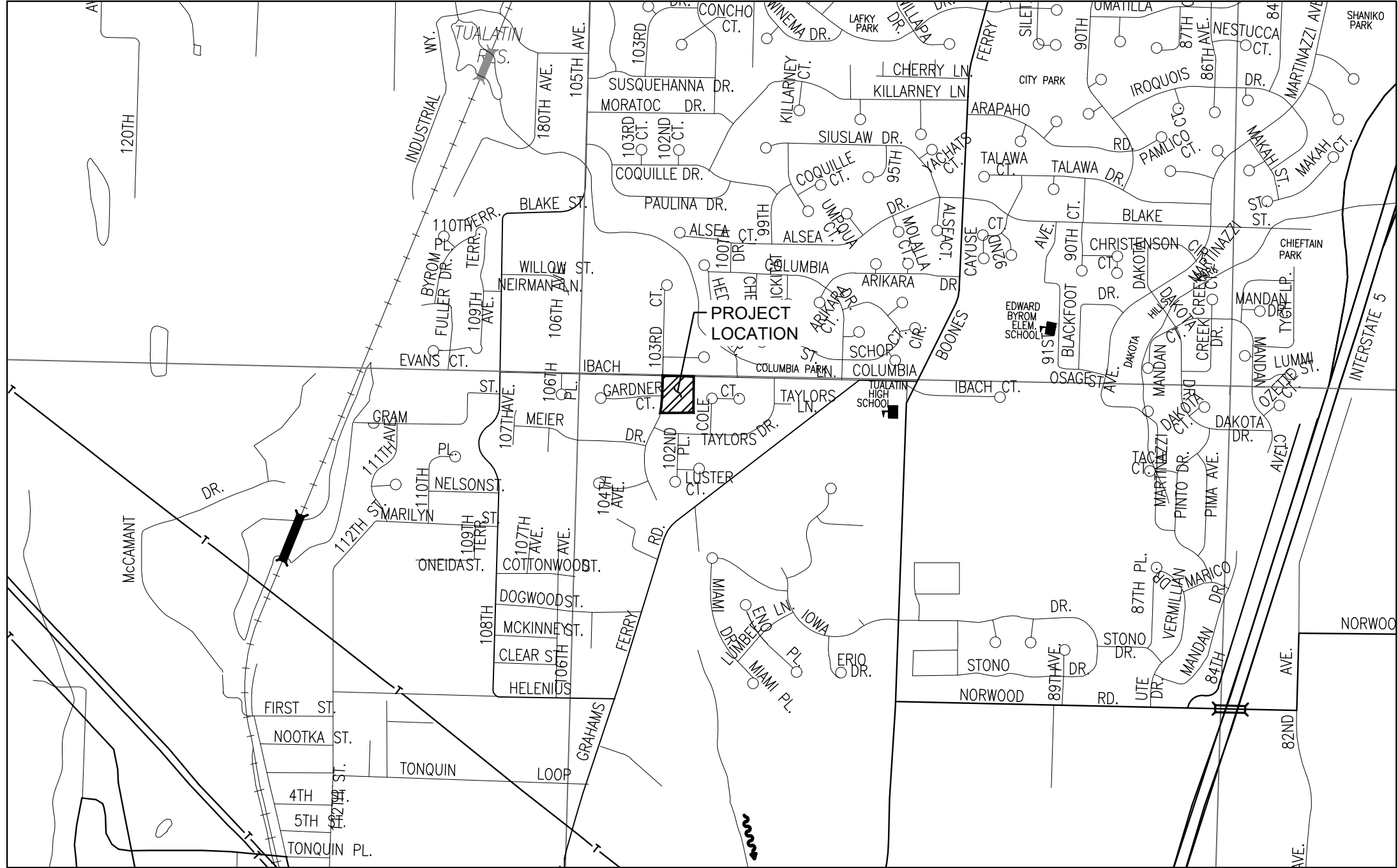


LAND USE DOCUMENTS

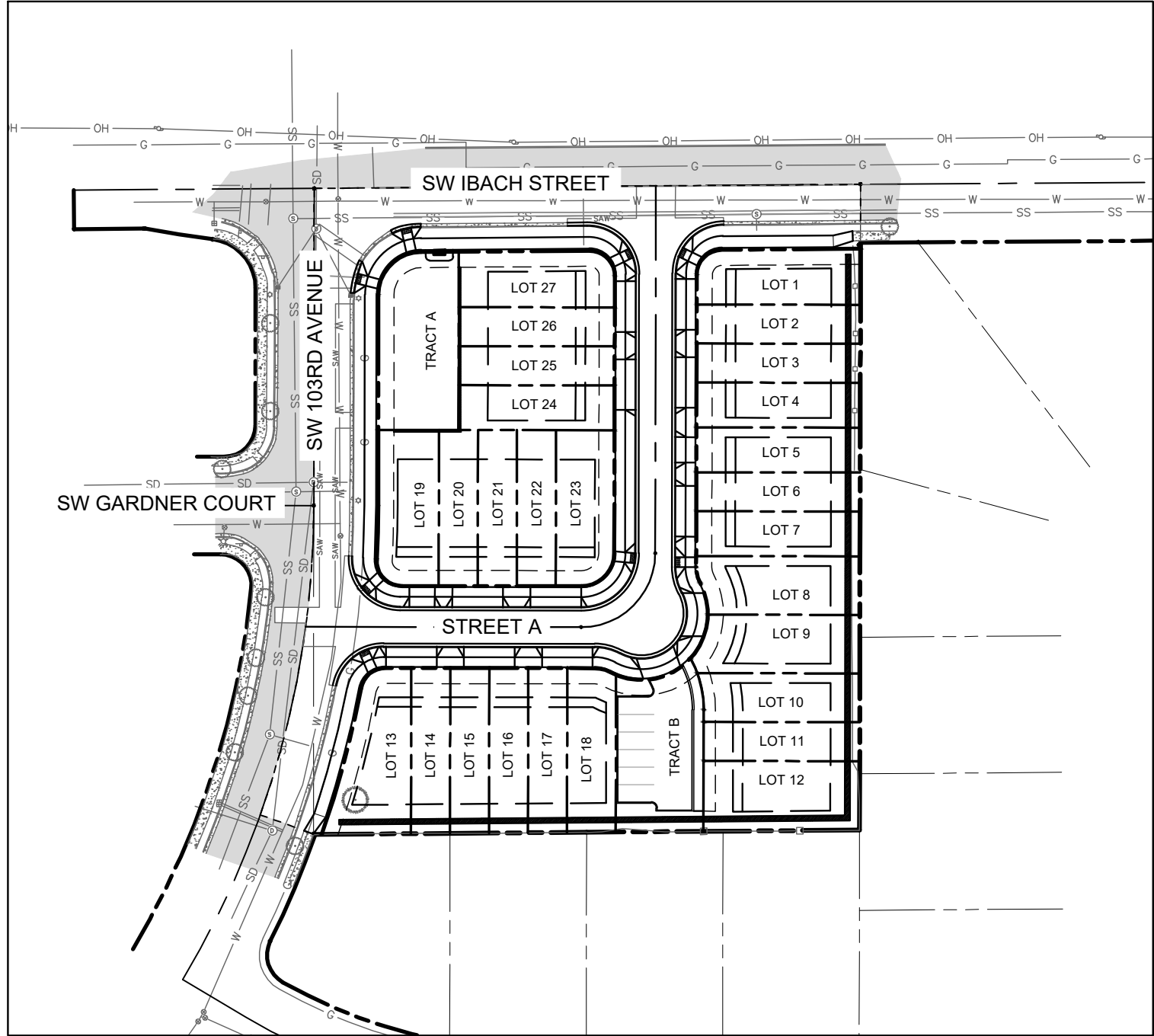
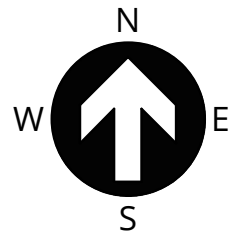
FOR

SW IBACH ST SUBDIVISION

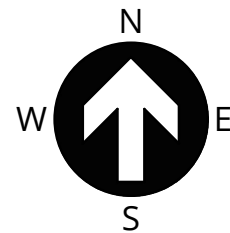
PREPARED FOR
DEZ DEVELOPMENT LLC



VICINITY MAP
NOT TO SCALE



SITE MAP
1" = 75'



PROJECT TEAM

OWNER / APPLICANT

DEZ DEVELOPMENT LLC
15950 SE 82ND DRIVE
CLACKAMAS, OR 97015
CONTACT: SLAVIK DEZHNYUK
PHONE: (503) 209-7561
EMAIL: slavik@dezdevelopment.com

CIVIL ENGINEER

3J CONSULTING, INC.
9600 SW NIMBUS AVENUE SUITE 100
BEAVERTON, OR 97008
CONTACT: JIM SCHMITT, PE
PHONE: (503) 946-9365
EMAIL: jim.schmitt@3j-consulting.com

SURVEYOR

CENTERLINE CONCEPTS LAND
SURVEYING, INC.
19376 MOLALLA AVE SUITE 120
OREGON CITY, OR 97045
CONTACT: JAMES BROWN
PHONE: (503) 650-0188
EMAIL: jamesb@centerlineconcepts.com

SITE INFORMATION

SITE ADDRESS

10150 SW IBACH ST,
TUALATIN, OR 97062

JURISDICTION

CITY OF TUALATIN

ZONING

LOW DENSITY RESIDENTIAL (RL)

TAX LOT(S)

TAX LOT 2100 LOCATED IN THE NW 1/4
OF SECTION 35, T.2S., R.1W., W.M.,
WASHINGTON COUNTY, OREGON

FLOOD HAZARD

MAP NUMBER:
41067C0606F
ZONE 'X' UNSHADED

LOCATION

NW 1/4 SECTION 35, T.2S., R.1W., W.M.,
WASHINGTON COUNTY, OREGON

UTILITIES & SERVICES

STORM, SEWER, & WATER

TUALATIN PUBLIC WORKS
18880 SW MARINAZZI AVE
TUALATIN, OR 97062
PHONE: (503) 692-2000

GAS

NW NATURAL
PHONE: (503) 226-4211

FIRE

TUALATIN VALLEY FIRE & RESCUE
11945 SW 70TH AVENUE
TIGARD, OR 97223
PHONE: (503) 649-8577

CABLE

COMCAST
PHONE: (503) 596-3733

POWER

PORTLAND GENERAL ELECTRIC
PHONE: (503) 228-6322

POLICE

TUALATIN POLICE DEPARTMENT
8650 SW TUALATIN RD
TUALATIN, OR 97062
PHONE: (503) 691-4800

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY
NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH
OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY
CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY
CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS
DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.



SECTION 35, T.2S., R.1W. W.M.,
WASHINGTON COUNTY, OREGON



PUBLISH DATE

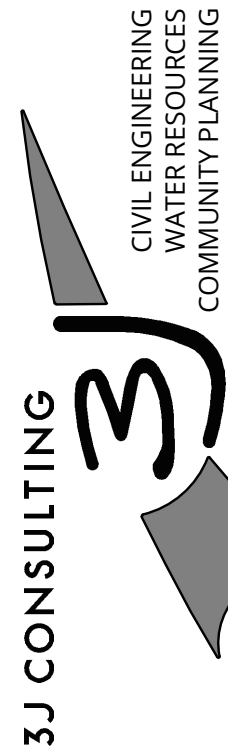
11/12/2025

ISSUED FOR

LAND USE DOCUMENTS

REVISIONS

COVER SHEET
**SW IBACH ST
SUBDIVISION**
DEZ DEVELOPMENT LLC
TUALATIN, OR



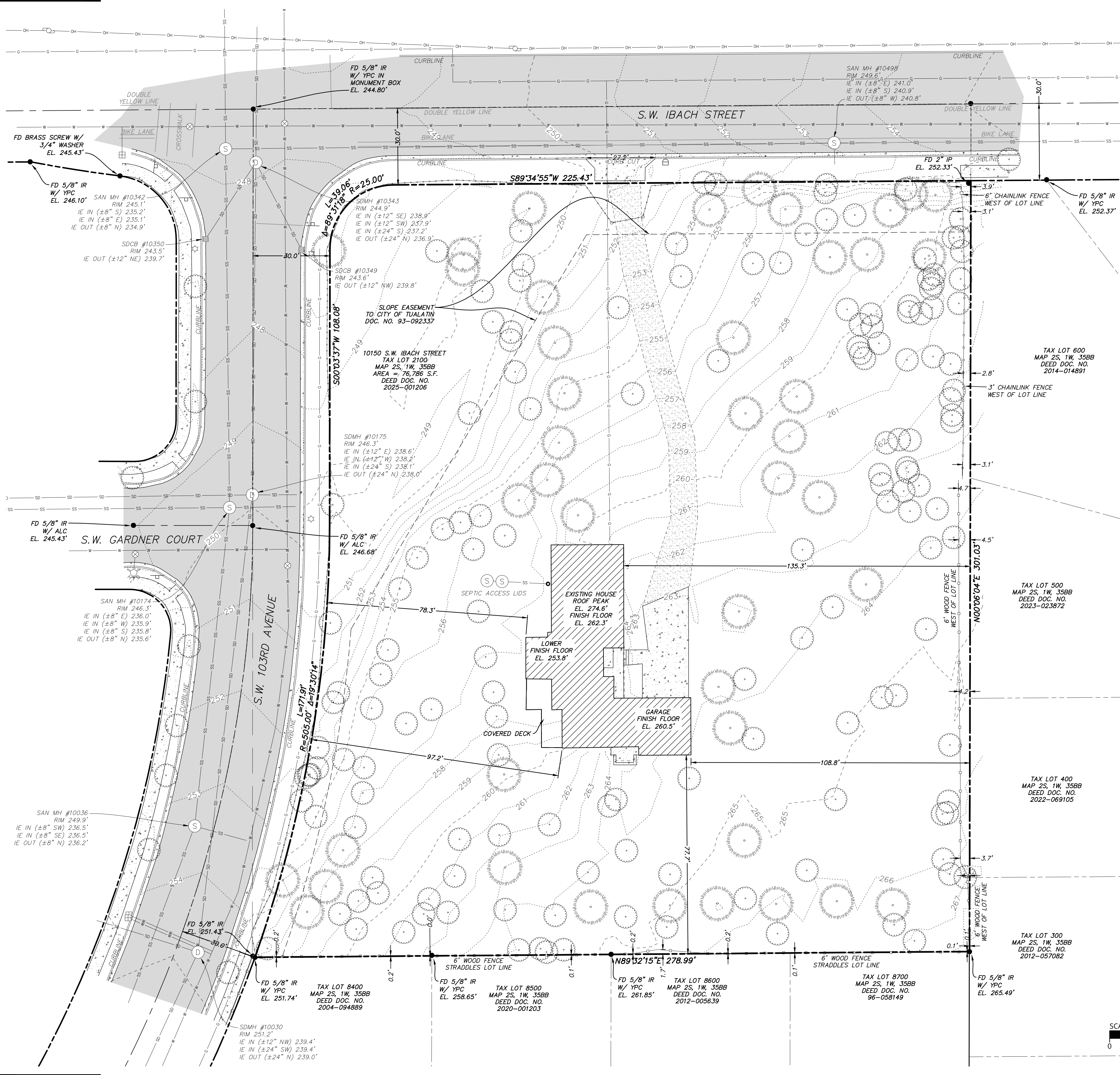
PROJECT INFORMATION

3J PROJECT # | 25008
TAX LOT(S) | 2S135B02100
LAND USE # | TBD
DESIGNED BY | SRC, SKS
CHECKED BY | JJS

SHEET NUMBER

C000

P:\25008-SW IBACH ST SUBDIVISION\CAD\SHEETS\25008 - EXISTING CONDITIONS.DWG



LEGEND

	EXISTING BUILDING		EXISTING SANITARY SEWER
	PROJECT BOUNDARY		EXISTING STORM DRAIN
	RIGHT-OF-WAY LINE		EXISTING WATER MAIN
	RIGHT-OF-WAY CENTERLINE		EXISTING STREET LIGHT
	EASEMENT LINE		EXISTING UTILITY POLE
	EXISTING MAJOR CONTOUR		EXISTING SANITARY MANHOLE
	EXISTING MINOR CONTOUR		EXISTING SANITARY CLEANOUT
	EXISTING CONCRETE		EXISTING STORM MANHOLE
	EXISTING GRAVEL		EXISTING CATCH BASIN
	EXISTING ASPHALT		EXISTING FIRE HYDRANT
	EXISTING CURB		EXISTING WATER METER
	EXISTING FENCE LINE		EXISTING WATER VALVE
	EXISTING STRIPING: WHITE		EXISTING CONIFEROUS TREE
	EXISTING STRIPING: YELLOW		EXISTING DECIDUOUS TREE
	EXISTING GAS LINE		EXISTING SIGN
	EXISTING UNSPECIFIED OVERHEAD WIRE		EXISTING MAILBOX

GENERAL DEMOLITION NOTES

- SEE TREE REMOVAL AND PRESERVATION PLAN (SHEET C110) FOR ALL TREE REMOVAL INFORMATION.
- SEE GEOTECHNICAL REPORT FOR SURFACE GRUBBING AND STRIPPING INFORMATION.
- NO UNAUTHORIZED GROUND DISTURBANCE MAY OCCUR WITHIN VEGETATED CORRIDOR AND SENSITIVE AREA.

