|
| ADDED TRASH ENCLOSURE 10/21/22 | DJ |
| ADDED SIDEWALK & LANDSCAPE ISLAND 11/2/22 | DJ |
| REVISED PER CITY COMMENTS 3/1/23 | DJ |
| | |
| | |

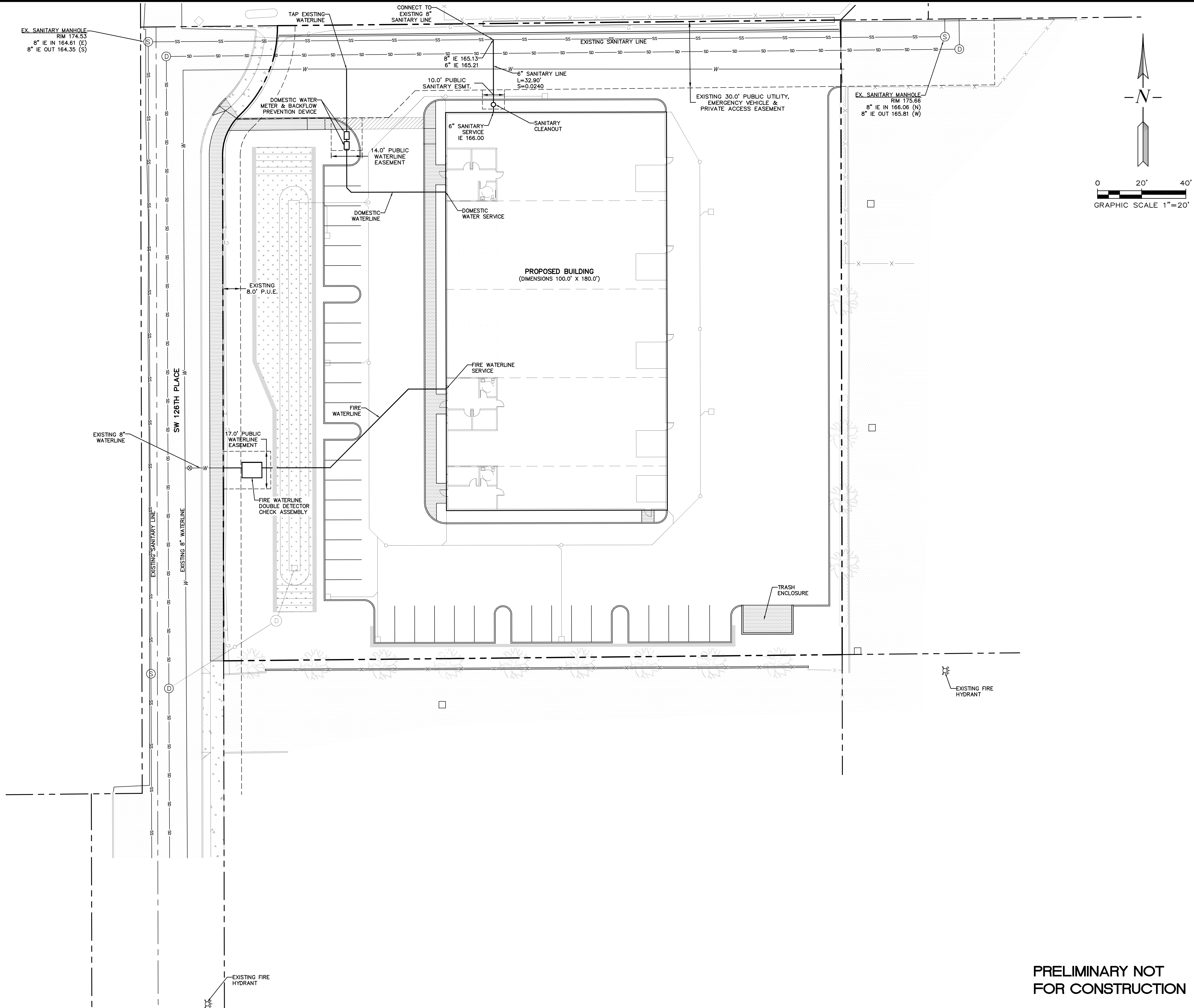
PACIFIC CROSS
RA GRAY CONSTRUCTION

Preliminary Site Plan

SISUL ENGINEERING
376 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 667-0188
Drawings: 22-040 Site Plan

| | |
|-------|------------|
| DATE | SEPT. 2022 |
| SCALE | NOTED |
| DRAWN | DJ |
| JOB | SGL 22-040 |
| SHEET | C2 |
| OF | 5 SHEETS |

PRELIMINARY NOT FOR CONSTRUCTION



| REVISIONS | BY |
|---|----|
| ADDED TRASH ENCLOSURE 10/21/22 | DJ |
| ADDED SIDEWALK & LANDSCAPE ISLAND 1/26/22 | DJ |
| REVISED PER CITY COMMENTS 3/1/23 | DJ |

PACIFIC CROSS
RA GRAY CONSTRUCTION

Preliminary Sanitary
Sewer & Waterline Plan

ISUL ENGINEERING
9715 PORTLAND AVENUE
CLATSOP COUNTY, OREGON 97027
(503) 867-0188
Site Plan: 22-040 Sanitary & Water Plan

| | |
|-------------|------------|
| DATE | SEPT. 2022 |
| SCALE | NOTED |
| DRAWN | DJ |
| JOB | SGL 22-040 |
| SHEET | C3 |
| OF 5 SHEETS | |

