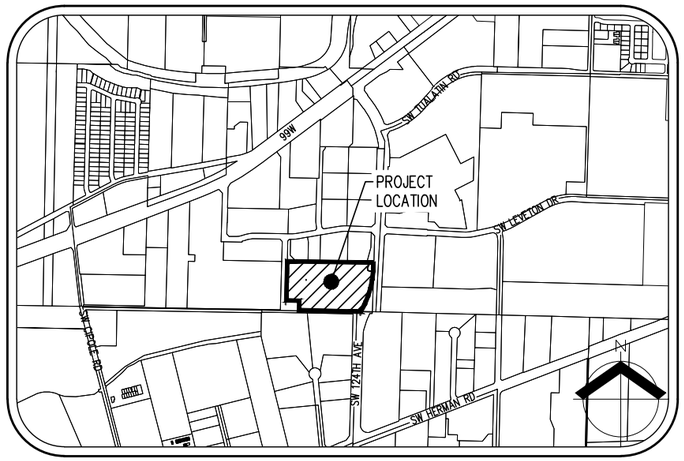
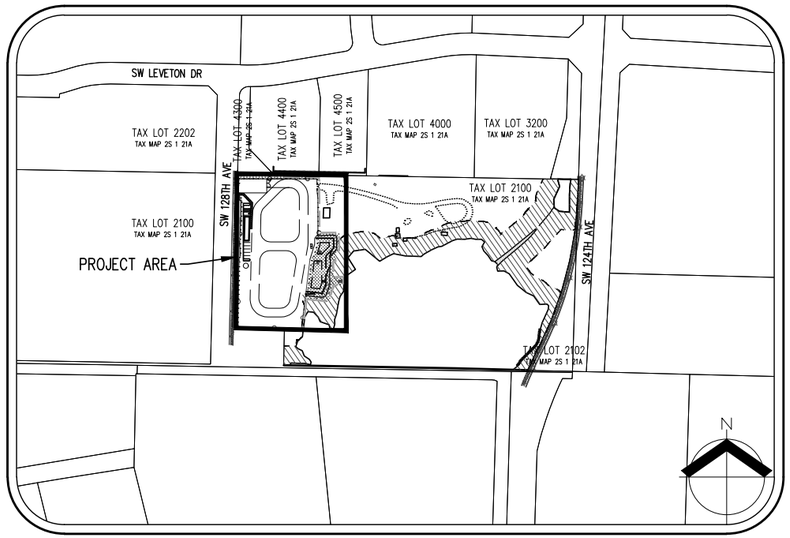
Exhibit A: Preliminary Plans
(Updated September 2025)

SW 128TH AVENUE VEHICLE STORAGE

PRELIMINARY LAND USE PLANS



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
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	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE	PWR	PWR
OVERHEAD WIRE	OHW	OHW
COMMUNICATIONS LINE	COM	COM
FIBER OPTIC LINE	CFO	CFO
GAS LINE	GAS	GAS
STORM DRAIN LINE	STM	STM
SANITARY SEWER LINE	SAN	SAN
WATER LINE	WAT	WAT

PROJECT TEAM

OWNER:

GRIMM'S FUEL CO.
18850 SW CIPOLE ROAD
TUALATIN, OR 97062

CIVIL ENGINEERING/ SURVEYING/ LAND USE PLANNING/NATURAL RESOURCES/ LANDSCAPE ARCHITECTURE FIRM

AKS ENGINEERING & FORESTRY, LLC
CONTACT: MARIE HOLLADAY; HOLLADAYM@AKS-ENG.COM
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
PH: 503.563.6151

SHEET INDEX

PROPERTY DESCRIPTION:

WASHINGTON COUNTY TAX MAP 2S121A
TAX LOT 2100
CITY OF TUALATIN, OREGON

PROPERTY LOCATION

18867 SW 128TH AVE
TUALATIN, OR 97062

VERTICAL DATUM:

ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO.102, SET IN CONCRETE FILLED WITH STEEL AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW CIPOLE RD AND THE SOUTHERN PACIFIC RAILROAD CROSSING. ELEVATION=157.296 FEET (NGVD 29)

PROJECT PURPOSE:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW ASPHALT TOWING YARD AND VEHICLE STORAGE AREA. IMPROVEMENTS WILL INCLUDE A NEW ASPHALT TOWING SURFACE, EMPLOYEE PARKING, MOBILE OFFICE, FENCING, AND AN ABOVEGROUND STORMWATER FACILITY.

EXISTING LAND USE:

PRIOR TO INSTALLATION OF THE GRAVEL PAD, THE SUBJECT PROPERTY WAS UNDEVELOPED AND IS OWNED BY GRIMM'S FUEL COMPANY AND LOCATED WITHIN TUALATIN CITY'S GENERAL MANUFACTURING (MG) ZONING DISTRICT.

AREA SUMMARY:

TOTAL TAX LOT AREA = ±28.24 ACRES
SUBJECT PROPERTY AREA
(PORTION OF TAX LOT EAST OF SW 128TH AVE) = ±10.7 ACRES
TOTAL DISTURBED AREA = ±2.3 ACRES
MODIFIED IMPERVIOUS AREA WITHIN THE PROJECT AREA
WITHIN PUBLIC RIGHT-OF-WAY: ±0 SF
ON PRIVATE PROPERTY: ±0 SF
NET NEW IMPERVIOUS AREA WITHIN THE PROJECT AREA
WITHIN PUBLIC RIGHT-OF-WAY: ±0 SF
ON PRIVATE PROPERTY: ±83,807 SF

EXISTING IMPERVIOUS AREAS ON-SITE PRIOR TO INSTALLATION OF GRAVEL PAD
TOTAL: ±0 SF
BUILDING FOOTPRINTS: ±0 SF
DRIVE AISLES, VEHICLE STORAGE, WALKWAYS: ±0 SF
POST CONSTRUCTION IMPERVIOUS AREAS ON-SITE
TOTAL: ±83,807 SF
BUILDING FOOTPRINTS: ±0 SF
DRIVE AISLES, VEHICLE STORAGE, WALKWAYS: ±83,807 SF

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GRIMM'S FUEL COMPANY
Continuously Since 1929

