

## AMENDED Service Provider Letter

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).

Jurisdiction:	<u>City of Tualatin</u>	Review Type:	<u>Tier 2 Analysis</u>
Site Address	<u>19000 SW 124th Ave</u>	SPL Original Date:	<u>January 31, 2023</u>
/ Location:	<u>Tualatin, OR 97062</u>	SPL Amendment Date:	<u>September 14, 2025</u>
		SPL Expiration Date:	<u>September 14, 2027</u>

### Applicant Information:

Name BRENDA FODGE  
 Company PDX SEATTLE PIV BB/TH LLC  
 Address 1201 PACIFIC AVE SUITE 1700  
TACOMA WA 98402  
 Phone/Fax (503) 478-0424  
 E-mail: jack@esapdx.com

### Owner Information:

Name TRACY BOWERS  
 Company TUALATIN 124 LLC  
 Address 9760 SW FREEMAN DR  
WILSONVILLE OR 97070  
 Phone/Fax (503) 682-3633  
 E-mail: tbowers@ssiworld.com

### Tax lot ID

2S127BB00100 & 200

### Development Activity

Industrial Development

### Pre-Development Site Conditions:

Sensitive Area Present:  On-Site  Off-Site  
 Vegetated Corridor Width: 50  
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: 121,378

### Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Buildings, loading docks, and parking (Permanent encroachment, Mitigation required)</u>	<u>66,686</u>

### Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>Onsite VC replacement mitigation (tax lots 100 &amp; 200)</u>	<u>67,804</u>
<u>Enhancement of temporarily impacted wetland as public benefit</u>	<u>59,048</u>

Conditions Attached  Development Figures Attached ( 6 )  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. **Prior to 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 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 50 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 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. Clean Water Services and/or 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.**

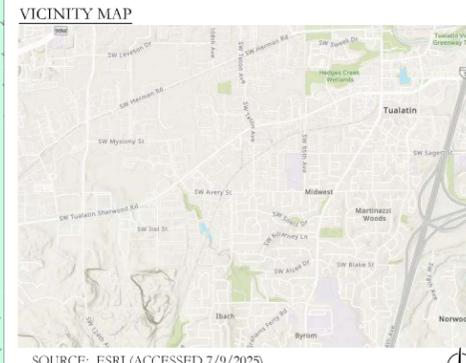
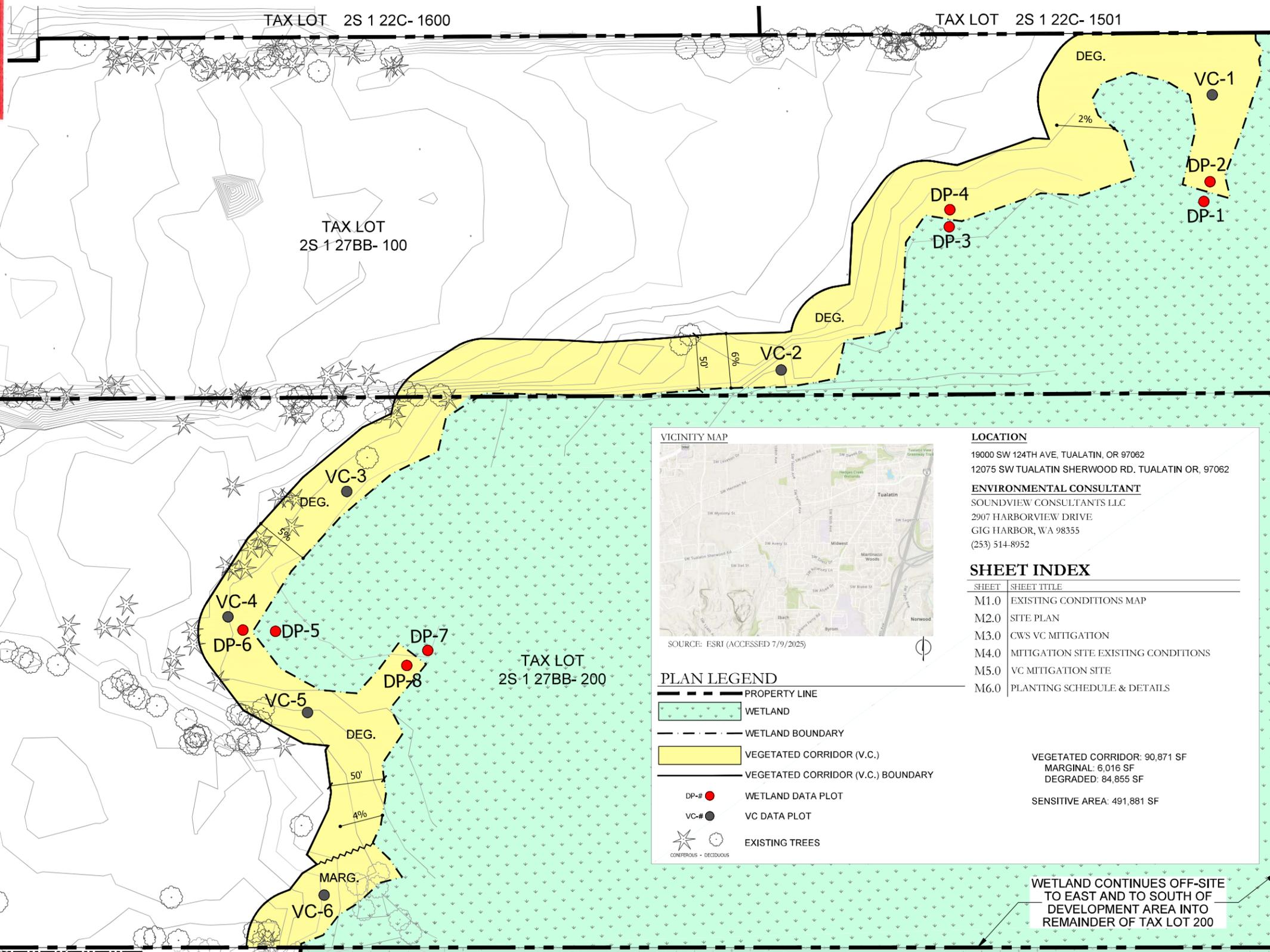


**Lindsey Obermiller  
Environmental Plan Review**

**Attachments ( 6 )**

AMENDED

CWS FILE NO. 22-002776  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By *[Signature]* Date 09/14/2025  
 SPL ATTACHMENT 1 OF 6



**LOCATION**  
 19000 SW 124TH AVE, TUALATIN, OR 97062  
 12075 SW TUALATIN SHERWOOD RD. TUALATIN OR, 97062

**ENVIRONMENTAL CONSULTANT**  
 SOUNDVIEW CONSULTANTS LLC  
 2907 HARBORVIEW DRIVE  
 GIG HARBOR, WA 98355  
 (253) 514-8952

**SHEET INDEX**

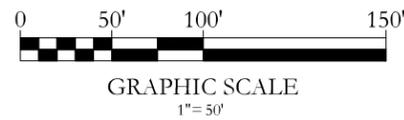
SHEET	SHEET TITLE
M1.0	EXISTING CONDITIONS MAP
M2.0	SITE PLAN
M3.0	CWS VC MITIGATION
M4.0	MITIGATION SITE EXISTING CONDITIONS
M5.0	VC MITIGATION SITE
M6.0	PLANTING SCHEDULE & DETAILS

**PLAN LEGEND**

- PROPERTY LINE
- WETLAND
- WETLAND BOUNDARY
- VEGETATED CORRIDOR (V.C.)
- VEGETATED CORRIDOR (V.C.) BOUNDARY
- WETLAND DATA PLOT (DP-#)
- VC DATA PLOT (VC-#)
- EXISTING TREES (CONFEROUS - DECIDUOUS)

VEGETATED CORRIDOR: 90,871 SF  
 MARGINAL: 6,016 SF  
 DEGRADED: 84,855 SF  
 SENSITIVE AREA: 491,881 SF

WETLAND CONTINUES OFF-SITE TO EAST AND TO SOUTH OF DEVELOPMENT AREA INTO REMAINDER OF TAX LOT 200



**Soundview Consultants**  
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 GIG HARBOR, WASHINGTON 98335  
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**TUALATIN 124**  
 SW 124TH AVENUE  
 TUALATIN, OREGON  
 WASHINGTON COUNTY  
 PARCEL NUMBER(S):  
 R5-46653, R5-46662