PRELIMINARY NOT
FOR CONSTRUCTION

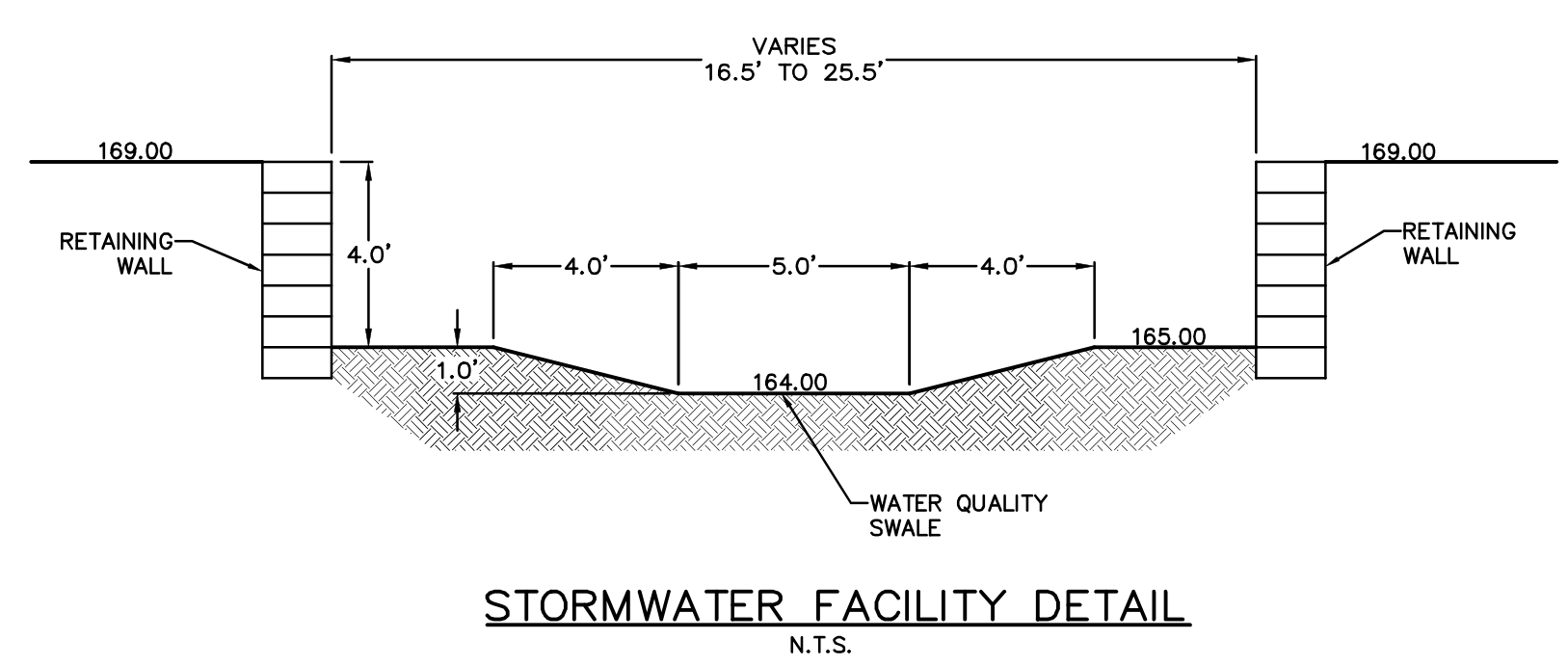
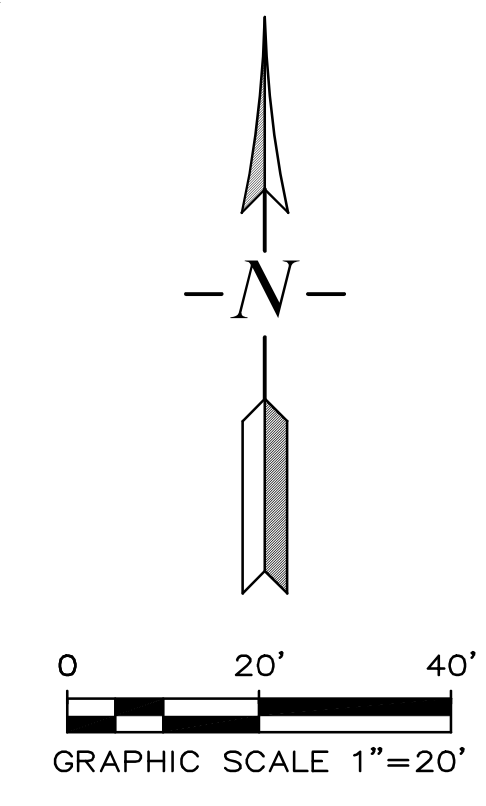
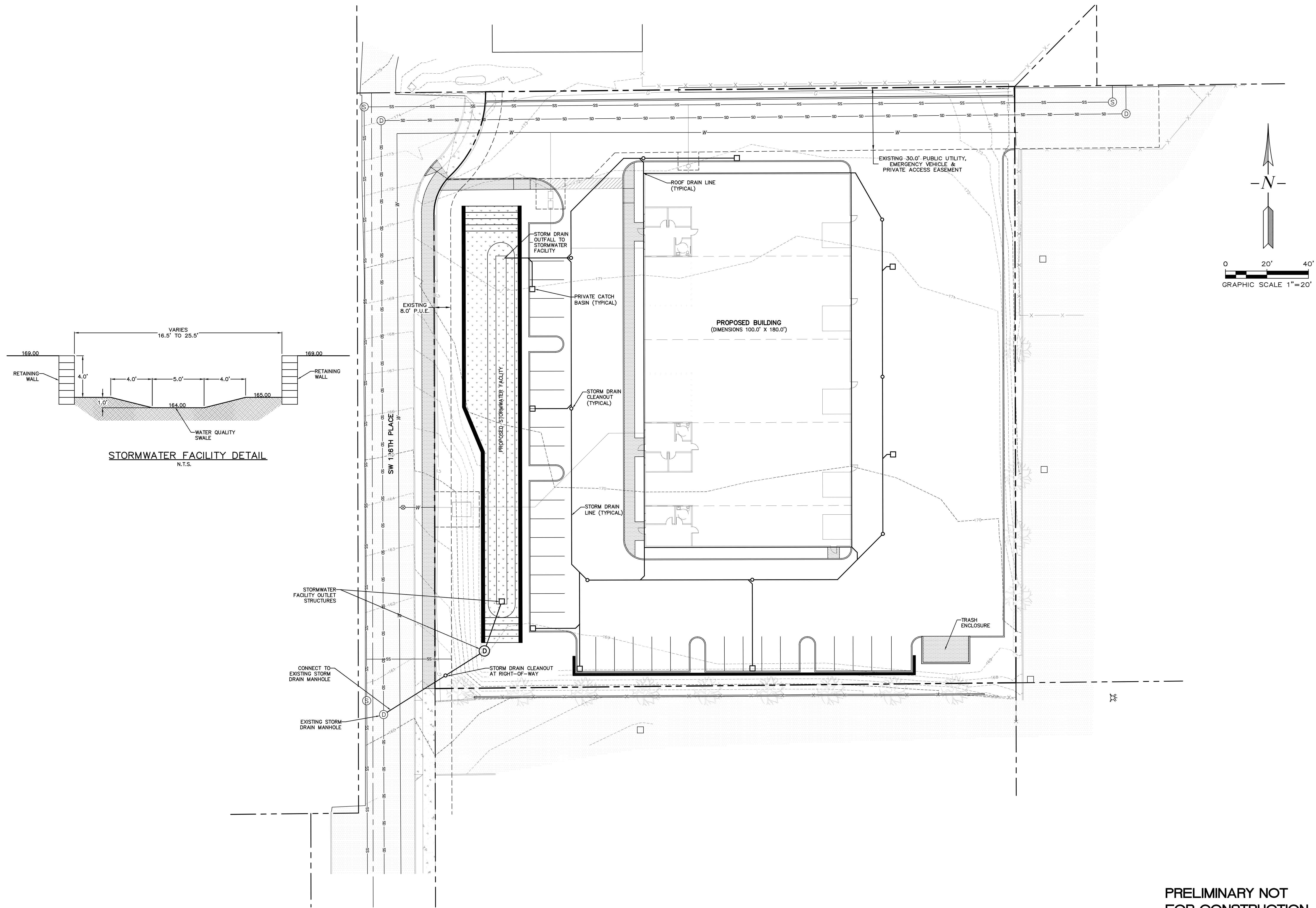
| REVISIONS | BY |
|---|----|
| ADDED TRASH ENCLOSURE 10/21/22 | DJ |
| ADDED SIDEWALK & LANDSCAPE ISLAND 1/25/22 | DJ |
| REVISED PER CITY COMMENTS 3/1/23 | DJ |

