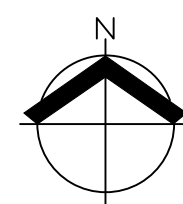
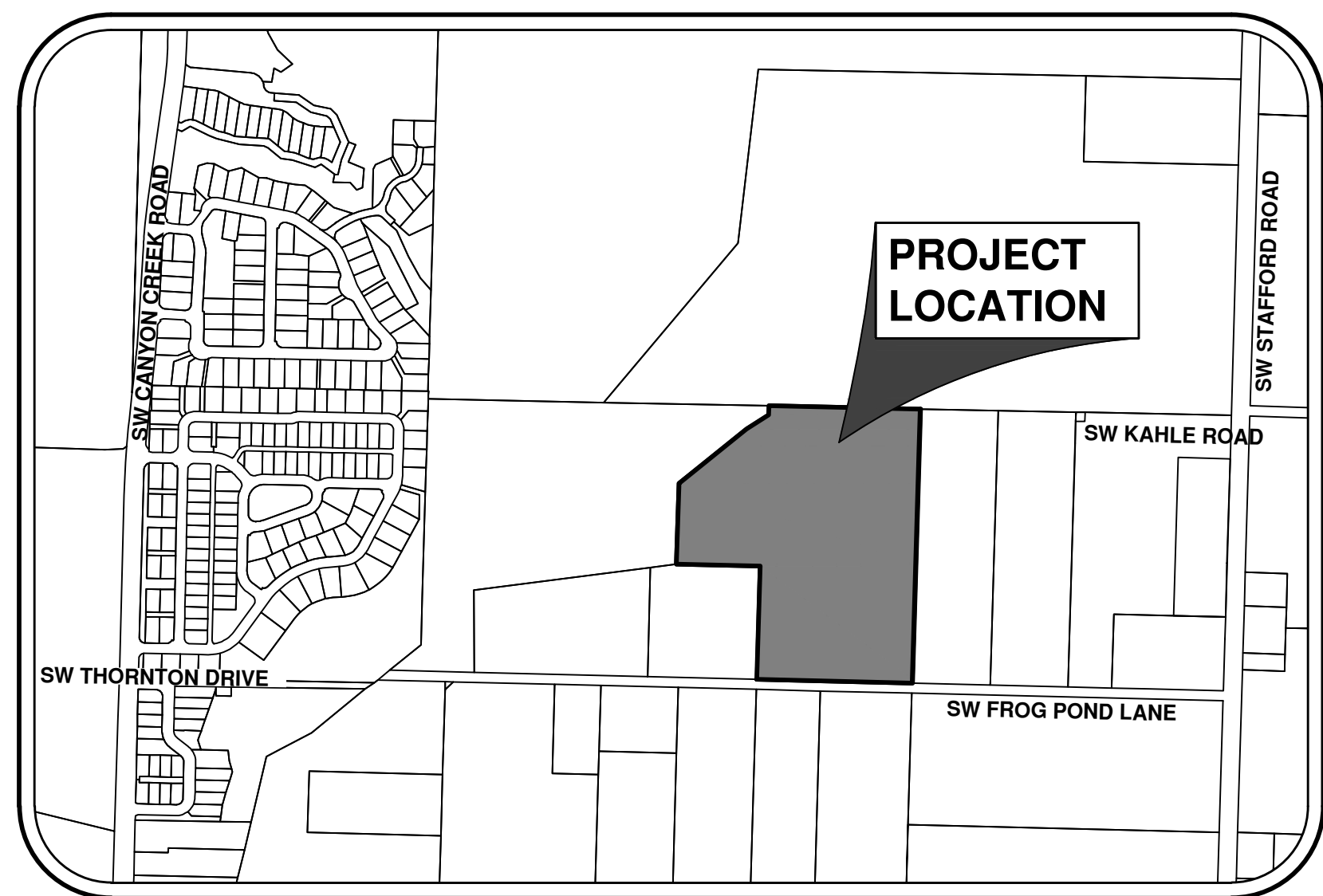


