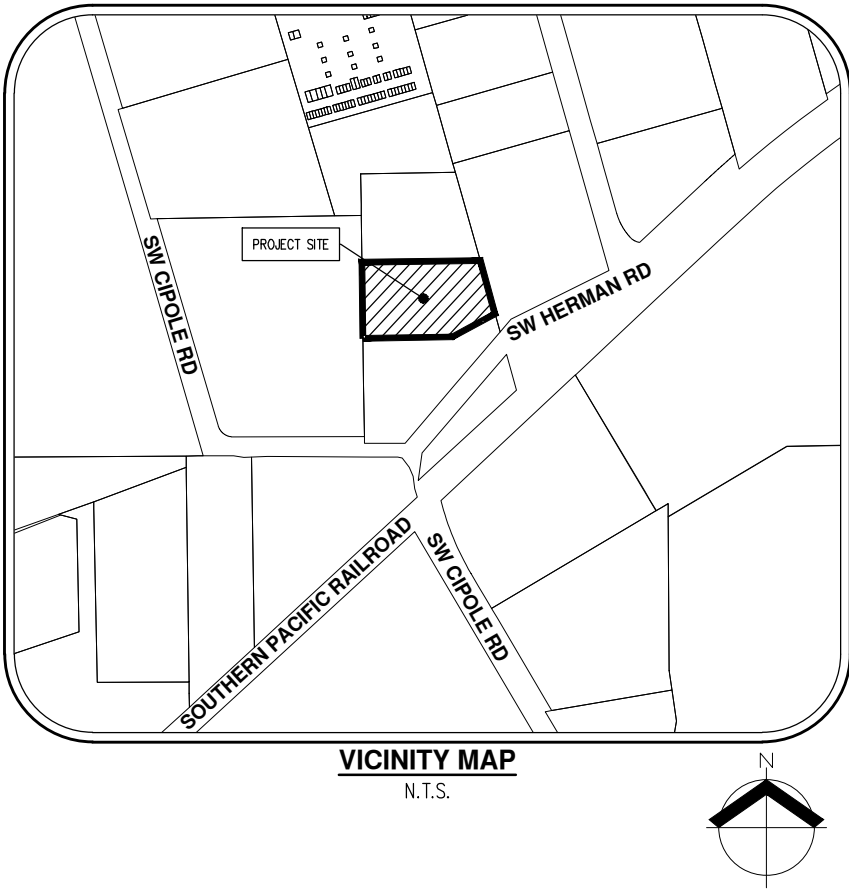


# SW HERMAN ROAD VEHICLE STORAGE FACILITY

## ARCHITECTURAL REVIEW APPLICATION



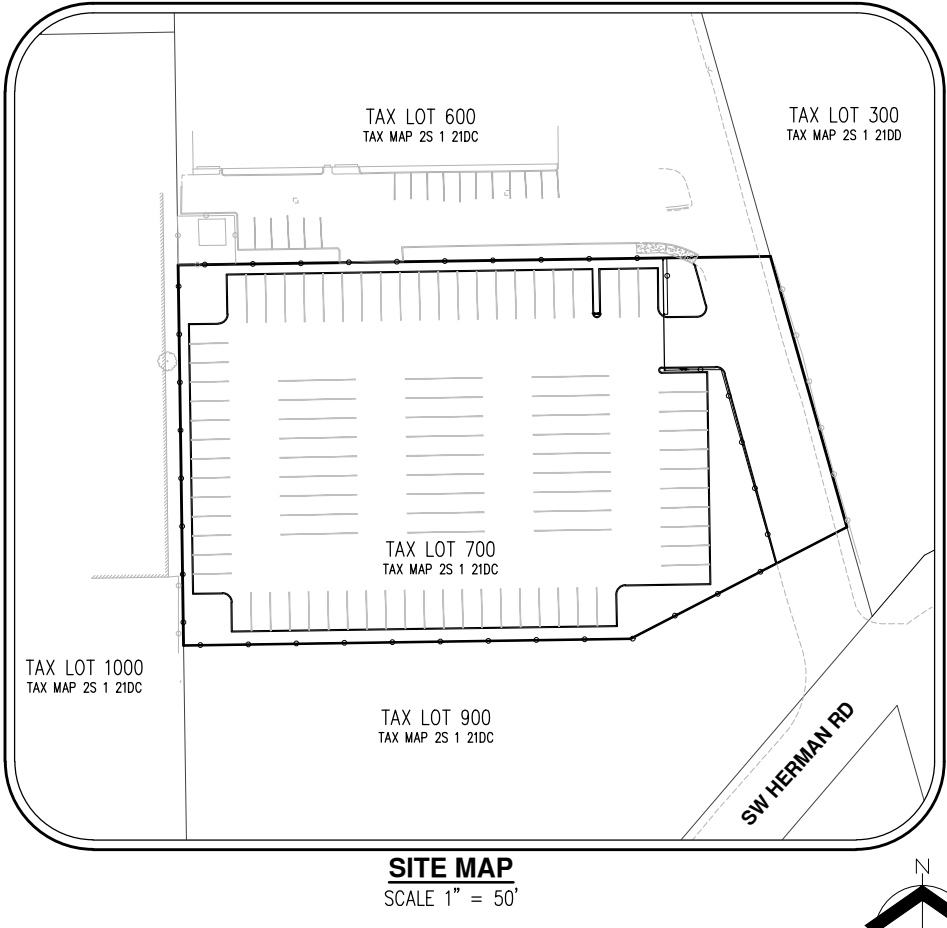
### PROJECT TEAM

#### APPLICANT

AMK HERMAN, LLC  
16350 NW BELT ROAD  
YAMHILL, OR 97148

#### PLANNING/ CIVIL ENGINEERING/ SURVEYING/ NATURAL RESOURCES/ LANDSCAPE ARCHITECTURE FIRM

AKS ENGINEERING & FORESTRY, LLC.  
12965 SW HERMAN ROAD SUITE 100  
TUALATIN, OR 97062  
PLANNING CONTACT: GLEN SOUTHERLAND, AICP  
ENGINEERING CONTACT: PAUL SELLKE, PE, GE  
PHONE: 503.563.6151



### SHEET INDEX

- P1 COVER SHEET
- P2 EXISTING CONDITIONS PLAN
- P3 PRELIMINARY DEMOLITION AND EROSION CONTROL PLAN
- P4 PRELIMINARY SITE PLAN
- P5 PRELIMINARY GRADING PLAN
- P6 PRELIMINARY COMPOSITE UTILITY PLAN
- P7 PRELIMINARY OFF-SITE STORMWATER EXTENSION PLAN
- P8 PRELIMINARY CIRCULATION PLAN
- P9 PRELIMINARY LANDSCAPE PLAN
- P10 PRELIMINARY SITE LIGHTING PLAN
- P11 PRELIMINARY ELEVATION - PERSPECTIVE DETAILS

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		EXISTING		PROPOSED	
RIGHT-OF-WAY LINE							
BOUNDARY LINE							
PROPERTY LINE							
CENTERLINE							
DITCH							
CURB							
EDGE OF PAVEMENT							
GUTTER							
EASEMENT							
FENCE LINE							
GRAVEL EDGE							
POWER LINE							
OVERHEAD WIRE							
COMMUNICATIONS LINE							
FIBER OPTIC LINE							
GAS LINE							
STORM DRAIN LINE							
SANITARY SEWER LINE							
WATER LINE							
RECLAIMED WATER LINE							

#### TOTAL SITE AREA

±1.44 ACRES

#### PROJECT DESCRIPTION

VEHICLE STORAGE FACILITY.