PACIFIC CROSS
RA GRAY CONSTRUCTION

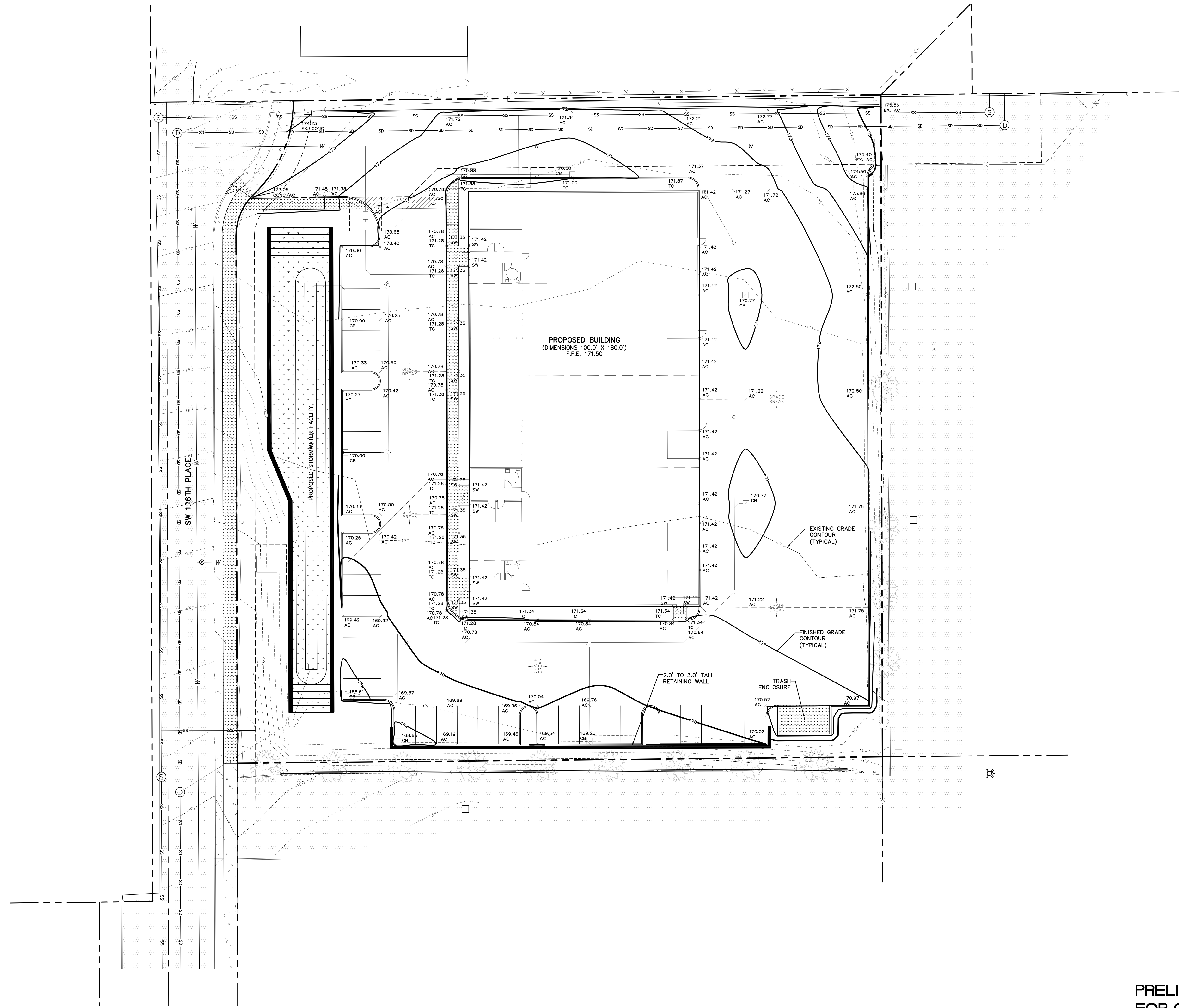
Preliminary Storm Drain Plan

SISUL ENGINEERING
9715 PORTLAND AVENUE
CLATSOP COUNTY OREGON 97027
(503) 867-0188

| | |
|-------|------------|
| DATE | SEPT. 2022 |
| SCALE | NOTED |
| DRAWN | DJ |
| JOB | SGL 22-040 |
| SHEET | C4 |
| OF | 5 SHEETS |