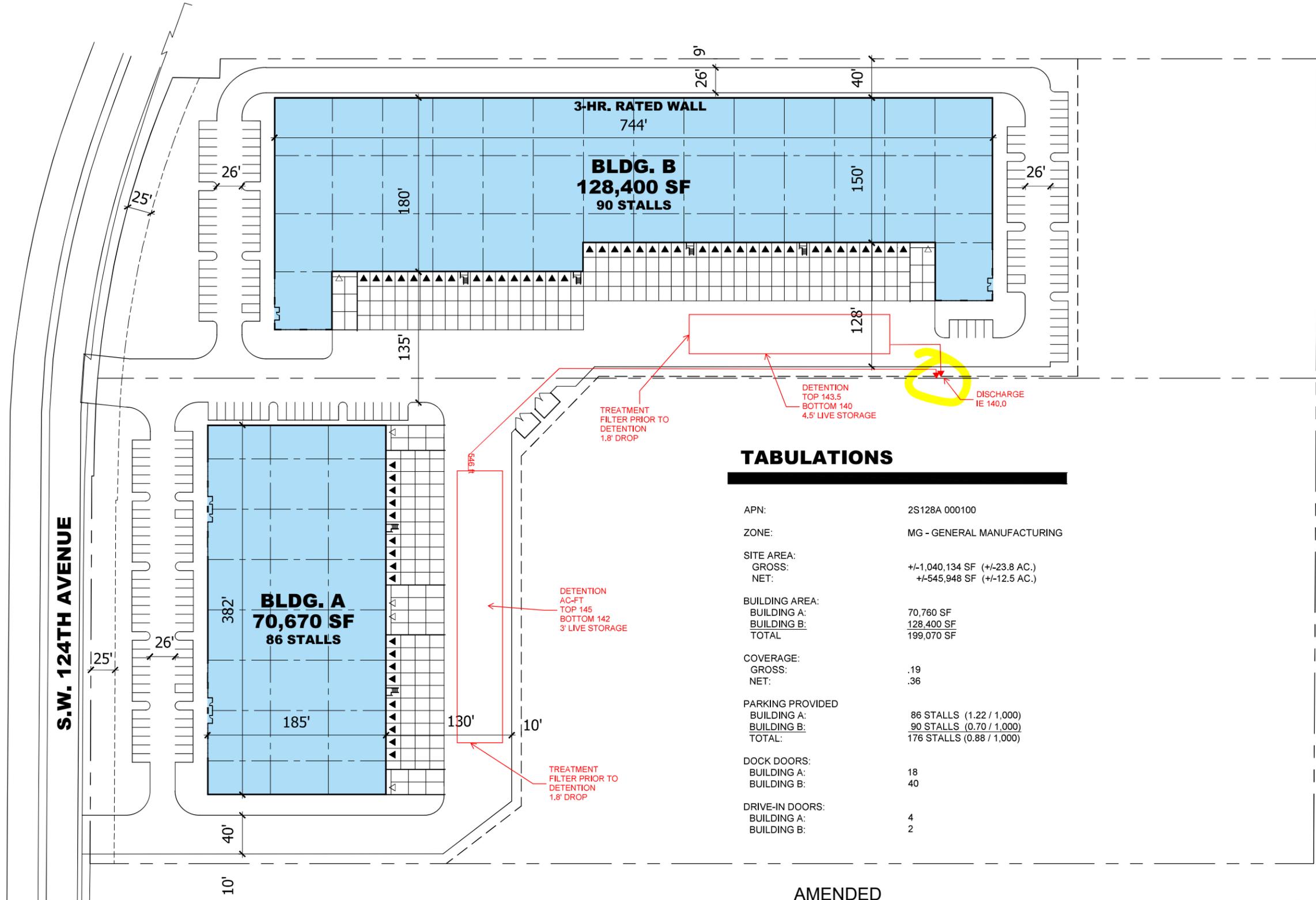
REVISIONS:

BY	DATE

DATE: 7/17/2025  
 SCALE: AS SHOWN  
 BY: CH  
 JOB #: 1144.0069  
 SHEET: M1.0

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 Current Map 11440069 (2025-07) - 11440069.dwg  
 Printed July 17, 2025





**TABULATIONS**

APN:	2S128A 000100
ZONE:	MG - GENERAL MANUFACTURING
SITE AREA:	
GROSS:	+/-1,040,134 SF (+/-23.8 AC.)
NET:	+/-545,948 SF (+/-12.5 AC.)
BUILDING AREA:	
BUILDING A:	70,760 SF
BUILDING B:	128,400 SF
TOTAL:	199,070 SF
COVERAGE:	
GROSS:	.19
NET:	.36
PARKING PROVIDED:	
BUILDING A:	86 STALLS (1.22 / 1,000)
BUILDING B:	90 STALLS (0.70 / 1,000)
TOTAL:	176 STALLS (0.88 / 1,000)
DOCK DOORS:	
BUILDING A:	18
BUILDING B:	40
DRIVE-IN DOORS:	
BUILDING A:	4
BUILDING B:	2

**S.W. 124TH AVENUE**

AMENDED

**CWS FILE NO. 22-002776**  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By LO Date 09/14/2025  
 SPL ATTACHMENT 3 OF 6

