

## Service Provider Letter

CWS File Number

25-000377

**This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).**

<b>Jurisdiction:</b>	<u>City of Tualatin</u>	<b>Review Type:</b>	<u>Tier 2 Analysis</u>
<b>Site Address / Location:</b>	<u>18870 SW 128th Ave</u> <u>Tualatin, OR 97062</u>	<b>SPL Issue Date:</b>	<u>April 07, 2025</u>
		<b>SPL Expiration Date:</b>	<u>April 07, 2027</u>

### Applicant Information:

Name AKS ENGINEERING & FORESTRY, LLC  
Company 12695 SW HERMAN RD, SUITE 100  
Address TUALATIN, OR, 97062  
Phone/Fax (503) 563-6151  
E-mail: schillingr@aks-eng.com

### Owner Information:

Name HALEY GRIMM  
Company GRIMM'S FUEL CO  
Address 18850 SW CIPOLE RD  
TUALATIN OR 97062  
Phone/Fax (503) 636-3233  
E-mail: haleygrimmgfc@gmail.com

### Tax lot ID

2S121A002100

### Development Activity

Gravel Improvement & Stormwater Facility

### Pre-Development Site Conditions:

Sensitive Area Present: ☒ On-Site ☒ Off-Site  
Vegetated Corridor Width: Variable  
Good/Marginal/Degraded  
Vegetated Corridor Condition: aded

### Post Development Site Conditions:

Sensitive Area Present: ☒ On-Site ☒ Off-Site  
Vegetated Corridor Width: Variable

**Enhancement of Remaining Vegetated Corridor Required:**



**Square Footage to be enhanced:**

64,701

### Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Gravel parking lot expansion &amp; stormwater facility (Permanent encroachment; Mitigation required)</u>	<u>3,680</u>
<u>Rip rap outfall (Permanent encroachment; No mitigation required under 100 SF)</u>	<u>40</u>
<u>Construction of stormwater facility (Temporary encroachment; Restoration and planting in-place)</u>	<u>3,068</u>

### Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>Onsite Replacement Mitigation</u>	<u>3,680</u>
<u>Onsite Replacement Mitigation as Public Benefit</u>	<u>2,500</u>

☒ Conditions Attached ☒ Development Figures Attached ( 4 ) ☒ Planting Plan Attached ☐ Geotech Report Required

**This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.**



**In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:**

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.
2. **Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.**
3. **If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to any ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 15 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. **For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.**
13. **Removal of invasive non-native species by hand is required in all Vegetated Corridors rated ""good."" Replanting is required in any cleared areas larger than 25 square feet using low impact methods. The applicant shall calculate all cleared areas larger than 25 square feet prior to the preparation of the required Vegetated Corridor enhancement/restoration plan.**
14. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services or city with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
15. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.



16. City shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&O 19-5, Appendix A, as amended by R&O 19-22).
17. Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.
18. Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.
19. Clean Water Services shall require an easement over the Sensitive Area and Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.

#### **FINAL PLANS**

20. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
21. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
22. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
23. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

**This Service Provider Letter is not valid unless CWS-approved site plan is attached.**

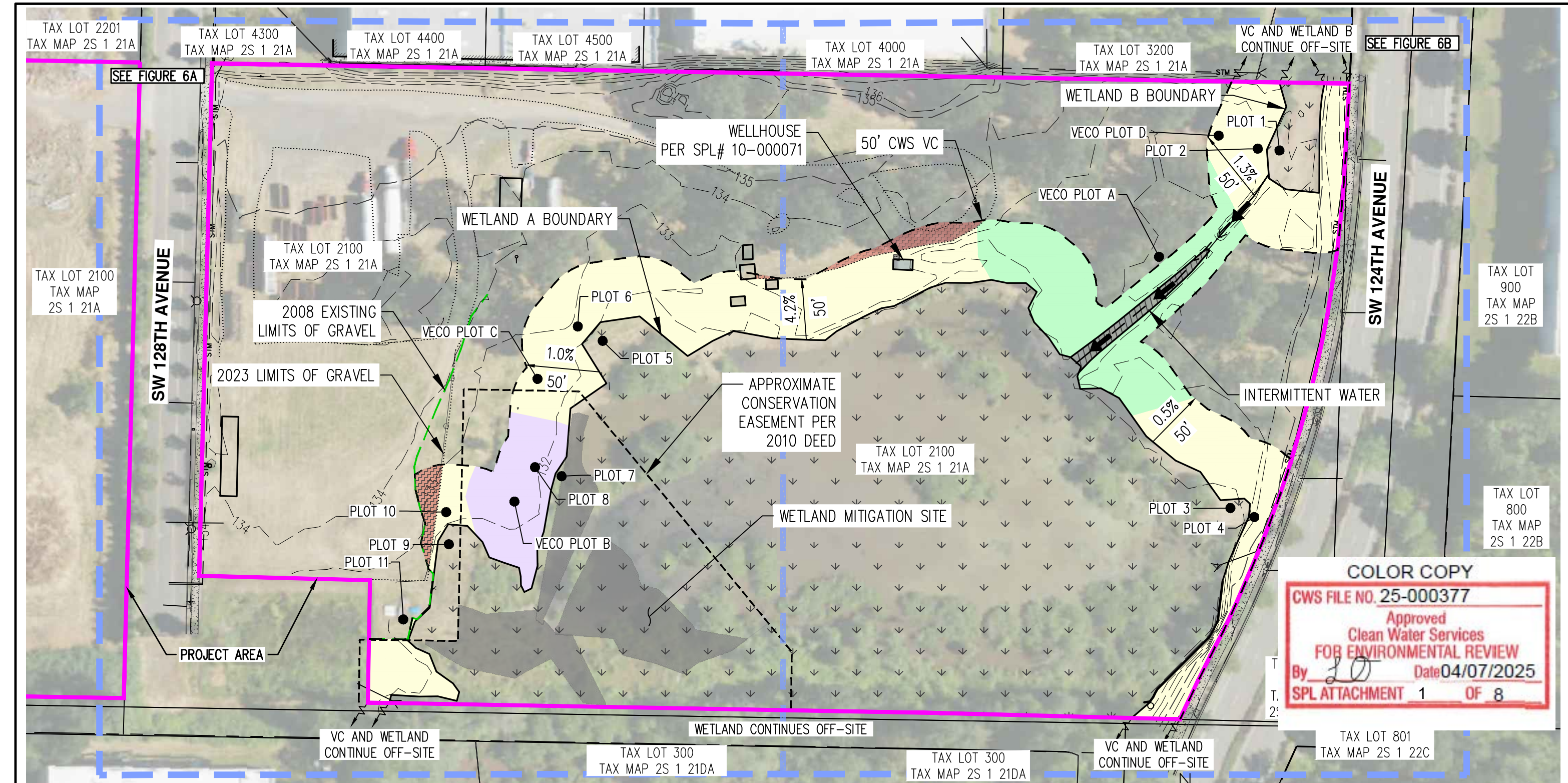
**Please call (503) 681-3653 with any questions.**