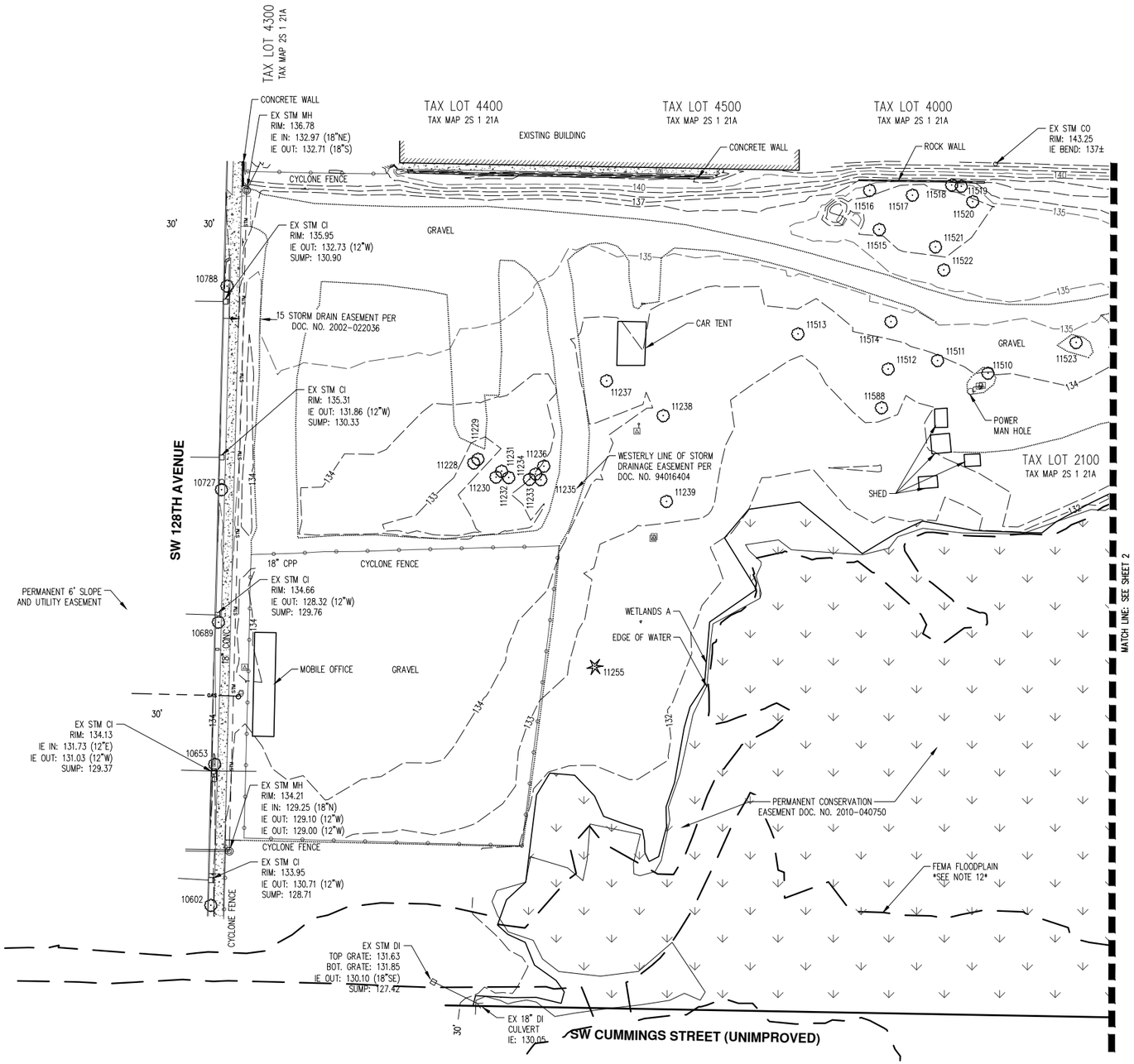
COVER SHEET WITH VICINITY AND SITE MAP
PRELIMINARY LAND USE PLANS
SW 128TH AVENUE VEHICLE STORAGE AREA
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 2021
CHRISTOPHER KNIGHT
PRELIMINARY NOT FOR CONSTRUCTION
RENEWS: JUNE 30, 2027

JOB NUMBER:	11113
DATE:	07/24/2025
DESIGNED BY:	ADN
DRAWN BY:	ADN
CHECKED BY:	CAK

P0

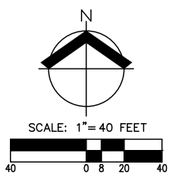
AKS DRAWING FILE: 11113 COVERSHEET | LAYOUT: P0



TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10602	DECIDUOUS	8
10653	DECIDUOUS	7
10689	DECIDUOUS	8
10727	DECIDUOUS	6
10788	DECIDUOUS	7
11228	DECIDUOUS	23
11229	DECIDUOUS	16
11230	DECIDUOUS	19
11231	DECIDUOUS	17
11232	DECIDUOUS	25
11233	DECIDUOUS	23
11234	DECIDUOUS	22
11235	DECIDUOUS	16
11236	DECIDUOUS	18, 24
11237	DECIDUOUS	27
11238	DECIDUOUS	34
11239	DECIDUOUS	30
11255	CONIFEROUS	7
11510	DECIDUOUS	27, 36
11511	DECIDUOUS	23
11512	DECIDUOUS	23
11513	DECIDUOUS	27
11514	DECIDUOUS	32
11515	DECIDUOUS	29
11516	DECIDUOUS	26, 28, 29, 29
11517	DECIDUOUS	10
11518	DECIDUOUS	29
11519	DECIDUOUS	27
11520	DECIDUOUS	23
11521	DECIDUOUS	24
11522	DECIDUOUS	27
11523	DECIDUOUS	38
11588	DECIDUOUS	33

NOTES:

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 24056266. 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.
2. FIELD WORK WAS CONDUCTED MARCH 11, 14, 18-20, 2024.
3. THE BASIS OF BEARINGS IS A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011)EPOCH: 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.000101.3866 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT STATE PLANE GRID COORDINATES N634311.609 E7609655.519 AND A MERIDIAN CONVERGENCE ANGLE OF -1°38'07". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.
4. VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 102,. SET IN CONCRETE FILLED WITH STEEL AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW CIPOLE RD AND THE SOUTHERN PACIFIC RAILROAD CROSSING. ELEVATION = 157.296 FEET (NGVD 29).
5. CONTOUR INTERVAL IS 1.00 FOOT.
6. 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.
7. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
8. TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
9. WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON MARCH 8, 2024 AND WERE PROFESSIONALLY SURVEYED BY AKS ON MARCH 13, 2024.
10. FEMA FLOOD PLAIN IS MAPPED PER FEMA FIRM 41067C0543E WITH AN EFFECTIVE DATE OF NOVEMBER 04, 2016 AND CROSS REFERENCED WITH THE FEMA INSURANCE STUDY NUMBER 41067CV003B WITH AN EFFECTIVE DATE OF OCTOBER 10, 2018. THE BASE FLOOD ELEVATION (BFE) WAS DETERMINED TO BE 130.90 (NGVD29). A VERTCON CONVERSION OF -3.51 WAS USED TO CONVERT PUBLISHED FEMA VALUES FROM NAVD88 TO NGVD29. THE BASE FLOOD ELEVATION FALLS WITHIN ONSITE POND.
11. PROPERTY IS SUBJECT TO MINERAL RIGHTS DEED PER BOOK 31 PAGE 88.
12. DENOTED FLOODPLAIN LINE IS PER FEMA GIS OVERLAY AND IS APPROXIMATE.