PRELIMINARY NOT FOR CONSTRUCTION



| REVISIONS | BY |
|---|----|
| ADDED TRASH ENCLOSURE 10/21/22 | DJ |
| ADDED SIDEWALK & LANDSCAPE ISLAND 1/24/23 | DJ |
| REVISED PER CITY COMMENTS 3/1/23 | DJ |
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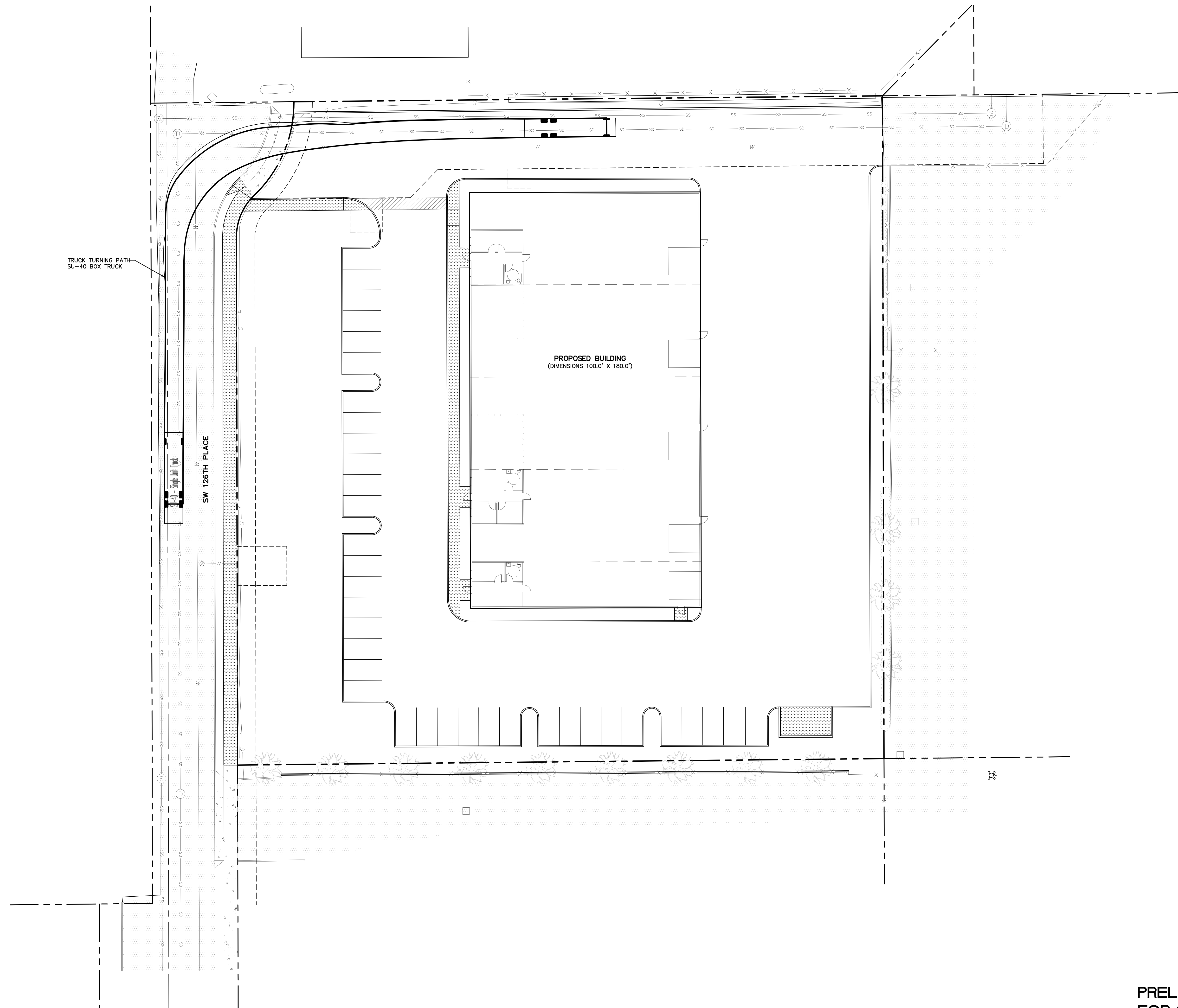
PACIFIC CROSS
RA GRAY CONSTRUCTION

Preliminary Grading Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
Drawing: 22-040 Grading Plan

| | |
|-------|------------|
| DATE | SEPT. 2022 |
| SCALE | NOTED |
| DRAWN | DJ |
| JOB | SGL 22-040 |
| SHEET | C5 |
| OF | 5 SHEETS |

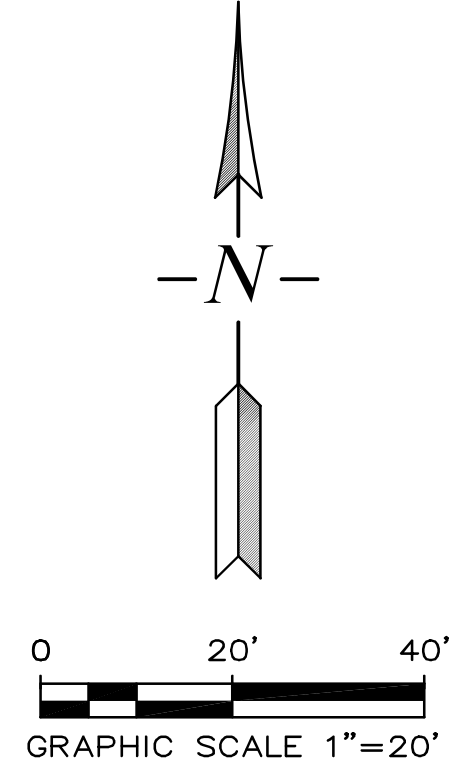
PRELIMINARY NOT FOR CONSTRUCTION



TRUCK TURNING PATH
SU-40 BOX TRUCK

SW 126TH PLACE

PROPOSED BUILDING
(DIMENSIONS 100.0' X 180.0')



PRELIMINARY NOT
FOR CONSTRUCTION

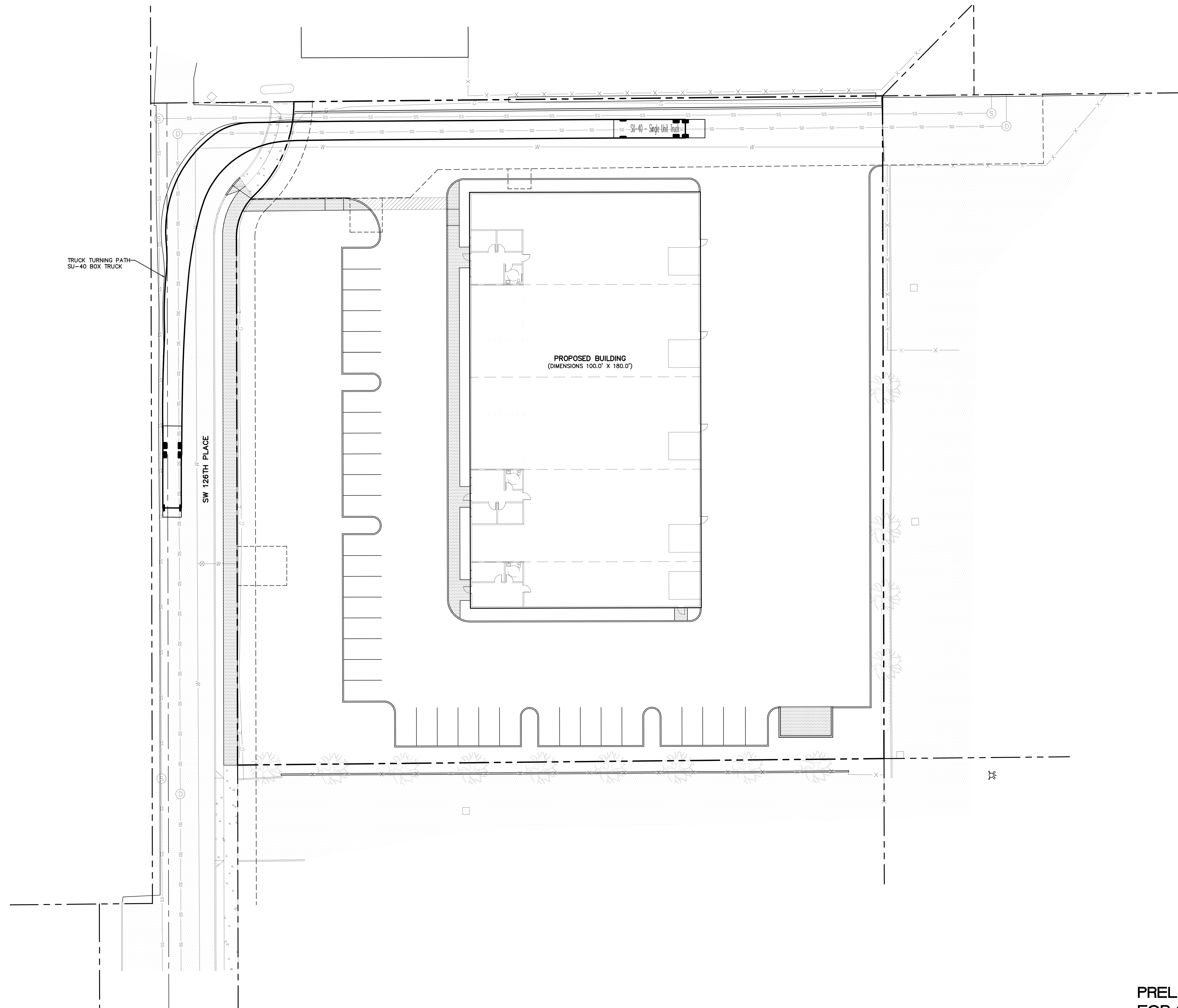
| REVISIONS | BY |
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PACIFIC CROSS
RA GRAY CONSTRUCTION