**Lindsey Obermiller  
Environmental Plan Review**

**Attachments ( 8 )**





COLOR COPY  
CWS FILE NO. 25-000377  
Approved  
Clean Water Services  
FOR ENVIRONMENTAL REVIEW  
By LO Date 04/07/2025  
SPL ATTACHMENT 1 OF 8

LEGEND:



TOTAL ON-SITE WETLAND AREA: 182,056 SF± (4.18 ACRES ±)  
WETLAND A: 178,725 SF± (4.10 ACRES ±)  
WETLAND B: 3,331 SF± (0.08 ACRES ±)



TOTAL ON-SITE INTERMITTENT WATER AREA:  
1,326 SF± (0.03 ACRES ±)/ 187 LF±

--- VEGETATED CORRIDOR (VC) BOUNDARY



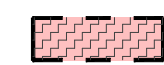
TOTAL ON-SITE VC AREA: 71,489 SF± (1.64 ACRES±)  
GOOD CONDITION VC AREA:  
15,081 SF± (0.35 ACRES±)



MARGINAL CONDITION VC AREA:  
7,155 SF± (0.16 ACRES±)



DEGRADED CONDITION VC AREA:  
46,889 SF± (1.13 ACRES±)

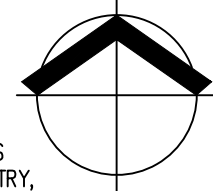


EXISTING PERMANENT VC AREA:  
2,364 SF± (0.05 ACRES±)

● PLOT 1 PLOT LOCATION

PHOTO POINT LOCATION AND ORIENTATION  
WETLANDS AND WATER BOUNDARIES AND PLOT LOCATIONS SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC (AKS) ON MARCH 8, 2024 AND WERE PROFESSIONALLY LAND SURVEYED BY AKS ON MARCH 13, 2024 WITH SUB-METER ACCURACY.

1-FOOT INTERVAL GROUND CONTOURS, EXISTING CONDITIONS, AND A PARTIAL TREE SURVEY OF TREES >6" DBH DERIVED FROM AKS PROFESSIONAL LAND SURVEY. STUDY AREA BOUNDARY DETERMINED PRIOR TO FIELDWORK BASED ON SURVEYED PROPERTY BOUNDARIES WITH SUB-METER ACCURACY.



SCALE: 1"= 80 FEET  
80 0 16 40 80  
ORIGINAL PAGE SIZE: 11" x 17"

DATE: 03/11/2025

AERIAL DERIVED FROM NAIP (JUNE 2022)