LEGEND

	EXISTING		EXISTING
DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
		STORM DRAIN AREA DRAIN	
FIRE HYDRANT		STORM DRAIN MANHOLE	
WATER BLOWOFF		GAS METER	
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WATER VALVE		GUY WIRE ANCHOR	
DOUBLE CHECK VALVE		UTILITY POLE	
AIR RELEASE VALVE		POWER VAULT	P
SANITARY SEWER CLEAN OUT		POWER JUNCTION BOX	
SANITARY SEWER MANHOLE		POWER PEDESTAL	
SIGN		COMMUNICATIONS VAULT	C
STREET LIGHT		COMMUNICATIONS JUNCTION BOX	
MAILBOX	MB	COMMUNICATIONS RISER	

EXISTING	
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	PWR
OVERHEAD WIRE	OHW
COMMUNICATIONS LINE	COM
FIBER OPTIC LINE	OFO
GAS LINE	GAS
STORM DRAIN LINE	STM
SANITARY SEWER LINE	SAN
WATER LINE	WAT
RECLAIMED WATER LINE	NPWAT

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Continuously Since 1929

EXISTING CONDITIONS PLAN
PRELIMINARY LAND USE PLANS
SW 128TH AVENUE VEHICLE STORAGE AREA
TUALATIN, OREGON

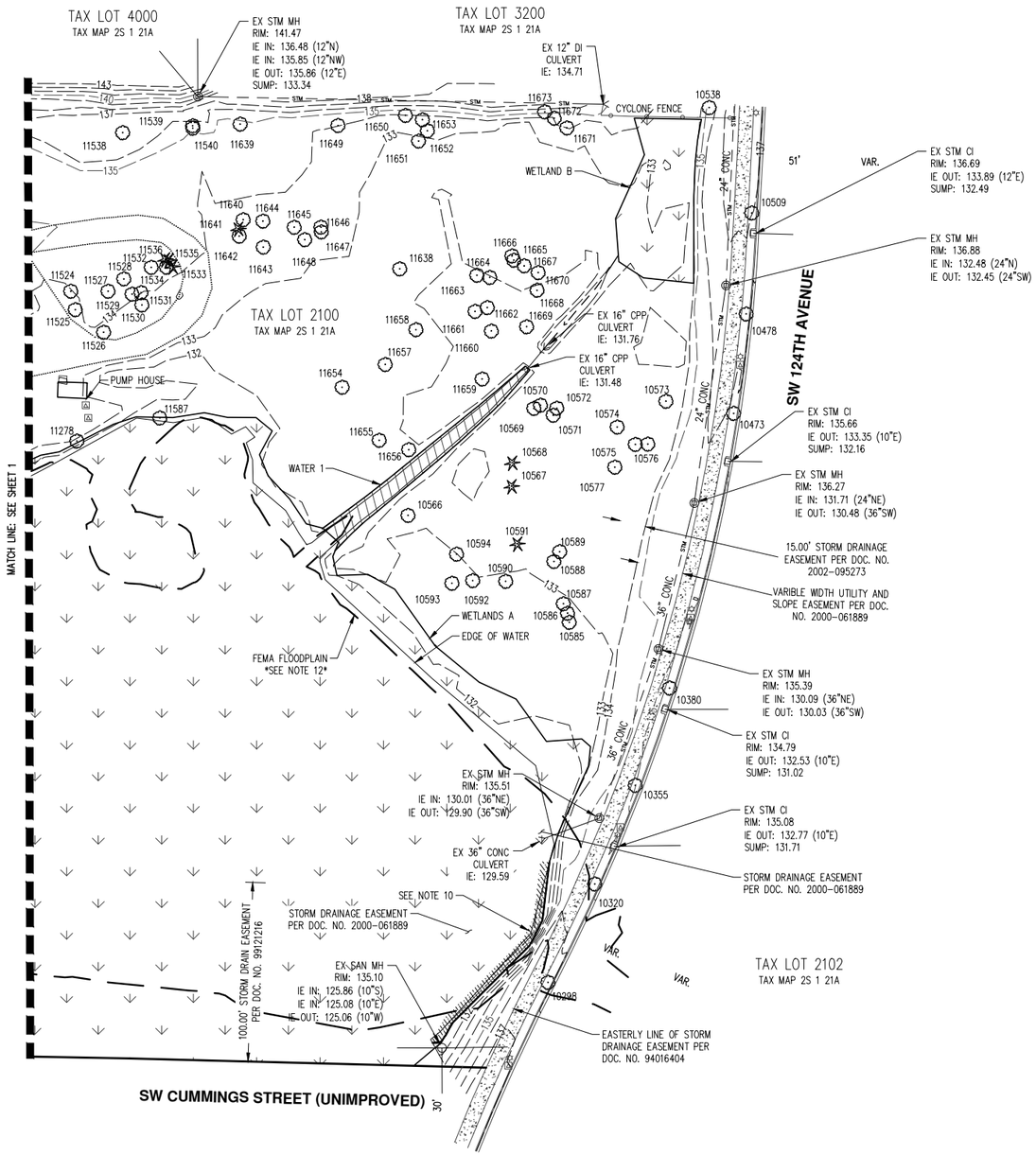
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/24