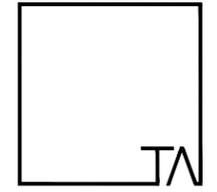
SCHEMATIC SITE PLAN - SP.1

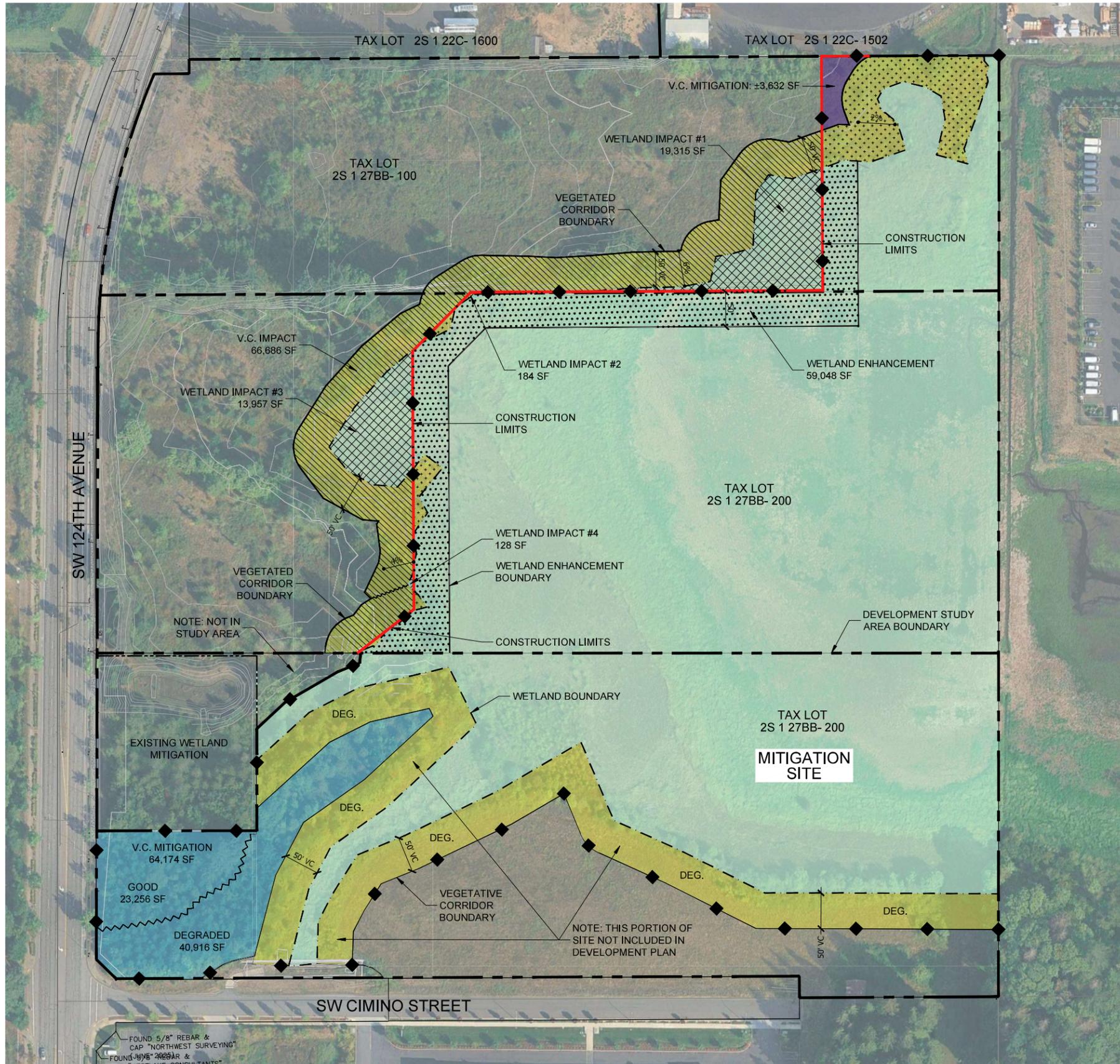


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 PROJ. NO: 25-072  
 DATE: 04,15,25



124TH CORPORATE CENTER  
 S.W. 124TH AVENUE, TUALATIN, OR.





**SUMMARY**

TOTAL VC ENCROACHMENT:	66,686 SF
VC MITIGATION (1:1 RATIO)	66,686 SF
WETLAND:	
TAX LOT 100	76,870 SF
TAX LOT 200	658,139 SF
TOTAL	735,009 SF
WETLAND IMPACT:	50,541 SF
WETLAND MITIGATION BANK CREDITS (1:1)	
TIER 2 VC MITIGATION - ON-SITE	
WETLAND ENHANCEMENT	59,048 SF
VC MITIGATION (1:1 RATIO)	
ON-SITE	3,632 SF
OFF-SITE	64,172 SF
TOTAL	67,804 SF
ADDITIONAL MITIGATION OVER IMPACTS (1:1 RATIO)	1,118 SF

NOTE: SEE FIGURE 4 OF OFF-SITE VC MITIGATION PLAN FOR TREE AND SHRUB PLANTING QUANTITIES

**PLAN LEGEND**

	VEGETATED CORRIDOR (V.C.)
	V.C. IMPACT
	V.C. ENHANCEMENT
	V.C. MITIGATION AREA (ON-SITE)
	V.C. MITIGATION AREA (OFF-SITE)
	WETLAND
	WETLAND IMPACT
	WETLAND ENHANCEMENT
	CRITICAL AREA FENCE & SIGNS -- 38 SIGNS

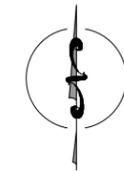
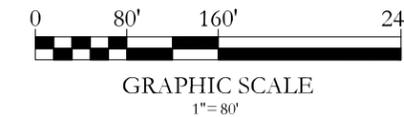
**AMENDED**

CWS FILE NO. **22-002776**

Approved  
Clean Water Services  
FOR ENVIRONMENTAL REVIEW

By LO Date **09/14/2025**

SPL ATTACHMENT **4** OF **6**



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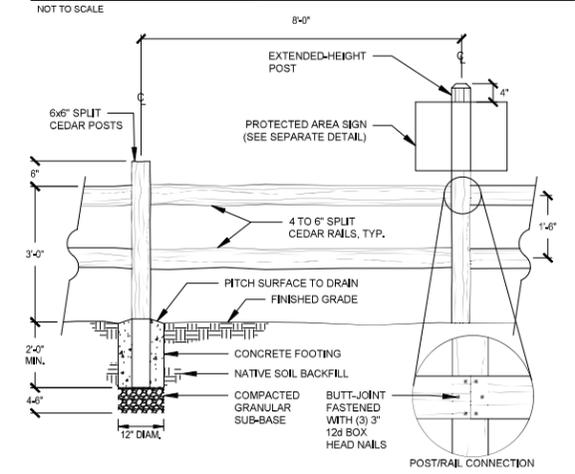
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TUALATIN 124  
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DATE	

DATE: 7/17/2025  
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 BY: CH  
 JOB #: 1144.0069  
 SHEET: M6.0

**SPLIT-RAIL FENCE WITH PROTECTED AREA SIGNAGE**



- NOTES:**
- POSTS AND RAILINGS PRE-CUT FOR ASSEMBLY.
  - 3-RAIL DESIGNS ARE PERMITTED.
  - FENCE SHALL BE PLACED AT APPROVED BUFFER EDGE.

**NOTE:**  
 SIGNS TO BE MOUNTED ON POSTS, AND AT FREQUENCIES & LOCATIONS AS APPROVED BY DISTRICT OR CITY.



12"X18" SIGNS SHALL BE PLACED IN A MANNER AS TO CLEARLY IDENTIFY THE SENSITIVE AREA AND VEGETATED CORRIDOR. THIS WILL INCLUDE ALL POINTS OF ENTRY SUCH AS THE BEGINNING OF PATHS, TRAIL HEADS AND ANY PLACE THAT THE PUBLIC MAY WANT OR BE ABLE TO ENTER AREA.



4"X4" SIGNS SHALL BE USED FOR AREAS WHERE A LARGE NUMBER OF SIGNS ARE NEEDED SUCH AS THE BACK OR SIDE YARDS ON EACH LOT ADJACENT TO THE SENSITIVE AREA OR VEGETATED CORRIDOR IN NEW SUBDIVISIONS OF PARTITIONS.

**VEGETATED CORRIDOR SIGNAGE**  
 CleanWater Services

DRAWING NO. 794 REVISED 10-31-19

**AMENDED**  
 CWS FILE NO. 22-002776  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By LO Date 09/14/2025  
 SPL ATTACHMENT 6 OF 6

**Table 1. Plant List for VC Enhancement - Mitigation Area**

Common Name	Scientific Name	Plant Form/Size <sup>1</sup>	Plant Spacing (ft on center)	Total Number of plants
<b>VC AREAS (97,193 SF)</b>				
<b>Trees</b>				
Western red cedar	<i>Thuja plicata</i>	2 gal/36"	10 ft O.C.	...
Big leaf maple	<i>Acer macrophyllum</i>	2 gal/36"	10 ft O.C.	...
Vine maple	<i>Acer circinatum</i>	2 gal/24"	10 ft O.C.	...
Douglas fir	<i>Pseudotsuga menziesii</i>	2 gal/36"	10 ft O.C.	...
Pacific dogwood	<i>Comus nuttallii</i>	1 gal/2'	10 ft O.C.	...
Red alder	<i>Alnus rubra</i>	1 gal/36"	10 ft O.C.	...
Cascara	<i>Rhamnus purshiana</i>	2 gal/24"	10 ft O.C.	...
<b>Subtotal</b> 972				
<b>Shrubs</b>				
Serviceberry	<i>Amelanchier alnifolia</i>	1 gal/2'	single	...
Twinberry	<i>Lonicera involucrata</i>	1 gal/18"	4-5 ft O.C.	...
Tall Oregon-grape	<i>Mahonia aquifolium</i>	1 gal/18"	4-5 ft O.C.	...
Osoberry	<i>Oemleria cerasiformis</i>	1 gal/18"	4-5 ft O.C.	...
Thimbleberry	<i>Rubus parviflorus</i>	1 gal/18"	4-5 ft O.C.	...
Salmonberry	<i>Rubus spectabilis</i>	1 gal/1.5'	cluster	...
Snowberry	<i>Symphoricarpos albus</i>	1 gal/18"	4-5 ft O.C.	...
Red-osier dogwood	<i>Comus sericea</i>	Bare root/18"	single	...
Clustered rose	<i>Rosa pisocarpa</i>	1 gal/1.5'	cluster	...
Baldhip rose	<i>Rosa gymnocarpa</i>	1 gal/1.5'	cluster	...
Swordfern	<i>Polystichum munitum</i>	2 gallon	cluster	...
Red flowering current	<i>Ribes sanguineum</i>	1 gal/1.5'	cluster	...
Pacific ninebark	<i>Physocarpus capitatus</i>	1 gal/24"	single	...
Red huckleberry	<i>Vaccinium parvifolium</i>	1 gal/1.5'	single	...
<b>Subtotal</b> 4680				
<b>TOTAL</b> 5,652				

NOTES: <sup>1</sup> Substitutes for plant form (e.g. bare root) and species may be used based on availability.  
<sup>2</sup> Individual species quantities to be determined in landscape.