FLOOD HAZARD INFORMATION

ZONE X (UN-SHADED) THE SITE IS LOCATED WITHIN ZONE X (UN-SHADED) PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 41067C0606F. FEMA'S DEFINITION OF ZONE X (UN-SHADED) IS AN AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. IN COMMUNITIES THAT PARTICIPATE IN THE NFIP, FLOOD INSURANCE IS AVAILABLE TO ALL PROPERTY OWNERS AND RENTERS IN THESE ZONES.

VERTICAL DATUM

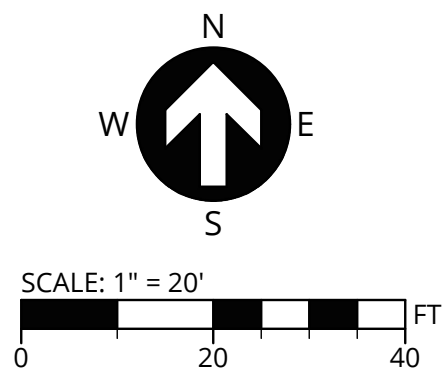
NAVD 29, CONVERTED FROM NAVD 88 USING THE VERTCON TOOL. BASED ON STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS.

HORIZONTAL DATUM (BASIS OF BEARINGS)

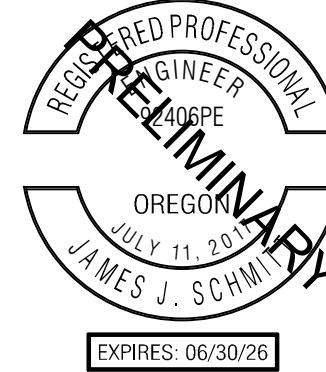
PER MONUMENTS FOUND AND HELD PER THE PLAT OF "HEDGES CREEK NO.3", RECORDS OF WASHINGTON COUNTY.

EXISTING CONDITIONS PLAN

THIS PLAN HAS BEEN PREPARED FOR INFORMATIVE PURPOSES ONLY. SITE BACKGROUND INFORMATION AND FEATURES HAVE BEEN GENERATED FROM A COMBINATION OF TOPOGRAPHIC SURVEY DATA PROVIDED BY CENTERLINE CONCEPTS LAND SURVEYING, INC., APRIL 2025, AERIAL IMAGERY, PUBLIC GIS DATA AND SITE ASSESSMENT/OBSERVATION. NO WARRANTY OR GUARANTEE OF ACCURACY IS EXPRESSED OR IMPLIED.

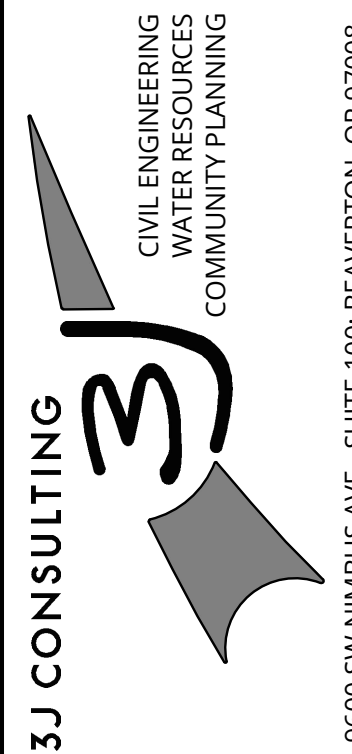


SECTION 35, T.2S., R.1W. W.M.,
WASHINGTON COUNTY, OREGON



PUBLISH DATE
11/12/2025
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS

EXISTING CONDITIONS
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR



PROJECT INFORMATION
3J PROJECT # | 25008
TAX LOT(S) | 251355B02100
LAND USE # | TBD
DESIGNED BY | SRC, SKS
CHECKED BY | JJS

SHEET NUMBER

C100

P:\25008-SW IBACH ST SUBDIVISION\CAD\SHEETS\25008 - TREE REMOVAL AND PRESERVATION.DWG

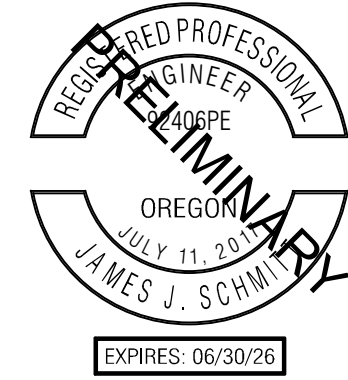
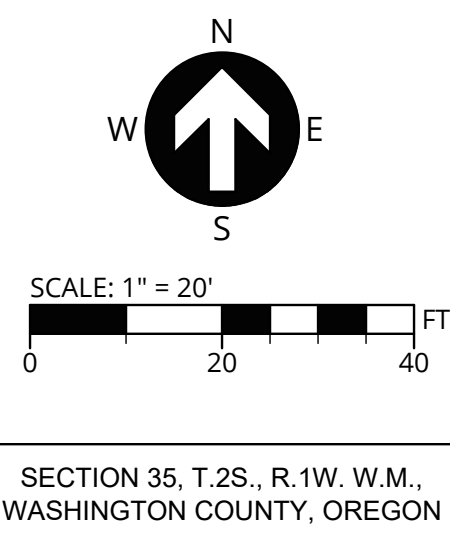


LEGEND

- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- TREE TO BE REMOVED

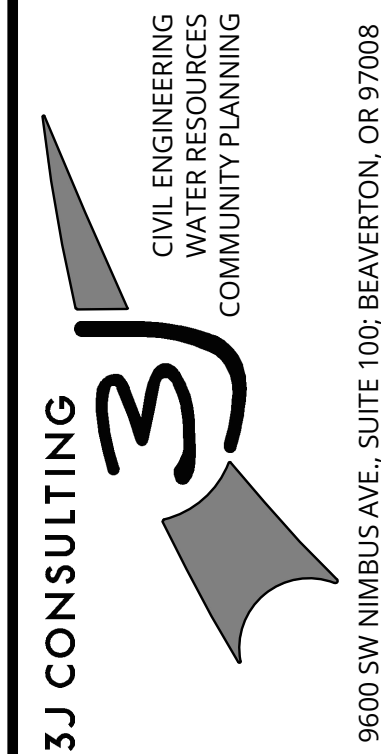
GENERAL TREE INVENTORY STATISTICS

TOTAL TREE INVENTORY (IN PROJECT LIMITS):	195 EA
TOTAL TREES RETAINED:	1 EA
TOTAL TREES REMOVED:	194 EA



PUBLISH DATE
11/12/2025
ISSUED FOR
LAND USE DOCUMENTS
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TREE REMOVAL AND PRESERVATION PLAN
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR



PROJECT INFORMATION
3J PROJECT # | 25008
TAX LOT(S) | 25135BB02100
LAND USE # | TBD
DESIGNED BY | SRC, SKS
CHECKED BY | JJS

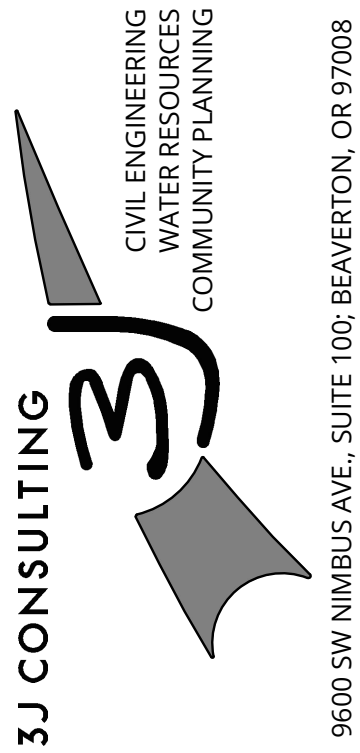
SHEET NUMBER
C110

Tree No	Common name	Scientific name	DBH ¹ (in)	Single Stem DBH ² (in)	C-Rad ³ (ft)	Health ⁴	Structure ⁴	Property Status	Comments
10006	red maple	<i>Acer rubrum</i>	10	10	12	good	good	No	
10055	red maple	<i>Acer rubrum</i>	11	11	12	good	good	No	
10061	red maple	<i>Acer rubrum</i>	12	12	12	good	good	No	
10069	red maple	<i>Acer rubrum</i>	14	14	12	good	good	No	diameter measured at 3.5'
10085	sweet cherry	<i>Prunus avium</i>	21	21	22	fair	fair	Yes	thin, asymmetrical crown, self-corrected phototropic lean
10096	red alder	<i>Alnus rubra</i>	18	18	8	fair	fair	Yes	trunk cavities, thin
10097	red alder	<i>Alnus rubra</i>	8	8	0	dead	dead	Yes	
10099	red alder	<i>Alnus rubra</i>	9	9	4	fair	poor	Yes	thin, high crown, asymmetrical crown
10100	red alder	<i>Alnus rubra</i>	16	16	0	dead	dead	Yes	
10100.1	red alder	<i>Alnus rubra</i>	13	13	0	dead	dead	Yes	location approximated by arborist
10102	Douglas-fir	<i>Pseudotsuga menziesii</i>	31	31	25	good	fair	Yes	asymmetrical crown, sweeping trunk
10104	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	12	fair	fair	Yes	thin, suppressed, asymmetrical crown, narrow crown, high crown
10105	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	25	18	fair	fair	Yes	dead branches 0 to 2" diameter, asymmetrical crown, self-corrected phototropic lean
10107	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	19	18	fair	fair	Yes	thin, narrow crown, trunk wound, closed trunk wound at 25'
10110	bigleaf maple	<i>Acer macrophyllum</i>	21	21	20	good	fair	Yes	asymmetrical crown
10111	sweet cherry	<i>Prunus avium</i>	21	21	20	fair	fair	Yes	codominant leaders, dead branches 0 to 2" diameter, trunk oddities
10114	red alder	<i>Alnus rubra</i>	18, 16	24	25	good	fair	Yes	codominant leaders, asymmetrical crown, self-corrected phototropic lean
10115	sweet cherry	<i>Prunus avium</i>	8	8	15	fair	fair	Yes	asymmetrical crown, suppressed, self-corrected phototropic lean
10116	sweet cherry	<i>Prunus avium</i>	8	8	14	fair	fair	Yes	asymmetrical crown, self-corrected phototropic lean, suppressed
10117	sweet cherry	<i>Prunus avium</i>	7	7	7	fair	fair	Yes	self-corrected phototropic lean, suppressed, high crown
10118	sweet cherry	<i>Prunus avium</i>	6	6	6	fair	fair	Yes	suppressed, self-corrected phototropic lean, high crown
10119	sweet cherry	<i>Prunus avium</i>	6	6	5	good	fair	Yes	high crown, narrow crown, self-corrected phototropic lean
10120	one seed hawthorn	<i>Crataegus monogyna</i>	11	11	15	fair	fair	Yes	epicormic branches, crossing leaders
10122	bigleaf maple	<i>Acer macrophyllum</i>	9	9	15	good	fair	Yes	asymmetrical crown, self-corrected phototropic lean
10123	bigleaf maple	<i>Acer macrophyllum</i>	17	17	20	fair	fair	Yes	asymmetrical crown, high crown, trunk cavities, dead 9" leader, lacks trunk flare, cavity open but has good response
10129	red maple	<i>Acer rubrum</i>	11	11	10	good	good	No	
10185	eastern redbud	<i>Cercis canadensis</i>	3	3	8	fair	fair	No	thin
10220	red maple	<i>Acer rubrum</i>	11	11	10	good	good	No	
10220.1	red maple	<i>Acer rubrum</i>	11	11	12	good	good	No	location approximated by arborist
10269	sweet cherry	<i>Prunus avium</i>	7	7	15	fair	fair	Yes	thin, high crown, self-corrected phototropic lean, suppressed
10270	sweet cherry	<i>Prunus avium</i>	10	10	16	good	fair	Yes	thin, asymmetrical crown, self-corrected phototropic lean
10272	bigleaf maple	<i>Acer macrophyllum</i>	14, 12	18	18	good	fair	Yes	asymmetrical crown, codominant leaders with inclusion, dead branches 2 to 4" diameter
10276	sweet cherry	<i>Prunus avium</i>	20	20	20	fair	fair	Yes	asymmetrical crown, suppressed, self-corrected phototropic lean
10277	bigleaf maple	<i>Acer macrophyllum</i>	16	16	15	poor	very poor	Yes	suspected disease, dead and failed codominant leaders, brittle cinder fungus
10279	red alder	<i>Alnus rubra</i>	8	8	7	good	fair	Yes	self-corrected phototropic lean, narrow crown
10281	sweet cherry	<i>Prunus avium</i>	11	11	14	good	fair	Yes	asymmetrical crown, self-corrected phototropic lean
10286	bigleaf maple	<i>Acer macrophyllum</i>	9, 9, 8	15	16	good	fair	Yes	codominant leaders with inclusion, asymmetrical crown
10309	bigleaf maple	<i>Acer macrophyllum</i>	36	36	20	poor	poor	Yes	diameter measured at 2', asymmetrical crown, codominant leaders with inclusion, trunk cavities, 12" diameter stem failed at base
10310	bigleaf maple	<i>Acer macrophyllum</i>	12	12	10	dead	dead	Yes	
10312	sweet cherry	<i>Prunus avium</i>	12, 14	18	10	fair	fair	Yes	dead branches 0 to 2" diameter, thin, codominant leaders with inclusion
10313	bigleaf maple	<i>Acer macrophyllum</i>	12, 9	15	15	fair	poor	Yes	codominant leaders with inclusion, trunk cavities, suspected disease, brittle cinder fungus
10315	bigleaf maple	<i>Acer macrophyllum</i>	12	12	18	good	fair	Yes	asymmetrical crown, self-corrected phototropic lean
10316	sweet cherry	<i>Prunus avium</i>	13, 12	18	10	dead	dead	Yes	
10318	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	27	25	good	fair	Yes	high crown
10321	western hemlock	<i>Tsuga heterophylla</i>	14	14	10	dead	dead	Yes	failed
10323	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	24	25	good	fair	Yes	high crown
10326	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	27	25	good	fair	Yes	high crown
10328	scouler's willow	<i>Salix scouleriana</i>	13	13	10	fair	fair	yes	suppressed, self-corrected phototropic lean
10397	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	8	10	good	good	On property line	
10525	red maple	<i>Acer rubrum</i>	11	11	8	good	good	No	
10539	black cottonwood	<i>Populus trichocarpa</i>	8	8	8	fair	fair	Yes	asymmetrical crown, crooked trunk
10541	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	15	good	good	Yes	
10542	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	7	8	good	fair	Yes	asymmetrical crown
10543	red alder	<i>Alnus rubra</i>	10	10	10	dead	dead	Yes	
10549	Scouler's willow	<i>Salix scouleriana</i>	9	9	10	good	fair	Yes	self-corrected phototropic lean
10550	sweet cherry	<i>Prunus avium</i>	6	6	5	fair	fair	Yes	suppressed
10551	sweet cherry	<i>Prunus avium</i>	7	7	7	fair	fair	Yes	asymmetrical crown, suppressed, self-corrected phototropic lean
10552	bigleaf maple	<i>Acer macrophyllum</i>	14	14	15	good	fair	Yes	asymmetrical crown, self-corrected phototropic lean
10554	bigleaf maple	<i>Acer macrophyllum</i>	19, 16	25	35	good	fair	Yes	codominant leaders, asymmetrical crown
10559	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	30	30	good	good	Yes	
10560	white poplar	<i>Populus alba</i>	12	12	8	poor	very poor	Yes	leaning trunk, high crown, thin, failed trees to either side
10565	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	30	25	good	good	Yes	
10567	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	27	25	good	good	Yes	
10567.1	bigleaf maple	<i>Acer macrophyllum</i>	14, 14	20	18	good	fair	Yes	codominant leaders with inclusion, location approximated by arborist
10578	black cottonwood	<i>Populus trichocarpa</i>	24	24	20	good	good	Yes	
10583	Scouler's willow	<i>Salix scouleriana</i>	15	15	15	good	fair	Yes	codominant leaders, asymmetrical crown
10584	blue spruce	<i>Picea pungens</i>	12	12	8	fair	fair	Yes	asymmetrical crown, dead branches 0 to 2" diameter, self-corrected phototropic lean
10587	Scouler's willow	<i>Salix scouleriana</i>	13	13	15	good	fair	Yes	asymmetrical crown, self-corrected phototropic lean
10588	one seed hawthorn	<i>Crataegus monogyna</i>	8, 4, 4	10	10	fair	fair	Yes	multi-stem, dead branches 2 to 4" diameter, epicormic branches
10588.1	one seed hawthorn	<i>Crataegus monogyna</i>	8, 2	8	4	fair	poor	Yes	thin, asymmetrical crown, suppressed, dead branches 0 to 2" diameter, multi-stem, location approximated by arborist
10590	one seed hawthorn	<i>Crataegus monogyna</i>	7, 4, 2	8	4	fair	poor	Yes	multi-stem, asymmetrical crown, suppressed
10591	Norway spruce	<i>Picea abies</i>	9	9	0	dead	dead	Yes	
10595	English walnut	<i>Juglans regia</i>	11	11	10	good	fair	Yes	dead branches 2 to 4" diameter, self-corrected phototropic lean
10598	English walnut	<i>Juglans regia</i>	6, 4	7	7	fair	fair	Yes	asymmetrical crown, suppressed, codominant leaders, dead branches 0 to 2" diameter, thin
10601	Norway spruce	<i>Picea abies</i>	16	16	10	fair	fair	Yes	dead branches 0 to 2" diameter, codominant leaders, leaning trunk
10603	European white birch	<i>Betula pendula</i>	8	8	5	poor	very poor	On property line	Snag at 10'
10604	European white birch	<i>Betula pendula</i>	9	9	8	fair	fair	On property line	dying from the top down, asymmetrical crown, leaning trunk
10606	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	12	good	fair	Yes	asymmetrical crown
10608	Ponderosa pine	<i>Pinus ponderosa</i>	26	26	15	fair	fair	Yes	thin, discolored foliage, high crown
10611	red alder	<i>Alnus rubra</i>	17	17	15	good	good	On property line	
10612	red alder	<i>Alnus rubra</i>	11	11	10	good	fair	Yes	leaning trunk, asymmetrical crown
10614	European white birch	<i>Betula pendula</i>	8	8	1	dead	dead	Yes	
10615	European white birch	<i>Betula pendula</i>	10	10	10	fair	very poor	Yes	dying from the top down, storm damage
10621	Ponderosa pine	<i>Pinus ponderosa</i>	13	13	8	very poor	very poor	Yes	high crown, thin, 10 % live crown
10624	sweet cherry	<i>Prunus avium</i>	9, 7	11	8	poor	very poor	Yes	multi-stem, thin, asymmetrical crown, suppressed, high crown, narrow crown
10625	sweet cherry	<i>Prunus avium</i>	6	6	3	poor	very poor	Yes	asymmetrical crown, suppressed, narrow crown, high crown
10626	sweet cherry	<i>Prunus avium</i>	6	6	5	poor	very poor	Yes	thin, asymmetrical crown, suppressed, high crown, narrow crown
10628	sweet cherry	<i>Prunus avium</i>	10	10	10	poor	poor	Yes	asymmetrical crown, suppressed, dead branches 0 to 2" diameter, thin
10630	Ponderosa pine	<i>Pinus ponderosa</i>	19	19	10	very poor	very poor	Yes	thin, discolored foliage, leaning trunk, codominant leaders, 15% live crown
10632	sweet cherry	<i>Prunus avium</i>	9	9	10	good	fair	Yes	self-corrected phototropic lean
10635	European white birch	<i>Betula pendula</i>	8	8	8	fair	very poor	Yes	self-corrected phototropic lean, narrow crown, topped for utilities
10637	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	12	good	fair	Yes	self-corrected phototropic lean
10637.1	Ponderosa pine	<i>Pinus ponderosa</i>	19	19	16	good	fair	Yes	codominant leaders, high crown, location approximated by arborist
10641	sweet cherry	<i>Prunus avium</i>	7	7	7	fair	fair	Yes	high crown, narrow crown
10642	sweet cherry	<i>Prunus avium</i>	6	6	6	fair	fair	Yes	thin, suppressed, self-corrected phototropic lean
10643	sweet cherry	<i>Prunus avium</i>	7	7	8	fair	fair	Yes	suppressed, high crown, narrow crown, choked by ivy
10645	sweet cherry	<i>Prunus avium</i>	8, 6	10	8	fair	fair	Yes	codominant leaders, suppressed, high crown, choked by ivy
10646	sweet cherry	<i>Prunus avium</i>	7	7	5	fair	poor	Yes	suppressed, self-corrected phototropic lean, choked by ivy, narrow crown
10647	sweet cherry	<i>Prunus avium</i>	8	8	6	fair	poor	Yes	thin, suppressed, high crown, narrow crown, choked by ivy
10648	sweet cherry	<i>Prunus avium</i>	8, 6	10	10	fair	fair	Yes	codominant leaders, suppressed, self-corrected phototropic lean, choked by ivy
10649	sweet cherry	<i>Prunus avium</i>	11	11	10	poor	poor	Yes	suppressed, high crown, choked by ivy
10650	sweet cherry	<i>Prunus avium</i>	7	7	6	very poor	very poor	Yes	thin, suppressed, choked by ivy
10651	sweet cherry	<i>Prunus avium</i>	8	8	5	poor	poor	Yes	thin, suppressed, high crown, choked by ivy
10654	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	8	8	good	good	Yes	
10659	sweet cherry	<i>Prunus avium</i>	16, 12, 9	22	12	fair	fair	Yes	multi-stem, thin, choked by ivy
10660	sweet cherry	<i>Prunus avium</i>	8	8	4	poor	poor	Yes	thin, suppressed, high crown, choked by ivy, narrow crown