JOB NUMBER:	11113
DATE:	6/4/2024
DESIGNED BY:	
DRAWN BY:	IAW
CHECKED BY:	RR

P1

AKS DRAWING FILE: 11113 EXCONDLDWG | LAYOUT: 1



TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10298	DECIDUOUS	7
10320	DECIDUOUS	9
10355	DECIDUOUS	9
10380	DECIDUOUS	11
10473	DECIDUOUS	11
10478	DECIDUOUS	10
10509	DECIDUOUS	12
10538	DECIDUOUS	12
10566	DECIDUOUS	45
10567	CONIFEROUS	39
10568	CONIFEROUS	26
10569	DECIDUOUS	12
10570	DECIDUOUS	19
10571	DECIDUOUS	23
10572	DECIDUOUS	9, 17
10573	DECIDUOUS	49
10574	DECIDUOUS	24
10575	DECIDUOUS	30
10576	DECIDUOUS	33
10577	DECIDUOUS	9, 9, 17, 18, 20
10585	DECIDUOUS	32
10586	DECIDUOUS	37
10587	DECIDUOUS	13
10588	DECIDUOUS	18
10589	DECIDUOUS	14, 26
10590	DECIDUOUS	27
10591	CONIFEROUS	27
10592	DECIDUOUS	30
10593	DECIDUOUS	26
10594	DECIDUOUS	16, 20
11278	DECIDUOUS	14
11524	DECIDUOUS	25
11525	DECIDUOUS	27
11526	DECIDUOUS	27
11527	DECIDUOUS	19
11528	DECIDUOUS	26
11529	DECIDUOUS	22
11530	DECIDUOUS	28
11531	DECIDUOUS	14
11532	DECIDUOUS	17
11533	DECIDUOUS	21
11534	CONIFEROUS	20
11535	CONIFEROUS	18
11536	CONIFEROUS	9
11538	DECIDUOUS	40
11539	DECIDUOUS	10
11540	DECIDUOUS	10
11587	DECIDUOUS	20
11638	DECIDUOUS	32
11639	DECIDUOUS	21
11640	DECIDUOUS	21
11641	CONIFEROUS	23
11642	DECIDUOUS	16
11643	DECIDUOUS	21
11644	DECIDUOUS	25
11645	DECIDUOUS	25
11646	DECIDUOUS	18
11647	DECIDUOUS	10, 15
11648	DECIDUOUS	15
11649	DECIDUOUS	21, 24
11650	DECIDUOUS	26
11651	DECIDUOUS	8, 24
11652	DECIDUOUS	22
11653	DECIDUOUS	8, 10, 15
11654	DECIDUOUS	28
11655	DECIDUOUS	22

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
11656	DECIDUOUS	22
11657	DECIDUOUS	22
11658	DECIDUOUS	18, 24
11659	DECIDUOUS	19
11660	DECIDUOUS	27
11661	DECIDUOUS	26
11662	DECIDUOUS	10
11663	DECIDUOUS	33
11664	DECIDUOUS	11, 16
11665	DECIDUOUS	8, 12
11666	DECIDUOUS	20
11667	DECIDUOUS	17
11668	DECIDUOUS	15, 15
11669	DECIDUOUS	16
11670	DECIDUOUS	16
11671	DECIDUOUS	10, 11, 12, 18, 31, 36
11672	DECIDUOUS	25
11673	DECIDUOUS	25, 26

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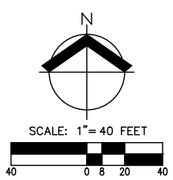

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DRAWN BY:	IAW
CHECKED BY:	RR

P2

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DEMOLITION LEGEND

DISTURBED AREA BOUNDARY	
EXISTING GRAVEL EDGE	
EXISTING GROUND CONTOUR (1 FT)	189
EXISTING GROUND CONTOUR (5 FT)	190
TREE TO BE REMOVED (DECIDUOUS)	
TREE TO BE REMOVED (CONIFEROUS)	

TOTAL DISTURBED AREA = ±2.3 AC

(#) KEYED DEMOLITION NOTES:

(P) PROTECT AT ALL TIMES DURING CONSTRUCTION, ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.

1. STRIP AND REMOVE ORGANICS, TOPSOIL, AND EXCESS MATERIALS AS REQUIRED FOR IMPROVEMENTS. GRAVEL UNDER PROPOSED ASPHALT MAY REMAIN AS APPROVED.
2. REMOVE EXISTING TREE (TYP.)
3. REMOVE EXISTING FENCING FOR SITE GRADING, REPLACE AFTER GRADING AND ASPHALTING IS COMPLETE
4. REMOVE EXISTING FENCING AND GATES
5. REMOVE EXISTING BARRICADE
6. REMOVE AND RELOCATE MOBILE OFFICE FOR PLACEMENT POST CONSTRUCTION
7. SIDEWALK PANELS THAT DO NOT MEET ADA SLOPES WILL BE REPLACED, EXISTING PANELS THAT MEET ADA SLOPES WILL REMAIN

WETLAND NOTE:

AVOID DISTURBANCE TO WETLAND AT ALL TIMES DURING CONSTRUCTION

N

SCALE: 1" = 30 FEET

30 0 6 15 30

ORIGINAL PAGE SIZE: 22" x 34"

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PRELIMINARY DEMOLITION PLAN
PRELIMINARY LAND USE PLAN
SW 128TH AVENUE VEHICLE STORAGE AREA
TUALATIN, OREGON

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OREGON
JULY 21, 2021
CHRISTOPHER KNIGHT
PRELIMINARY NOT FOR CONSTRUCTION
RENEWS: JUNE 30, 2027

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DESIGNED BY:	ADN
DRAWN BY:	ADN
CHECKED BY:	CAK

P3

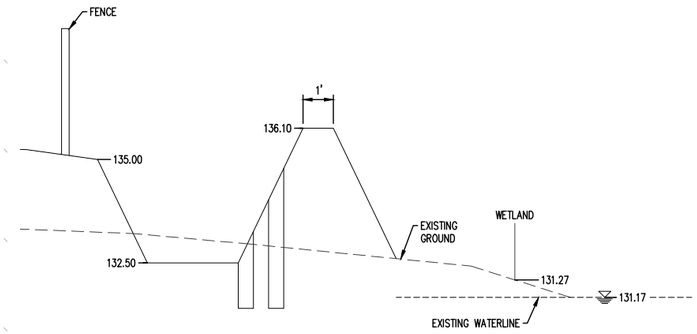
AKS DRAWING FILE: 11113 PRELIM DEMOLDWG | LAYOUT: P3

ESC AND GRADING LEGEND

EXISTING GROUND CONTOUR (1 FT)	149
EXISTING GROUND CONTOUR (5 FT)	150
FINISHED GRADE CONTOUR (1 FT)	149
FINISHED GRADE CONTOUR (5 FT)	150
COMPOST SOCK/STRAW WATTLES	xxx
SEDIMENT FENCE	x x
EQUIPMENT STAGING/MATERIAL STOCKPILE AREA	
CURB INLET PROTECTION (TYP.) PER CATCH BASIN	
NEW/ADDITIONAL LANDSCAPED AREA	
EXISTING WETLANDS	
PRE CONSTRUCTION DRAINAGE FLOW DIRECTION	
POST CONSTRUCTION DRAINAGE FLOW DIRECTION	
DISTURBED LIMITS	
EXISTING CONCRETE ELEVATION	(CONC:100.00)
ASPHALT CONCRETE ELEVATION	AC:100.00
FINAL GRADE ELEVATION	FG:100.00
EXISTING GROUND ELEVATION	(EG:100.00)
DOWNWARD SLOPE	X.X%
EXISTING DOWNWARD SLOPE	(X.X%)