**Table 2. Plant List for Mitigation Area**

Common Name	Scientific Name	Plant Form/Size <sup>1</sup>	Plant Spacing (ft on center)	Total Number of plants
<b>VC AREAS (40,916 SF)</b>				
<b>Trees</b>				
Western red cedar	<i>Thuja plicata</i>	2 gal/36"	10 ft O.C.	...
Big leaf maple	<i>Acer macrophyllum</i>	2 gal/36"	10 ft O.C.	...
Vine maple	<i>Acer circinatum</i>	2 gal/24"	10 ft O.C.	...
Douglas fir	<i>Pseudotsuga menziesii</i>	2 gal/36"	10 ft O.C.	...
Pacific dogwood	<i>Comus nuttallii</i>	1 gal/2'	10 ft O.C.	...
Red alder	<i>Alnus rubra</i>	1 gal/36"	10 ft O.C.	...
Cascara	<i>Rhamnus purshiana</i>	2 gal/24"	10 ft O.C.	...
<b>Subtotal</b> 164				
<b>Shrubs</b>				
Serviceberry	<i>Amelanchier alnifolia</i>	1 gal/2'	single	...
Twinberry	<i>Lonicera involucrata</i>	1 gal/18"	4-5 ft O.C.	...
Tall Oregon-grape	<i>Mahonia aquifolium</i>	1 gal/18"	4-5 ft O.C.	...
Osoberry	<i>Oemleria cerasiformis</i>	1 gal/18"	4-5 ft O.C.	...
Thimbleberry	<i>Rubus parviflorus</i>	1 gal/18"	4-5 ft O.C.	...
Salmonberry	<i>Rubus spectabilis</i>	1 gal/1.5'	cluster	...
Snowberry	<i>Symphoricarpos albus</i>	1 gal/18"	4-5 ft O.C.	...
Red-osier dogwood	<i>Comus sericea</i>	Bare root/18"	single	...
Clustered rose	<i>Rosa pisocarpa</i>	1 gal/1.5'	cluster	...
Baldhip rose	<i>Rosa gymnocarpa</i>	1 gal/1.5'	cluster	...
Swordfern	<i>Polystichum munitum</i>	2 gallon	cluster	...
Red flowering current	<i>Ribes sanguineum</i>	1 gal/1.5'	cluster	...
Pacific ninebark	<i>Physocarpus capitatus</i>	1 gal/24"	single	...
Red huckleberry	<i>Vaccinium parvifolium</i>	1 gal/1.5'	single	...
<b>Subtotal</b> 2,046				
<b>TOTAL</b> 2,210				

NOTES: <sup>1</sup> Substitutes for plant form (e.g. bare root) and species may be used based on availability.  
<sup>2</sup> Individual species quantities to be determined in landscape.

**Table 3. VC Mitigation Area Seed Mix**

Common Name	Scientific Name	Percentage of Seed Mix **
<b>Native Wildflower/Grass Mix</b>		
Native California brome	<i>Bromus carinatus</i>	15
Blue wildrye	<i>Elymus glaucus</i>	30
Meadow barley	<i>Hordeum brachyantherum</i>	15
Spike bentgrass	<i>Agrostis exarata</i>	20
California Oat Grass	<i>Danthonia californica</i>	20
<b>TOTAL</b> 100		

\*Seeding rate of pure live seed (PLS), 35 pounds per acre for hydroseed application. \*\*Seed mix application quantity is to be calculated for VC planting area and is subject to availability and measure PLS.

**Table 2. Plant List for VC Enhancement/Mitigation Area**

Common Name	Scientific Name	Plant Form/Size <sup>1</sup>	Plant Spacing (ft on center)	Total Number of plants
<b>VC ENHANCEMENT AREAS (24,185 SF)</b>				
<b>Trees</b>				
Western red cedar	<i>Thuja plicata</i>	2 gal/36"	10 ft O.C.	...
Big leaf maple	<i>Acer macrophyllum</i>	2 gal/36"	10 ft O.C.	...
Vine maple	<i>Acer circinatum</i>	2 gal/24"	10 ft O.C.	...
Douglas fir	<i>Pseudotsuga menziesii</i>	2 gal/36"	10 ft O.C.	...
Cascara	<i>Rhamnus purshiana</i>	2 gal/24"	10 ft O.C.	...
<b>Subtotal</b> 242				
<b>Shrubs</b>				
Serviceberry	<i>Amelanchier alnifolia</i>	1 gal/2'	single	...
Twinberry	<i>Lonicera involucrata</i>	1 gal/18"	4-5 ft O.C.	...
Tall Oregon-grape	<i>Mahonia aquifolium</i>	1 gal/18"	4-5 ft O.C.	...
Snowberry	<i>Symphoricarpos albus</i>	1 gal/18"	4-5 ft O.C.	...
Red-osier dogwood	<i>Comus sericea</i>	Bare root/18"	single	...
Clustered rose	<i>Rosa pisocarpa</i>	1 gal/1.5'	cluster	...
Red flowering current	<i>Ribes sanguineum</i>	1 gal/1.5'	cluster	...
Pacific ninebark	<i>Physocarpus capitatus</i>	1 gal/24"	single	...
<b>Subtotal</b> 1,209				
<b>VC MITIGATION AREAS (3632 SF)</b>				
<b>Trees</b>				
Big leaf maple	<i>Acer macrophyllum</i>	2 gal/36"	10 ft O.C.	...
Vine maple	<i>Acer circinatum</i>	2 gal/24"	10 ft O.C.	...
Douglas fir	<i>Pseudotsuga menziesii</i>	2 gal/36"	10 ft O.C.	...
Cascara	<i>Rhamnus purshiana</i>	2 gal/24"	10 ft O.C.	...
<b>Subtotal</b> 37				
<b>Shrubs</b>				
Red-osier dogwood	<i>Comus sericea</i>	Bare root/18"	single	...
Clustered rose	<i>Rosa pisocarpa</i>	1 gal/1.5'	cluster	...
Snowberry	<i>Symphoricarpos albus</i>	1 gal/18"	4-5 ft O.C.	...
Tall Oregon-grape	<i>Mahonia aquifolium</i>	1 gal/18"	4-5 ft O.C.	...
<b>Subtotal</b> 182				
<b>TOTAL</b> 1,670				

NOTES: <sup>1</sup> Substitutes for plant form (e.g. bare root) and species may be used based on availability.  
<sup>2</sup> Individual species quantities to be determined in landscape.

**Table 3. VC Enhancement/Mitigation Area Seed Mix**

Common Name	Scientific Name	Percentage of Seed Mix **
<b>Native Wildflower/Grass Mix</b>		
Native California brome	<i>Bromus carinatus</i>	15
Blue wildrye	<i>Elymus glaucus</i>	30
Meadow barley	<i>Hordeum brachyantherum</i>	15
Spike bentgrass	<i>Agrostis exarata</i>	20
California Oat Grass	<i>Danthonia californica</i>	20
<b>TOTAL</b> 100		

\*Seeding rate of pure live seed (PLS), 35 pounds per acre for hydroseed application. \*\*Seed mix application quantity is to be calculated for VC planting area and is subject to availability and measure PLS.