NATURAL RESOURCES EXISTING CONDITIONS OVERVIEW

GRIMMS FUEL STORAGE YARD TIER 2 ALTERNATIVES ANALYSIS

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



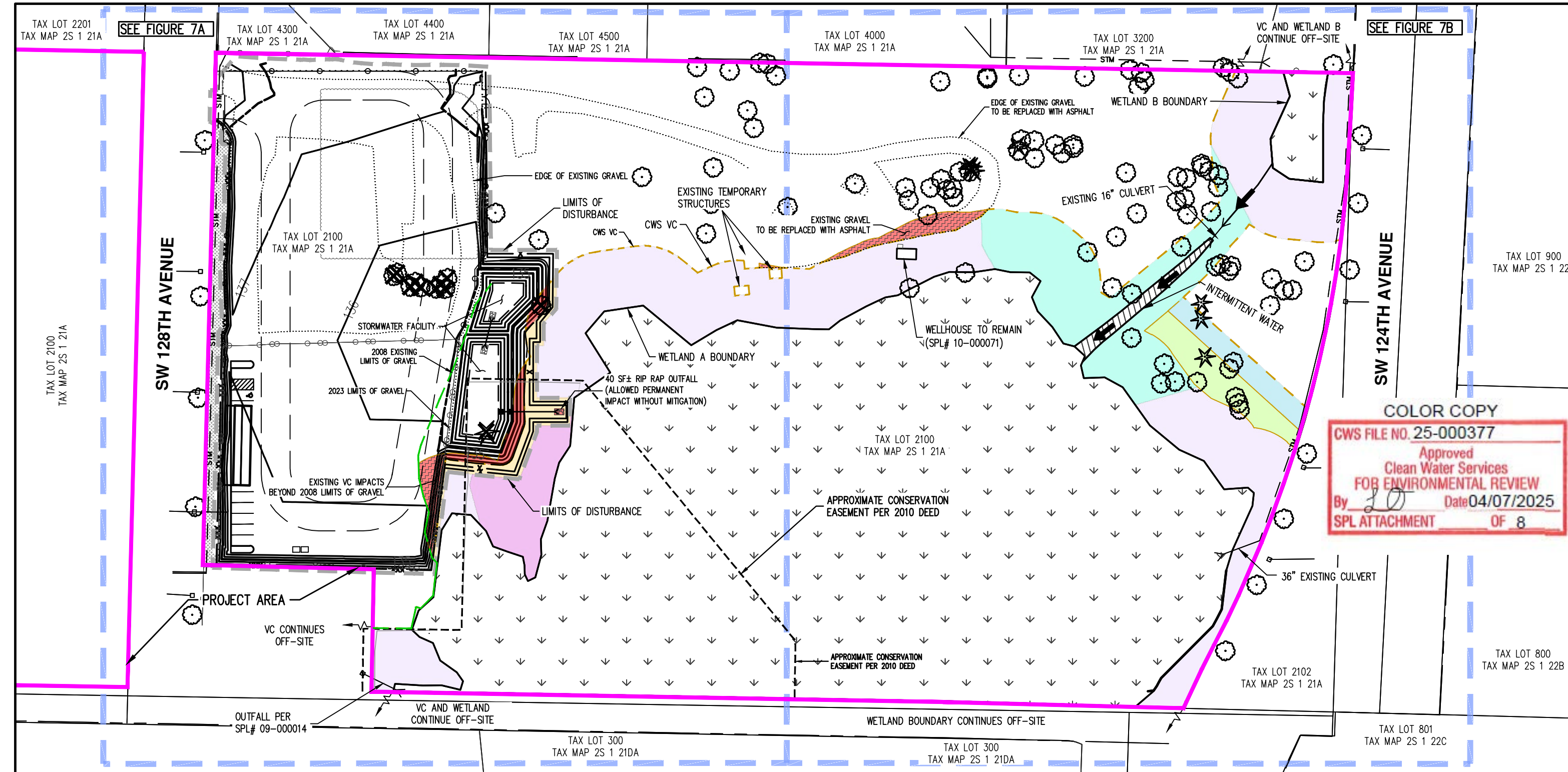
FIGURE

6

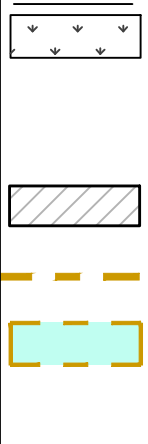
DRWN: RAS  
CHKD: SAR  
AKS JOB:  
11113