(#) KEYED EROSION AND SEDIMENT CONTROL NOTES:

1. INSTALL STRAW WATTLES
2. INSTALL DOUBLE LAYER SEDIMENT FENCING
3. INSTALL INLET PROTECTION ON DOWNSTREAM INLETS
4. EQUIPMENT STAGING AND MATERIAL STOCKPILE AREA WITH PLASTIC SHEETING AS NEEDED
5. USE EXISTING DRIVEWAY ENTRANCE AND GRAVEL DRIVEWAY AS CONSTRUCTION ENTRANCE



NOT TO SCALE

SECTION A: EXTENDED DRY BASIN CROSS SECTION

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PRELIMINARY GRADING AND EROSION & SEDIMENT CONTROL PLAN

PRELIMINARY LAND USE PLANS
SW 128TH AVENUE VEHICLE STORAGE AREA
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 2025
CHRISTOPHER KNIGHT
PRELIMINARY
NOT FOR CONSTRUCTION
RENEWS: JUNE 30, 2027

JOB NUMBER:	11113
DATE:	07/24/2025
DESIGNED BY:	ADN
DRAWN BY:	ADN
CHECKED BY:	CAK

P4

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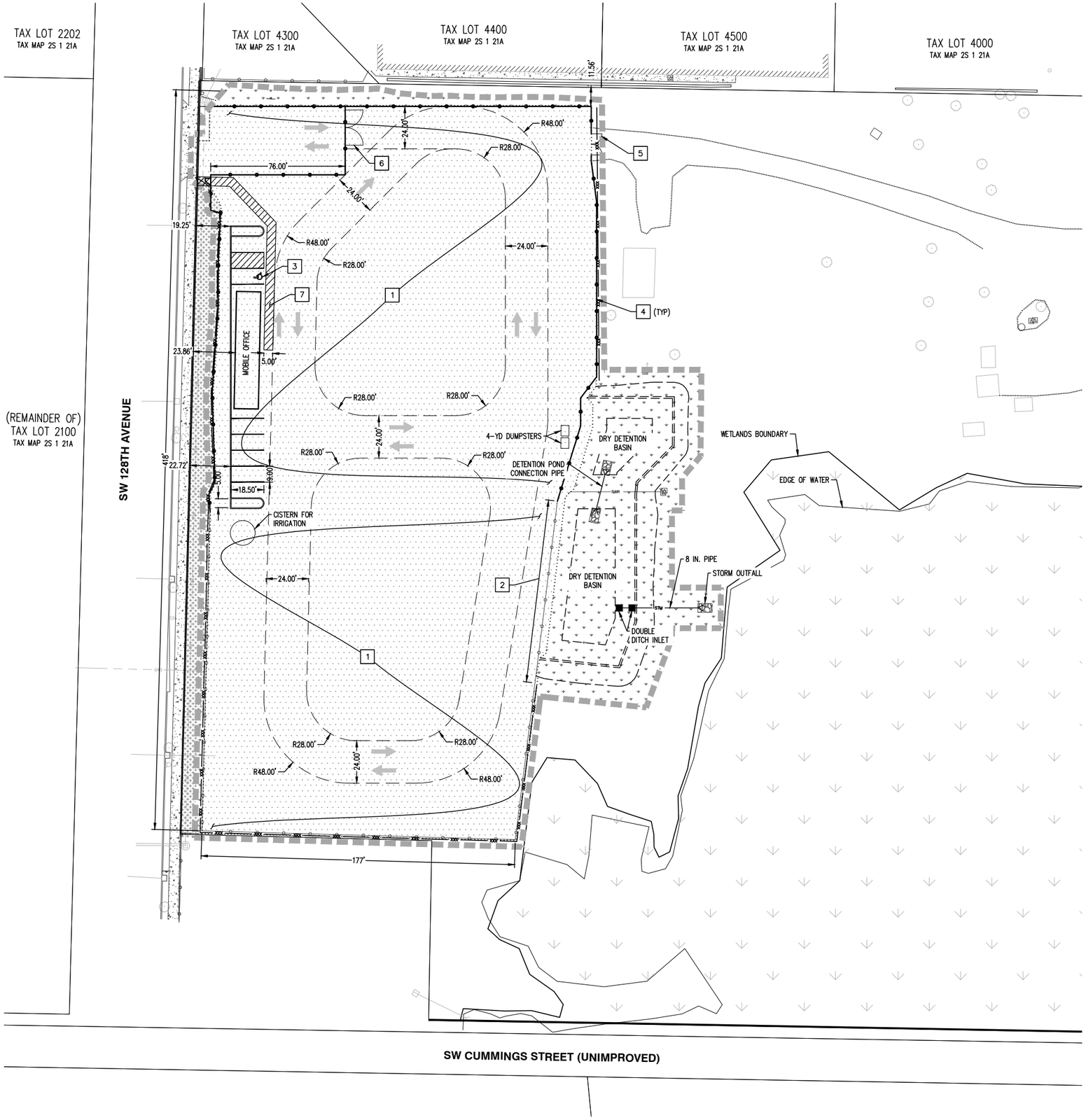

LEGEND

- PROJECT AREA LIMITS
- CHAIN LINK FENCING PER STANDARDS OF TUALATIN DEVELOPMENT CODE
- NEW/ADDITIONAL LANDSCAPED AREA
- EXISTING WETLANDS
- EXISTING VEGETATION/TREES TO REMAIN AS LANDSCAPED AREA
- NEW ASPHALT SURFACE
- THERMOPLASTIC STRIPING

NOTE:
ELECTRICAL SERVICE CAPACITY WILL BE PROVIDED AS REQUIRED BY TUALATIN DEVELOPMENT CODE 73C.030(10)(a)

[#] KEYED SITE NOTES:

1. PAVED TOWING YARD AND VEHICLE STORAGE AREA
2. REINSTALL FENCING AFTER COMPLETION OF GRADING AND PAVING
3. ADA PARKING SPACE
4. CHAIN LINK FENCING PER STANDARDS OF TUALATIN DEVELOPMENT CODE
5. 12'-WIDE MAINTENANCE GATE
6. TWO LEAF, 20'-WIDE VEHICLE GATE
7. STRIPED PEDESTRIAN WALKWAY

AREA SUMMARY

SUBJECT PROPERTY AREA	= ±10.7 ACRES
TOTAL PROJECT AREA	= ±2.3 ACRES

LANDSCAPE AREA SUMMARY

TOTAL PROJECT AREA	= ±101,375 SF
TOTAL LANDSCAPE REQUIRED (15% OF PROJECT AREA)	= ±15,207 SF
TOTAL LANDSCAPE PROVIDED	= ±16,015 SF