**Table 4. Plant List for Wetland Enhancement**

Common Name	Scientific Name	Plant Form/Size <sup>1</sup>	Plant Spacing (ft on center)	Total Number of plants
<b>WETLAND ENHANCEMENT AREAS (59,048 SF)</b>				
<b>Trees</b>				
Western red cedar	<i>Thuja plicata</i>	2 gal/36"	10 ft O.C.	...
Pacific dogwood	<i>Comus nuttallii</i>	1 gal/2'	10 ft O.C.	...
Red alder	<i>Alnus rubra</i>	1 gal/36"	10 ft O.C.	...
<b>Subtotal</b> 164				
<b>Shrubs</b>				
Pacific willow	<i>Salix lucida</i>	1 gal/2/2" caliper	single	...
Scouler's willow	<i>Salix scouleriana</i>	1 gal/18"	4-5 ft O.C.	...
Tall Oregon-grape	<i>Mahonia aquifolium</i>	1 gal/18"	4-5 ft O.C.	...
Snowberry	<i>Symphoricarpos albus</i>	1 gal/18"	4-5 ft O.C.	...
Red-osier dogwood	<i>Comus sericea</i>	1 gal/18"	single	...
Clustered rose	<i>Rosa pisocarpa</i>	1 gal/1.5'	cluster	...
Red flowering current	<i>Ribes sanguineum</i>	1 gal/1.5'	cluster	...
Pacific ninebark	<i>Physocarpus capitatus</i>	1 gal/24"	single	...
<b>Subtotal</b> 2,046				
<b>TOTAL</b>				

NOTES: <sup>1</sup> Substitutes for plant form (e.g. bare root) and species may be used based on availability.  
<sup>2</sup> Individual species quantities to be determined in landscape.

**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: AHBL - Jessica Bruce  
Address: 2215 N. 30th St. #300, Tacoma, WA 98403  
Phone: 253-383-2422  
Email: JBruce@ahbl.com  
Site Address: 19000 SW 124th Avenue  
City: Tualatin  
Map & Tax Lot #: 2S127BB00100  
Business Name: 124th Commerce Center  
Land Use/Building Jurisdiction: City of Tualatin  
Land Use/ Building Permit # AR23-0004

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**

Partition to divide the site into three parcels. Construction of two industrial buildings with shared vehicle and pedestrian access, shared parking, and separate private utilities.

**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 # 2026-0004  
Permit Type: SPP - Tualatin  
Submittal Date: 1/16/2026  
Assigned To: McGladrey  
Due Date: 1/27/2026  
Fees Due: 0  
Fees Paid: N/A

**Approval/Inspection Conditions**

(For Fire Marshal's Office Use Only)

**This section is for application approval only**

Alex McGladrey 1/27/2026  
Fire Marshal or Designee Date

Conditions:  
A TVF&R final inspection is required for this project.

Applicant plans to test out of ERCES requirements. If a system is required the MERRC program will not be an option after building permits are issued, and an in building system will be required.

See Attached Conditions:  Yes  No

Site Inspection Required:  Yes  No

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

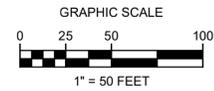
Inspection Comments:

\_\_\_\_\_  
Final TVFR Approval Signature & Emp ID Date



# 124TH COMMERCE CENTER

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 2 S., RGE. 1 W., W.M.,  
CITY OF TUALATIN, OREGON.



TACOMA • SEATTLE • SPOKANE • TRI-CITIES  
2215 North 30th Street, Suite 300 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:  
**124TH COMMERCE CENTER**

Client:  
**PANATTONI DEVELOPMENT COMPANY, LLC**

1201 PACIFIC AVENUE, SUITE 1700  
TACOMA, WA 98402

CONTACT: BRENDA FODGE

Project No.  
2250125.10

Issue Set & Date:

**FIRE SERVICE PLAN**

1/23/2026



EXPIRATION DATE: 12/31/2027

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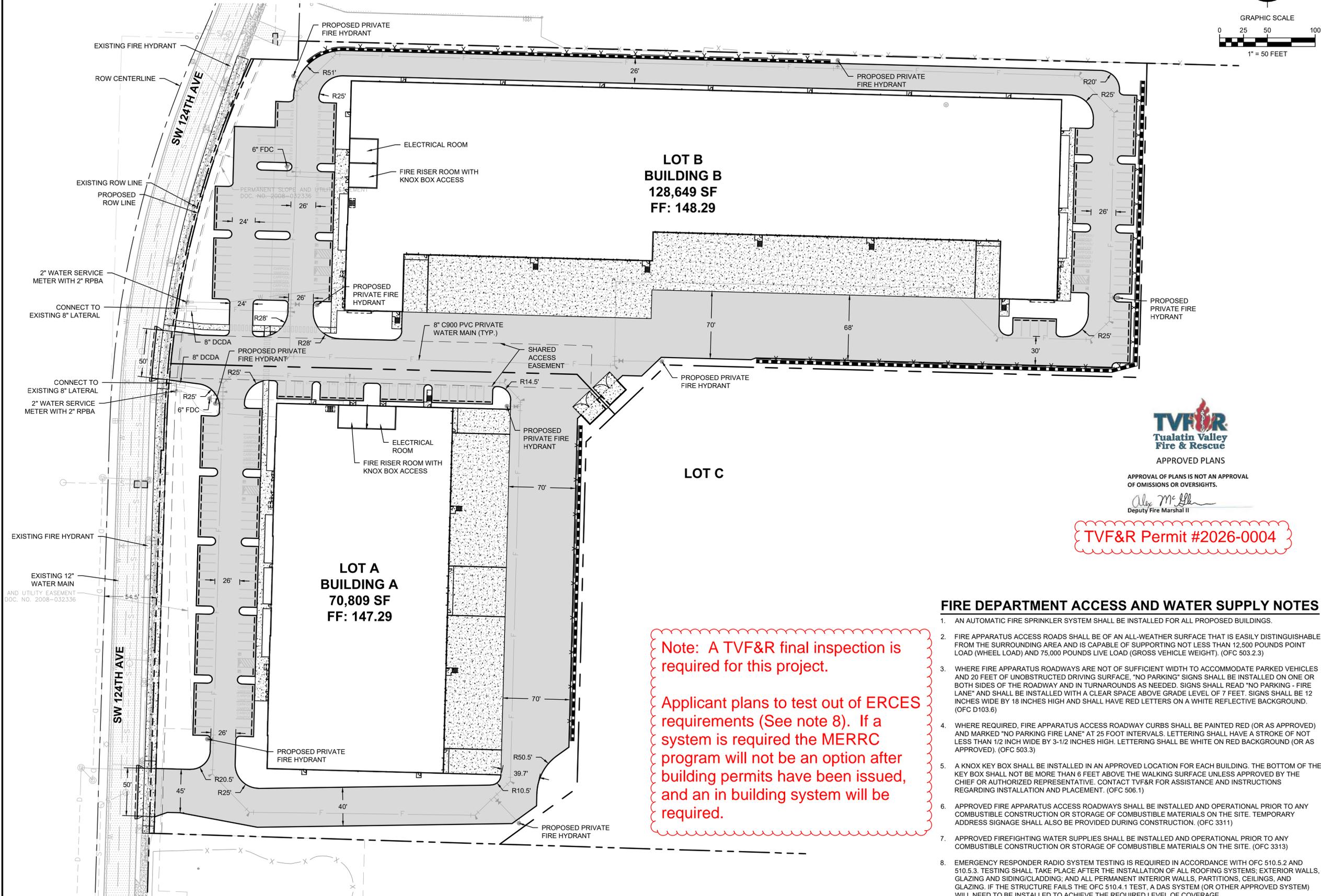


APPROVED PLANS

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

*Deputy Fire Marshal II*

**TVF&R Permit #2026-0004**



Note: A TVF&R final inspection is required for this project.

Applicant plans to test out of ERCES requirements (See note 8). If a system is required the MERRC program will not be an option after building permits have been issued, and an in building system will be required.