#### PROPERTY DESCRIPTION

LOCATED IN THE SOUTH EAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON COUNTY, OREGON. (WASHINGTON COUNTY ASSESSOR'S MAP 2S 1 21DC TAX LOT 700)

#### PROJECT LOCATION

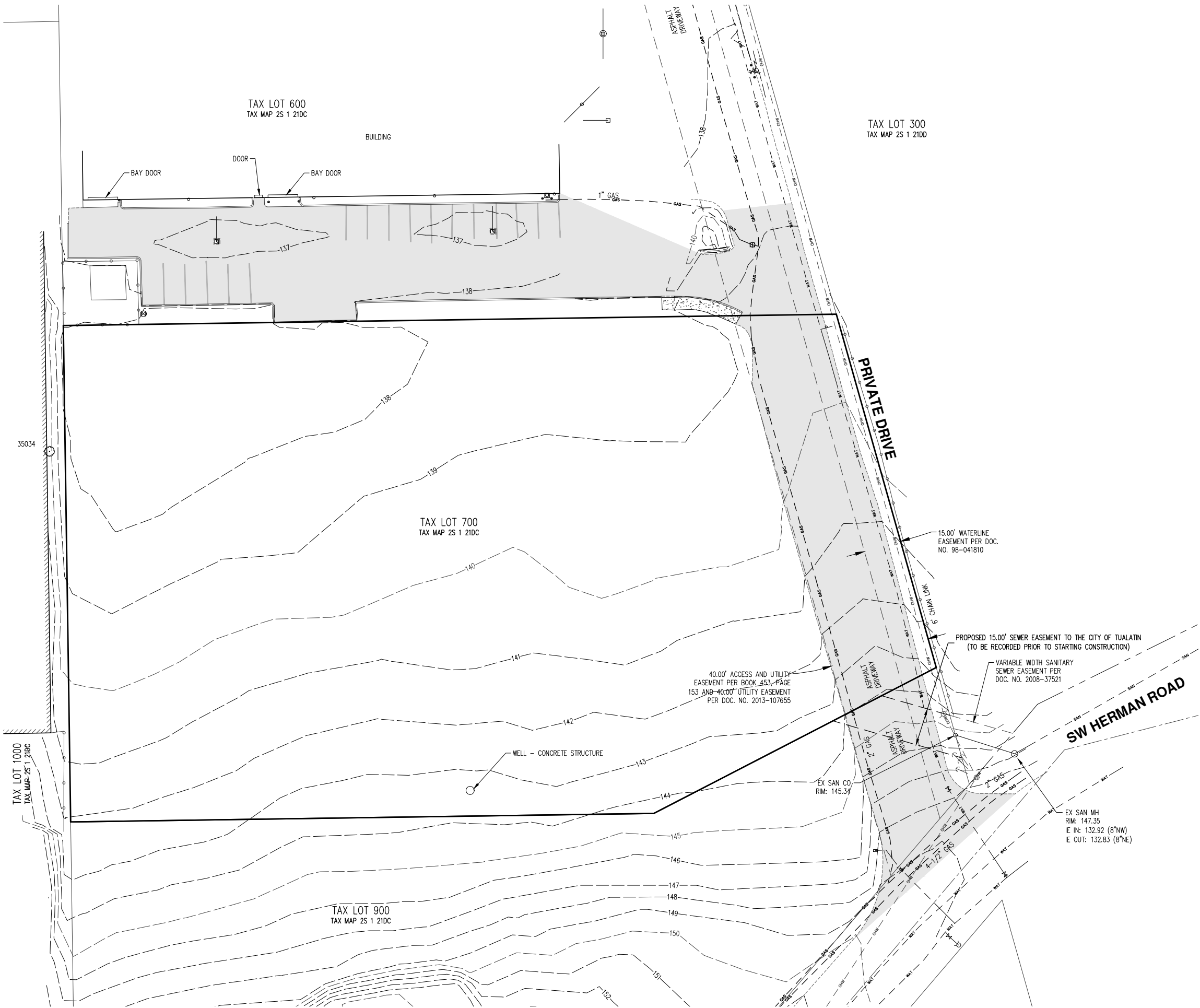
NORTHEAST OF SW CIPOLE RD AND SW HERMAN RD TUALATIN, OR.

COVER SHEET  
SW HERMAN ROAD VEHICLE STORAGE FACILITY  
AMK HERMAN, LLC  
TUALATIN, OREGON



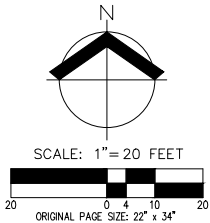
RENEWAL DATE: 6/30/26  
JOB NUMBER: 7949-01  
DATE: 06/19/25  
DESIGNED BY: JM/MBM  
DRAWN BY: MBM  
CHECKED BY: PAS

AKS DRAWING FILE: 7949 EX COND-AMK.DWG | LAYOUT: P2



**NOTES:**

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 20158322, 20158325, 20158328 AND 20158330. 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 JUNE 12-15, 2020, AND FEBRUARY 14-15, 2022.
3. 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 OPOLE RD AND THE SOUTHERN PACIFIC RAILROAD CROSSING. ELEVATION = 157.296 FEET (NGVD 29).
4. 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.
5. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
6. CONTOUR INTERVAL IS 1 FOOT.
7. FLOOD ZONE BOUNDARIES SHOWN ARE BASED ON INFORMATION PROVIDED BY THE CITY OF TUALATIN. THE BASE FLOOD ELEVATION IS 130.78 (NGVD 29) PER CITY OF TUALATIN.