Truck Turning
Path Plan

SISUL ENGINEERING
376 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 667-0188
DRAWING: 22-040 Truck Turning Plan

| | |
|-------|------------|
| DATE | SEPT. 2022 |
| SCALE | NOTED |
| DRAWN | DJ |
| JOB | SGL 22-040 |
| SHEET | T1 |
| OF 4 | SHEETS |



PRELIMINARY NOT
FOR CONSTRUCTION

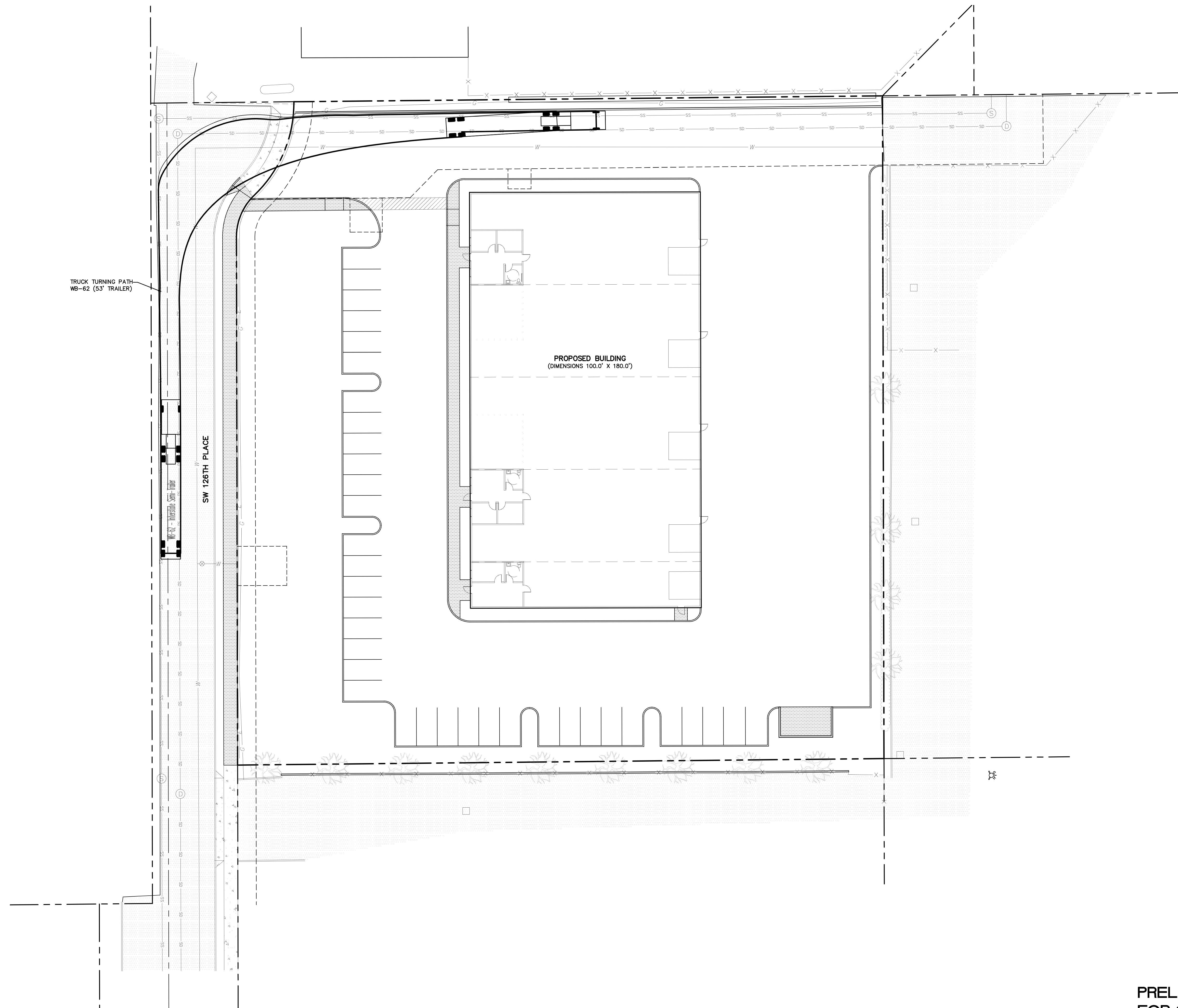
| REVISIONS | BY |
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PACIFIC CROSS
RA GRAY CONSTRUCTION

Truck Turning
Path Plan

SISUL ENGINEERING
376 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 667-0188
DRAWING: 22-040 Truck Turning Plan