### FIRE DEPARTMENT ACCESS AND WATER SUPPLY NOTES

1. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED FOR ALL PROPOSED BUILDINGS.
2. FIRE APPARATUS ACCESS ROADS SHALL BE OF AN ALL-WEATHER SURFACE THAT IS EASILY DISTINGUISHABLE FROM THE SURROUNDING AREA AND IS CAPABLE OF SUPPORTING NOT LESS THAN 12,500 POUNDS POINT LOAD (WHEEL LOAD) AND 75,000 POUNDS LIVE LOAD (GROSS VEHICLE WEIGHT). (OFC 503.2.3)
3. WHERE FIRE APPARATUS ROADWAYS ARE NOT OF SUFFICIENT WIDTH TO ACCOMMODATE PARKED VEHICLES AND 20 FEET OF UNOBSTRUCTED DRIVING SURFACE. "NO PARKING" SIGNS SHALL BE INSTALLED ON ONE OR BOTH SIDES OF THE ROADWAY AND IN TURNAROUNDS AS NEEDED. SIGNS SHALL READ "NO PARKING - FIRE LANE" AND SHALL BE INSTALLED WITH A CLEAR SPACE ABOVE GRADE LEVEL OF 7 FEET. SIGNS SHALL BE 12 INCHES WIDE BY 18 INCHES HIGH AND SHALL HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. (OFC D103.6)
4. WHERE REQUIRED, FIRE APPARATUS ACCESS ROADWAY CURBS SHALL BE PAINTED RED (OR AS APPROVED) AND MARKED "NO PARKING FIRE LANE" AT 25 FOOT INTERVALS. LETTERING SHALL HAVE A STROKE OF NOT LESS THAN 1/2 INCH WIDE BY 3-1/2 INCHES HIGH. LETTERING SHALL BE WHITE ON RED BACKGROUND (OR AS APPROVED). (OFC 503.3)
5. A KNOX KEY BOX SHALL BE INSTALLED IN AN APPROVED LOCATION FOR EACH BUILDING. THE BOTTOM OF THE KEY BOX SHALL NOT BE MORE THAN 6 FEET ABOVE THE WALKING SURFACE UNLESS APPROVED BY THE CHIEF OR AUTHORIZED REPRESENTATIVE. CONTACT TVF&R FOR ASSISTANCE AND INSTRUCTIONS REGARDING INSTALLATION AND PLACEMENT. (OFC 506.1)
6. APPROVED FIRE APPARATUS ACCESS ROADWAYS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS ON THE SITE. TEMPORARY ADDRESS SIGNAGE SHALL ALSO BE PROVIDED DURING CONSTRUCTION. (OFC 3311)
7. APPROVED FIREFIGHTING WATER SUPPLIES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS ON THE SITE. (OFC 3313)
8. EMERGENCY RESPONDER RADIO SYSTEM TESTING IS REQUIRED IN ACCORDANCE WITH OFC 510.5.2 AND 510.5.3. TESTING SHALL TAKE PLACE AFTER THE INSTALLATION OF ALL ROOFING SYSTEMS, EXTERIOR WALLS, GLAZING AND SIDING/GLADDING; AND ALL PERMANENT INTERIOR WALLS, PARTITIONS, CEILINGS, AND GLAZING. IF THE STRUCTURE FAILS THE OFC 510.4.1 TEST, A DAS SYSTEM (OR OTHER APPROVED SYSTEM) WILL NEED TO BE INSTALLED TO ACHIEVE THE REQUIRED LEVEL OF COVERAGE.

Designed by: GG/CP Drawn by: TS/GG/CP Checked by: BB/TW

Sheet No.

**FS-1**

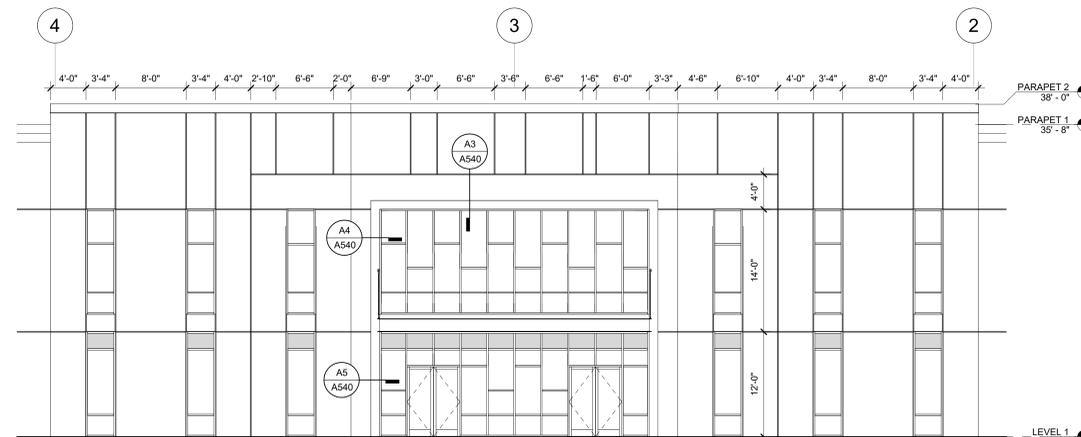
1 of 4 Sheets

**PAINT LEGEND**

- PT-1: SW 7008 ALABASTER
- PT-2: SW 7066 GREY MATTERS
- PT-3: SW 6258 TRICORN BLACK
- METAL PANEL - OLD TOWN GRAY
- STOREFRONT MULLION - BLACK ANODIZED

**KEYNOTES**

- 301.1 REINFORCED CONCRETE WALL - ARCHITECTURAL GRADE FINISH WHERE EXPOSED - REFER STRUCTURAL DRAWINGS
- 504.4 CONCRETE FILLED, STEEL PAN STAIR TREADS
- 505.4 GALVANIZED STEEL GUARDRAIL ASSEMBLY - PAINT - TYPE "X" - REFER DETAILS
- 505.5 GALVANIZED STEEL GUARDRAIL & HANDRAIL ASSEMBLY - PAINT - TYPE "X" - REFER DETAILS
- 514.3 6" DIA. x 48" A.F.F. CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD - ROUND TOP - PAINT - REFER DETAILS B2/AS500 OR B4/AS500
- 521.0 48" HIGH STEEL DOWNSPOUT PROTECTOR MOUNTED 24" ABOVE GRADE - PAINTED SAFETY YELLOW - REFER DETAIL D4540
- 713.1 PREFINISHED METAL SCUPPER W/ MATCHING CONDUCTOR HEAD & DOWNSPOUT - CONNECT TO STORM - REFER CIVIL DRAWINGS
- 714.4 22 GA. PREFINISHED VERTICAL EXTERIOR CORRUGATED METAL PANEL SYSTEM
- 725.0 PREFINISHED METAL PARAPET COPING - WHITE FINISH
- 725.1 PREFINISHED 24 GA. MIN. METAL COPING, PAC-CLAD COLOR: BONE WHITE
- 726.0 6" PVC DOWNSPOUT CONNECTED TO STORM DRAIN, REFER CIVIL DRAWINGS
- 800.0 SCHEDULED DOOR & FRAME - REFER DOOR SCHEDULE
- 804.0 ALUMINUM STOREFRONT SYSTEM - REFER ELEVATIONS & DETAILS
- 805.5 OVERHEAD SECTIONAL DOOR - VERTICAL LIFT - INSULATED - REFER DOOR SCHEDULE
- 3201.4 HEAVY DUTY CONCRETE RAMP - REFER CIVIL DRAWINGS