**EXISTING CONDITIONS PLAN**  
**SW HERMAN ROAD VEHICLE STORAGE FACILITY**  
**AMK HERMAN, LLC**  
**TUALATIN, OREGON**

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
**PRELIMINARY**  
NOT FOR  
CONSTRUCTION  
JUNE 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWS: 6/30/27

JOB NUMBER: 7949-01  
DATE: 06/19/25  
DESIGNED BY: JM/MBM  
DRAWN BY: MBM  
CHECKED BY: PAS

**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

TAX LOT 1000  
TAX MAP 2S 1 21DC

35034

PERIMETER  
SEDIMENT FENCE (TYP)

TAX LOT 600  
TAX MAP 2S 1 21DC

TAX LOT 700  
TAX MAP 2S 1 21DC

TAX LOT 900  
TAX MAP 2S 1 21DC

TAX LOT 300  
TAX MAP 2S 1 21DD

TAX LOT 801  
TAX MAP 2S 1 21DC

INSTALL INLET PROTECTION (TYP) ON ANY STORM  
INLETS ADJACENT TO UTILITY SAWCUTS

STRAW WATTLE (TYP)

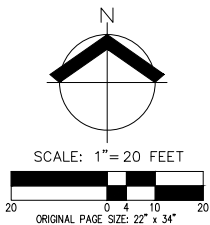
PRIVATE DRIVE

SAWCUT (TYP)

GRAVEL  
CONSTRUCTION ENTRANCE

# KEYED DEMOLITION NOTES:

1. STRIP AND REMOVE ALL VEGETATION, DEBRIS, ETC.
2. DECOMMISSION EXISTING WELL AND BACKFILL PER OWRD REQUIREMENTS, CONTRACTOR TO COORDINATE WITH OWNER AND ENGINEER.



LEGEND

EXISTING CONTOUR (1 FOOT)	---
EXISTING CONTOUR (5 FEET)	- - -
DISTURBED AREA BOUNDARY	- - - - -
EXISTING CONCRETE TO REMAIN	
EXISTING ASPHALT TO BE REMOVED	
EXISTING ASPHALT	
SAWCUT LINE	- x - x -
PERIMETER SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	- x - x -
STRAW WATTLE (TO BE INSTALLED PRIOR TO SAWCUT)	- x - x -
GRAVEL CONSTRUCTION ENTRANCE	
DRAINAGE FLOW DIRECTION	

PRELIMINARY DEMOLITION AND EROSION CONTROL PLAN  
SW HERMAN ROAD VEHICLE STORAGE FACILITY  
AMK HERMAN, LLC  
TUALATIN, OREGON



JOB NUMBER:	7949-01
DATE:	06/19/25
DESIGNED BY:	JM/MBM
DRAWN BY:	MBM
CHECKED BY:	PAS

PRELIMINARY SITE PLAN  
SW HERMAN ROAD VEHICLE STORAGE FACILITY  
AMK HERMAN, LLC  
TUALATIN, OREGON



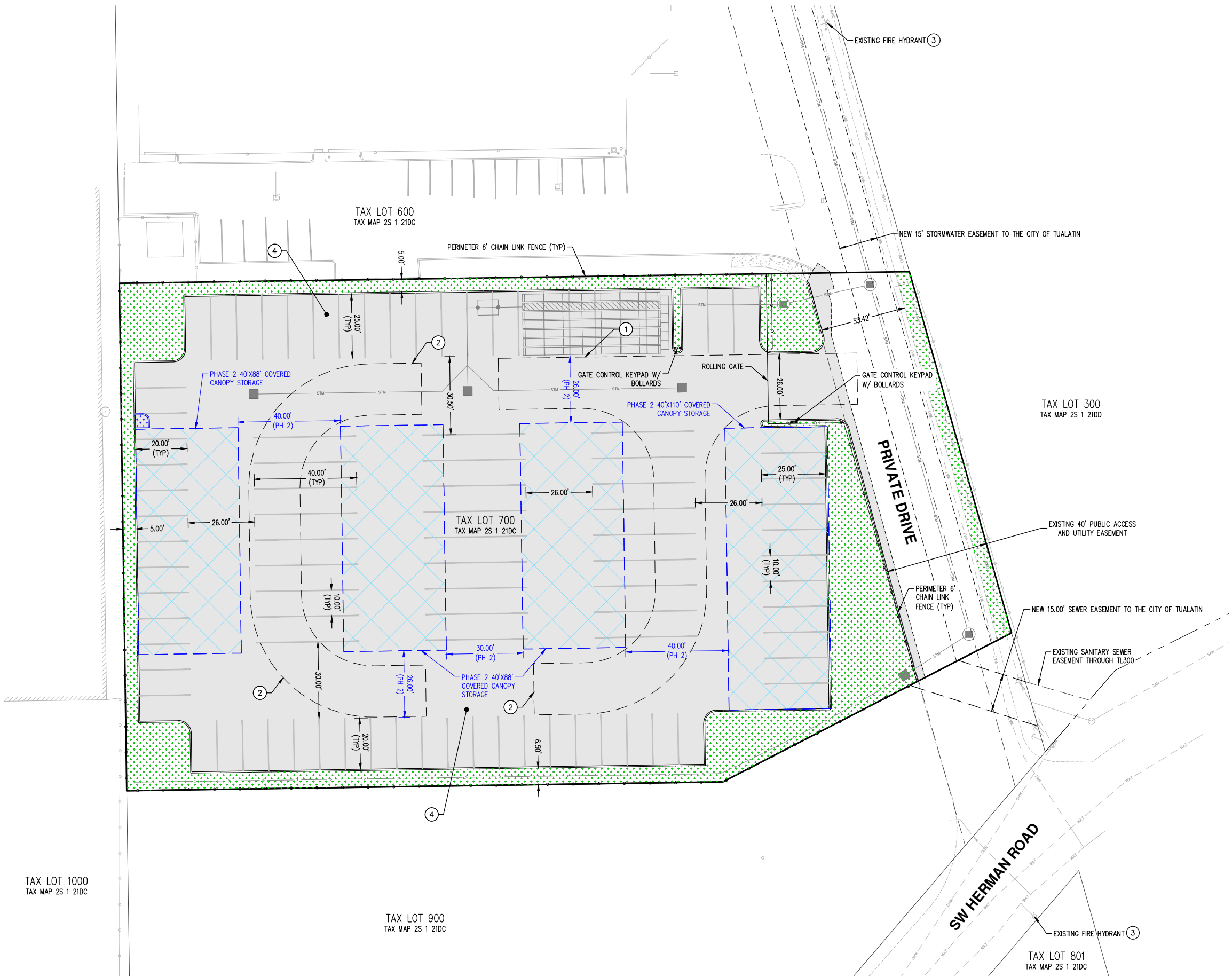
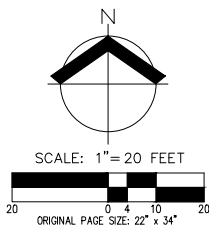
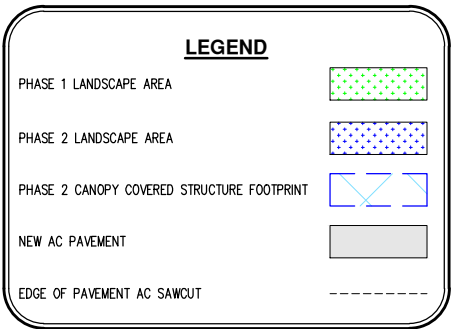
RENEWAL DATE:	6/30/26
JOB NUMBER:	7949-01
DATE:	06/19/25
DESIGNED BY:	JM/MBM
DRAWN BY:	MBM
CHECKED BY:	PAS