PUBLISH DATE
11/12/2025
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS

TREE INVENTORY SHEET I
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR



PROJECT INFORMATION
3J PROJECT # | 25008
TAX LOT(S) | 2S135B02100
LAND USE # | TBD
DESIGNED BY | SRC, SKS
CHECKED BY | JJS

SHEET NUMBER
C111

P:\25008-SW IBACH-ST SUBDIVISION\CAD\SHEETS\25008 - TREE REMOVAL AND PRESERVATION.DWG

Tree No	Common name	Scientific name	DBH ¹ (in)	Single Stem DBH ² (in)	C-Rad ³ (ft)	Health ⁴	Structure ⁴	Property Status	Comments
10661	sweet cherry	<i>Prunus avium</i>	13, 7	15	8	poor	poor	Yes	codominant leaders, suppressed, high crown, choked by ivy
10662	sweet cherry	<i>Prunus avium</i>	10, 10, 9	17	4	very poor	very poor	Yes	choked by ivy, 5 % live crown
10663	sweet cherry	<i>Prunus avium</i>	10	10	10	poor	poor	Yes	suppressed, self-corrected phototropic lean, choked by ivy, high crown
10665	sweet cherry	<i>Prunus avium</i>	11, 10	15	8	poor	poor	Yes	codominant leaders, suppressed, choked by ivy, high crown
10667	sweet cherry	<i>Prunus avium</i>	6	6	2	poor	very poor	Yes	suppressed, narrow crown, high crown, thin
10669	sweet cherry	<i>Prunus avium</i>	9	9	6	poor	very poor	Yes	trunk cavities, crooked trunk, suppressed, trunk cavity from 2 to 20'
10670	bigleaf maple	<i>Acer macrophyllum</i>	15	15	15	good	fair	Yes	self-corrected phototropic lean, asymmetrical crown
10673	bigleaf maple	<i>Acer macrophyllum</i>	6	6	12	good	fair	Yes	lost and regrew top, asymmetrical crown, choked by ivy
10674	bigleaf maple	<i>Acer macrophyllum</i>	7	7	15	good	fair	Yes	asymmetrical crown, choked by ivy
10675	bigleaf maple	<i>Acer macrophyllum</i>	8, 6	10	12	fair	fair	Yes	asymmetrical crown, suppressed, self-corrected phototropic lean, choked by ivy
10676	bigleaf maple	<i>Acer macrophyllum</i>	10	10	15	good	fair	Yes	asymmetrical crown, self-corrected phototropic lean, choked by ivy
10683	sweet cherry	<i>Prunus avium</i>	9, 8	12	12	good	fair	Yes	asymmetrical crown, self-corrected phototropic lean, codominant leaders
10684	sweet cherry	<i>Prunus avium</i>	11	11	15	fair	fair	Yes	thin, crooked trunk
10687	sweet cherry	<i>Prunus avium</i>	8	8	4	poor	poor	Yes	thin, high crown, narrow crown
10689	sweet cherry	<i>Prunus avium</i>	11	11	8	fair	poor	Yes	high crown, narrow crown, lost and regrew top
10690	sweet cherry	<i>Prunus avium</i>	9	9	6	poor	poor	Yes	thin, high crown, narrow crown
10691	sweet cherry	<i>Prunus avium</i>	9	9	8	fair	poor	Yes	thin, narrow crown, high crown
10692	sweet cherry	<i>Prunus avium</i>	7, 6	9	5	poor	very poor	Yes	multi-stem, thin, asymmetrical crown, high crown, narrow crown
10693	sweet cherry	<i>Prunus avium</i>	10, 10	14	6	poor	very poor	Yes	multi-stem, asymmetrical crown, bowed trunk, high crown, narrow crown
10694	English walnut	<i>Juglans regia</i>	15	15	15	good	fair	Yes	self-corrected phototropic lean, asymmetrical crown
10695	sweet cherry	<i>Prunus avium</i>	7, 4	8	4	poor	poor	Yes	multi-stem, thin, suppressed, high crown
10696	sweet cherry	<i>Prunus avium</i>	7, 6, 4	10	8	poor	very poor	Yes	multi-stem, dead branches 2 to 4" diameter, asymmetrical crown, suppressed
10698	sweet cherry	<i>Prunus avium</i>	6, 6	8	4	poor	poor	Yes	asymmetrical crown, suppressed, high crown, multi-stem
10699	sweet cherry	<i>Prunus avium</i>	6	6	3	poor	very poor	Yes	suppressed, high crown, narrow crown, thin
10700	sweet cherry	<i>Prunus avium</i>	7, 3	8	4	poor	poor	Yes	multi-stem, thin, suppressed, high crown, narrow crown
10704	sweet cherry	<i>Prunus avium</i>	6	6	3	poor	very poor	Yes	asymmetrical crown, suppressed, high crown, narrow crown
10705	sweet cherry	<i>Prunus avium</i>	10	10	8	poor	poor	Yes	asymmetrical crown, suppressed, dead branches 0 to 2" diameter
10706	sweet cherry	<i>Prunus avium</i>	10	10	3	poor	very poor	Yes	suppressed, high crown, narrow crown, bowed trunk
10707	sweet cherry	<i>Prunus avium</i>	8	8	3	poor	very poor	Yes	thin, suppressed, narrow crown, high crown
10709	western redcedar	<i>Thuja plicata</i>	19	19	18	fair	fair	Yes	thin, dead branches 0 to 2" diameter
10715	Douglas-fir	<i>Pseudotsuga menziesii</i>	33	33	25	good	fair	Yes	codominant leaders with inclusion, dead branches 2 to 4" diameter
10716	lodgepole pine	<i>Pinus contorta</i>	22	22	10	fair	poor	Yes	thin, dead branches 0 to 2" diameter, high crown, narrow crown, codominant leaders with inclusion, poor trunk taper
10717	Norway spruce	<i>Picea abies</i>	28	28	15	poor	very poor	Yes	dead branches greater than 4" diameter, codominant leaders with inclusion, asymmetrical crown
10720	Norway spruce	<i>Picea abies</i>	13	13	0	dead	dead	Yes	
10729	kousa dogwood	<i>Cornus kousa</i>	5, 4	6	3	poor	poor	Yes	multi-stem, asymmetrical crown, dead branches 0 to 2" diameter
10735	Norway spruce	<i>Picea abies</i>	10	10	0	dead	dead	Yes	
10744	sweet cherry	<i>Prunus avium</i>	20, 20	28	25	fair	poor	Yes	dead branches 0 to 2" diameter, codominant leaders with inclusion, trunk cavities
10746	Scouler's willow	<i>Salix scouleriana</i>	8	8	8	fair	fair	Yes	thin, history of branch/leader failure, leaning trunk, trunk seam
10747	Scouler's willow	<i>Salix scouleriana</i>	7	7	10	good	fair	Yes	sweeping trunk
10753	red alder	<i>Alnus rubra</i>	7	7	7	fair	fair	Yes	dead branches 0 to 2" diameter, thin, dying from the top down
10754	sweet cherry	<i>Prunus avium</i>	15, 14	21	12	fair	fair	Yes	multi-stem, thin, asymmetrical crown, dead branches 0 to 2" diameter
10758	Norway spruce	<i>Picea abies</i>	14	14	0	dead	dead	Yes	
10759	sweet cherry	<i>Prunus avium</i>	16, 12	20	10	fair	poor	Yes	asymmetrical crown, thin, high crown, dead branches 0 to 2" diameter
10764	lodgepole pine	<i>Pinus contorta</i>	12	12	4	fair	poor	Yes	codominant leaders with inclusion, dead branches 0 to 2" diameter, asymmetrical crown, discolored foliage
10765	red alder	<i>Alnus rubra</i>	9, 5	10	12	good	fair	Yes	multi-stem, asymmetrical crown
10767	grand fir	<i>Abies grandis</i>	17	17	12	good	fair	Yes	asymmetrical crown, dead branches 0 to 2" diameter
10768	European mountain ash	<i>Sorbus alnifolia</i>	8	8	6	very poor	very poor	Yes	codominant leaders, dying from the top down
10771	sweet cherry	<i>Prunus avium</i>	10	10	8	very poor	very poor	Yes	dead branches greater than 4" diameter, leaning trunk, missing bark, trunk cavities, 10 % live crown
10775	sweet cherry	<i>Prunus avium</i>	8	8	10	good	fair	Yes	self-corrected phototropic lean
10776	sweet cherry	<i>Prunus avium</i>	6	6	8	good	fair	Yes	self-corrected phototropic lean
10777	sweet cherry	<i>Prunus avium</i>	7	7	10	good	fair	Yes	crooked trunk
10781	sweet cherry	<i>Prunus avium</i>	9	9	15	good	fair	Yes	self-corrected phototropic lean
10782	sweet cherry	<i>Prunus avium</i>	14, 12	18	15	good	fair	Yes	self-corrected phototropic lean, codominant leaders with inclusion
10783	sweet cherry	<i>Prunus avium</i>	20, 20, 18	34	20	good	fair	Yes	codominant leaders with inclusion, self-corrected phototropic lean, asymmetrical crown
10793	sweet cherry	<i>Prunus avium</i>	12	12	15	good	fair	Yes	asymmetrical crown
10794	sweet cherry	<i>Prunus avium</i>	16, 13	21	20	fair	fair	Yes	thin, asymmetrical crown, codominant leaders with inclusion, self-corrected phototropic lean
10795	Douglas-fir	<i>Pseudotsuga menziesii</i>	35	35	25	good	fair	Yes	codominant leaders, lost and regrew top, codominant leaders at 30', racoon nest
10803	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	26	25	good	fair	Yes	crooked trunk
10809	Scouler's willow	<i>Salix scouleriana</i>	6	6	3	very poor	very poor	Yes	dead branches greater than 4" diameter, thin, codominant leaders, missing bark, dead codominant leader
10811	English holly	<i>Ilex aquifolium</i>	8, 6	10	8	poor	very poor	Yes	codominant leaders, suppressed, trunk wound
10814	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	12	fair	fair	Yes	thin, dead branches 0 to 2" diameter, crooked trunk
10815	white poplar	<i>Populus alba</i>	28, 20	34	25	fair	fair	Yes	multi-stem, dead branches greater than 4" d, failed stem still attached at base
10817	sweet cherry	<i>Prunus avium</i>	22	22	20	fair	fair	Yes	codominant leaders with inclusion, asymmetrical crown, dead branches 0 to 2" diameter
10819	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	23	20	good	fair	Yes	asymmetrical crown, self-corrected phototropic lean
10825	red alder	<i>Alnus rubra</i>	6	6	4	good	fair	Yes	crooked trunk, narrow crown
10844	English walnut	<i>Juglans regia</i>	8	8	12	good	fair	Yes	self-corrected phototropic lean, dead branches 0 to 2" diameter
10845	black cottonwood	<i>Populus trichocarpa</i>	28	28	25	good	good	Yes	
10848	red alder	<i>Alnus rubra</i>	11, 10, 9	17	10	fair	fair	Yes	multi-stem, thin, narrow crown
10850	sweet cherry	<i>Prunus avium</i>	17	17	10	fair	poor	Yes	dead branches 0 to 2" diameter, asymmetrical crown, narrow crown, high crown
10857	sweet cherry	<i>Prunus avium</i>	15	15	10	fair	fair	Yes	asymmetrical crown, narrow crown, invasive ground cover
10858	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	8	fair	fair	Yes	thin, asymmetrical crown, suppressed
10859	sweet cherry	<i>Prunus avium</i>	17	17	10	fair	fair	Yes	dead branches 0 to 2" diameter, asymmetrical crown
10862	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	16	fair	fair	Yes	crooked trunk, thin, dead branches 0 to 2" diameter
10868	river birch	<i>Betula nigra</i>	9	9	6	fair	fair	Yes	asymmetrical crown, narrow crown, choked by ivy
10869	one seed hawthorn	<i>Crataegus monogyna</i>	6	6	4	fair	fair	Yes	multi-stem, choked by ivy, asymmetrical crown, suppressed
10870	river birch	<i>Betula nigra</i>	11	11	4	poor	poor	Yes	thin, suppressed, high crown, narrow crown, choked by ivy
10871	river birch	<i>Betula nigra</i>	13	13	8	fair	fair	Yes	choked by ivy, asymmetrical crown
10878	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	23	12	fair	fair	Yes	codominant leaders with inclusion, dead branches 0 to 2" diameter, asymmetrical crown
10880	sweet cherry	<i>Prunus avium</i>	22	22	8	poor	poor	Yes	codominant leaders with inclusion, narrow crown, high crown, crooked trunk, dead branches 0 to 2" diameter
10882	sweet cherry	<i>Prunus avium</i>	14	14	5	very poor	very poor	Yes	dead branches 0 to 2" diameter, thin, narrow crown, high crown, choked by ivy, epicormic branches
10886	grand fir	<i>Abies grandis</i>	28	28	15	fair	fair	Yes	dead branches 0 to 2" diameter, thin
10888	black cottonwood	<i>Populus trichocarpa</i>	24	24	20	fair	fair	Yes	choked by ivy, high crown, narrow crown
10891	red alder	<i>Alnus rubra</i>	12, 10	16	0	dead	dead	Yes	
10891.1	red alder	<i>Alnus rubra</i>	18	18	10	poor	poor	Yes	dying from the top down, dead branches 2 to 4" diameter, thin, location approximated by arborist
10892	red alder	<i>Alnus rubra</i>	17	17	8	fair	fair	Yes	self-corrected phototropic lean, dead branches 0 to 2" diameter, choked by ivy
10893	grand fir	<i>Abies grandis</i>	12	12	5	good	fair	Yes	asymmetrical crown, suppressed, crooked trunk
10895	red alder	<i>Alnus rubra</i>	15	15	3	very poor	very poor	Yes	dying from the top down, narrow crown, high crown, thin
10896	red alder	<i>Alnus rubra</i>	18	18	0	dead	dead	Yes	
10898	eastern white pine	<i>Pinus strobus</i>	10	10	6	good	fair	Yes	crooked trunk, self-corrected phototropic lean, thin
10900	red alder	<i>Alnus rubra</i>	13, 8, 4	16	12	poor	very poor	Yes	multi-stem, missing bark, dying from the top down, dead branches greater than 4" d, two of three stems dying from top down
10918	river birch	<i>Betula nigra</i>	13	13	0	dead	dead	Yes	
10919	river birch	<i>Betula nigra</i>	19, 17	25	2	very poor	very poor	Yes	codominant leaders, dying from the top down, epicormic branches
10921	red alder	<i>Alnus rubra</i>	17	17	10	poor	poor	Yes	self-corrected phototropic lean, trunk wound, trunk seam, asymmetrical crown
10922	red alder	<i>Alnus rubra</i>	15, 10, 7	19	10	fair	fair	Yes	multi-stem, dead branches 0 to 2" diameter, asymmetrical crown, thin
10925	river birch	<i>Betula nigra</i>	10	10	2	very poor	very poor	Yes	dying from the top down, epicormic branches, snag at 25'
10926	sweet cherry	<i>Prunus avium</i>	10	10	10	dead	dead	Yes	
10932	apple	<i>Malus spp.</i>	6	6	6	good	fair	Yes	epicormic branches, suppressed, dead branches 0 to 2" diameter
10934	sweet cherry	<i>Prunus avium</i>	10, 7, 5	13	10	fair	fair	Yes	thin, dead branches 0 to 2" diameter, codominant leaders, self-corrected phototropic lean