NOTE:
NEW LANDSCAPING TO CONSIST OF MIX OF EXISTING/NEW SHRUBS, TREES, AND GROUNDCOVERS

PARKING SUMMARY

PARKING SPACES = 6
ADA SPACES = 1

N

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PRELIMINARY SITE AND STORMWATER PLAN
PRELIMINARY LAND USE PLANS
SW 128TH AVENUE VEHICLE STORAGE AREA
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 2025
CHRISTOPHER KNIGHT
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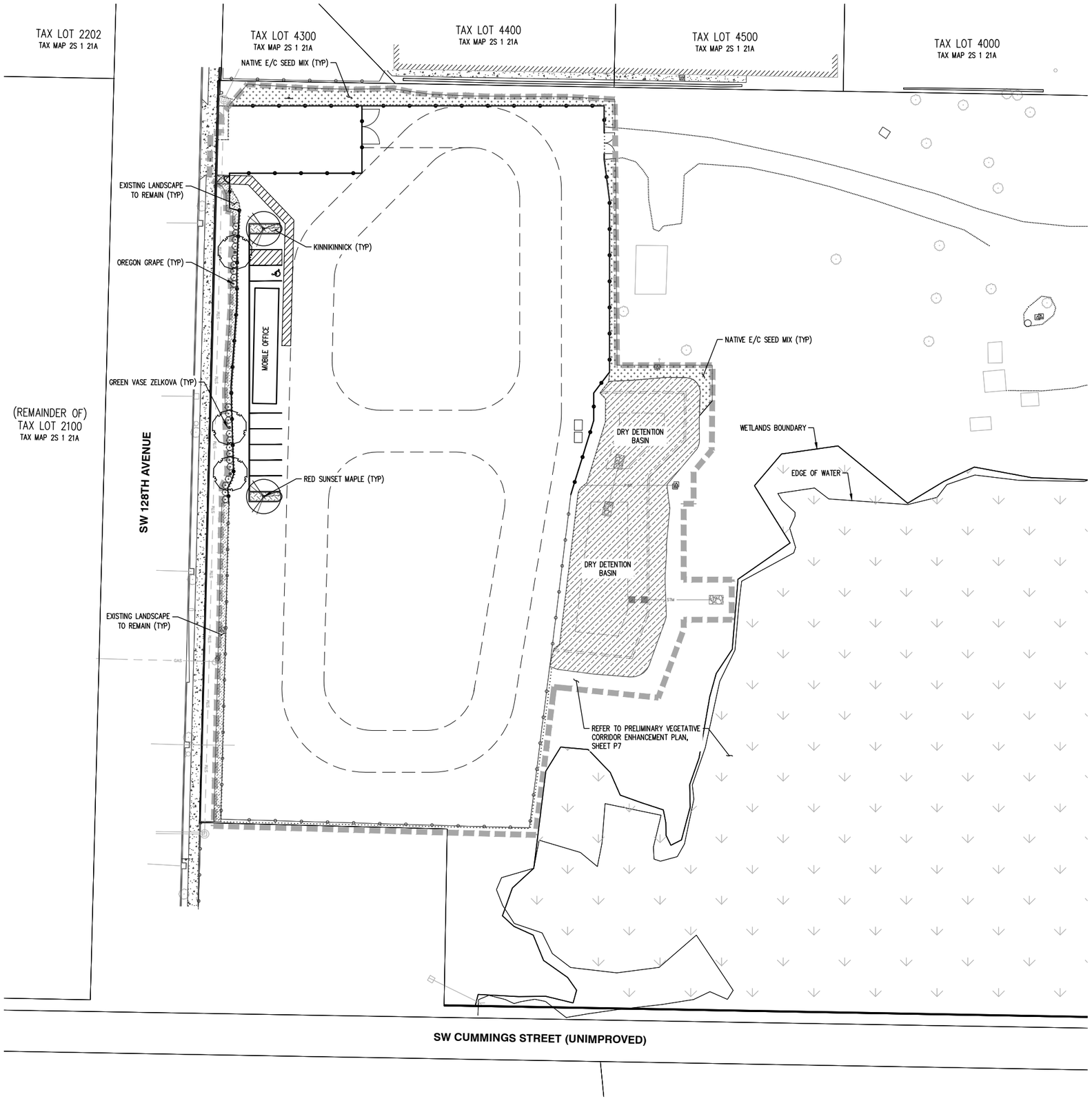

PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
TREES					
	2	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN
	3	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL. B&B	AS SHOWN
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
SHRUBS					
⊙	22	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL. CONT.	48" o.c.
GROUND COVERS					
	30	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL. CONT.	30" o.c.
	9,305 SF±	DRY DETENTION BASIN – TO BE PLANTED PER CLEAN WATER SERVICES (CWS) STANDARDS			
	2,855 SF±	NATIVE E/C SEED MIX – SUNMARK SEEDS (OR APPROVED EQUAL) MEADOW BARLEY 40%; CALIFORNIA BROME 35%; NATIVE RED FESCUE 20%; TUFTED HAIRGRASS 3%; SPIKE BENTGRASS 2% APPLY AT A RATE OF 1 LB. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER			

PRELIMINARY LANDSCAPE NOTES

1. PLANTS AND PLANTINGS ARE PRELIMINARY AND SHOWN TO PORTRAY THE CHARACTER OF THE SITE. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC., DUE TO PLANT AVAILABILITY, FINAL FIELD LOCATIONS OF DRIVEWAYS, UTILITIES, ETC., OR UNFORESEEN SITE CONDITIONS, MAY BE MADE PRIOR TO INSTALLATION WHERE ALLOWED BY THE CITY OF TUALATIN DESIGN STANDARDS.
2. ALL PLANTS AND INSTALLATION SHALL CONFORM TO THE CITY OF TUALATIN LANDSCAPE DESIGN STANDARDS AND TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION, IN ALL WAYS. TREES AND OTHER LANDSCAPING PLANT MATERIAL SHALL BE WELL-BRANCHED AND TYPICAL FOR THE SPECIES, BEING FREE OF DAMAGE, DISEASE, OR PESTS.
3. PLANT MATERIALS SHALL BE INSTALLED TO CURRENT BEST PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
4. ALL TREES SHALL BE DOUBLE STAKED. SUPPORT DEVICES (GUY WIRES, ETC.) SHALL NOT INTERFERE WITH NORMAL PEDESTRIAN OR VEHICULAR MOVEMENT OR PLACED IN SUCH A WAY TO DAMAGE TREE BARK. CENTER TREE IN PLANTING STRIP BETWEEN CURB AND SIDEWALK WHERE APPLICABLE.
5. LANDSCAPING WITHIN VISION CLEARANCE AREAS SHALL BE MAINTAINED TO THE STANDARDS OF SECTION 4.177. OF THE CITY OF TUALATIN'S DEVELOPMENT CODE.
6. WATERING WILL BE PROVIDED FOR NEW PLANTING ESTABLISHMENT AND LONG TERM PLANT HEALTH. IRRIGATION SYSTEMS SHALL BE DESIGN-BUILD BY THE LANDSCAPE CONTRACTOR.
7. MULCH: APPLY 3" DEEP WELL-AGED DARK HEMLOCK, OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS.