SITE SUMMARY

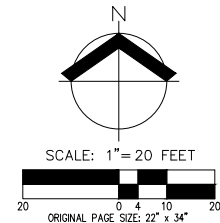
PHASE 1	
TOTAL PROVIDED UNCOVERED VEHICLE STORAGE SPACES:	91
UNCOVERED 10'X20':	34
UNCOVERED 10'X25':	33
UNCOVERED 10'X40':	24
PHASE 1 AREA	
LANDSCAPE AREA:	±9,432 SF
TOTAL AREA:	±62,666 SF
LANDSCAPE AREA PERCENTAGE OF TOTAL:	15.1%
REQUIRED LANDSCAPE PERCENTAGE:	15%
PHASE 2	
TOTAL PROVIDED VEHICLE STORAGE SPACES:	80
CANOPY COVERED 10'X40':	34
UNCOVERED 10'X20':	24
UNCOVERED 10'X25':	22
PHASE 2 AREA	
LANDSCAPE AREA:	±9,403 SF
TOTAL AREA:	±62,666 SF
LANDSCAPE AREA PERCENTAGE OF TOTAL:	15.0%
REQUIRED LANDSCAPE PERCENTAGE:	15%

SITE KEYED NOTES: #

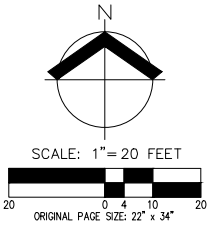
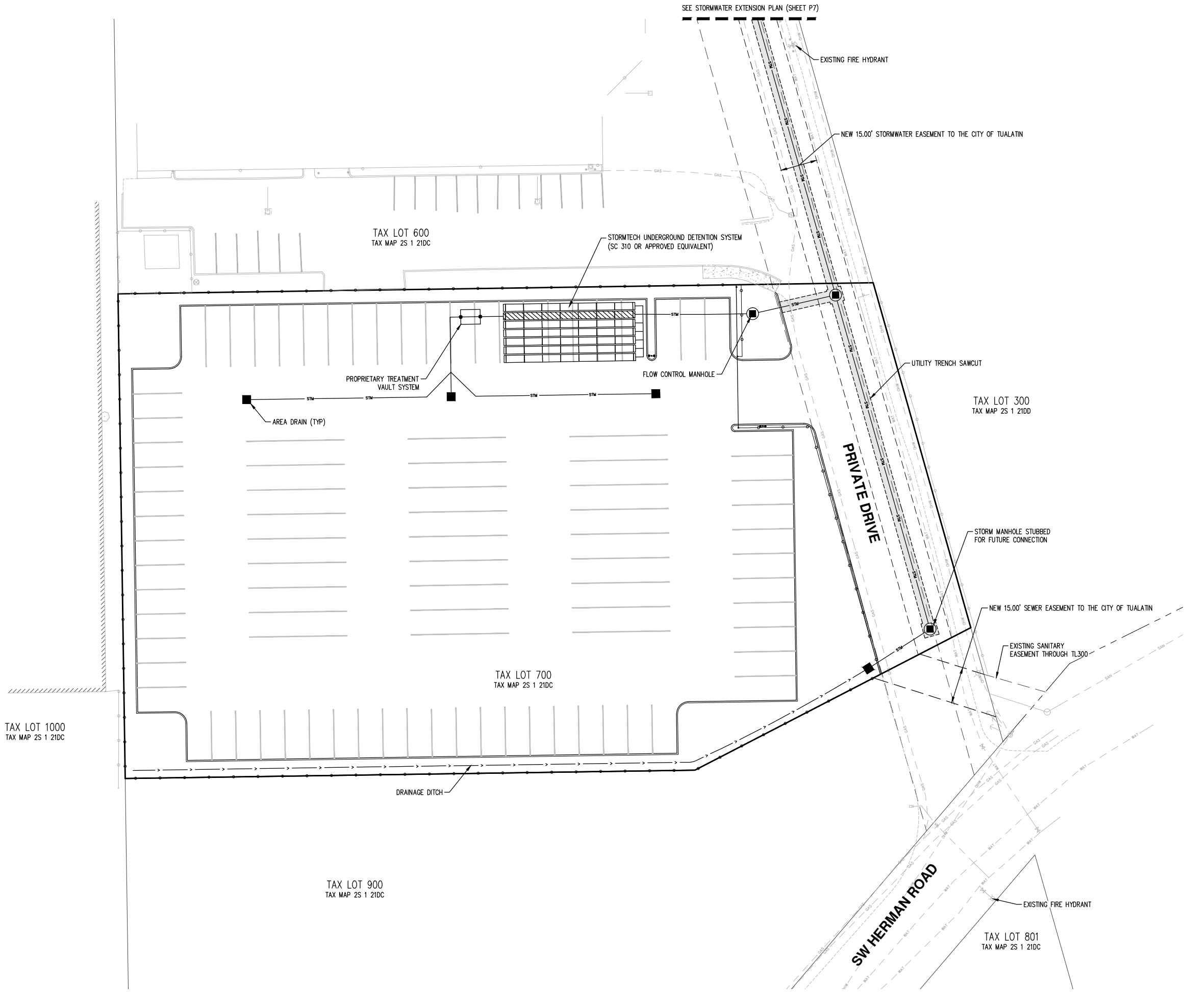
- FIRE TRUCK TURNAROUND
- FIRE TRUCK TURN RADIUS (28' INNER RADIUS AND 48' OUTER RADIUS)
- ALL PORTIONS OF CANOPIES FOR PHASE 2 ARE WITHIN 400 FEET OF FIRE HYDRANT.
- AC PAVEMENT TO SUPPORT 12,500 POUND WHEEL LOAD AND 75,000 POUND GROSS LOAD.