¹DBH is tree diameter measured at 4.5 feet above the ground level in inches, except as otherwise noted.

²Single DBH is the trunk diameter of a multi-stem tree converted to a single number according to the following formula: square root of the sum of the squared diameter of each trunk at 4.5 feet above mean ground level.

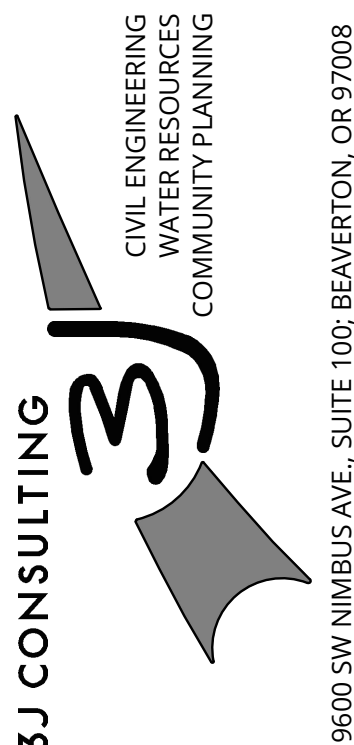
³C-Rad is crown radius measured in feet.

⁴Health and Structure are rated as good, fair, poor, very poor, to dead.



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TREE INVENTORY SHEET II
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR



PROJECT INFORMATION
3J PROJECT # | 25008
TAX LOT(S) | 2S135B02100
LAND USE # | TBD
DESIGNED BY | SRC, SKS
CHECKED BY | JJS

SHEET NUMBER

C112

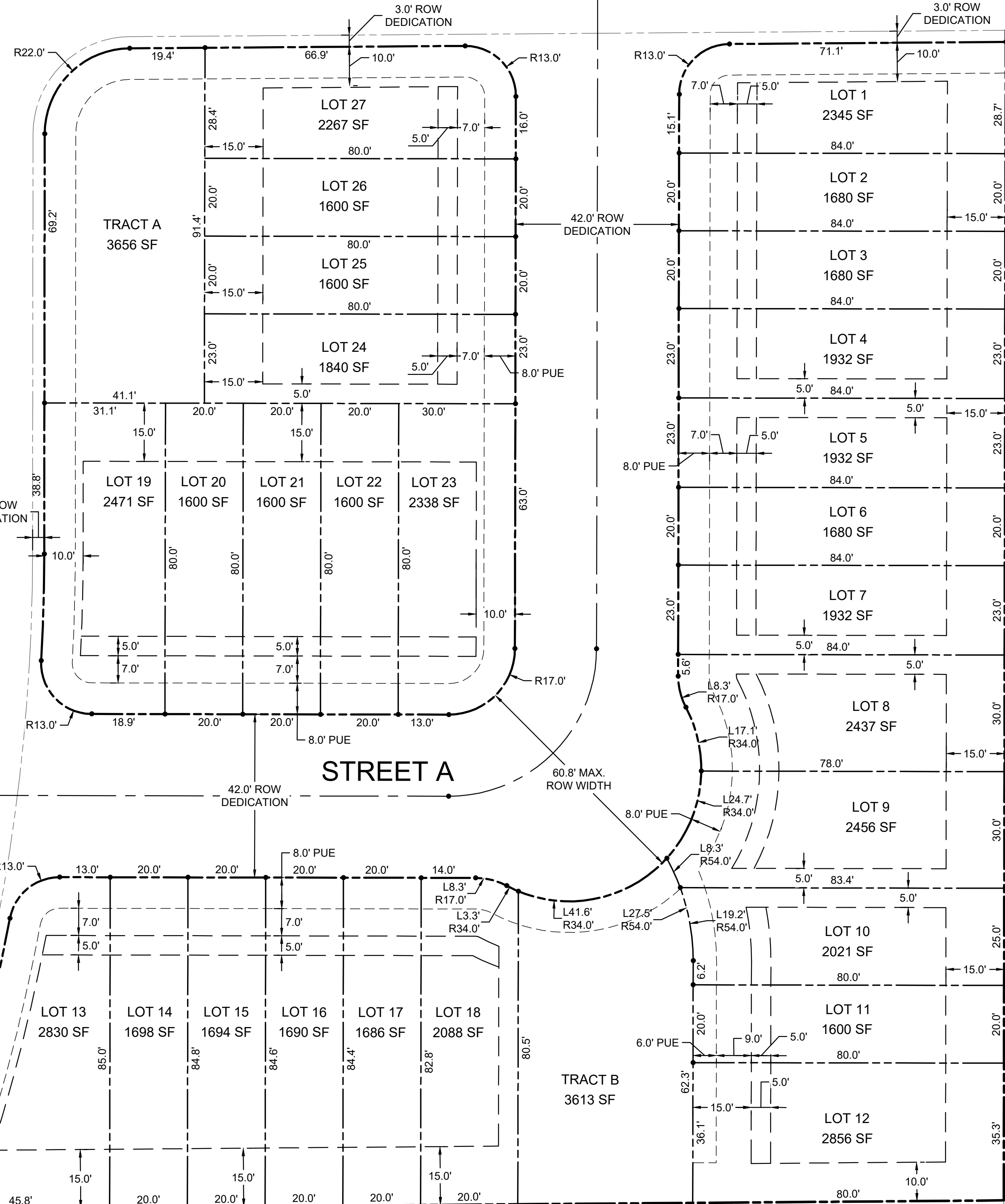
P:\25008-SW IBACH ST SUBDIVISION\CAD\SHEETS\25008 - TENT PLAT.DWG

SW GARDNER COURT

SW 103RD AVENUE

SW IBACH STREET

STREET A



LEGEND

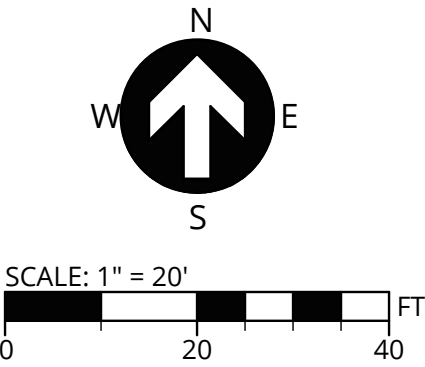
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE

SITE STATISTICS

SITE ADDRESS	10150 SW IBACH ST
TAX LOT	2S135BB 2100
JURISDICTION	CITY OF TUALATIN
GROSS SITE AREA	1.76 ACRES
BUILDABLE SITE AREA	
PROPERTY ZONING	RL
FLOOD HAZARD MAP NUMBER	FIRM PANEL NUMBER: 41067C0606F - ZONE X (UN-SHADED)

SUBDIVISION STATISTICS

*TOWNHOUSES	ZONE RL
ZONE AREA	1.76 ACRES
MAXIMUM DENSITY	25 UNITS PER ACRE
MAXIMUM LOT SIZE	NONE
MINIMUM LOT SIZE	1,400 SQUARE FEET
MINIMUM LOT WIDTH	NONE
MAXIMUM BUILDING HEIGHT	35 FT
SETBACKS	
GARAGE	20 FT
FRONT / REAR	15 FT
STREET SIDE	10 FT
INTERIOR SIDE	5 FT

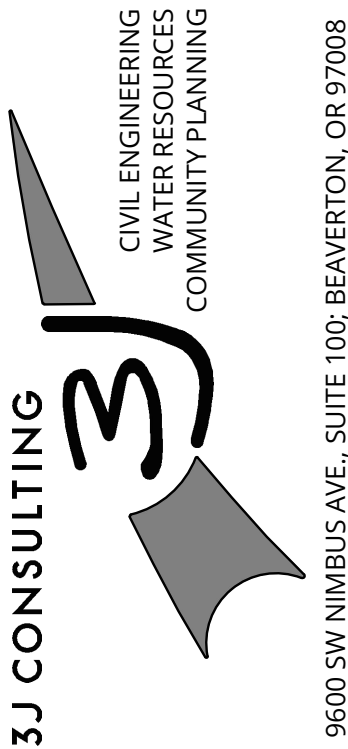


SECTION 35, T.2S., R.1W. W.M.,
WASHINGTON COUNTY, OREGON



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TENTATIVE PLAT
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR



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3J PROJECT # | 25008
TAX LOT(S) | 2S135BB02100
LAND USE # | TBD
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SHEET NUMBER

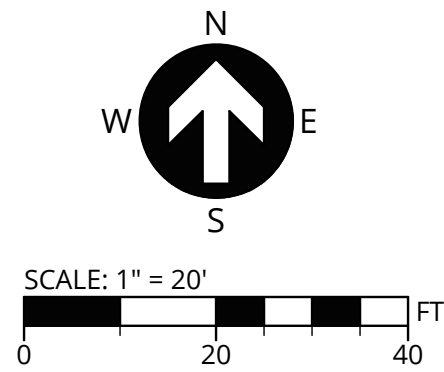
C150

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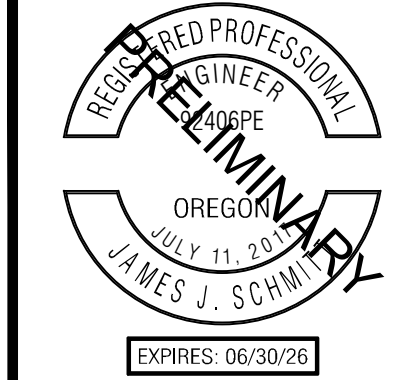


LEGEND

- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED WALL
- PROPOSED STRIPING



SECTION 35, T.2S., R.1W. W.M.,
WASHINGTON COUNTY, OREGON



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SITE PLAN
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR

3J CONSULTING

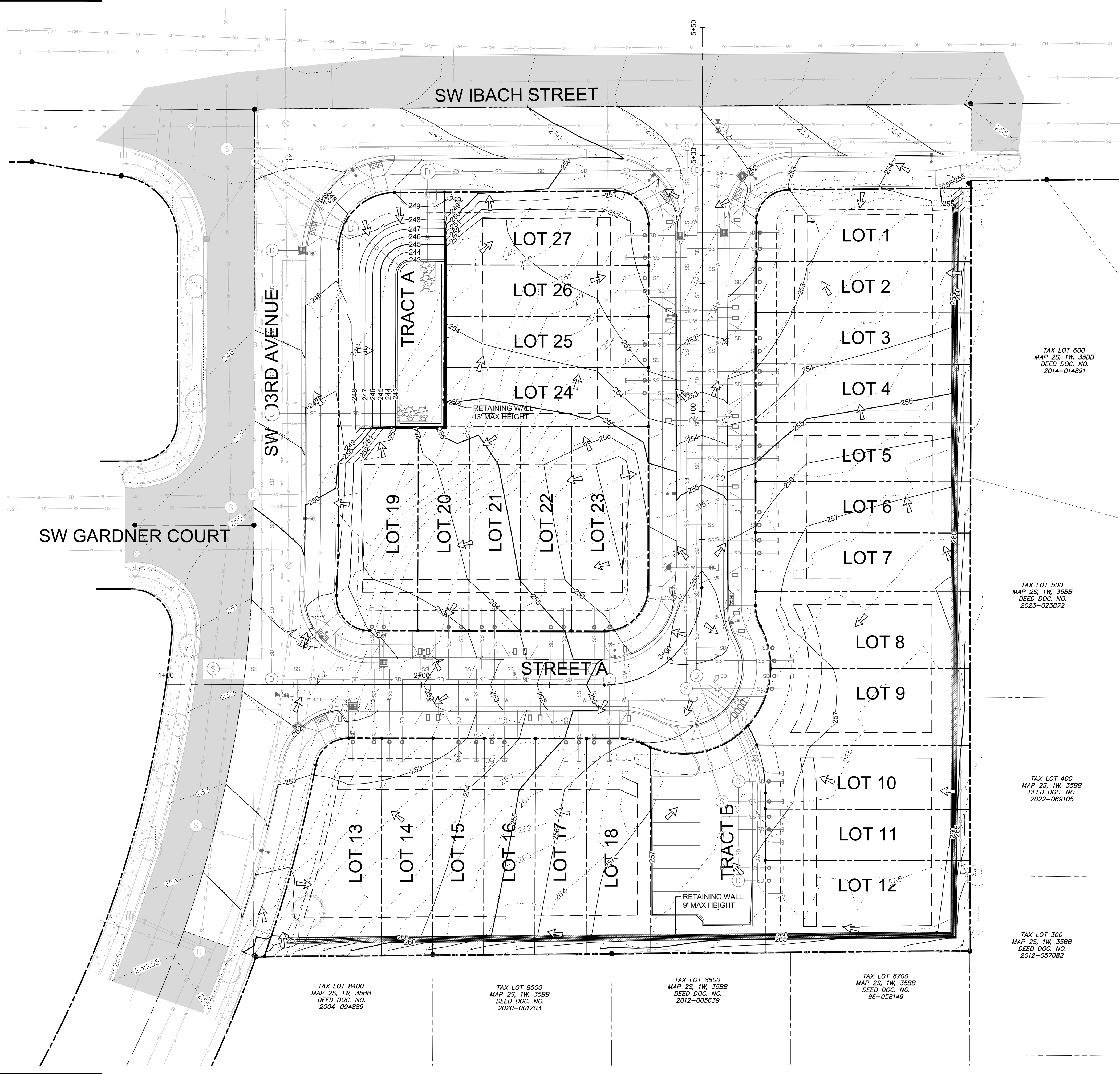
CIVIL ENGINEERING
WATER RESOURCES
COMMUNITY PLANNING

9000 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION
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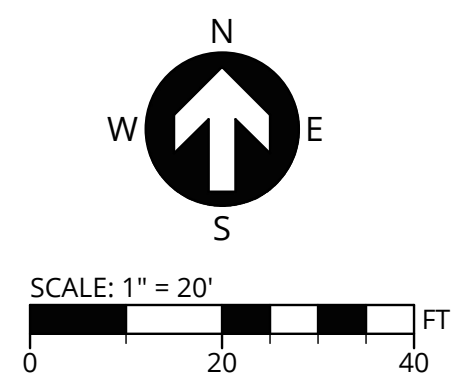
SHEET NUMBER
C200

P:\25008-SW IBACH ST SUBDIVISION\CAD\SHEETS\25008 - GRADING PLAN.DWG

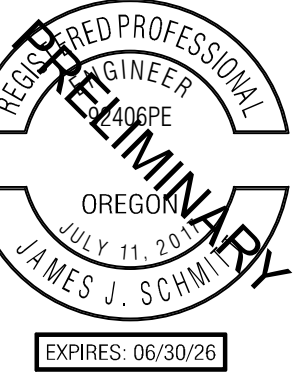


LEGEND

- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SURFACE RUN-OFF FLOW ARROW



SECTION 35, T.2S., R.1W. W.M.,
WASHINGTON COUNTY, OREGON



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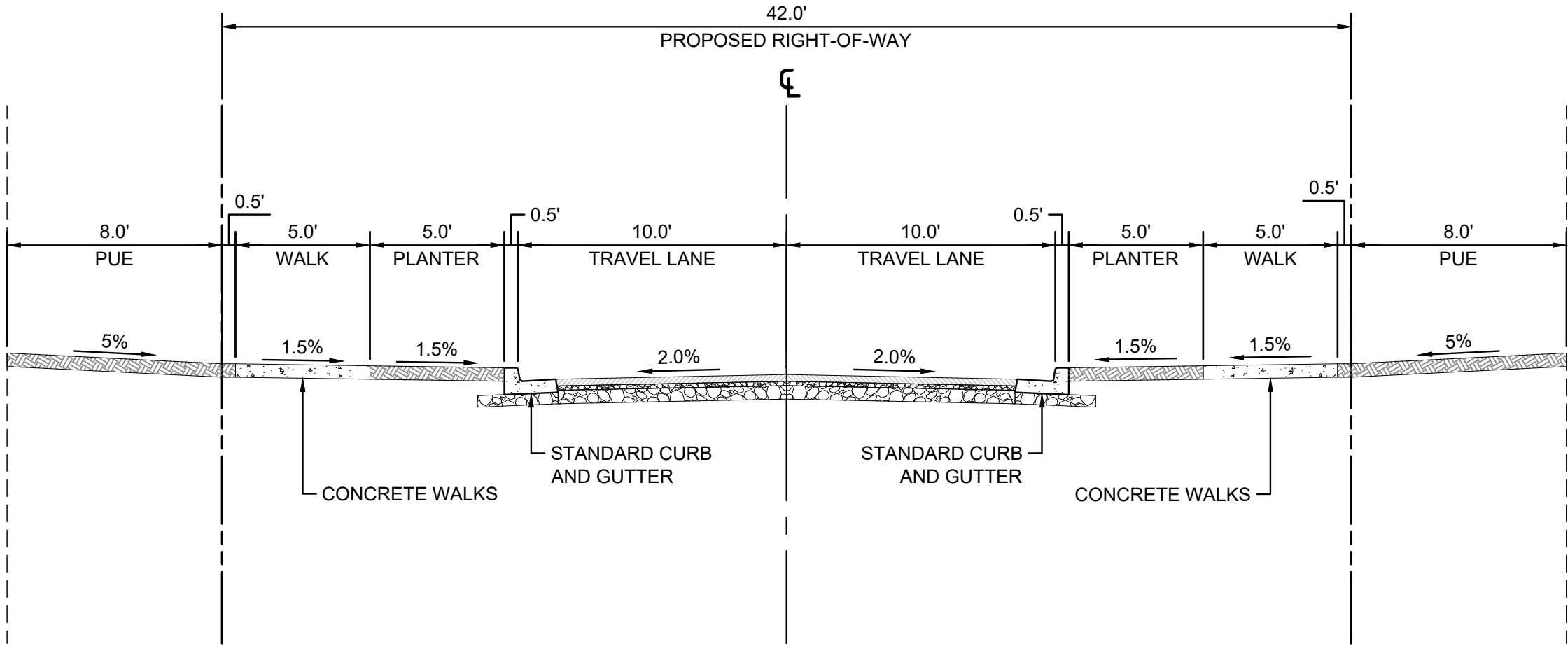
GRADING PLAN
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR

3J CONSULTING
CIVIL ENGINEERING
WATER RESOURCES
COMMUNITY PLANNING
9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

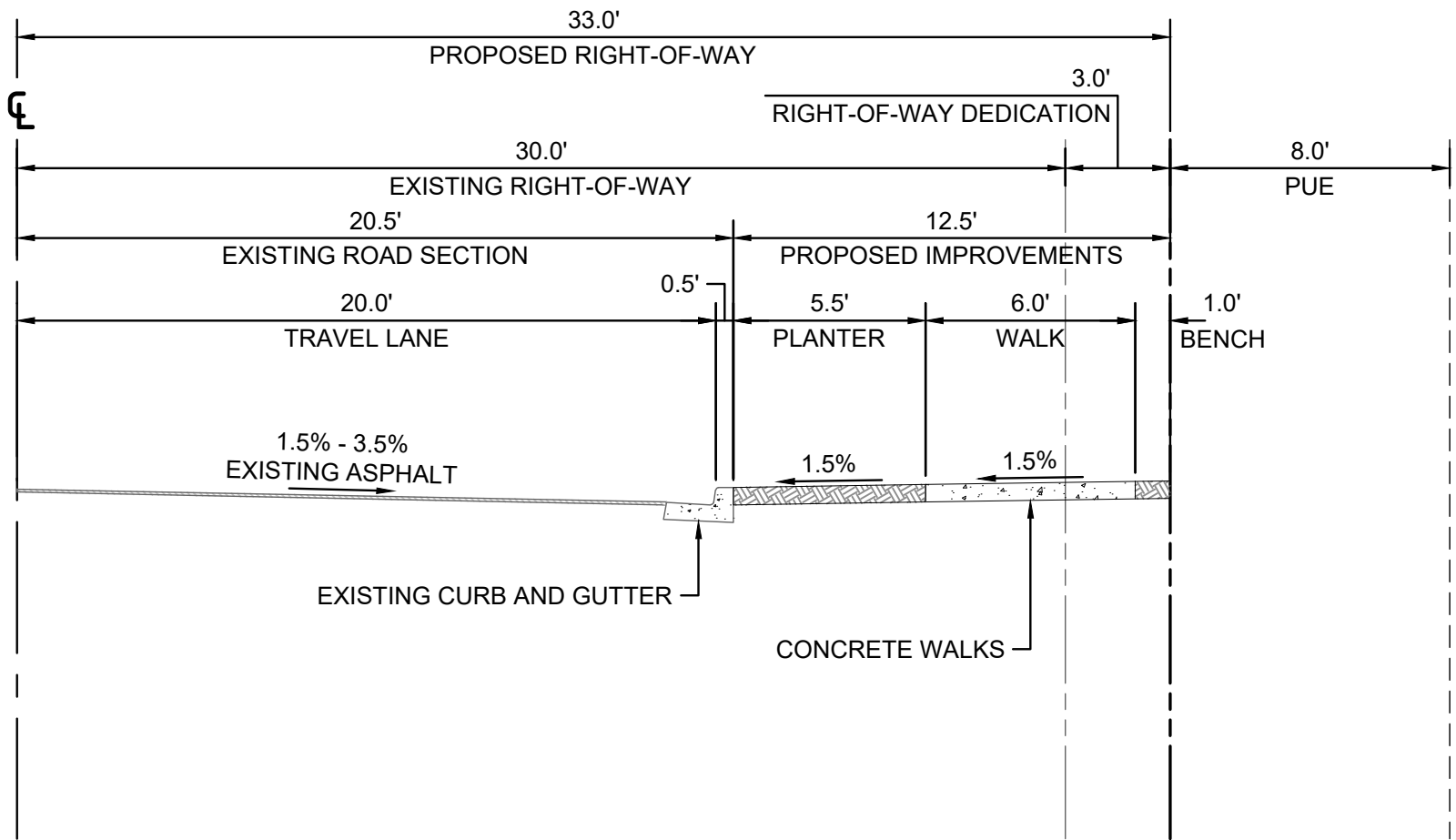
PROJECT INFORMATION
3J PROJECT # | 25008
TAX LOT(S) | 25135BB02100
LAND USE # | TBD
DESIGNED BY | SRC, SKS
CHECKED BY | JJS

SHEET NUMBER
C210

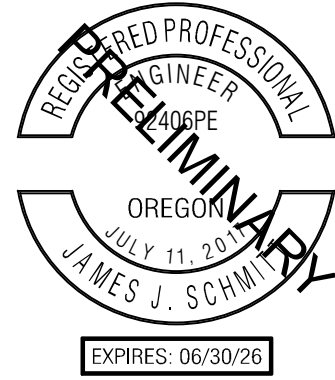
P:\25008-SW IBACH ST SUBDIVISION\CAD\SHEETS\25008 - TYPICAL SECTIONS.DWG



PROPOSED STREET "A"
(RESIDENTIAL LOCAL STREET)

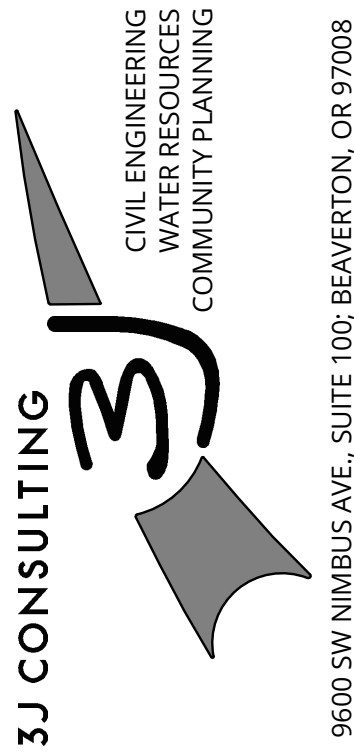


PROPOSED FRONTAGE IMPROVEMENTS
SW 103RD STREET AND SW IBACH STREET
(NEIGHBORHOOD ROUTE)



PUBLISH DATE
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LAND USE DOCUMENTS
REVISIONS

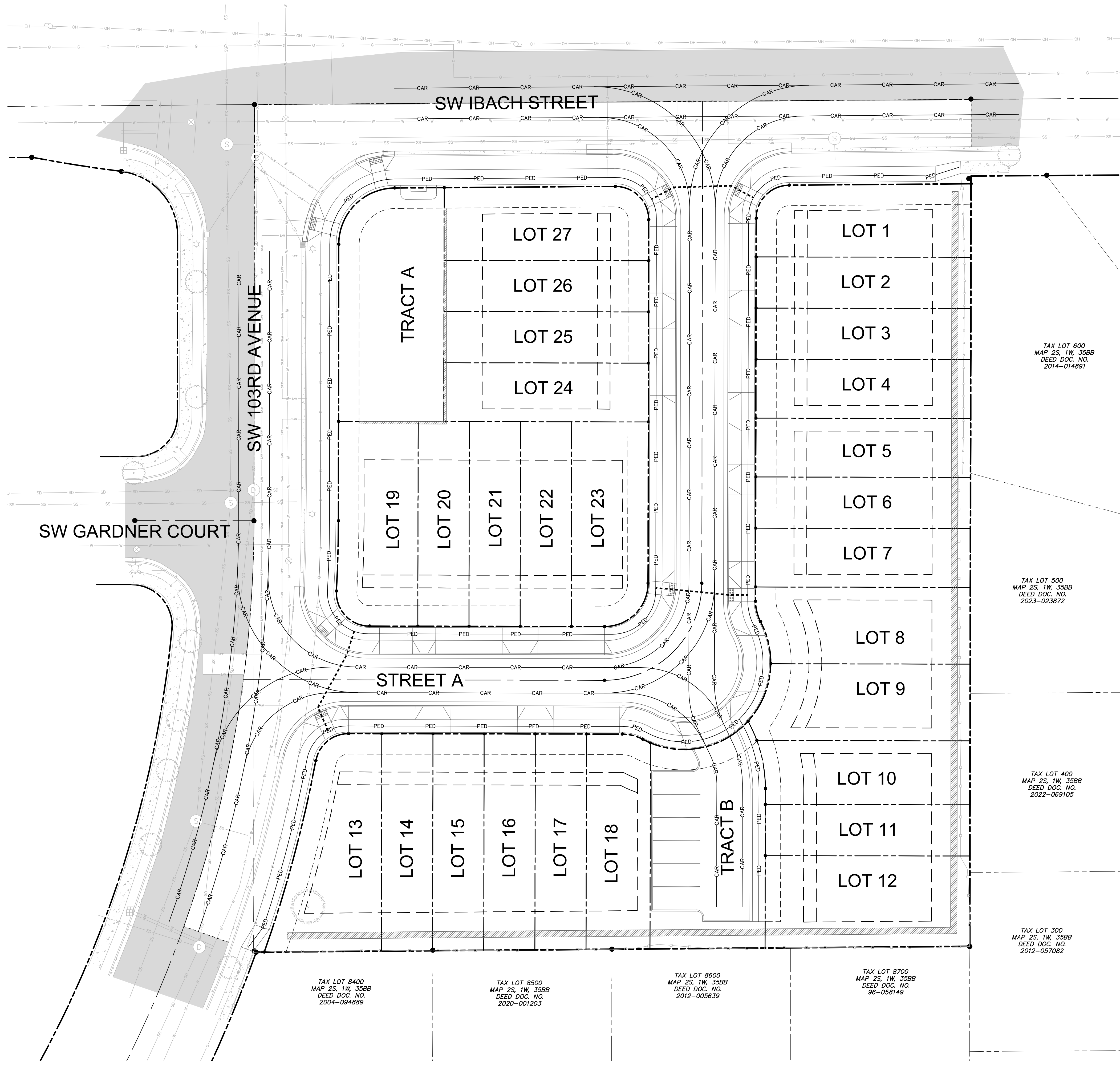
TYPICAL SECTIONS
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR



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TAX LOT(S) | 2S135BB02100
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SHEET NUMBER
C220

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LEGEND

PED

PEDESTRIAN PATHWAY

ADA PATHWAY

CAR

VEHICLE PATHWAY

N

↑

S

W

E

SCALE: 1" = 20'

0

20

40

FT

SECTION 35, T.2S., R.1W. W.M.,
WASHINGTON COUNTY, OREGON

811

Know what's below.
Call before you dig.