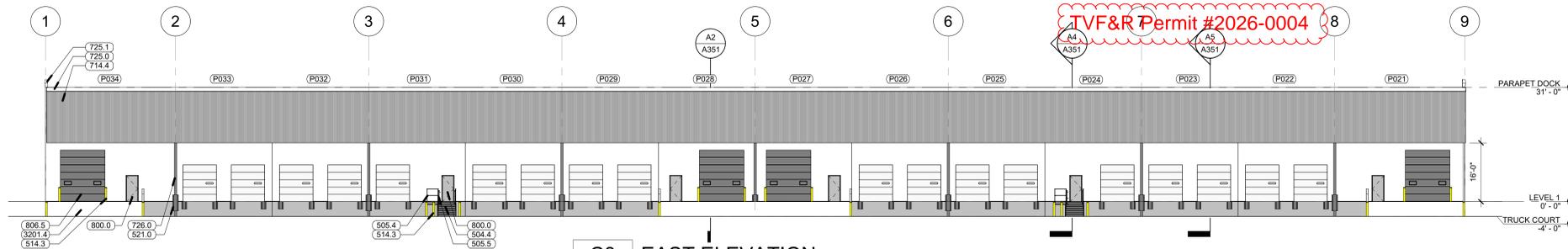


**D3 ENLARGED ELEVATION - ENTRY**  
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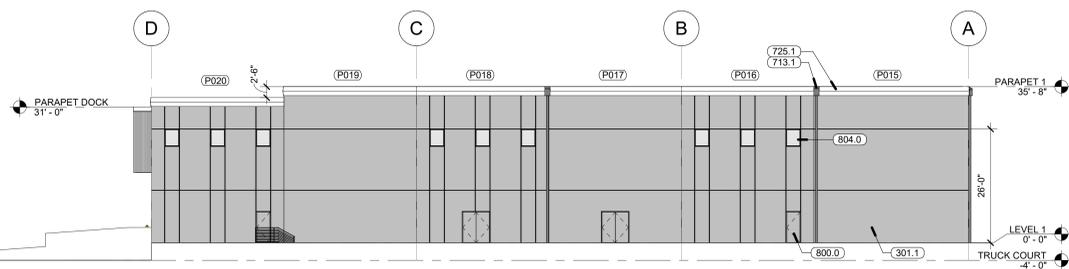


APPROVED PLANS  
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*Ally McEll*  
Deputy Fire Marshal II

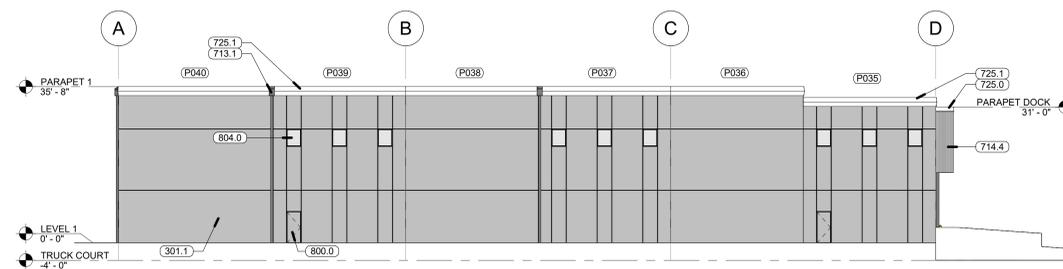
TVF&R Permit #2026-0004



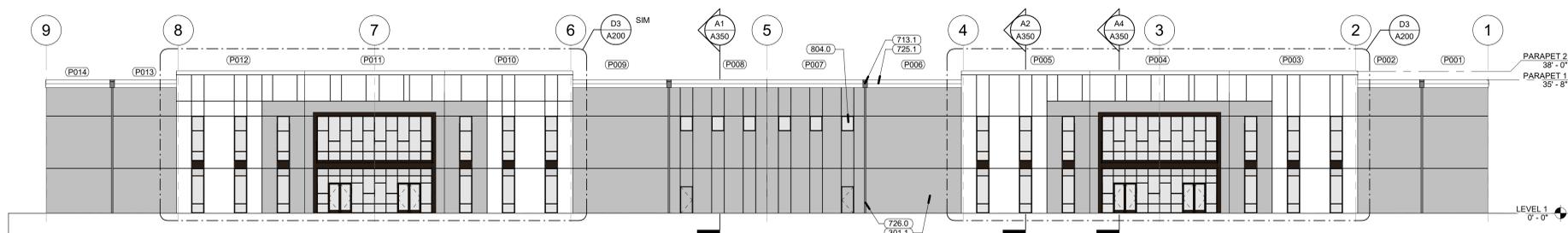
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**B2 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**B4 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**A3 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"

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REGISTERED ARCHITECT  
GAYLE SMITH  
14279  
IRVINE, CA  
STATE OF OREGON

PANATTONI  
124TH CORPORATE CENTER -  
BUILDING A  
20052 SW 124TH AVE  
TUALATIN, OR 97002  
ISSUED FOR PERMIT

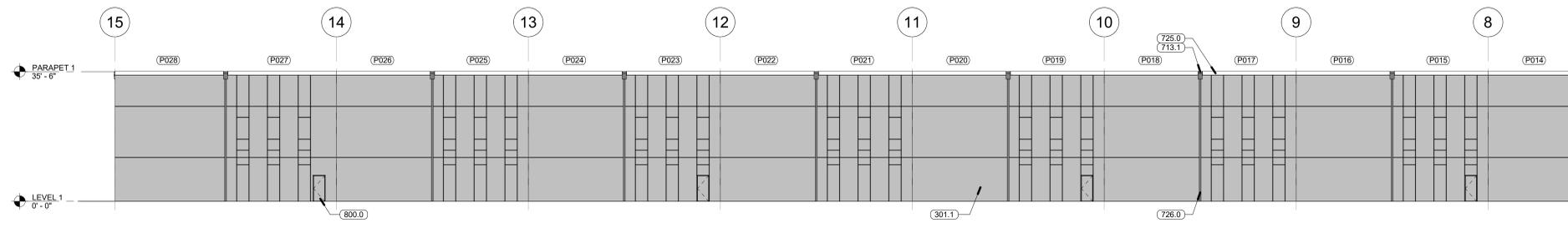
REV	DATE	REMARKS

PANATTONI  
1201 PACIFIC AVE. SUITE 1700  
TACOMA, WA 98402

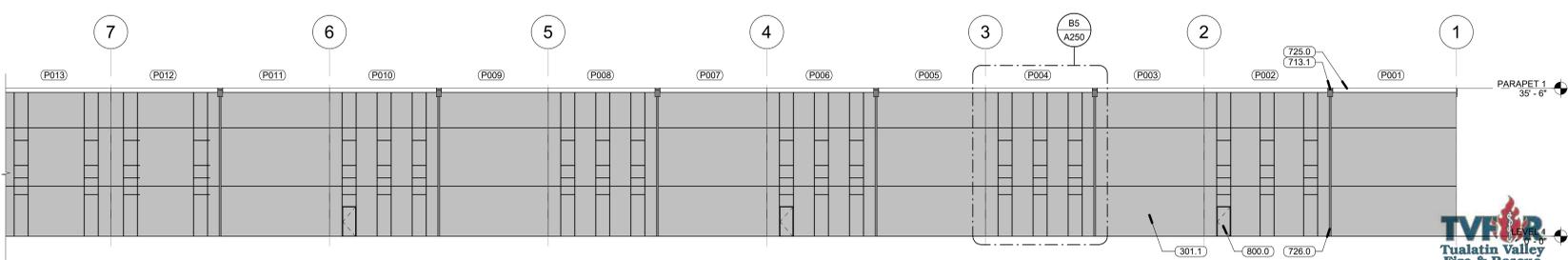
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JOB NO.: 25-072