LANDSCAPE AREA SUMMARY

TOTAL PROJECT AREA	= ±101,375 SF
TOTAL LANDSCAPE REQUIRED (15% OF PROJECT AREA)	= ±15,207 SF
TOTAL LANDSCAPE PROVIDED	= ±16,015 SF

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SCALE: 1"= 30 FEET

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PRELIMINARY LANDSCAPE PLAN
PRELIMINARY LAND USE PLANS
SW 128TH AVENUE VEHICLE STORAGE AREA
TUALATIN, OREGON

REGISTERED LANDSCAPE ARCHITECT
OREGON
JULY 19, 2005
TIMOTHY E. OLIVER
1025
RENEWS: 11/30/2025

JOB NUMBER:	11113
DATE:	07/24/2025
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	CAK

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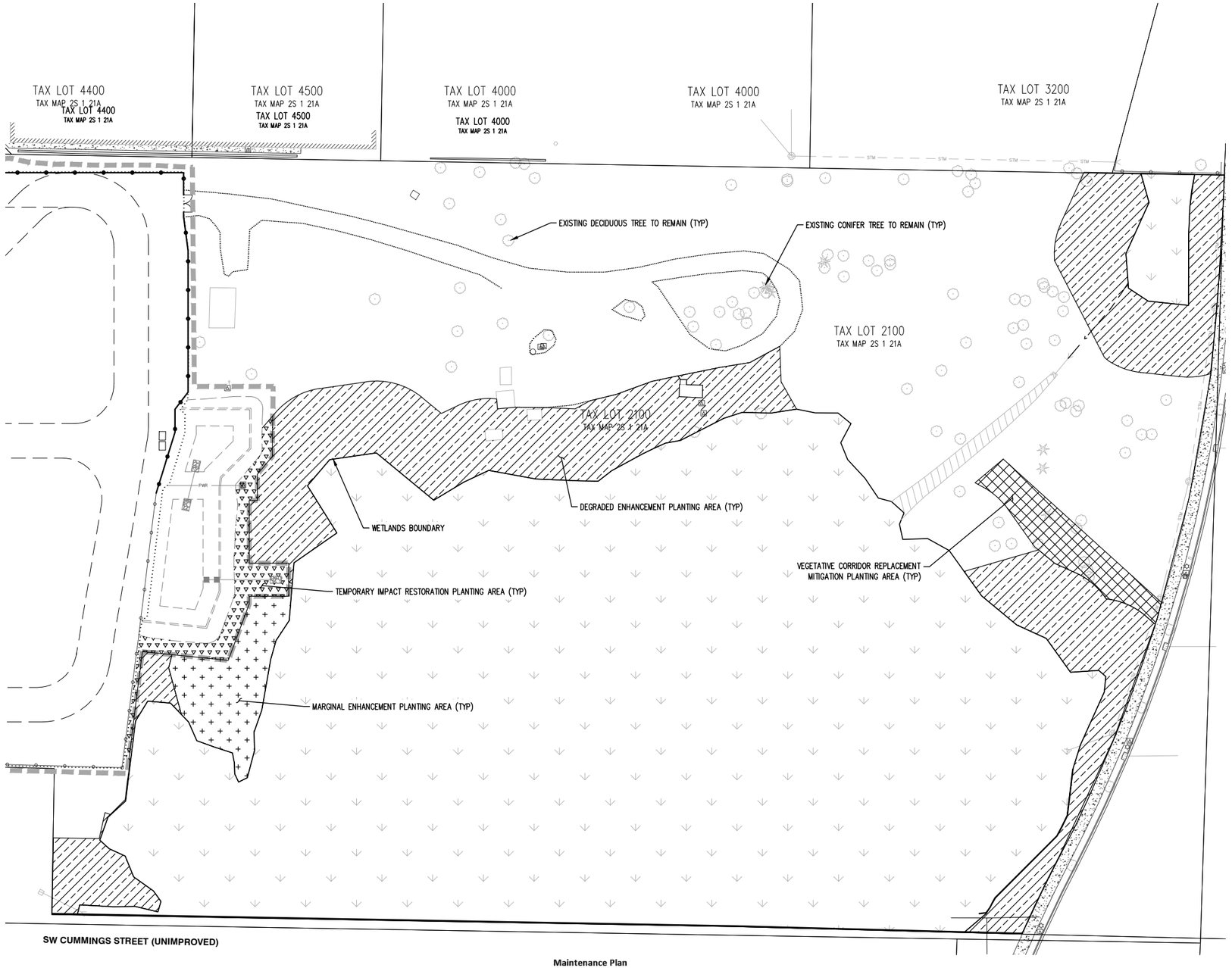

Table 1. Vegetated Corridor Replacement Mitigation Planting Area: ±3,680 square feet

Scientific Name	Common Name	Size[1]	Spacing/Seeding Rate	Quantity
Trees (total 37)				
Quercus garryana	Oregon white oak	2 gallon	10 feet on center	18
Acer circinatum	Vine Maple	2 gallon	10 feet on center	19
Shrubs (total 184)				
Symphoricarpus albus	snowberry	1 gallon	4-5 feet on center	46
Almelanchier alnifolia	serviceberry	1 gallon	4-5 feet on center	46
Mahonia nervosa	Cascade Oregon grape	1 gallon	4-5 feet on center	46
Holodiscus discolor	oceanspray	1 gallon	4-5 feet on center	46
Seed Mix/Plug[1]				
Bromus carinatus	native California brome	seed	1 lbs pls/acre	As needed for bare soil
Elymus glacus	Blue wild-rye	seed	1 lbs pls/acre	areas >25 square feet

[1]Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.