CIRCULATION PLAN

SW IBACH ST

SUBDIVISION

DEZ DEVELOPMENT LLC
TUALATIN, OR

3J CONSULTING

CIVIL ENGINEERING

WATER RESOURCES

COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION

3J PROJECT # | 25008

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LAND USE # | TBD

DESIGNED BY | SRC, SKS

CHECKED BY | JJS

SHEET NUMBER

C230

PUBLISH DATE

11/12/2025

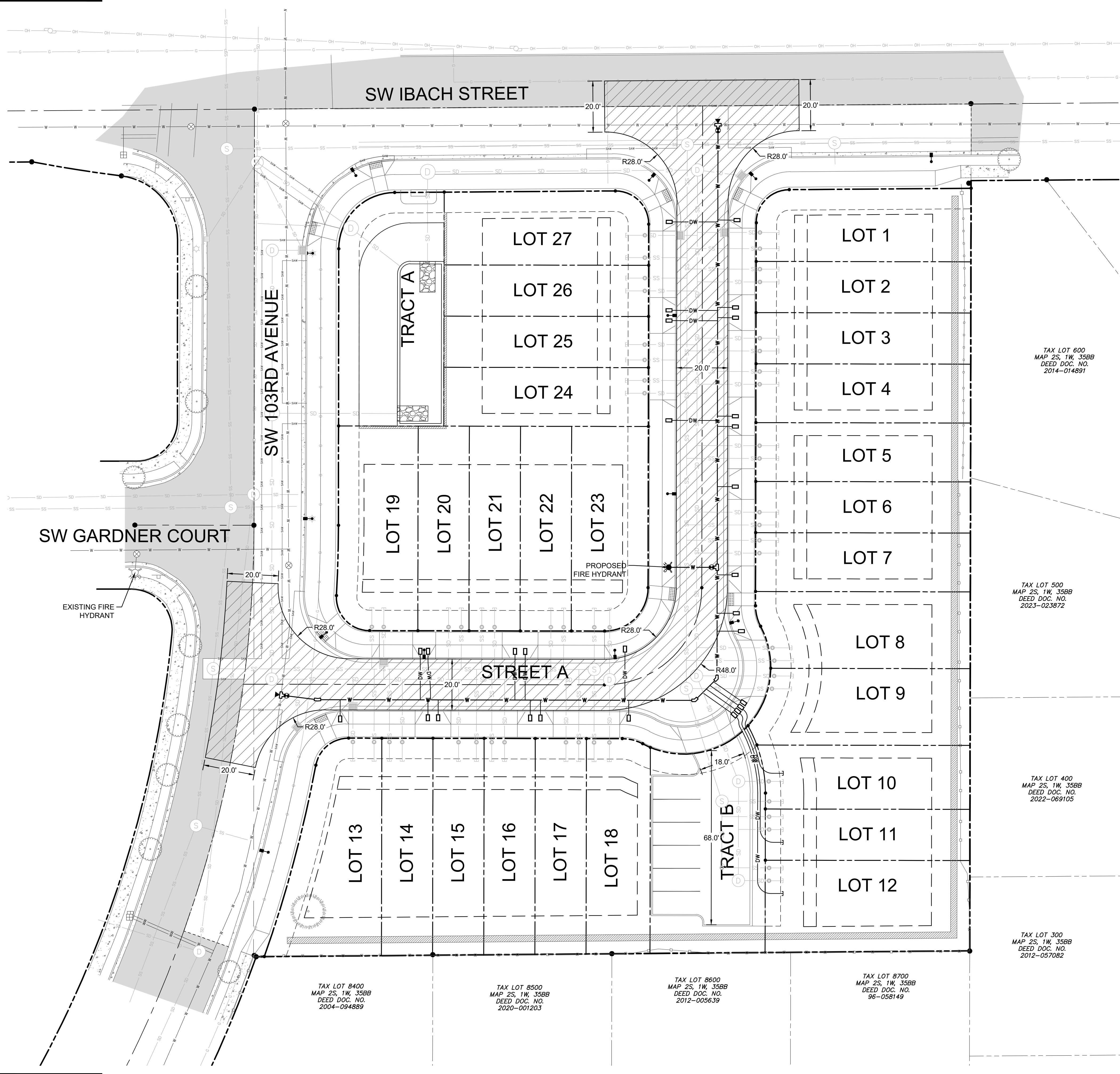
ISSUED FOR

LAND USE DOCUMENTS

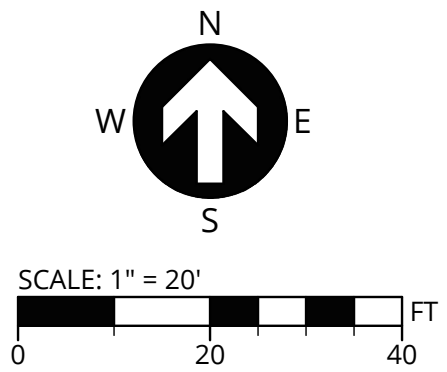
REVISIONS

REGISTERED PROFESSIONAL
ENGINEER
NO. 406PE
OREGON
JULY 11, 2017
JAMES J. SCHMITZ
EXPIRES: 06/30/26

P:\25008-SW IBACH ST SUBDIVISION\CAD\SHEETS\25008 - FIRE ACCESS PLAN.DWG



LEGEND	
	FIRE TRUCK TURNING AREA
	EXISTING WATER MAIN
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER MAIN
	TEE FITTING
	PROPOSED HYDRANT



SECTION 35, T.2S., R.1W. W.M.,
WASHINGTON COUNTY, OREGON

Know what's below.
Call before you dig.

REGISTERED PROFESSIONAL
ENGINEER
OREGON
JAMES J. SCHMITT
EXPIRES: 06/30/26

PUBLISH DATE
11/12/2025
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS

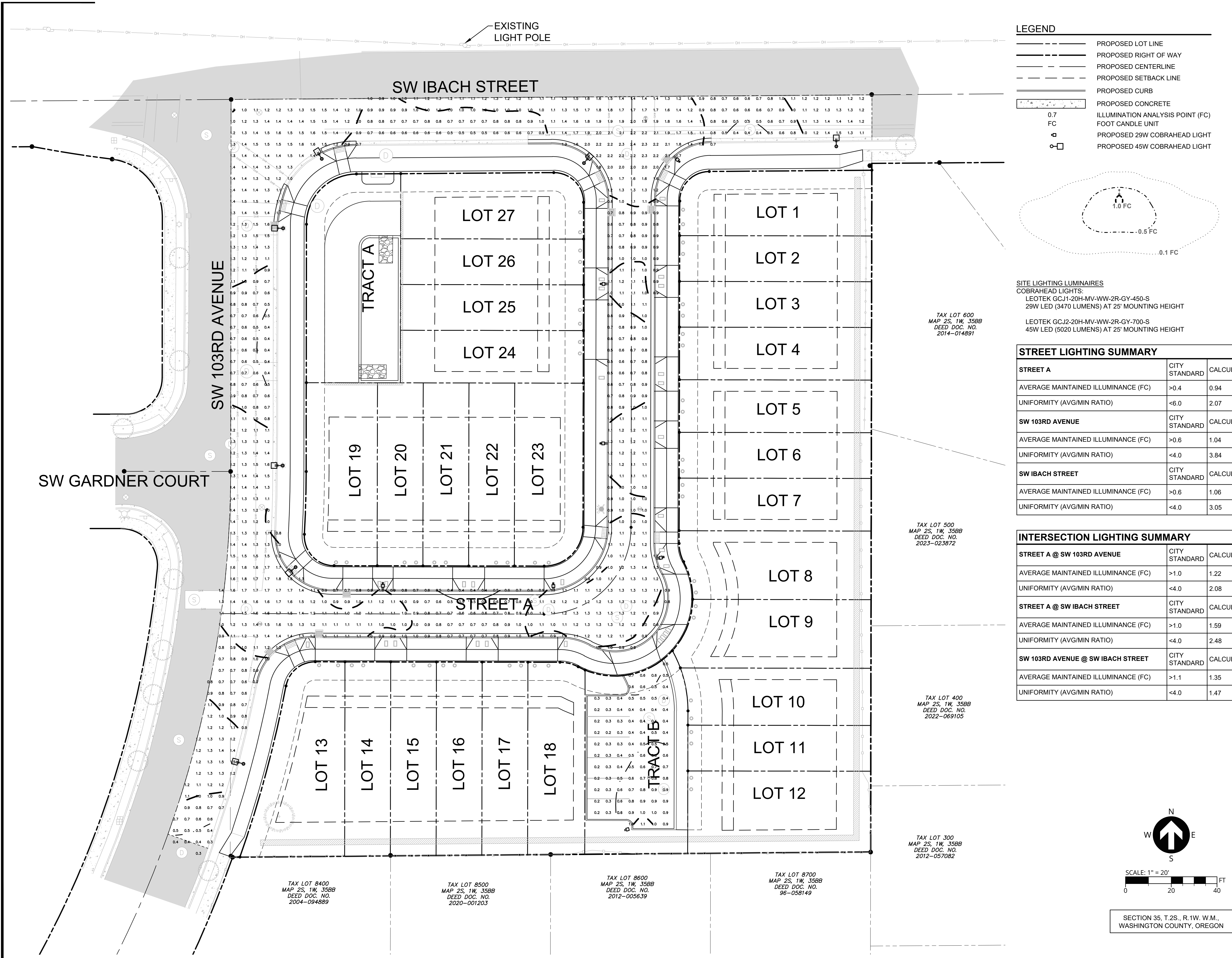
FIRE ACCESS PLAN
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR

3J CONSULTING
CIVIL ENGINEERING
WATER RESOURCES
COMMUNITY PLANNING
9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

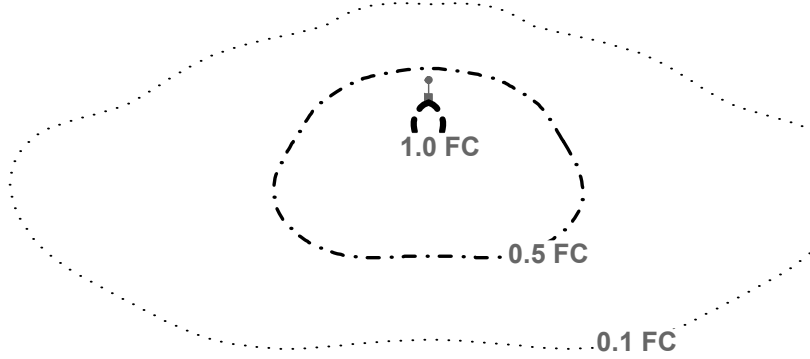
PROJECT INFORMATION
3J PROJECT # | 25008
TAX LOT(S) | 2S135BB02100
LAND USE # | TBD
DESIGNED BY | SRC, SKS
CHECKED BY | JJS

SHEET NUMBER
C240

P:\25008-SW IBACH ST SUBDIVISION\CAD\SHEETS\25008 - PHOTOMETRICS PLAN.DWG



- LEGEND
- PROPOSED LOT LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED CENTERLINE
 - PROPOSED SETBACK LINE
 - PROPOSED CURB
 - PROPOSED CONCRETE
 - ILLUMINATION ANALYSIS POINT (FC)
 - FOOT CANDLE UNIT
 - PROPOSED 29W COBRAHEAD LIGHT
 - PROPOSED 45W COBRAHEAD LIGHT

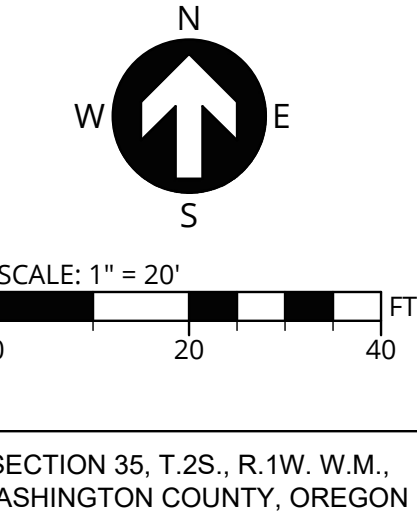


SITE LIGHTING LUMINAIRES
COBRAHEAD LIGHTS:
LEOTEK GCJ1-20H-MV-WW-2R-GY-450-S
29W LED (3470 LUMENS) AT 25' MOUNTING HEIGHT

LEOTEK GCJ2-20H-MV-WW-2R-GY-700-S
45W LED (5020 LUMENS) AT 25' MOUNTING HEIGHT

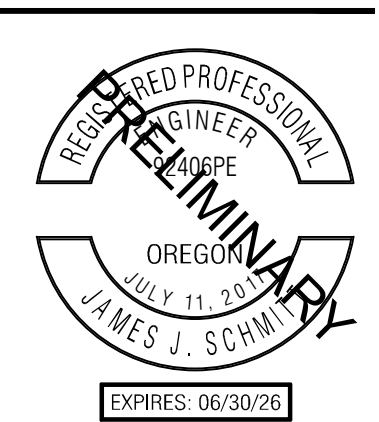
STREET LIGHTING SUMMARY		
STREET A	CITY STANDARD	CALCULATED
AVERAGE MAINTAINED ILLUMINANCE (FC)	>0.4	0.94
UNIFORMITY (AVG/MIN RATIO)	<6.0	2.07
SW 103RD AVENUE	CITY STANDARD	CALCULATED
AVERAGE MAINTAINED ILLUMINANCE (FC)	>0.6	1.04
UNIFORMITY (AVG/MIN RATIO)	<4.0	3.84
SW IBACH STREET	CITY STANDARD	CALCULATED
AVERAGE MAINTAINED ILLUMINANCE (FC)	>0.6	1.06
UNIFORMITY (AVG/MIN RATIO)	<4.0	3.05

INTERSECTION LIGHTING SUMMARY		
STREET A @ SW 103RD AVENUE	CITY STANDARD	CALCULATED
AVERAGE MAINTAINED ILLUMINANCE (FC)	>1.0	1.22
UNIFORMITY (AVG/MIN RATIO)	<4.0	2.08
STREET A @ SW IBACH STREET	CITY STANDARD	CALCULATED
AVERAGE MAINTAINED ILLUMINANCE (FC)	>1.0	1.59
UNIFORMITY (AVG/MIN RATIO)	<4.0	2.48
SW 103RD AVENUE @ SW IBACH STREET	CITY STANDARD	CALCULATED
AVERAGE MAINTAINED ILLUMINANCE (FC)	>1.1	1.35
UNIFORMITY (AVG/MIN RATIO)	<4.0	1.47