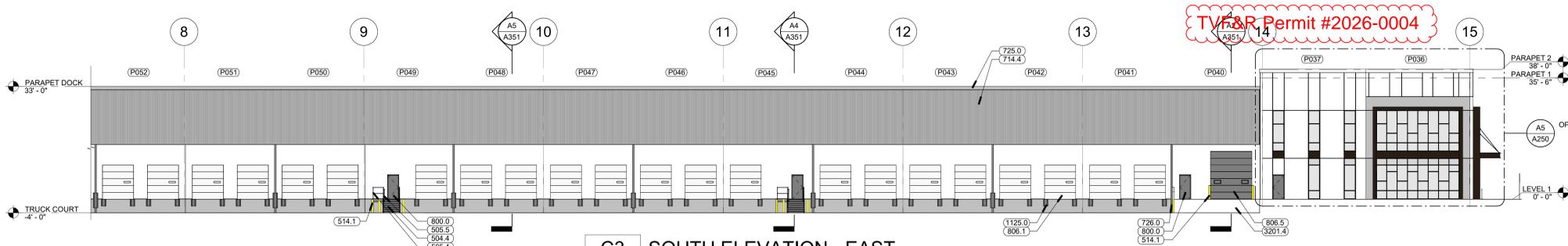
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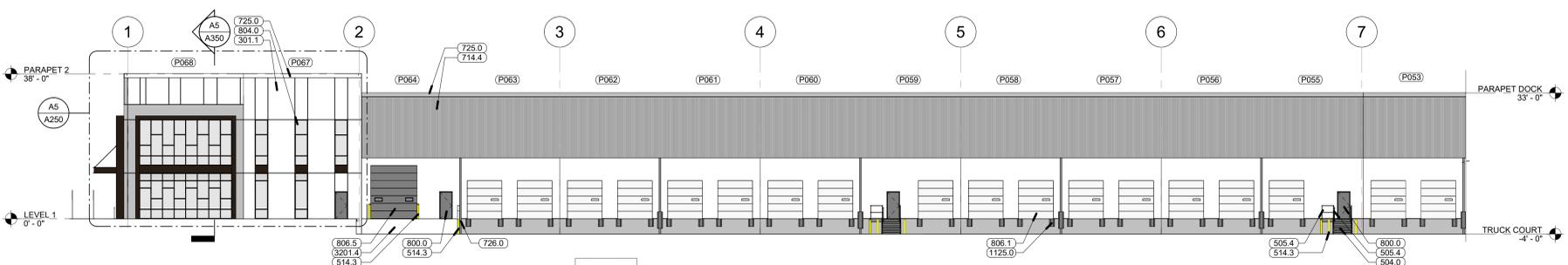
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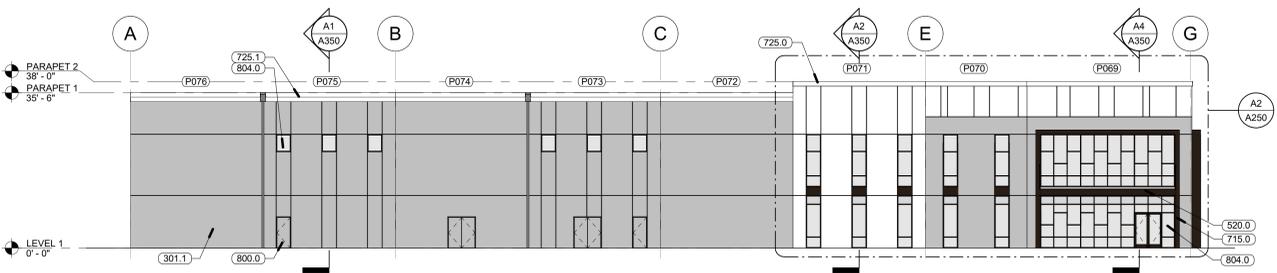
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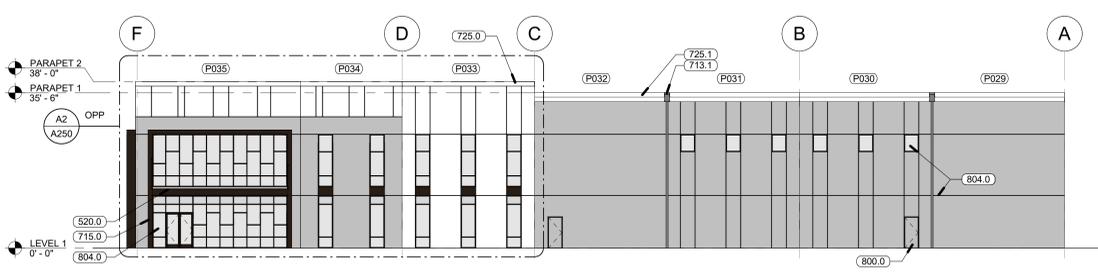
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SCALE: 1/16" = 1'-0"



**B3 SOUTH ELEV. - WEST**  
SCALE: 1/16" = 1'-0"



**A2 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**A5 EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

**PAINT LEGEND**

[White Box]	PT-1: SW 7008 ALABASTER
[Light Grey Box]	PT-2: SW 7066 GREY MATTERS
[Dark Grey Box]	PT-3: SW 6268 TRICORN BLACK
[Hatched Box]	METAL PANEL - OLD TOWN GRAY
[Black Box]	STOREFRONT MULLION - BLACK ANODIZED

**KEYNOTES**

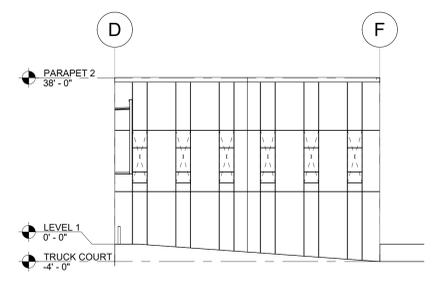
301.1	REINFORCED CONCRETE WALL - ARCHITECTURAL GRADE FINISH WHERE EXPOSED - REFER STRUCTURAL DRAWINGS
504.0	STEEL STAIR - PAINT
504.4	CONCRETE FILLED, STEEL PAN STAIR TREADS
505.4	GALVANIZED STEEL GUARDRAIL ASSEMBLY - PAINT - TYPE "X" - REFER DETAILS
505.5	GALVANIZED STEEL GUARDRAIL & HANDRAIL ASSEMBLY - PAINT - TYPE "X" - REFER DETAILS
514.1	6" DIA. x 48" A.F.F. CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD - FLAT TOP - PAINT
514.3	6" DIA. x 48" A.F.F. CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD - ROUND TOP - PAINT - REFER DETAILS B2/AS500 OR B4/AS500
520.0	METAL CANOPY WITH STEEL C-CHANNEL FRAME & WOOD-LOOK TONGUE & GROOVE METAL SCOFFIT
713.1	PREFINISHED METAL SCUPPER W/ MATCHING CONDUCTOR HEAD & DOWNSPOUT - CONNECT TO STORM - REFER CIVIL DRAWINGS
714.4	22 GA. PREFINISHED VERTICAL EXTERIOR CORRUGATED METAL PANEL SYSTEM
715.0	PREFINISHED ALUMINUM COMPOSITE METAL (ACM) PANEL SYSTEM
725.0	PREFINISHED METAL PARAPET COPING - WHITE FINISH
725.1	PREFINISHED 24 GA. MIN. METAL COPING, PAC-CLAD COLOR: BONE WHITE
726.0	6" PVC DOWNSPOUT CONNECTED TO STORM DRAIN, REFER CIVIL DRAWINGS
800.0	SCHEDULED DOOR & FRAME - REFER DOOR SCHEDULE
804.0	ALUMINUM STOREFRONT SYSTEM - REFER ELEVATIONS & DETAILS
806.1	OVERHEAD SECTIONAL DOOR - INSULATED - REFER DOOR SCHEDULE
806.5	OVERHEAD SECTIONAL DOOR - VERTICAL LIFT - INSULATED - REFER DOOR SCHEDULE
1125.0	4.5" x 10" x 1/8" LAMINATED RUBBER DOCK BUMPERS
3201.4	HEAVY DUTY CONCRETE RAMP - REFER CIVIL DRAWINGS

**TVF&R**  
Tualatin Valley  
Fire & Rescue

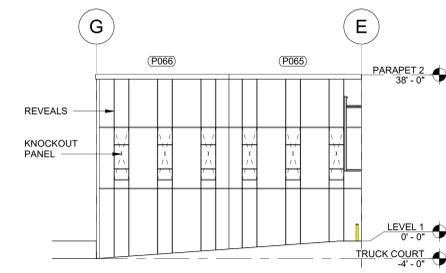
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*Ally McEll*  
Deputy Fire Marshal II

TVF&R Permit #2026-0004



**C6 SE CORNER - WEST**  
SCALE: 1/16" = 1'-0"



**B6 SW CORNER - EAST**  
SCALE: 1/16" = 1'-0"

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**REGISTERED ARCHITECT**  
GAYLE SMITH  
14270  
IRVINE, CA

**PANATTONI**  
**124TH CORPORATE CENTER**  
**BUILDING B**  
20010 SW 124TH AVE  
TUALATIN, OR 97002  
ISSUED FOR PERMIT

**PANATTONI**  
1201 PACIFIC AVE. SUITE 1700  
TACOMA, WA 98402  
**BUILDING ELEVATIONS**

DATE: 9/29/25  
JOB NO.: 25-072

**FS-3**