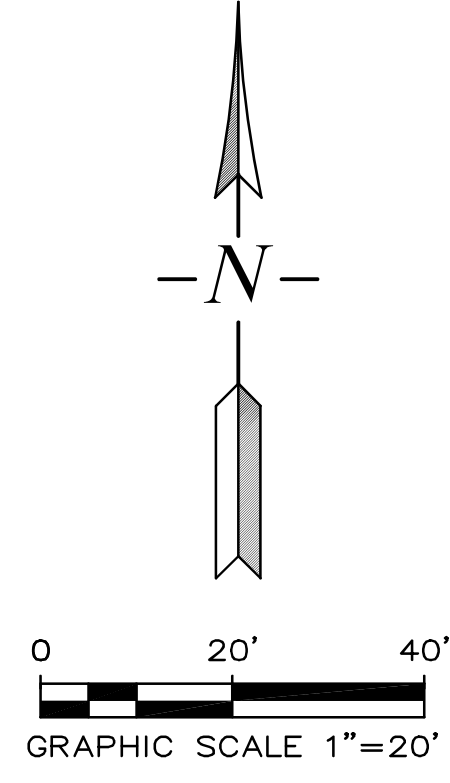
| | |
|-------|------------|
| DATE | SEPT. 2022 |
| SCALE | NOTED |
| DRAWN | DJ |
| JOB | SGL 22-040 |
| SHEET | T2 |
| OF 4 | SHEETS |



TRUCK TURNING PATH
WB-62 (53' TRAILER)

SW 126TH PLACE

PROPOSED BUILDING
(DIMENSIONS 100.0' X 180.0')



PRELIMINARY NOT
FOR CONSTRUCTION

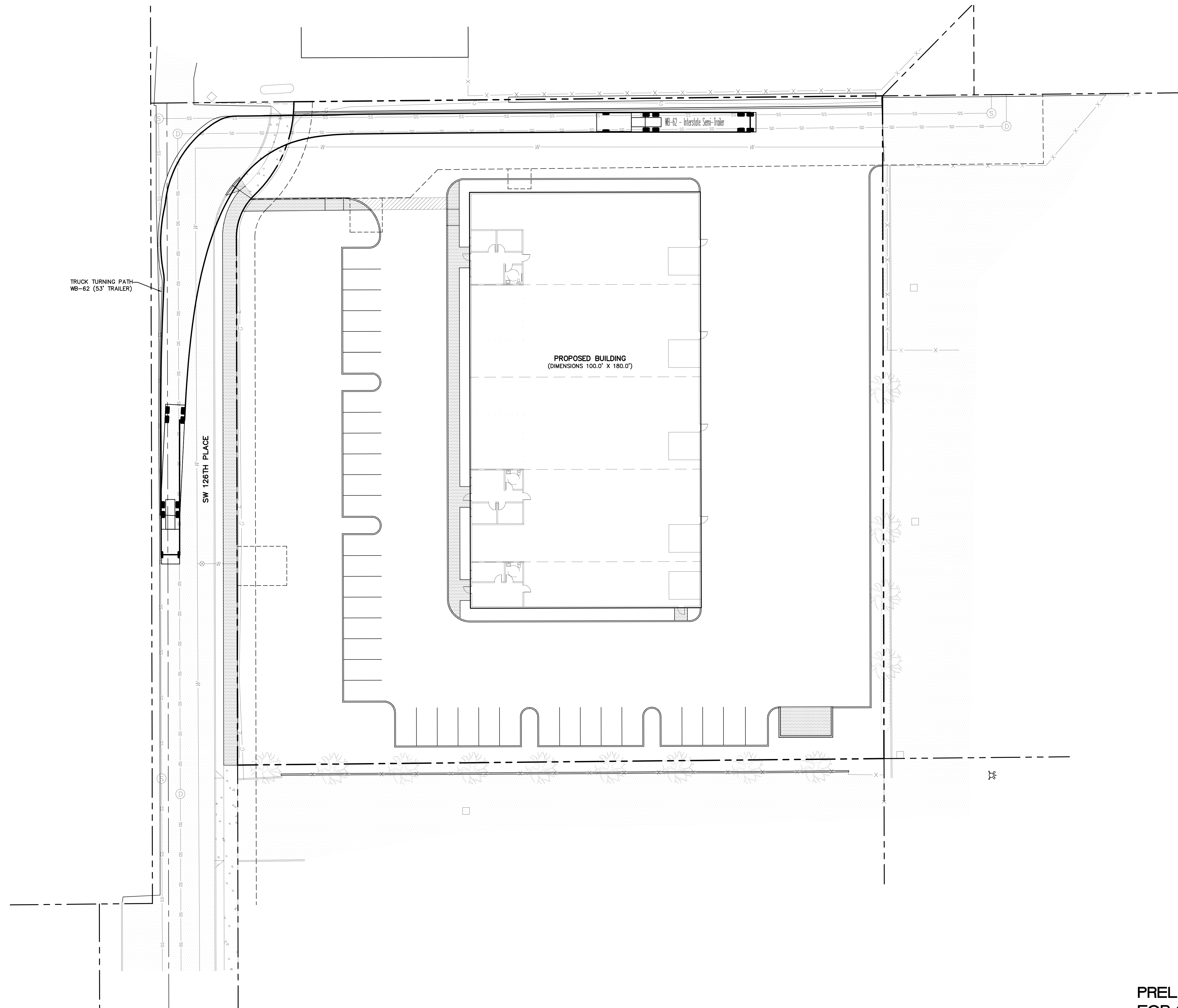
| REVISIONS | BY |
|-----------|----|
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PACIFIC CROSS
RA GRAY CONSTRUCTION

Truck Turning
Path Plan

SISUL ENGINEERING
376 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 667-0188
DRAWING: 22-040 Truck Turning Plan

| | |
|-------|------------|
| DATE | SEPT. 2022 |
| SCALE | NOTED |
| DRAWN | DJ |
| JOB | SGL 22-040 |
| SHEET | T3 |
| OF 4 | SHEETS |



PRELIMINARY NOT
FOR CONSTRUCTION

| REVISIONS | BY |
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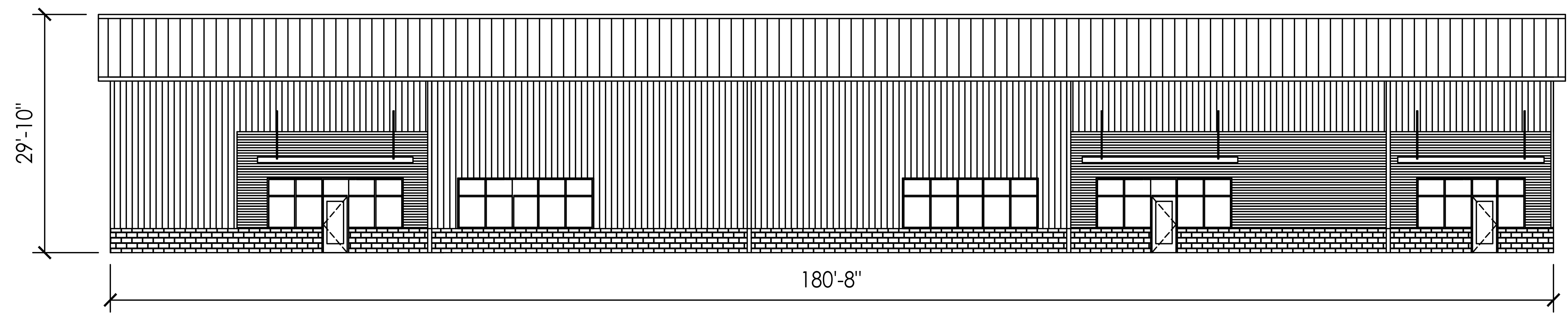
PACIFIC CROSS
RA GRAY CONSTRUCTION