811

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11/12/2025
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REVISIONS

PHOTOMETRICS PLAN
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR

3J CONSULTING

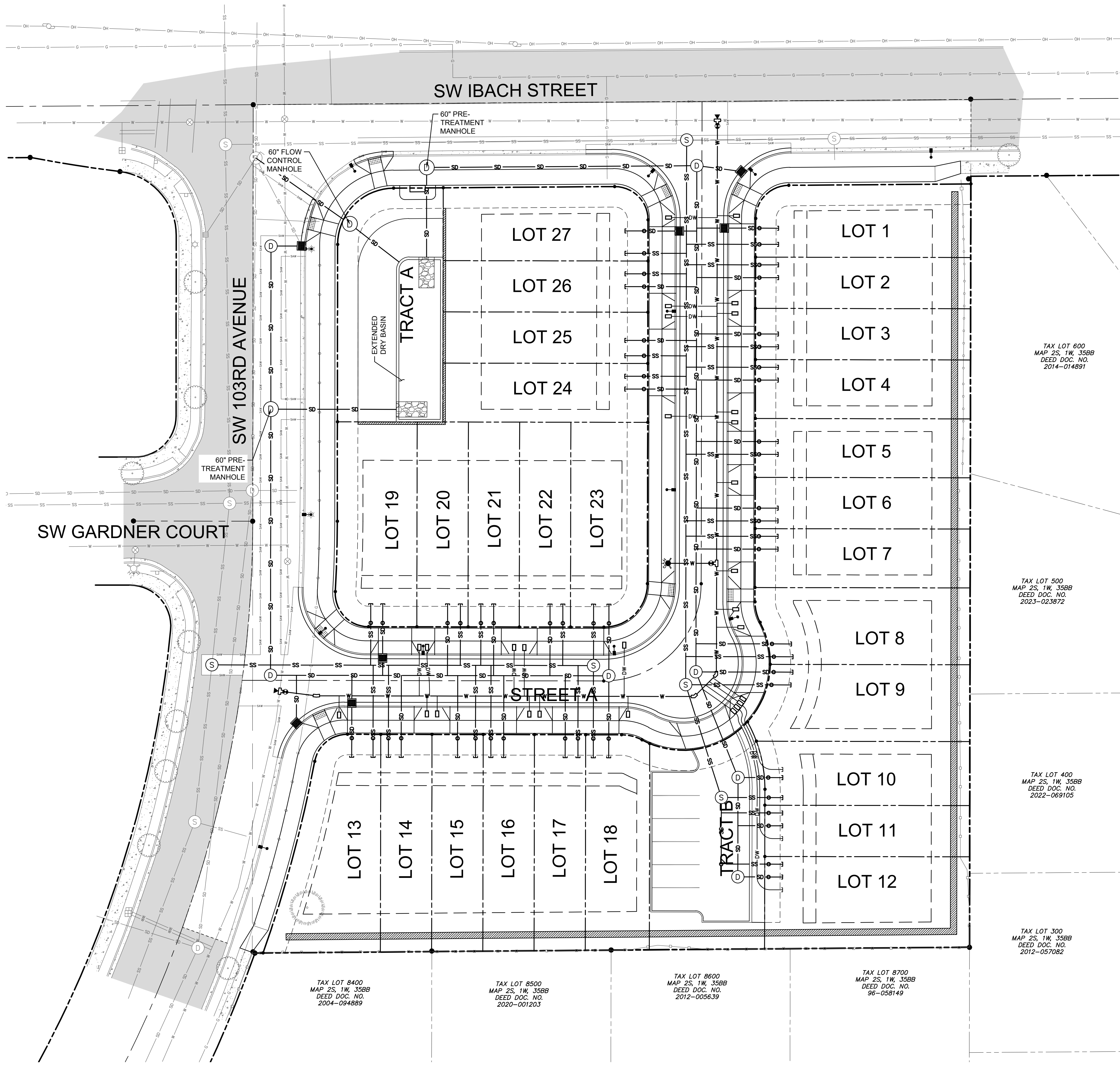
CIVIL ENGINEERING
WATER RESOURCES
COMMUNITY PLANNING

9000 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION
3J PROJECT # | 25008
TAX LOT(S) | 2S135BB02100
LAND USE # | TBD
DESIGNED BY | SRC, SKS
CHECKED BY | JJS

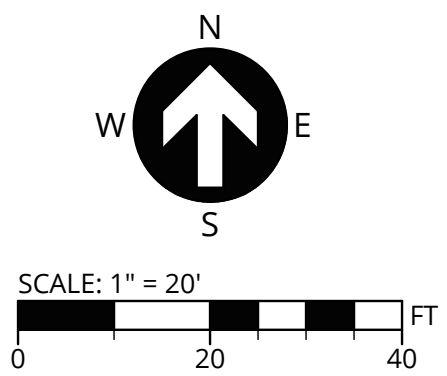
SHEET NUMBER
C250

P:\25008-SW IBACH ST SUBDIVISION\CAD\SHEETS\25008 - COMPOSITE UTILITY PLAN.DWG



LEGEND

- SD PROPOSED STORM PIPE
- SS PROPOSED SANITARY PIPE
- W PROPOSED WATER MAIN
- PROPOSED STANDARD CURB INLET
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED BLOW-OFF / AIR RELEASE ASSY.
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED STORM MANHOLE
- PROPOSED STORM CLEANOUT
- EXISTING GAS LINE
- EXISTING UNSPECIFIED OVERHEAD WIRE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER MAIN



SECTION 35, T.2S., R.1W. W.M.,
WASHINGTON COUNTY, OREGON

Know what's below.
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COMPOSITE UTILITY PLAN
SW IBACH ST
SUBDIVISION
DEZ DEVELOPMENT LLC
TUALATIN, OR

CIVIL ENGINEERING
WATER RESOURCES
COMMUNITY PLANNING

9000 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

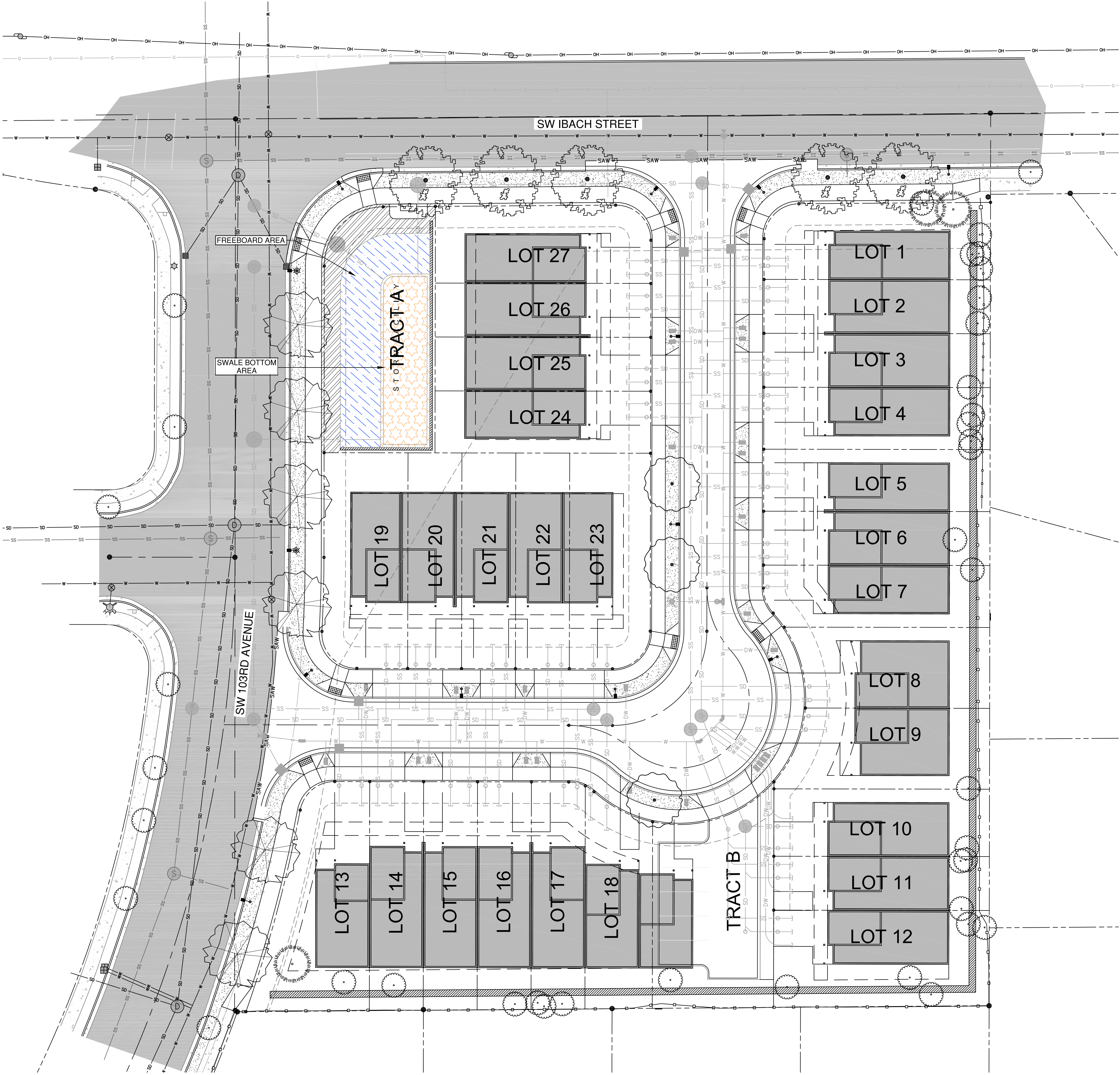
PROJECT INFORMATION
3J PROJECT # | 25008
TAX LOT(S) | 2S135BB02100
LAND USE # | TBD
DESIGNED BY | SRC, SKS
CHECKED BY | JJS

SHEET NUMBER

C300

REGISTERED PROFESSIONAL
ENGINEER
OREGON
JULY 11, 2011
JAMES J. SCHMITT
EXPIRES: 06/30/26

PUBLISH DATE
11/12/2025
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS



PLANT MATERIALS LISTING:						
Botanical name						
Common Name						

SYM	TREES	(D)eciduous/ (E)vergreen	QTY.	SIZE	CONDITION	REMARKS	STREET TREE
	Cercidiphyllum japonicum Katsura	(D)	6	1.5" Cal.	B&B	40' tall 40' wide	x
	Styrax japonica Japanese Snowbell	(D)	3	1.5" Cal.	B&B	15-25' tall 15-25' wide	x
	Zelkova serrata 'Musashino' Musashino Columnar Zelkova	(D)	5	1.5" Cal.	B&B	44' tall 15' wide	x
Total Trees			13				

SYM	GROUND COVER	(D)eciduous/ (E)vergreen	QTY.	SIZE	CONDITION	SPACING
	Arctostaphylos uva-ursi 'Massachusetts' Massachusetts Kinnikinnick	(E)	150	4"	Pots	30" O.C.
	Lawn (Hydro-seed) Sunmark Seeds: Celebration Seed Mix		3,985 SF	(Approximate)		

DETENTION POND FACILITY				
PLANTING RATES				
REFER TO SHEET L102 FOR PLANT LISTING REQUIREMENTS				
PLANT TYPE	PLANTING AREA (SQ FT)	PLANTING DENSITY (PER SQ FT)	NUMBER OF PLANTS	NUMBER OF SPECIES

ZONE A				
POND BOTTOM AREA 1,164 SQ FT				
HERBS	1,164	X 6 / SQ. FT.	= 6,984	4

ZONE B				
SIDE SLOPE AREA 1,384 SQ FT				
TREES	1,384	.01	= 14	2
SHRUBS	1,384	.05	= 69	3
SEED MIX	1,384	1 LBS. / 1000 SQ.FT.		3

MEARS

DESIGN+GROUP

LANDSCAPE ARCHITECTURE & PLANNING
PO BOX 23338 | PORTLAND, OREGON | 97281
PHONE: 503.601.4516 | FAX: 503.924.4668

REGISTERED
BREIMIN
NOT FOR
CONSTRUCTION
ARCHITECT

SW IBACH STREET
SUBDIVISION

DEZ DEVELOPMENT
TUALATIN, OREGON

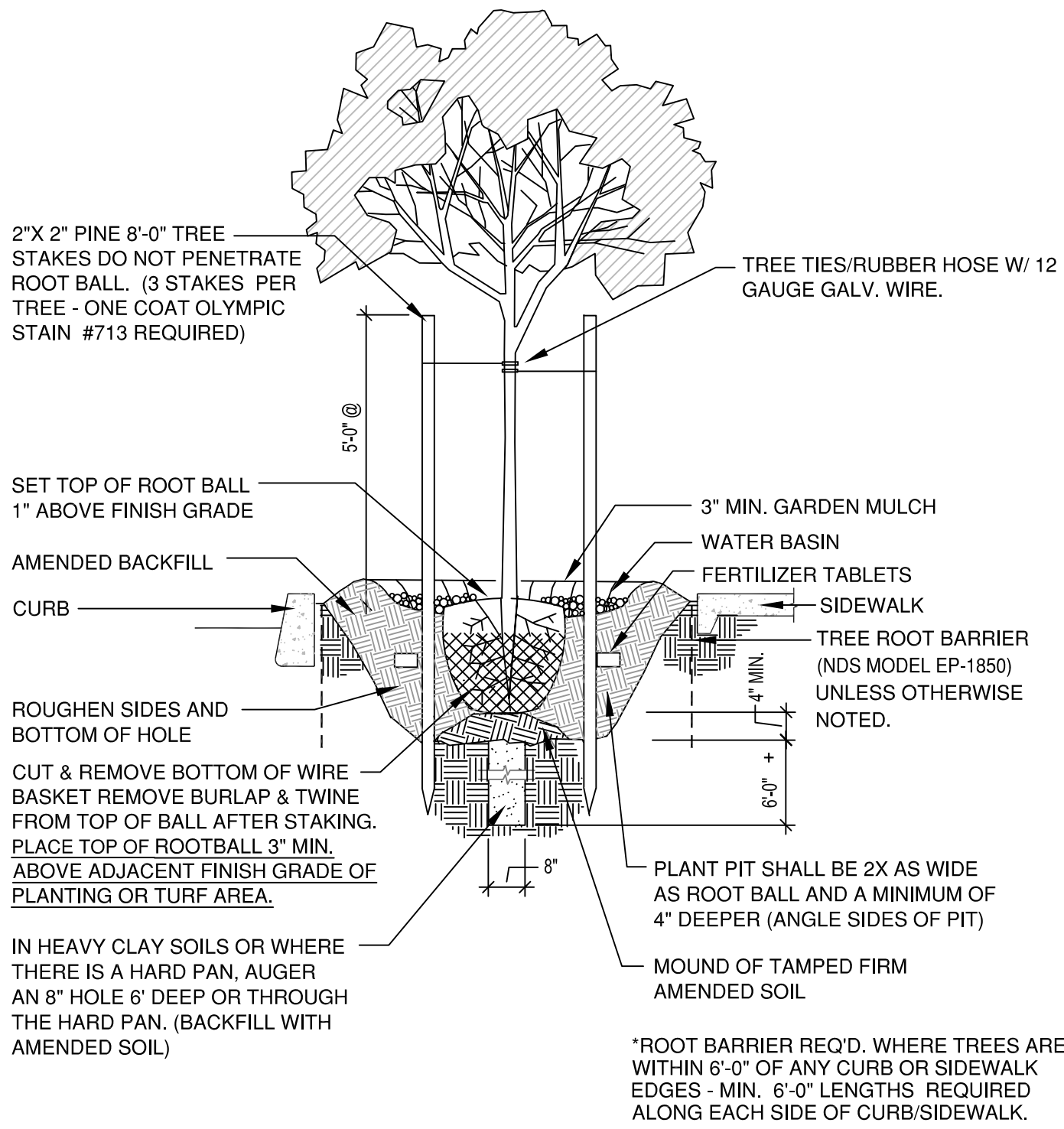
REVISIONS		
REV.	DATE	DESCRIPTION
1	9/18/2025	Design Change