DWG: 11113 CWS UPDATED EXCOND | FIGURE 6



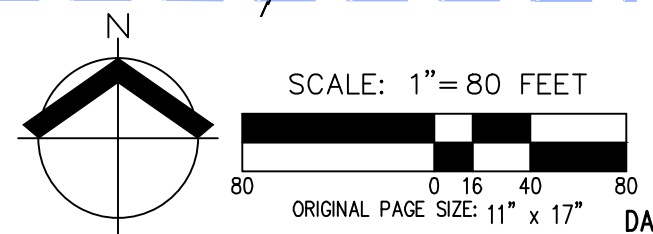


**LEGEND:**



- TOTAL ON-SITE WETLAND AREA TO REMAIN: 182,056 SF± (4.18 ACRES ±)
- ON-SITE WETLAND A AREA TO REMAIN: 178,725 SF± (4.10 ACRES ±)
- ON-SITE WETLAND B AREA TO REMAIN: 3,331 SF± (0.08 ACRES ±)
- ON-SITE INTERMITTENT WATER AREA TO REMAIN: 1,326 SF± (0.03 ACRES ±)/ 187 LF±
- VEGETATED CORRIDOR (VC) BOUNDARY
- ON-SITE VC AREA TO REMAIN IN GOOD CONDITION: 15,081 SF± (0.35 ACRES±)
- ON-SITE MARGINAL CONDITION VC AREA TO BE ENHANCED TO GOOD CONDITION: 5,112 SF± (0.12 ACRES±)
- ON-SITE DEGRADED CONDITION VC AREA TO BE ENHANCED TO GOOD CONDITION: 44,508 SF± (1.02 ACRES±)
- TEMPORARY VC IMPACT AREA TO BE RESTORED TO GOOD CONDITION: 3,068 SF± (0.07 ACRES±)
- EXISTING PERMANENT VC IMPACT AREA: 2,364 SF± (0.05 ACRES±)
- PROPOSED PERMANENT VC IMPACT AREA: 1,316 SF± (0.03 ACRES±)
- ON-SITE VC REPLACEMENT MITIGATION AREA: 3,680 SF± (0.08 ACRES±)
- ON-SITE VC PUBLIC BENEFIT AREA MITIGATION TO BE PLANTED TO GOOD CONDITION: 2,500 SF± (0.05 ACRES±)
- PROPOSED PERMANENT VEGETATED CORRIDOR IMPACT AREA ALLOWED WITHOUT MITIGATION PER SECTION 3.05.6: 40 SF±
- FLOW DIRECTION
- TREES TO BE REMOVED

WETLANDS AND WATER BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC (AKS) ON MARCH 8, 2024 AND WERE PROFESSIONALLY LAND SURVEYED BY AKS ON MARCH 13, 2024 WITH SUB-METER ACCURACY.



<b>NATURAL RESOURCES SITE PLAN OVERVIEW</b>		<b>FIGURE 7</b>
GRIMMS FUEL STORAGE YARD TIER 2 ALTERNATIVES ANALYSIS		
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: GPM CHKD: RAS AKS JOB: 11113

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CWS FILE NO. 25-000377

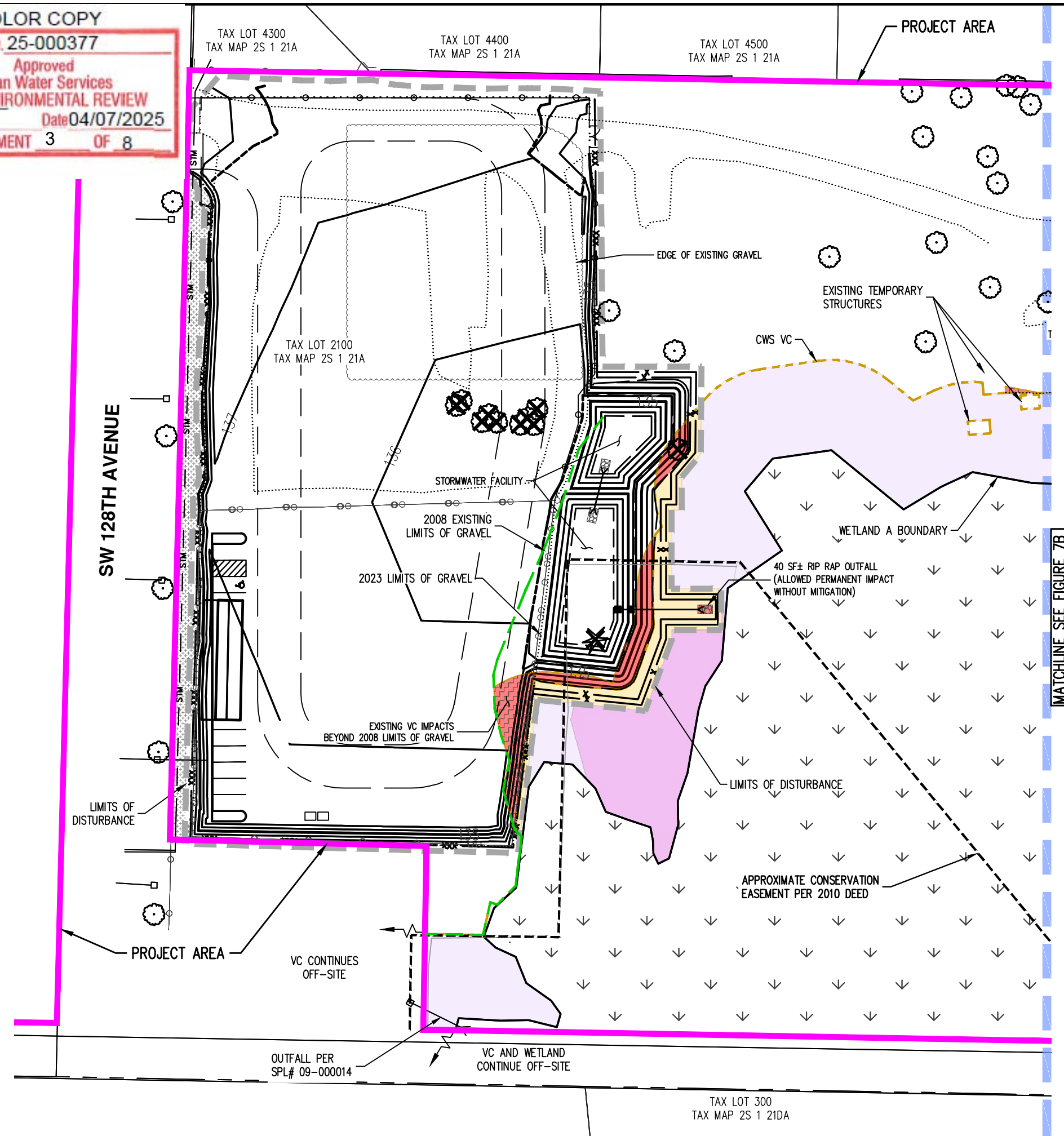
Approved  
Clean Water Services  
FOR ENVIRONMENTAL REVIEW