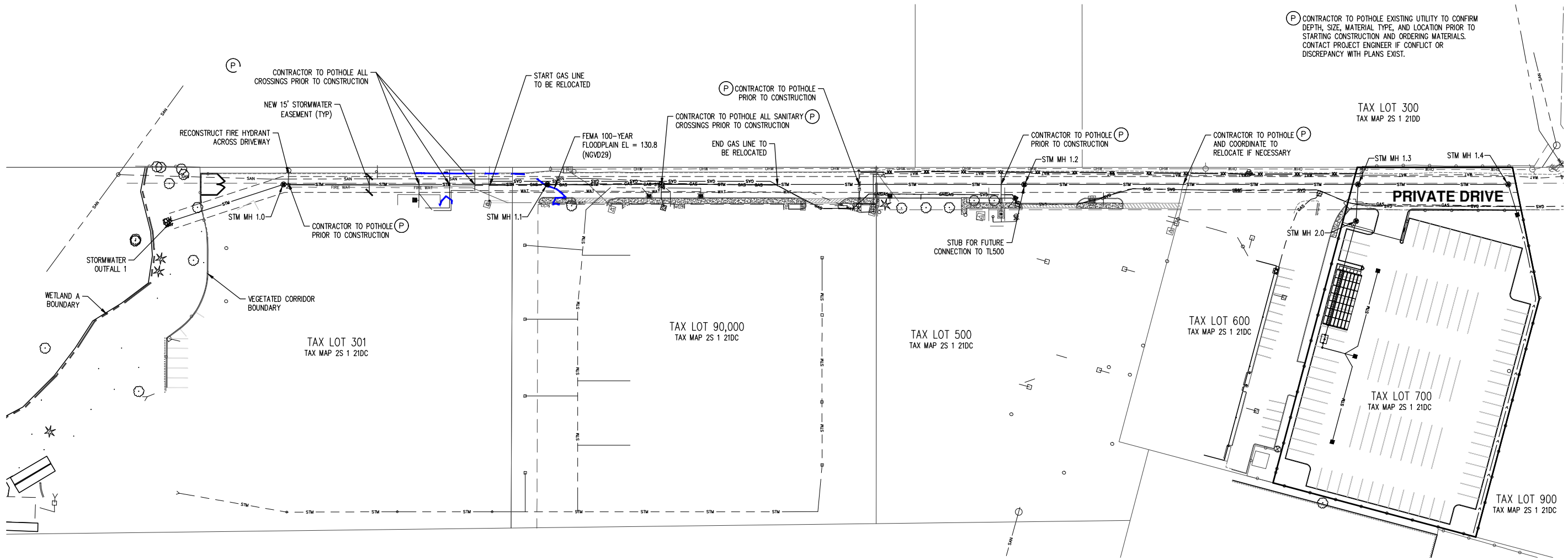
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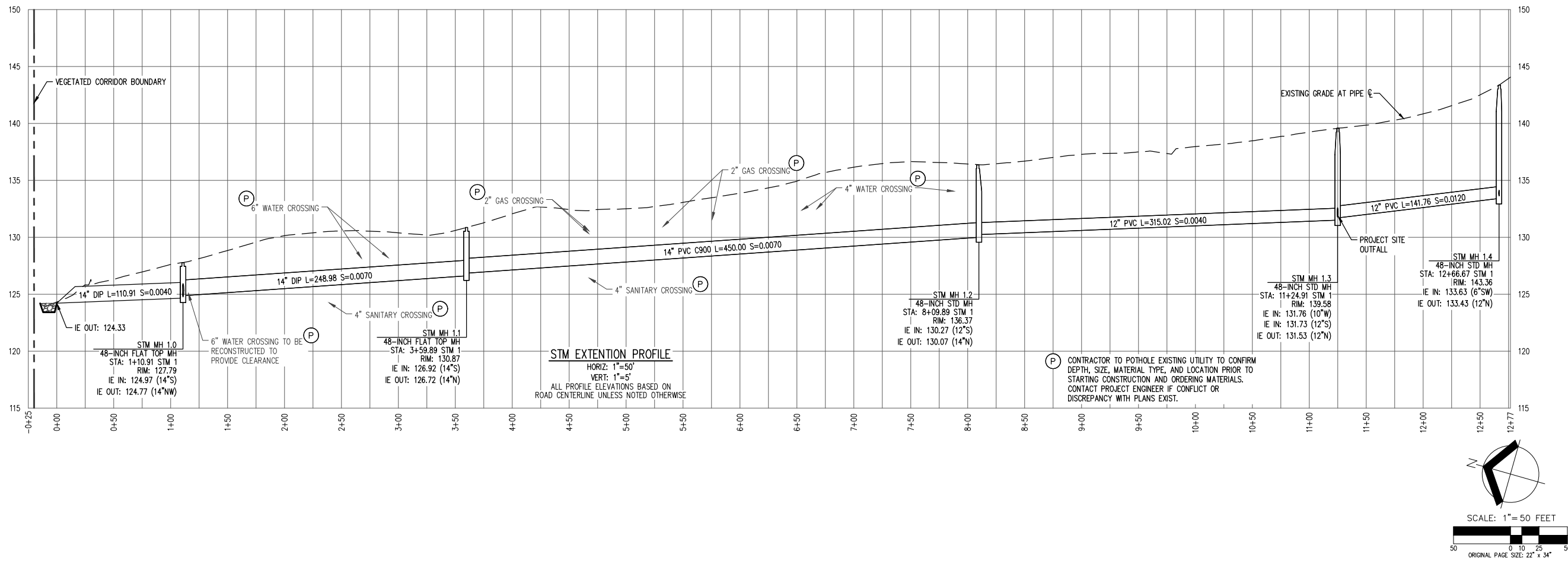
**PRELIMINARY COMPOSITE UTILITY PLAN**  
**SW HERMAN ROAD VEHICLE STORAGE FACILITY**  
**AMK HERMAN, LLC**  
**TUALATIN, OREGON**



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DRAWN BY:	MBM
CHECKED BY:	PAS



(P) CONTRACTOR TO POTHOLE EXISTING UTILITY TO CONFIRM DEPTH, SIZE, MATERIAL TYPE, AND LOCATION PRIOR TO STARTING CONSTRUCTION AND ORDERING MATERIALS. CONTACT PROJECT ENGINEER IF CONFLICT OR DISCREPANCY WITH PLANS EXIST.