SHEET NAME:
PLANTING PLAN

DRAWN BY: _____ TM
CHECKED BY: _____ TM
ISSUE DATE: 7/1/2025
JOB NO.: 2516

SHEET:
L101
OF 2

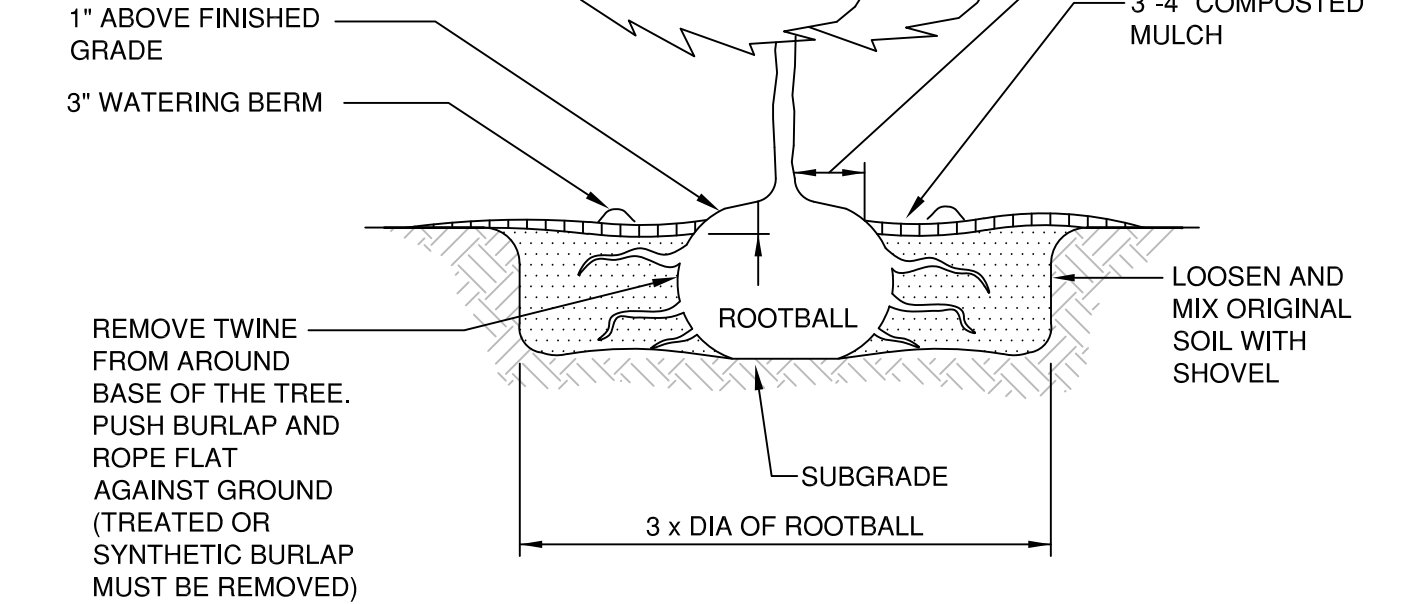
SCALE: 1" = 20'-0"



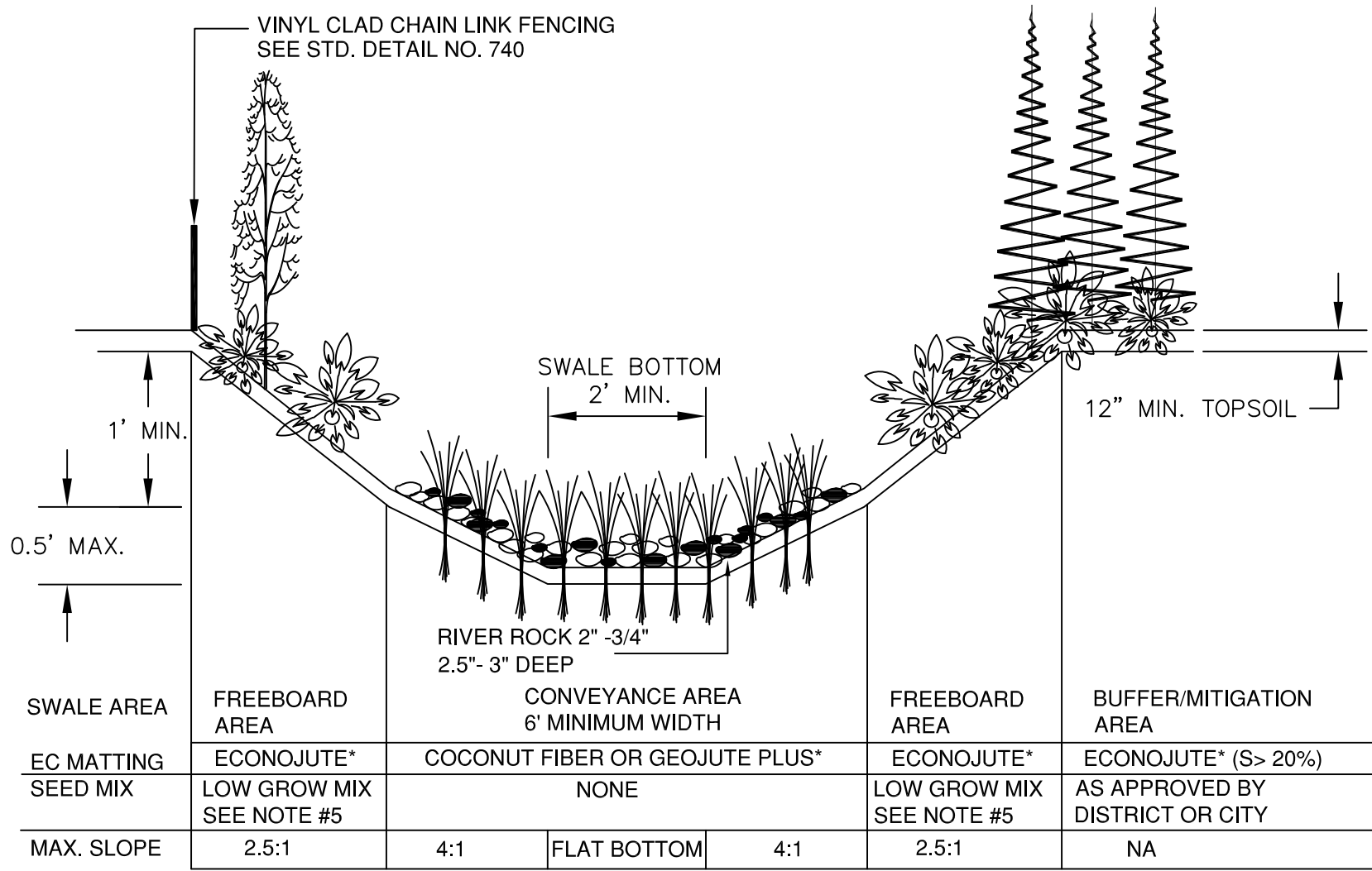
STREET TREE PLANTING DETAIL
N.T.S.

NO FERTILIZER TABLETS REQUIRED FOR WATER QUALITY FACILITY PLANTINGS.

NOTE: IF TREE IS CONTAINER GROWN STOCK, BREAK ROOT BALL APART BEFORE PLACING IN PLANTING HOLE. IF PLANT IS ROOT BOUND MAKE A VERTICAL CUT THROUGH THE LOWER 1/4 OF THE SOIL MASS. PULL OUT AND STRAIGHTEN LARGE, CIRCLING ROOTS.



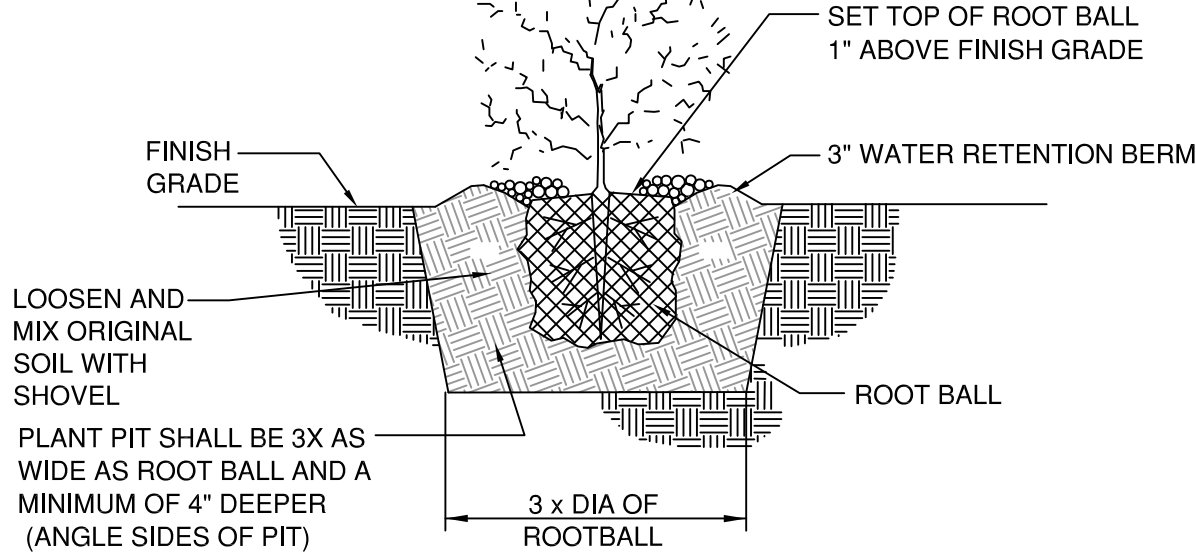
TREE PLANTING - CONTAINER/ BURLAPPED
WATER QUALITY FACILITY N.T.S.



- NOTES:
- REFER TO APPENDIX A. CWS DESIGN & CONSTRUCTION STANDARDS, FOR LANDSCAPING REQUIREMENTS INCLUDING TREE PLACEMENT, TOPSOIL AND PLANTING SPECIFICATIONS. PROVIDE IRRIGATION AS APPROVED BY CWS.
 - JUTE MATTING- GEOJUTE PLUS IN TREATMENT AREA, ECONOJUTE FOR ALL OTHER AREAS, OR SIMILIAR FABRICS, COCONUT FIBER IS ALSO ACCEPTABLE.
 - 12-INCHES OF TOPSOIL SHALL BE PLACED THROUGHOUT THE WATER QUALITY TRACT.
 - FREEBOARD AREA SEED MIX, DWARF TALL FESCUE 40%, DWARF PERENIAL RYE 30%, CREEPING RED FESCUE 25%, COLONIAL BENT GRASS 5%. APPLY AT A RATE OF 120# / ACRE.

WATER QUALITY FACILITY
PER CWS STANDARDS NTS

NO FERTILIZER TABLETS REQUIRED FOR WATER QUALITY FACILITY PLANTINGS.



SHRUB PLANTING DETAIL
WATER QUALITY FACILITY N.T.S.

TYPICAL PLANTING NOTES:

- B&B stock may be substituted with container stock of equal grade.
- Container stock may be substituted with B&B stock of equal grade.
- Plant material shall conform with American Standard for Nursery Stock, ANSI Z60.1, 2014 edition.
- All trees shall be branched.
- Bark mulch all planting beds with 3" min. Layer of specified garden mulch.
- In the event of a discrepancy between this material listing and the drawings, the drawings shall govern the plant species and quantities required.
- In the event of question or lack of clarity on drawings, Landscape Contractor is to call Landscape Architect before proceeding.
- Landscape contractor is to notify Landscape Architect prior to installation of plant material to approve final placement.
- Landscape Contractor to verify plant material quantities.
- Contractor will provide a one year warranty on all provided & installed plant material from date of final approval by owner's representative.

WATER QUALITY DETENTION FACILITY #1 (REFER TO PLANTING DETAILS SHEET L103)									
Plant Communities		Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height (1" Dia.)	On Center / Seeding Rate	Spacing Format
Herbaceous	Scientific name (Common Name)								
	Juncus patens (Spreading rush)	1746	Herb	Moist	Part	Plug	6"	6/sq.ft.	Mass
	Carex obnupta (Slough Sedge)	1746	Herb	Moist	Part	Plug	4"	6/sq.ft.	Mass
	Scirpus microcarpus (Small Fruited Bulrush)	1746	Herb	Wet	Sun	Plug	6"	6/sq.ft.	Mass
	Juncus effusus (Common Rush)	1746	Herb	Moist	Sun	Plug	6"	6/sq.ft.	Mass
Total Plants		6984							
Plant Communities		Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	On Center / Seeding Rate	Spacing Format
Trees	Common Name (Scientific name)								
	Vine Maple (Acer circinatum)	7	Tree	Dry/Moist	Part	2 gal.	2'	4-5'	Single
	Oregon Ash (Fraxinus latifolia)	7	Tree	Moist	Part	2 gal.	6-8'	6'	Single
Shrubs	Total Trees	14							
	Red-Osier Dogwood (Cornus sericea)	23	Shrub	Wet	Part	1 gal.	2'	3-4'	Cluster
	Pacific Ninebark (Physocarpus capitatus)	23	Shrub	Moist	Shade	1 gal.	2'	9'	Cluster
	Douglas Spiraea (Spiraea douglasii)	23	Shrub	Wet	Sun	1 gal.	1.5'	4-5'	Cluster
	Total Shrubs	69							

- Tree spacing = sq footage x 0.01; Shrub spacing = sq footage x 0.05; Groundcover = 100% areal cover
- Single = distribute throughout planting area. Cluster = group 3 to 7 plants in same area with herb or grass in between.
- Mass = plant densely to form a single stand of that species in a given area.

Site Requirements: (Water Quality Detention Facility)

- All invasive, non-native or noxious plant material are to be removed. Methods for removal and control of invasive / non-native and/or noxious plants are to follow strategies as outlined within the CWS /IVAM Guidance manual. The subject site is to employ manual / mechanical management strategies and pesticide management strategies throughout maintenance period or until healthy stand of desirable vegetation is established.
- Preserve site's existing native vegetation to the maximum extent practicable. Every effort shall be made to protect a sites existing native vegetation. Native vegetation along Sensitive Areas and Vegetated Corridors shall be retained to the maximum extent practicable.
- Replanting / Enhancement as follows:
 - Refer to plant table and plan for plant species, location, distribution, quantities, size, condition and requirements.
 - A native seed mix has been specified for the buffer area only. All plants to be pit planted with additional organic matter if required but no traditional fertilizer is necessary. Plant placement shall be consistent with the form of the naturally occurring plant community. Shrubs shall be placed in singles or clusters of the same species to provide a natural planting scheme.
- Plant installation requirements. Permittee is responsible for installation of site planting as specified. All trees and shrubs planted in the upland area are to be mulched a minimum of three inches in depth and 18 inches in dia. Appropriate mulches include those made from composted leaves or bark that have not been chemically treated. Temporary irrigation will be provided and used during the two year maintenance period.
- Monitoring and maintenance. Permittee is responsible for monitoring and maintaining the site. All new plant material is to be tagged. The removal of non-native, invasive weeds is necessary throughout the two year maintenance period, or until a healthy stand of desirable vegetation is established. The site is to be monitored a min. of two times per year, by June 1 and September 30. If at any time 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.
- Permittee is required to provide and install a temporary irrigation system to maintain vegetative corridor plant establishment during the monitoring and maintenance period. The irrigation system will be fed from a owner provided 3/4" meter (see Civil) and shall be designed to not exceed site available GPM and PSI. Refer to irrigation industry best practices and standards for acceptable design/build practices. Landscape Contractor to provide irrigation as-built record drawing upon completion and acceptance of irrigation system.

Seed Mix for Upland Buffer Zone:

Pro-Time 402 Native Riparian Grass Mix:

Blue Wildrye	Elymus glaucus	60%
Native Red Fescue	Festuca rubra v rubra	30%
Tufted hairgrass	Deschampsia cespitosa	10%

Application Rate of 20 to 30 lbs./acre

*Seed all bare areas greater than 25 square feet in size

REVISIONS		
REV.	DATE	DESCRIPTION
1	9/18/2025	Design Change

SHEET NAME:
PLANTING
DETAILS & NOTES

DRAWN BY: _____ TM
CHECKED BY: _____ TM
ISSUE DATE: 7/1/2025
JOB NO.: 2516

SHEET:

L102