By LO Date 04/07/2025

SPL ATTACHMENT OF 8

DWG: 11113 CWS SITE PLAN | FIGURE 7





TOTAL ON-SITE WETLAND AREA TO REMAIN: 182,056 SF± (4.18 ACRES ±)  
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— — — VEGETATED CORRIDOR (VC) BOUNDARY

Page 10

ON-SITE VC AREA TO REMAIN IN GOOD CONDITION:  
15,081 SF± (0.35 ACRES±)

Page 10

ON-SITE MARGINAL CONDITION VC AREA TO BE  
ENHANCED TO GOOD CONDITION: 5,112 SF± (0.12 ACRES±)

ON-SITE DEGRADED CONDITION VC AREA TO BE  
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Page 10

TEMPORARY VC IMPACT AREA TO BE RESTORED  
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EXISTING PERMANENT VC IMPACT AREA:  
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10/10

PROPOSED PERMANENT VC IMPACT AREA:  
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ON-SITE VC REPLACEMENT MITIGATION AREA:  
3,680 SF± (0.08 ACRES±)

ON-SITE VC PUBLIC BENEFIT AREA MITIGATION TO BE  
PLANTED TO GOOD CONDITION: 2,500 SF± (0.05 ACRES±)

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ALLOWED WITHOUT MITIGATION PER SECTION 3.05.6: 40 SF±

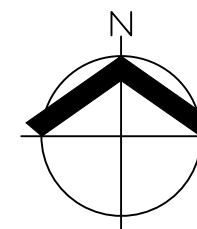


FLOW DIRECTION

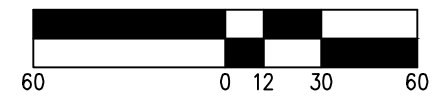


TREES TO BE REMOVED

WETLANDS AND WATER BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC (AKS) ON MARCH 8, 2024 AND WERE PROFESSIONALLY LAND SURVEYED BY AKS ON MARCH 13, 2024 WITH SUB-METER ACCURACY.