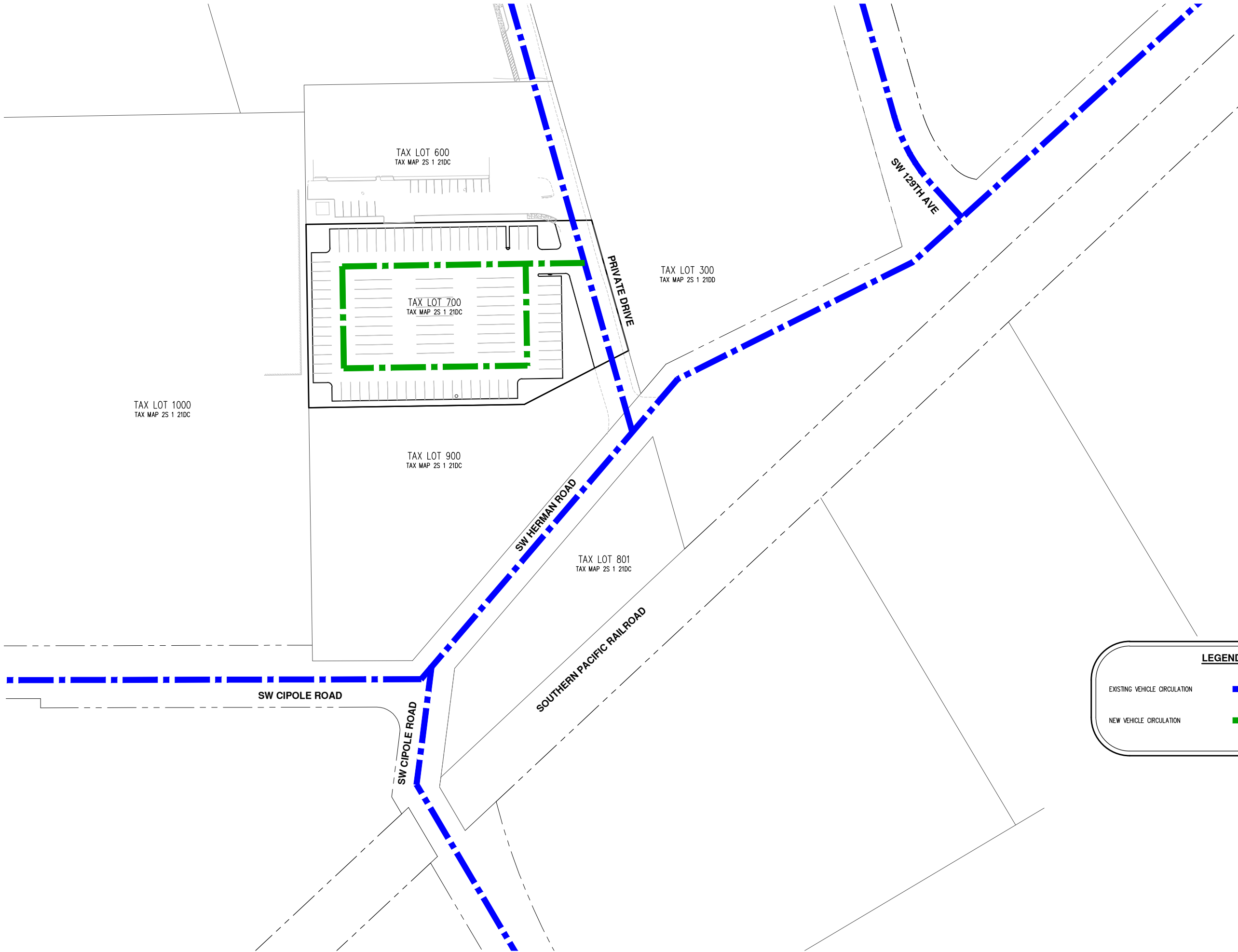
**STM EXTENSION PROFILE**  
HORIZ: 1"=50'  
VERT: 1"=5'  
ALL PROFILE ELEVATIONS BASED ON ROAD CENTERLINE UNLESS NOTED OTHERWISE

(P) CONTRACTOR TO POTHOLE EXISTING UTILITY TO CONFIRM DEPTH, SIZE, MATERIAL TYPE, AND LOCATION PRIOR TO STARTING CONSTRUCTION AND ORDERING MATERIALS. CONTACT PROJECT ENGINEER IF CONFLICT OR DISCREPANCY WITH PLANS EXIST.

**PRELIMINARY OFF-SITE STORMWATER EXTENSION PLAN**  
**SW HERMAN ROAD VEHICLE STORAGE FACILITY**  
**AMK HERMAN, LLC**  
**TUALATIN, OREGON**

REGISTERED PROFESSIONAL ENGINEER  
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
ALL A SELLER  
RENEWAL DATE: 6/30/26  
JOB NUMBER: 7949-01  
DATE: 06/19/25  
DESIGNED BY: JM/MBM  
DRAWN BY: MBM  
CHECKED BY: PAS

AKS DRAWING FILE: 7949 CIRCULATION-AMK.DWG | LAYOUT: P8



**LEGEND**

EXISTING VEHICLE CIRCULATION

NEW VEHICLE CIRCULATION

SCALE: 1"= 20 FEET

ORIGINAL PAGE SIZE: 22" x 34"