Truck Turning
Path Plan

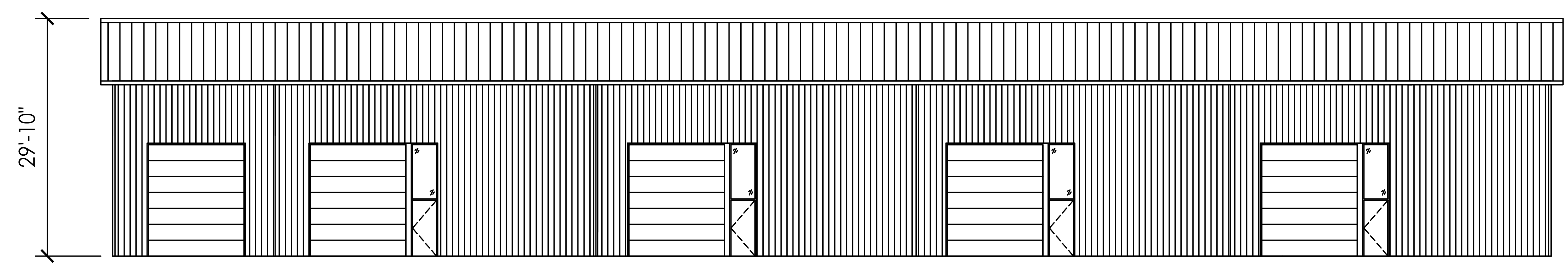
SISUL ENGINEERING
376 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 667-0188
DRAWING: 22-040 Truck Turning Plan

| | |
|-------------|------------|
| DATE | SEPT. 2022 |
| SCALE | NOTED |
| DRAWN | DJ |
| JOB | SGL 22-040 |
| SHEET | T4 |
| OF 4 SHEETS | |

| REVISIONS | BY |
|---|----|
| ADDED TRASH ENCLOSURE 10/21/22 | DJ |
| ADDED SIDEWALK & LANDSCAPE ISLAND 11/9/22 | DJ |
| | |
| | |
| | |



1 WEST FRONT ELEVATION
1/8" = 1'0"



2 EAST BACK ELEVATION
1/8" = 1'0"

PACIFIC CROSS
RA GRAY CONSTRUCTION

ELEVATIONS

PO BOX 1000
SHERWOOD, OR 97140
PH: 503-692-4675
FAX: 503-692-9292
CONSTRUCTION CCB# 198759

DATE SEPT. 2022
SCALE NOTED
DRAWN AJ
JOB 2207
SHEET **A1**

| REVISIONS | BY |
|---|----|
| ADDED TRASH ENCLOSURE 10/21/22 | DJ |
| ADDED SIDEWALK & LANDSCAPE ISLAND 11/2/22 | DJ |
| | |
| | |
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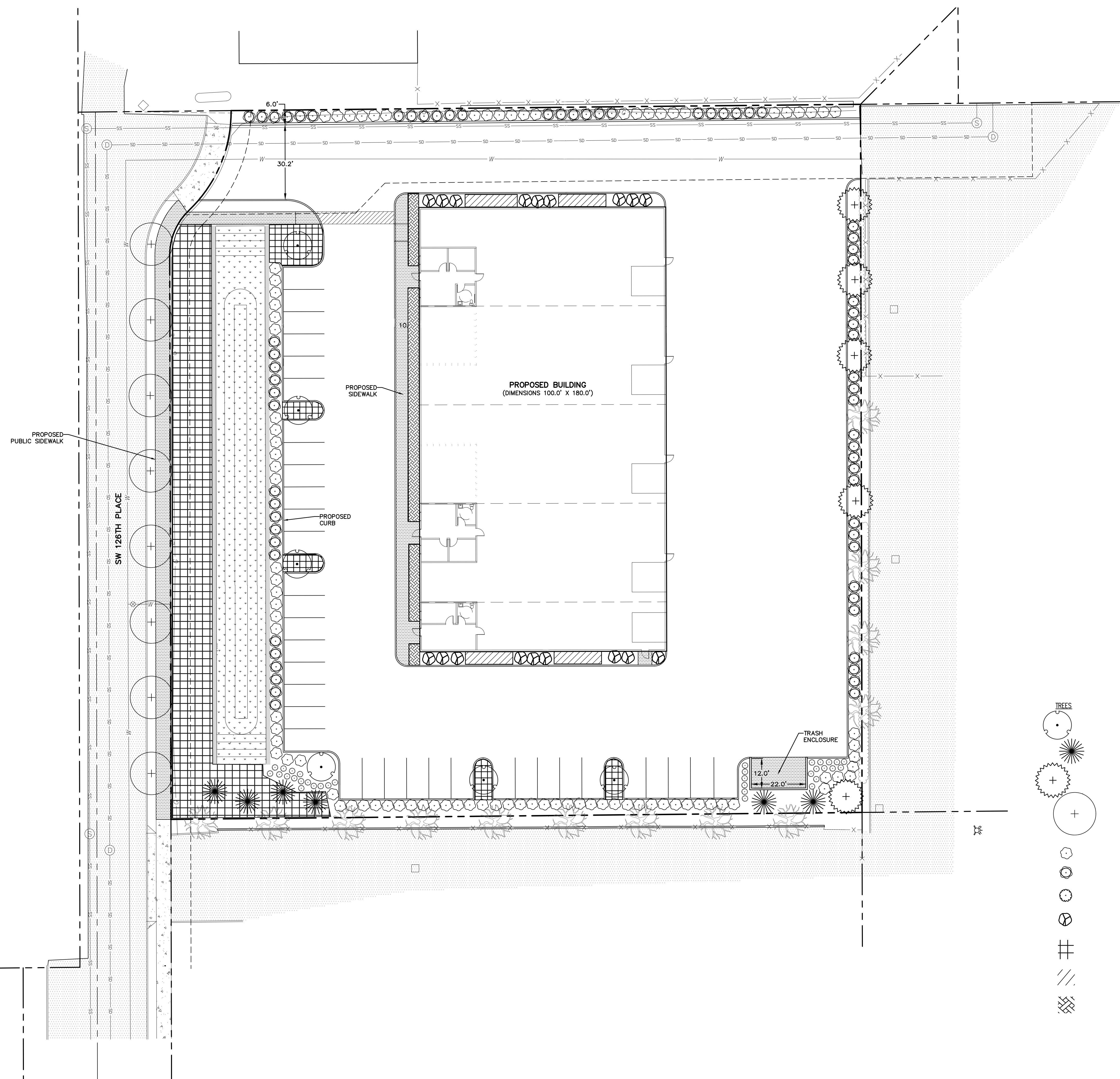
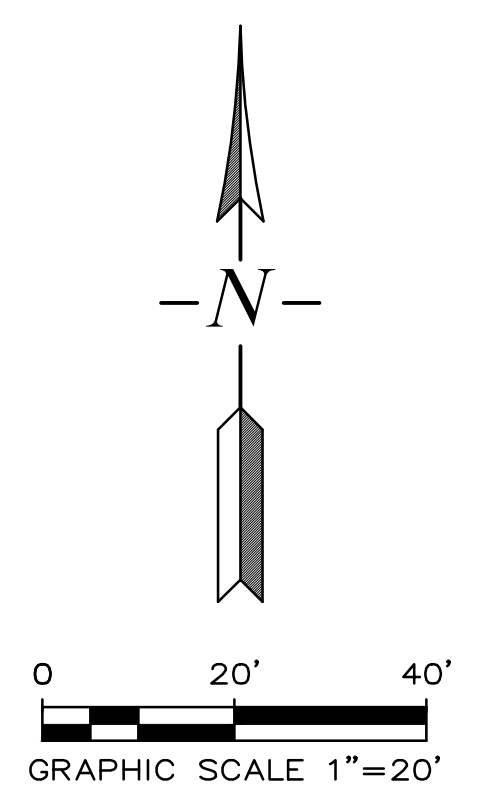
PACIFIC CROSS
RA GRAY CONSTRUCTION