SCALE: 1"=60 FEET



DATE: 03/13/2025

## NATURAL RESOURCES SITE PLAN

GRIMMS FUEL STORAGE YARD TIER 2 ALTERNATIVES ANALYSIS

**AKS ENGINEERING & FORESTRY, LLC**  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151      WWW.AKS-ENG.COM

**AKS**

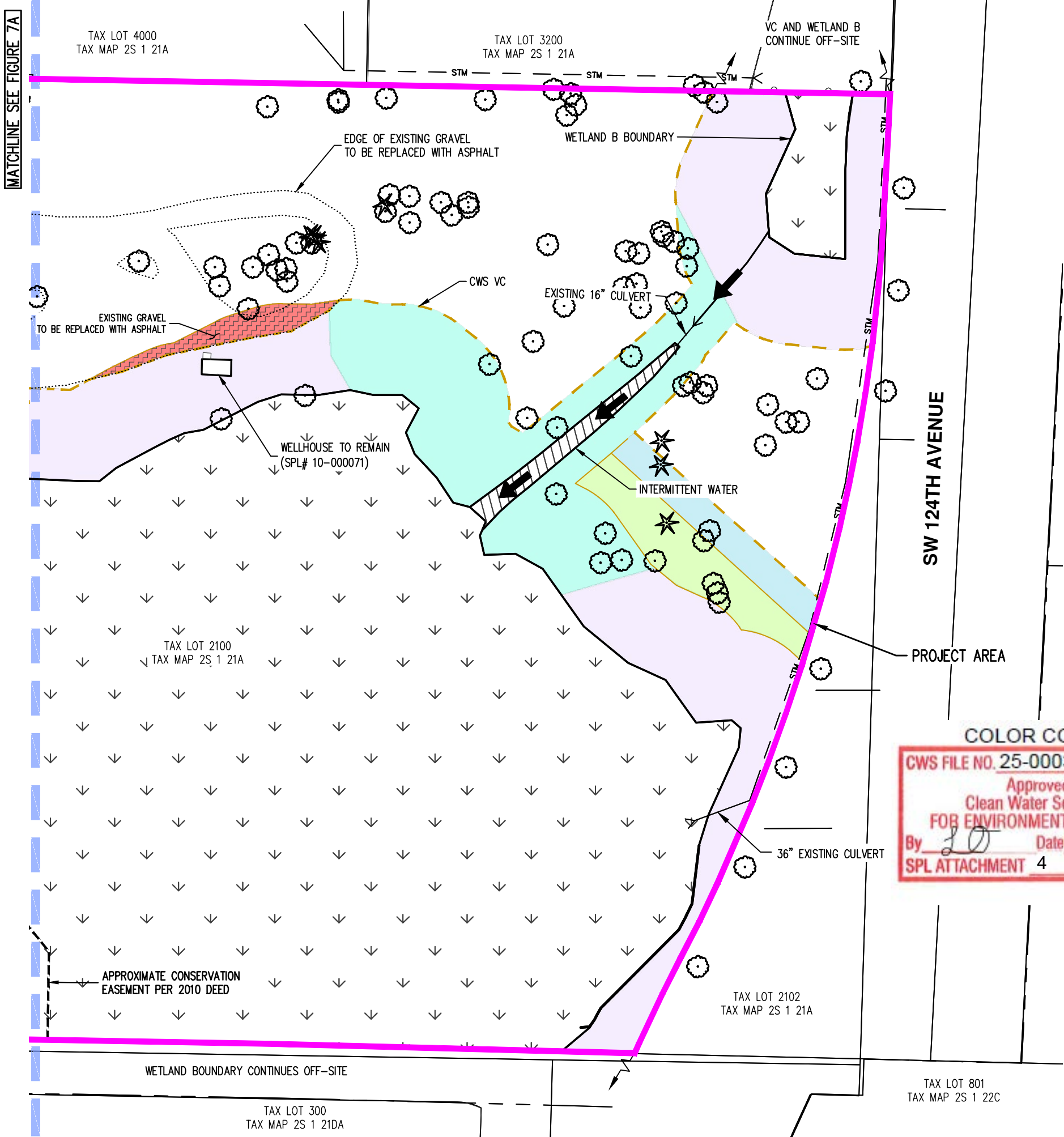
FIGURE

7A |

DRWN: GPM
CHKD: RAS
AKS JOB: 11113



DWG: 11113 CWS SITE PLAN | FIGURE 7B



**LEGEND:**

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VEGETATED CORRIDOR (VC) BOUNDARY

ON-SITE VC AREA TO REMAIN IN GOOD CONDITION: 15,081 SF± (0.35 ACRES±)

ON-SITE MARGINAL CONDITION VC AREA TO BE ENHANCED TO GOOD CONDITION: 5,112 SF± (0.12 ACRES±)

ON-SITE DEGRADED CONDITION VC AREA TO BE ENHANCED TO GOOD CONDITION: 44,508 SF± (1.02 ACRES±)

TEMPORARY VC IMPACT AREA TO BE RESTORED TO GOOD CONDITION: 3,068 SF± (0.07 ACRES±)

EXISTING PERMANENT VC IMPACT AREA: 2,364 SF± (0.05 ACRES±)

PROPOSED PERMANENT VC IMPACT AREA: 1,316 SF± (0.03 ACRES±)

ON-SITE VC REPLACEMENT MITIGATION AREA: 3,680 SF± (0.08 ACRES±)

ON-SITE VC PUBLIC BENEFIT AREA MITIGATION TO BE PLANTED TO GOOD CONDITION: 2,500 SF± (0.05 ACRES±)

PROPOSED PERMANENT VEGETATED CORRIDOR IMPACT AREA ALLOWED WITHOUT MITIGATION PER SECTION 3.05.6: 40 SF±

→ FLOW DIRECTION

✱ ✕ TREES TO BE REMOVED

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COLOR COPY

CWS FILE NO. 25-000377

Approved  
Clean Water Services  
FOR ENVIRONMENTAL REVIEW

By LO Date 04/07/2025

SPL ATTACHMENT 4 OF 8

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SCALE: 1"= 60 FEET

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ORIGINAL PAGE SIZE: 11" x 17"

DATE: 03/13/2025

NATURAL RESOURCES SITE PLAN		FIGURE
GRIMMS FUEL STORAGE YARD TIER 2 ALTERNATIVES ANALYSIS		7B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: GPM CHKD: RAS AKS JOB: 11113





## Grimms Fuel Storage Yard Vegetated Corridor Enhancement Planting Specifications

Total Vegetated Corridor planting area +58,868 square feet.

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

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

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

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

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

<sup>1</sup> 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.





**Table 4. Vegetated Corridor Public Benefit Mitigation Planting Area:  $\pm 2,500$  square feet**

Scientific Name	Common Name	Size <sup>1</sup>	Spacing/Seeding Rate	Quantity
<b>Trees (total 25)</b>				
<i>Quercus garryana</i>	Oregon white oak	2 gallon	10 feet on center	5
<i>Acer circinatum</i>	vine maple	2 gallon	10 feet on center	10
<i>Rhamnus purshiana</i>	cascara	2 gallon	10 feet on center	10
<b>Shrubs (total 125)</b>				
<i>Symphoricarpus albus</i>	snowberry	1 gallon	4-5 feet on center	35
<i>Almelanchier alnifolia</i>	serviceberry	1 gallon	4-5 feet on center	30
<i>Mahonia nervosa</i>	Cascade Oregon grape	1 gallon	4-5 feet on center	30
<i>Holodiscus discolor</i>	oceanspray	1 gallon	4-5 feet on center	30
<b>Seed Mix/Plug<sup>1</sup></b>				
<i>Bromus carinatus</i>	native California brome	seed	1 lbs pls/acre	As needed for bare soil areas >25 square feet
<i>Elymus glaucus</i>	Blue wild-rye	seed	1 lbs pls/acre	

<sup>1</sup>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.