Table 2. Temporary Impact Restoration Planting Area: ±3,068 square feet

Scientific Name	Common Name	Size[1]	Spacing/Seeding Rate	Quantity
Trees (total 31)				
Acer macrophylum	big-leaf maple	2 gallon	10 feet on center	15
Rhamnus purshina	cascara	2 gallon	10 feet on center	16
Shrubs (total 153)				
Symphoricarpus albus	snowberry	1 gallon	4-5 feet on center	31
Mahonia aquifolium	tall Oregon grape	1 gallon	4-5 feet on center	31
Holodiscus discolor	oceanspray	1 gallon	4-5 feet on center	31
Corylus cornuta	beaked hazelnut	1 gallon	4-5 feet on center	30
Spiraea Douglassi	spiraea	1 gallon	4-5 feet on center	30
Seed Mix/Plug[1]				
Bromus carinatus	native California brome	seed	1 lbs pls/acre	As needed for bare soil
Elymus glacus	Blue wild-rye	seed	1 lbs pls/acre	areas >25 square feet

[1]Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.

Table 3. *Degraded* Enhancement Planting Area: ±44,508 square feet

Scientific Name	Common Name	Size[1]	Spacing/Seeding Rate	Quantity
Trees (445)				
Acer macrophylum	big-leaf maple	2 gallon	10 feet on center	149
Pinus ponderosa	Ponderosa pine	2 gallon	10 feet on center	148
Rhamnus purshina	cascara	2 gallon	10 feet on center	148
Shrubs (total 2,225)				
Corylus cornuta	beaked hazelnut	1 gallon	4-5 feet on center	278
Holodiscus discolor	oceanspray	1 gallon	4-5 feet on center	278
Mahonia aquifolium	tall Oregon grape	1 gallon	4-5 feet on center	278
Ribes sanguineum	red flowering currant	1 gallon	4-5 feet on center	278
Rosa gymnocarpa	baldhip rose	1 gallon	4-5 feet on center	278
Sambucus racemosa	red elderberry	1 gallon	4-5 feet on center	278
Spiraea Douglassi	spiraea	1 gallon	4-5 feet on center	278
Symphoricarpus albus	snowberry	1 gallon	4-5 feet on center	279
Seed Mix/Plug[1]				
Bromus carinatus	native California brome	seed	1 lbs pls/acre	As needed for bare soil
Elymus glacus	Blue wild-rye	seed	1 lbs pls/acre	areas >25 square feet

[1]Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.

Table 3. *Marginal* Enhancement Planting Area: ±5,112 square feet

Scientific Name	Common Name	Size[1]	Spacing/Seeding Rate	Quantity
Trees (36)*				
Acer macrophylum	big-leaf maple	2 gallon	10 feet on center	12
Pinus ponderosa	Ponderosa pine	2 gallon	10 feet on center	12
Rhamnus purshina	cascara	2 gallon	10 feet on center	12
Shrubs (total 205)*				
Corylus cornuta	beaked hazelnut	1 gallon	4-5 feet on center	24
Holodiscus discolor	oceanspray	1 gallon	4-5 feet on center	24
Mahonia aquifolium	tall Oregon grape	1 gallon	4-5 feet on center	25
Ribes sanguineum	red flowering currant	1 gallon	4-5 feet on center	24
Rosa gymnocarpa	Baldhip Roase	1 gallong	4-5 feet on center	30
Sambucus racemosa	red elderberry	1 gallon	4-5 feet on center	24
Spiraea Douglassi	spiraea	1 gallon	4-5 feet on center	24
Symphoricarpus albus	snowberry	1 gallon	4-5 feet on center	30
Seed Mix/Plug[1]				
Bromus carinatus	native California brome	seed	1 lbs pls/acre	As needed for bare soil
Elymus glacus	Blue wild-rye	seed	1 lbs pls/acre	areas >25 square feet

[1] Please consult local seed supplier specializing in Pacific Northwest native seed mixes for recommended application rates and quantities.
**Reduced tree quantities due to existing native tree and shrub cover.*

Planting Notes (per CWS Design & Construction Standards R&O 19-5, amended by R&O 19-22, December 2019 Appendix A Planting Requirements):

1) Container stock shall be installed only from February 1 through May 1 and October 1 through November 15. Bare root stock shall be installed only from December 15 through April 15. Plantings outside these times may require additional measures to ensure survival which shall be specified on the plans.

2) All non-native invasive vegetation shall be removed from planting areas prior to installing native enhancement plantings. Invasive species control shall be consistent with Clean Water Services' June 2019 *Integrated Pest Management (IPM) Plan*.

3) Appropriate plant selection, along with adequate site preparation and maintenance, reduces the need for irrigation. However, unless site hydrology is currently adequate, a District/City approved irrigation system or equivalent (i.e., polymer, plus watering) shall be used during the two-year plant establishment period. Watering shall be at a minimum rate of at least one inch per week from June 15 through October 15. Other irrigation techniques, such as deep watering, may be allowed with prior approval by District staff.

4) Trees, shrubs, and groundcovers planted shall be mulched at a minimum of three inches in depth and 18 inches in diameter, to retain moisture and discourage weed growth around newly installed plant material. Appropriate mulches are made from composted bark or leaves that have not been chemically treated.

5) Tree and shrub plantings shall be tagged.

6) Depending on site conditions, appropriate measures shall be taken to limit wildlife-related plant damage (see *IPM Plan*).

Maintenance Plan

1) Clean Water Services requires a two-year maintenance period for vegetated corridor enhancement. The enhanced vegetated corridor is to be inspected annually and a minimum of three times during the growing season and one prior to the onset of the growing season over the two-year monitoring period.

2) Plant Survival: Clean Water Services' success criterion for vegetated corridor enhancement is 80% survival of tree and shrub plantings during the two years following planting. If any mortality is noted on the site, the factor likely to have caused mortality of the plantings is to be determined and corrected if possible. If survival falls below 80% at any time during the two-year maintenance period, the plantings shall be replaced and other corrective measures, such as mulching or irrigation, may need to be implemented. If replanting is necessary, the maintenance period will be extended for two years from the date of replanting.

3) Invasive species control is to be conducted as needed based on the site inspections. Invasive species include Himalayan blackberry (*Rubus armeniacus*), reed canarygrass (*Phalaris arundinacea*), teasel (*Dipsacus fullonum*), Canada and bull thistle (*Cirsium arvense* and *C. vulgare*), Scotch broom (*Cytisus scoparius*), purple loosestrife (*Lythrum salicaria*), Japanese knotweed (*Polygonium cuspidatum*), morning glory (*Convolvulus* species), giant hogweed (*Heracleum mantegazzianum*), English ivy (*Hedera helix*), nightshade (*Solanum* species), and clematis (*Clematis ligusticifolia* and *C. vitalba*).

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PRELIMINARY VEGETATIVE CORRIDOR ENHANCEMENT PLAN

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TUALATIN, OREGON

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