PRELIMINARY CIRCULATION PLAN

SW HERMAN ROAD VEHICLE STORAGE FACILITY

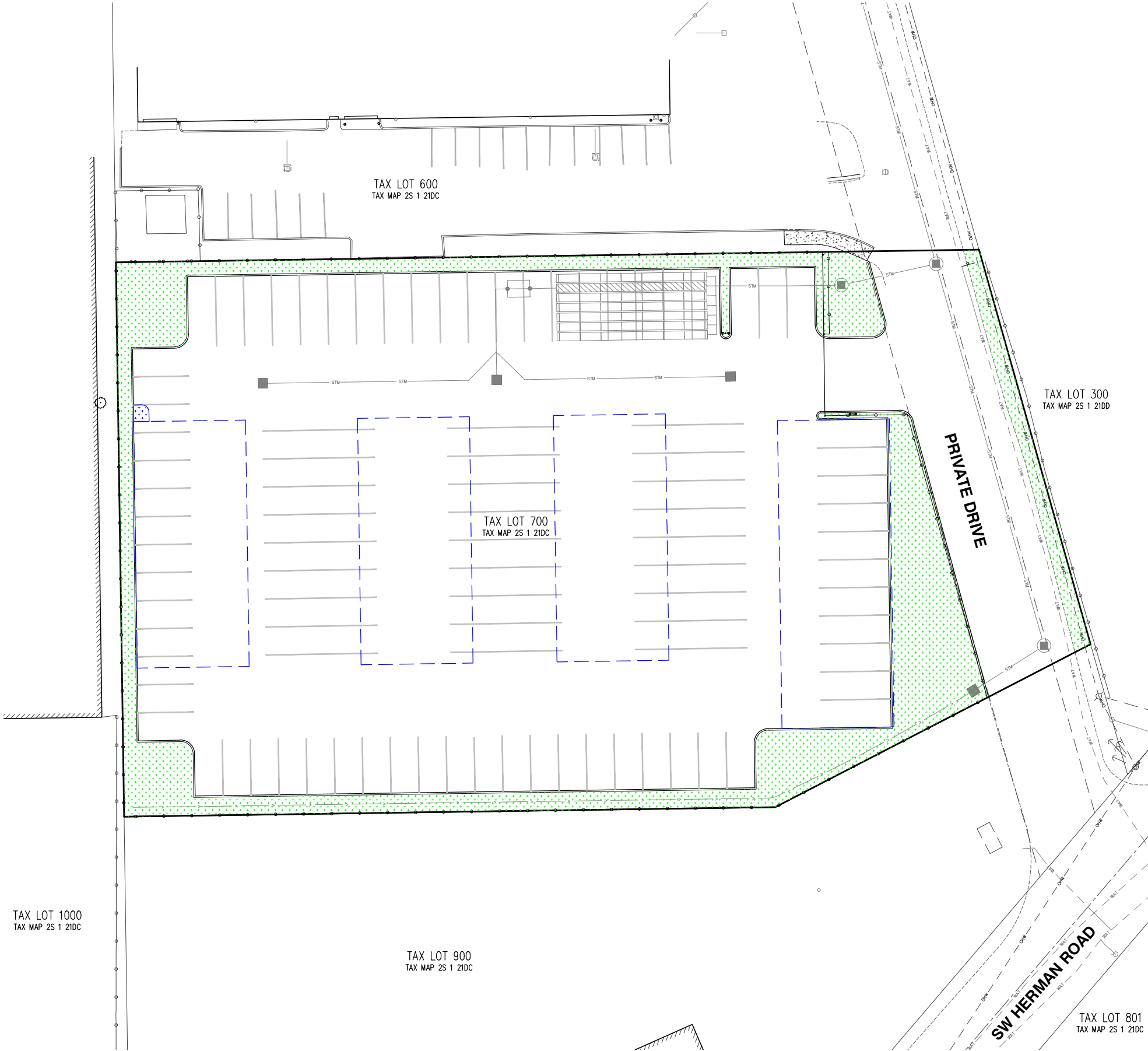
AMK HERMAN, LLC

TUALATIN, OREGON



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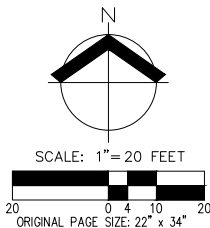
AKS DRAWING FILE: 7949 LANDSCAPE-AMK.DWG | LAYOUT: P9



LEGEND	
PHASE 1 LANDSCAPE AREA	
PHASE 2 LANDSCAPE AREA	
PHASE 1 AREA	
PLANNED LANDSCAPE AREA:	±9,432 SF
TOTAL AREA:	±62,666 SF
LANDSCAPE AREA PERCENTAGE OF TOTAL:	15.1%
REQUIRED LANDSCAPE PERCENTAGE:	15%
PHASE 2 AREA	
PLANNED LANDSCAPE AREA:	±9,403 SF
TOTAL AREA:	±62,666 SF
LANDSCAPE AREA PERCENTAGE OF TOTAL:	15.0%
REQUIRED LANDSCAPE PERCENTAGE:	15%

#### PRELIMINARY LANDSCAPE NOTES

1. ZONING FOR SUBJECT TAX LOT AND ALL SURROUNDING TAX LOTS IS DESIGNATED AS MG – GENERAL MANUFACTURING BY CITY OF TUALATIN.
2. PLANT MATERIAL MUST BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ANSI A3000 (PART 1), LATEST EDITION.
3. ALL PLANTINGS SHALL CONFORM TO TUALATIN DESIGN STANDARDS AND TO THE AMERICAN NURSERY STANDARDS ANSI Z60.1. LANDSCAPING PLAN IS PRELIMINARY AND INTENDED TO CONVEY DESIGN INTENT ONLY. REVISIONS OR SUBSTITUTIONS MAY BE MADE PRIOR TO FINAL APPROVAL.
4. LANDSCAPE AREAS WILL CONSIST OF A COMBINATION OF EVERGREEN AND DECIDUOUS SHRUBS, GROUNDCOVERS, AND LAWNS IN ACCORDANCE WITH TUALATIN DEVELOPMENT CODE SECTION 738.070. AREAS AND SPACING TO BE DETERMINED WITH FINAL DESIGN. ALL AREAS NOT OCCUPIED BY BUILDINGS, STORAGE SPACE, DRIVEWAY/DRIVE AISLES, PEDESTRIAN AREAS, ETC. MUST BE LANDSCAPED. EVERGREEN AND DECIDUOUS SHRUBS SHALL BE ONE TO FIVE GALLON IN SIZE, HEALTH, DISEASE-FREE, DAMAGE-FREE, WELL-BRANCHED STOCK, CHARACTERISTIC OF THE SPECIES, AND SIDE OF SHRUB WITH BEST FOLIAGE WILL BE ORIENTED TO PUBLIC VIEW. GROUNDCOVERS SHALL BE FULLY ROOTED, WELL BRANCHED, OR LEAFED, HEALTHY, DISEASE-FREE, DAMAGE-FREE, WELL-BRANCHED STOCK, CHARACTERISTIC OF SPECIES. ENGLISH IVY AND OTHER INVASIVE SPECIES SHALL BE PROHIBITED. LAWNS SHALL CONSIST OF GRASSES, INCLUDING SOD, OR SEEDS OF ACCEPTABLE MIX WITHIN THE LOCAL LANDSCAPE INDUSTRY. LAWN AREAS WILL HAVE 100 PERCENT COVERAGE AND BE WEED FREE, AND HEALTHY, DISEASE-FREE, DAMAGE-FREE, AND CHARACTERISTIC OF THE SPECIES. UP TO 10 PERCENT OF THE LANDSCAPE AREA MAY BE COVERED WITH UN-VEGETATED AREAS OF BARK CHIPS, ROCK, OR STONE.
5. REQUIRED LANDSCAPE AREAS SHALL BE INSTALLED AND MAINTAINED SO THAT WITHIN 3-YEARS THE GROUND IS COVERED BY LIVING GRASS OR OTHER PLANT MATERIALS.
6. 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 BY USED. ANY IMPORTED TOPSOIL SHALL BE FREE OF ROOTS, WEEDS/WEED SEEDS, CLAY LUMPS, DEBRIS, ROCKS, LARGE WOODY MATERIAL, AND OTHER EXTRANEIOUS, 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.
7. IRRIGATION: ALL PLANTINGS SHALL BE MANUALLY IRRIGATED AT A RATE TO MAINTAIN ALL PLANTINGS IN A HEALTHY, THRIVING CONDITION DURING ESTABLISHMENT (A MINIMUM OF 1-INCH PER WEEK, INCLUDING NATURAL RAINFALL TOTALS, DURING DRY MONTHS – BETWEEN JUNE 15 AND OCTOBER 15 IS RECOMMENDED), FOR AT LEAST THE FIRST 2 YEARS.