**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*).



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## 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 (*Polygonum cuspidatum*), morning glory (*Convolvulus* species), giant hogweed (*Heracleum mantegazzianum*), English ivy (*Hedera helix*), nightshade (*Solanum* species), and clematis (*Clematis ligusticifolia* and *C. vitalba*).

Note add by CWS Plan Reviewer: For Vegetated Corridor areas in "Good Condition", removal of invasive non-native species is required. Replanting is also required in any cleared areas larger than 25 square feet using low impact methods.







10295 Southwest Ridder Road Wilsonville, OR 97070  
o 503.570.0626 f 503.582.9307 republicservices.com

February 7, 2025

Sean Vermilya,

Re: Grimms  
AKS Engineering & Forestry, LLC  
18867 SW 128<sup>th</sup> Ave. Tualatin, OR 97062

Dear Sean,

Thank you, for sending us the preliminary site plans for this proposed development in Tualatin OR.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

Waste composition; general trash and recycle generated by business office and employee breakroom. The site ingress/egress located at the NW property from SW 128<sup>th</sup> Ave. is acceptable. The traffic pattern for our trucks when on property will be counterclockwise on a paved circular driveway that can sustain the weight of our collection trucks (GVW 60,000lbs) The trash and recycle receptacles will be located at the SW corner of the property and accessible for our trucks to access. All navigable areas of the property will be free of overhead hazards. Plans for modifying or constructing a trash/recycle enclosure will require Republic Services review and approval as outlined in the City of Tualatin Solid Waste Ordinance.

Service levels are available as follows:

Trash –	6 days per week
Recycle –	5 days per week
Food Waste –	5 days per week
Glass –	1 day per week

Thanks Sean, for your help and concerns for our services prior to this project being developed.

Sincerely,

*Kelly Herrod*

Kelly Herrod  
Operations Supervisor  
Republic Services Inc.



**FIRE CODE / LAND USE / BUILDING REVIEW  
APPLICATION**



**North Operating Center**  
11945 SW 70<sup>th</sup> Avenue  
Tigard, OR 97223  
Phone: 503-649-8577

**South Operating Center**  
8445 SW Elligsen Rd  
Wilsonville, OR 97070  
Phone: 503-649-8577

REV 6-30-20

**Project Information**

Applicant Name: Chris Knight  
Address: 12965 SW Herman Road, Ste. 100, Tualatin, OR 97062  
Phone: 503-563-6151  
Email: Knightc@aks-eng.com  
Site Address: 18867 SW 128<sup>th</sup> Avenue, Tualatin, OR 97062  
City: Tualatin  
Map & Tax Lot #: Map 2S 1 21A, Tax Lot 2100  
Business Name: Towing Yard  
Land Use/Building Jurisdiction: City of Tualatin  
Land Use/ Building Permit # \_\_\_\_\_  
Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

**Project Description**

New paved vehicle storage yard for tow trucks related to a towing business. Additional improvements include employee parking and a temporary office trailer.

**Permit/Review Type (check one):**

- ☒ Land Use / Building Review - Service Provider Permit  
☐ Emergency Radio Responder Coverage Install/Test  
☐ LPG Tank (Greater than 2,000 gallons)  
☐ Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)  
    \* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.  
☐ Explosives Blasting (Blasting plan is required)  
☐ Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)  
☐ Tents or Temporary Membrane Structures (in excess of 10,000 square feet)  
☐ Temporary Haunted House or similar  
☐ OLCC Cannabis Extraction License Review  
☐ Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

**For Fire Marshal's Office Use Only**

TVFR Permit # 2025-0019  
Permit Type: SPP - Tualatin  
Submittal Date: 2/12/2025  
Assigned To: McGladrey  
Due Date: 2/14/2025  
Fees Due: 0  
Fees Paid: 0

**Approval/Inspection Conditions**  
(For Fire Marshal's Office Use Only)

**This section is for application approval only**

msj 2/14/2025  
Fire Marshal or Designee Date

Conditions:

No structures or impacts to  
fire department access/water supply

See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

**This section used when site inspection is required**

Inspection Comments:

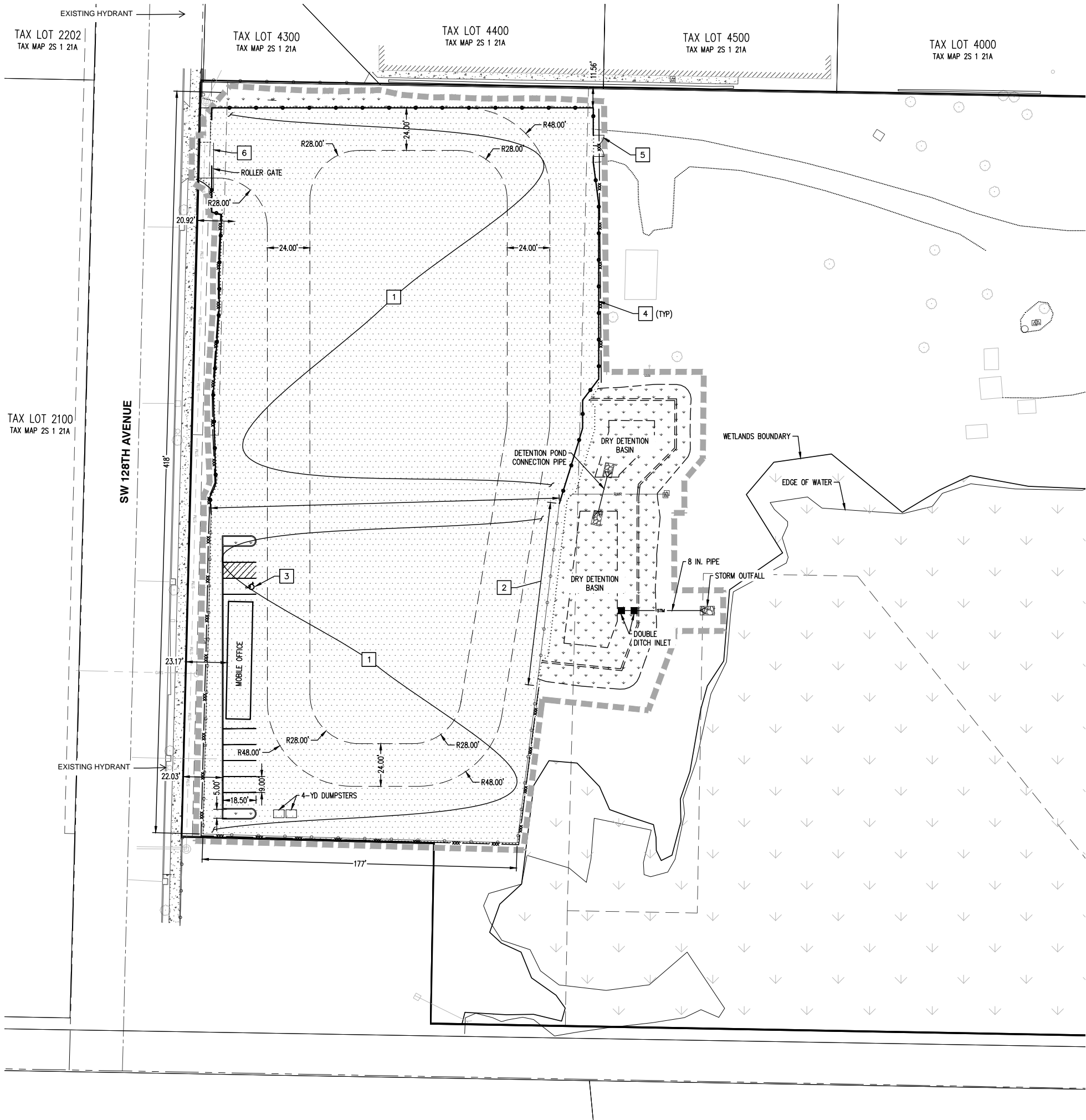
N/A

Final TVFR Approval Signature & Emp ID

Date



AKS DRAWING FILE: 11113 PRELIM SITE PLANNING | LAYOUT: P5



**LEGEND**

PROJECT AREA LIMITS

CHAIN LINK FENCING

NEW LANDSCAPING

NEW ASPHALT SURFACE

- # KEYED SITE NOTES:
1. PAVED TOWING YARD AREA

2. REINSTALL FENCING AFTER COMPLETION OF GRADING AND ASPHALTING

3. ADA PARKING SPACE

4. CHAIN LINK FENCING

5. 12'-WIDE MAINTENANCE GATE

6. 26'-WIDE VEHICLE GATE

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

PARKING SUMMARY	
PARKING SPACES =	6
ADA SPACES =	1

**TVF&R**

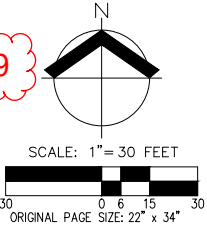
Tualatin Valley  
Fire & Rescue

APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL  
OF OMISSIONS OR OVERSIGHTS.

Deputy Fire Marshal II

TVF&R Permit #2025-0019



PRELIMINARY SITE AND STORMWATER PLAN  
TOWING YARD IMPROVEMENTS  
GRIMM'S FUEL COMPANY  
TUALATAN, OREGON

REGISTERED PROFESSIONAL  
ENGINEER  
**PRELIMINARY**  
NOT FOR  
CONSTRUCTION  
JUL 11, 2024  
CHRISTOPHER KNIGHT

RENEWS: JUNE 30, 2025

JOB NUMBER: 11113

DATE: 01/31/2025

DESIGNED BY: ADN

DRAWN BY: ADN

CHECKED BY: CAK

FS-1



**AKS**

AKS ENGINEERING & FORESTRY, LLC  
12005 SW HERMAN RD., STE 100  
TUALATIN, OR 97062  
503-563-6151  
WWW.AKS-ENG.COM

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