LANDSCAPE PLAN

PO BOX 1000
SHERWOOD, OR 97140
PH: 503-692-4675
FAX: 503-692-9292
CONSTRUCTION CCB# 198759



| | |
|-------|------------|
| DATE | SEPT. 2022 |
| SCALE | NOTED |
| DRAWN | AJ |
| JOB | 2207 |
| SHEET | L1 |

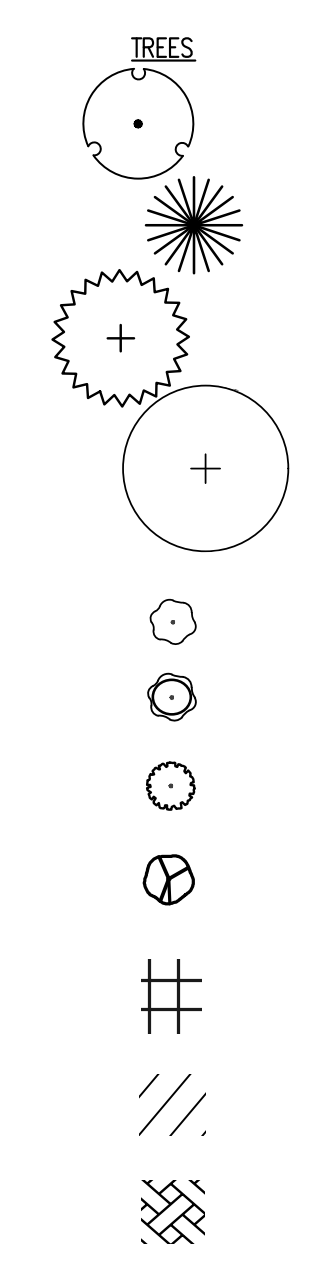


LANDSCAPE CALCULATIONS
TOTAL SITE AREA = 81,800 SF
TOTAL LANDSCAPE AREA = 13,191 SFTOTAL
PARKING LOT INTERIOR LANDSCAPE = 1,938 SF

PARKING LOT TREE CALCULATIONS
37 PARKING SPACES
1 LARGE TREE PER 4 SPACES, 1 MEDIUM PER 3 SPACES, 1 SMALL PER 2 SPACES
6 LARGE TREES, 8 MEDIUM TREES, 2 SMALL TREES PROVIDED
GREATER THAN 5% ARE CONIFERS, 12% PROVIDED

PARKING LOT SHRUB CALCULATIONS
37 PARKING SPACES X 45 SF = 1,665 SF
1,938 SF PARKING LOT INTERIOR LANDSCAP PROVIDED
37 STALLS X 2 = 74 SHRUBS REQUIRED
GREATER THAN 74 SHRUBS PROVIDED, 82 PROVIDED

TREE CANOPY CALCULATIONS
SITE AREA 81,800 SF X 0.30 = 24,540 SF TREE AREA CANOPY AREA REQUIRED
GREE VASE ZELKOVA = 40' - 1,257 SF X 9 = 11,313 SF
WESTER RED CEDAR = 30' - 707 SF X 6 = 4,242 SF
STERLING SILVER LINDEN = 40' - 1,257 SF X 9 = 10,066 SF
VANDERWOLD PYRAMID PINE = 15' X 177 SF X 2 = 354 SF
TOTAL = 25,965 SF PROVIDED



| QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|-----|----------------------------------|--------------------|----------------|----------|
| 6 | Celtis Occidentalis | Hackberry | 1.5" Cal | As Shown |
| 6 | Thuja Plicata Virescens | Vrescens Cedar | 5'-6" | 15' O.C. |
| 5 | Carpinus Betulus Fastigiata | Columnar Hornbeam | 1.5" Cal | As Shown |
| 8 | Fraxinus Excelsior 'Aureaefolia' | Green Desert Ash | 1.5" Cal | 30' O.C. |
| 92 | Cornus Alba 'Argenteo-Marginata' | European Dogwood | 5 Gal | 60" O.C. |
| 68 | Spirea Bumalda Gold Flame | Gold Flame Spirea | 3 Gal | 36" O.C. |
| 33 | Mahonia Aquifolium | Oregon Grape | 2 Gal | 48" O.C. |
| 18 | Viburnum Davidii | Davud Viburnum | 2 Gal | 36" O.C. |
| | Arcostaphylos Uva-Ursi | Kinnikinnick | 1 Gal | 24" O.C. |
| | Rubus Calycnoides | Creeping Raspberry | 1 Gal | 24" O.C. |
| | Lawn Grass Seed | | | |