## PRELIMINARY LANDSCAPE PLAN SW HERMAN ROAD VEHICLE STORAGE FACILITY AMK HERMAN, LLC TUALATIN, OREGON



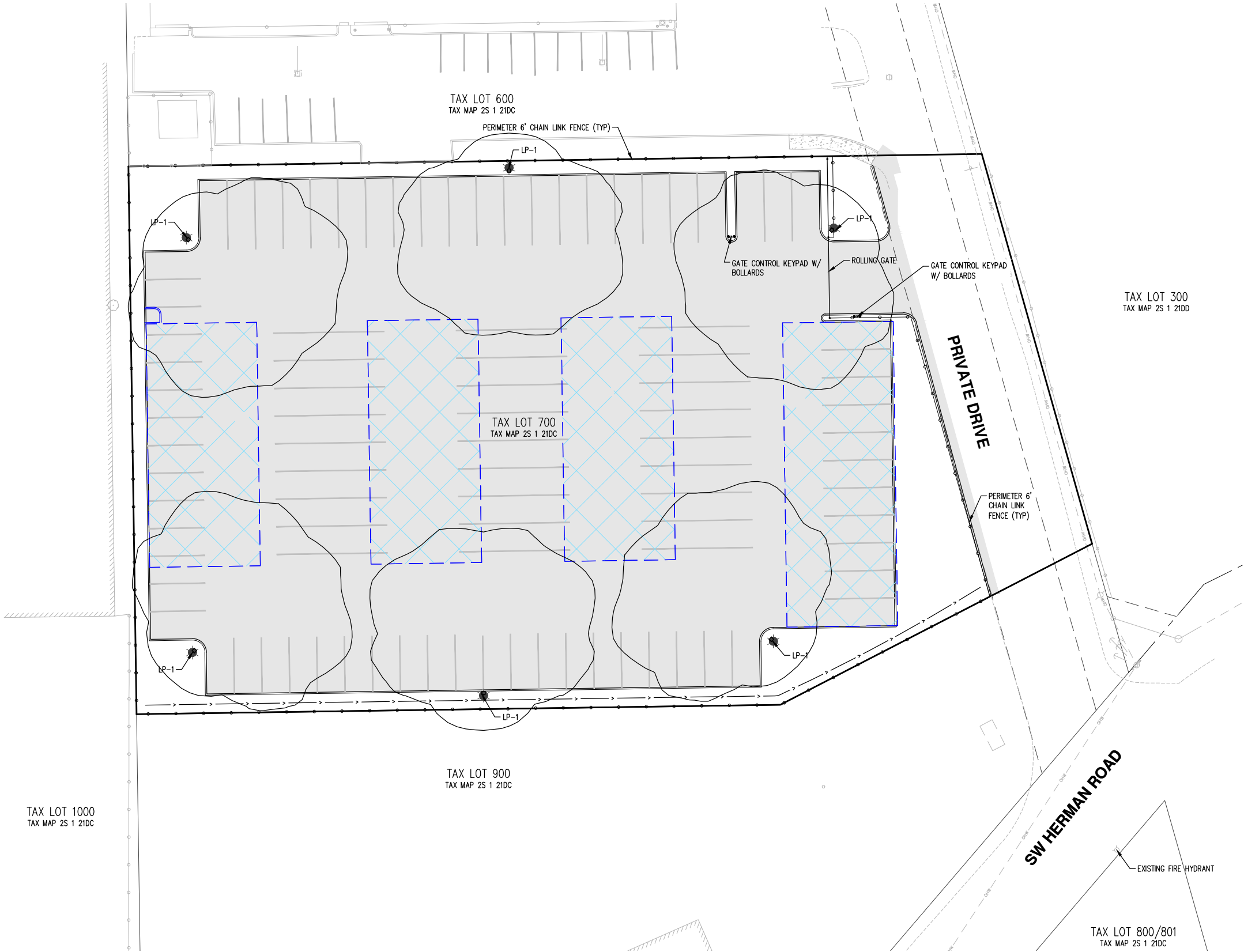
JOB NUMBER:	7949-01
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CHECKED BY:	PAS



AKS DRAWING FILE: 7949 LIGHTING-AMK.DWG | LAYOUT: P10

PHASE 1 LUMINAIRE AND LIGHT POLE SCHEDULE*											
SYMBOL	QUANTITY	LABEL	STYLE	LUMINAIRE					LIGHT POLE		DESCRIPTION
				TYPE	MODEL	INITIAL DELIVERED LUMENS	WATTS	LLF	DISTRIBUTION	POLE STYLE	
	6	LP-1	PROPOSED	LED	KIM LIGHTING, THE ARCHETYPE	7,000	88W	0.80	TYPE IV	16' M.H., 0.42' MAST ARM	1A ARA2 54L-560 4KS 4 BC

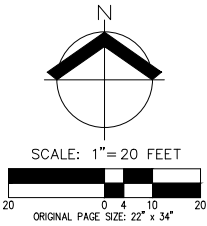
\* SHOWN LIGHTING IS INTENDED FOR SAFETY AND SECURITY. LIGHTS WILL BE INSTALLED WITH SHIELDS TO MINIMIZE LIGHT TRESPASS ONTO ADJOINING PROPERTIES.  
PHASE 2 LIGHTING WITH CANOPY STRUCTURES WILL CONSIST OF DOWNWARD FACING FIXTURE BENEATH THE CANOPY ROOF OR ALONG THE INTERIOR DRIVING AISLES.



LEGEND

PHASE 2 CANOPY COVERED STRUCTURE FOOTPRINT

NEW AC PAVEMENT



PRELIMINARY SITE LIGHTING PLAN

SW HERMAN ROAD VEHICLE STORAGE FACILITY

AMK HERMAN, LLC

TUALATIN, OREGON



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FRONT ELEVATION-PERSPECTIVE - TYPICAL

NOT TO SCALE



SIDE ELEVATION - TYPICAL

APPROXIMATE SCALE: 1/8" = 1'-0"

PRELIMINARY ELEVATION -  
PERSPECTIVE DETAILS

DESIGNED BY:  
DRAWN BY: SDL  
CHECKED BY:  
SCALE: AS NOTED  
DATE:

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS

JOB NUMBER

SHEET  
P11