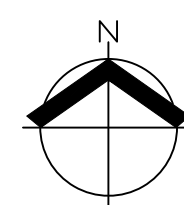
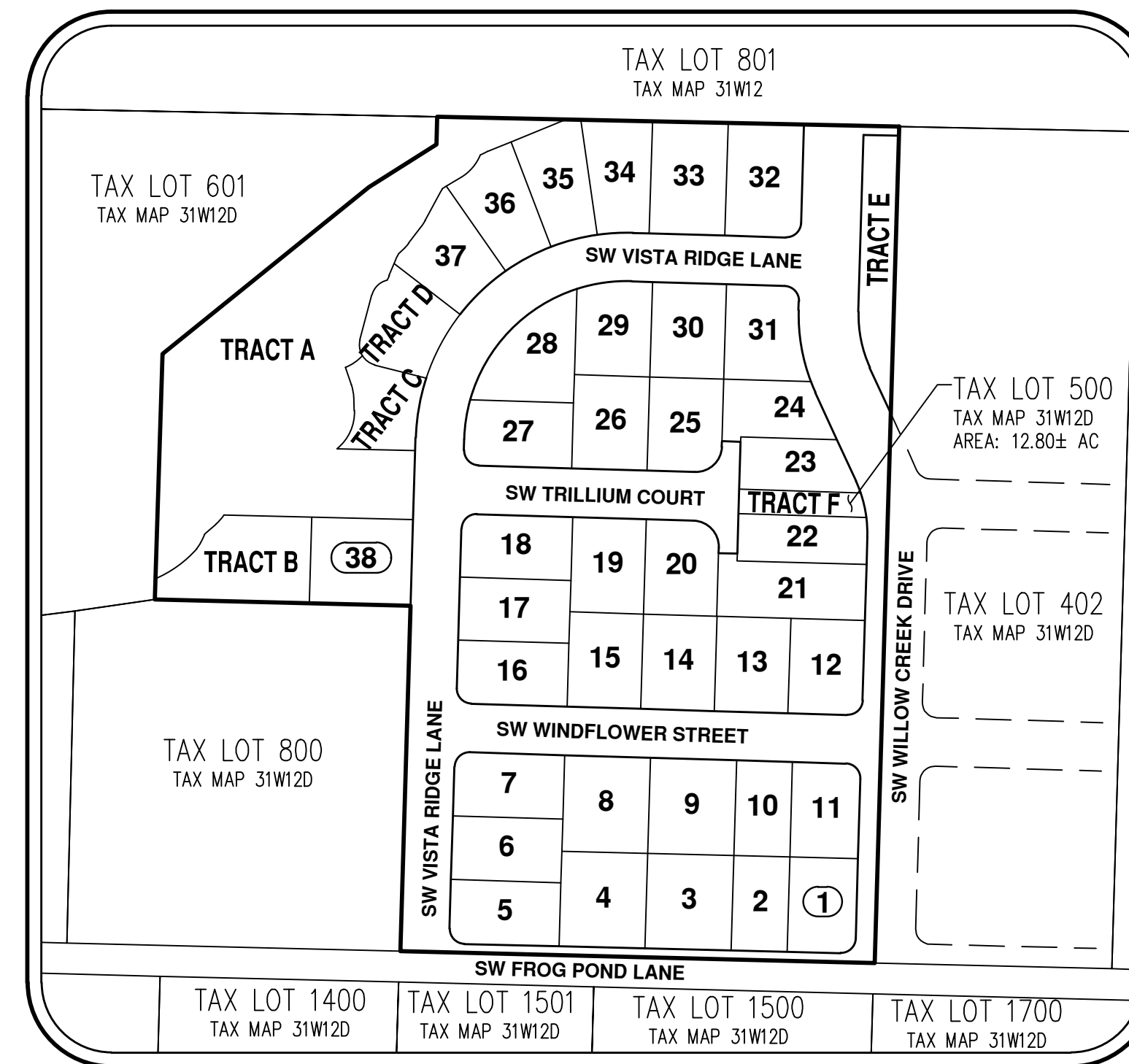
# FROG POND VISTA

## PLANNED UNIT DEVELOPMENT

### PRELIMINARY PLANS



**VICINITY MAP**  
1" = 500'



**SITE MAP**  
1" = 150'

**APPLICANT:**

VENTURE PROPERTIES, INC.  
4230 GALEWOOD STREET #100  
LAKE OSWEGO, OR 97035

**PLANNING / ENGINEERING / SURVEYING TEAM:**

AKS ENGINEERING & FORESTRY, LLC  
CONTACT: CODY STREET / MIMI DOUKAS  
12965 SW HERMAN RD, SUITE 100  
TUALATIN, OR 97062  
PH: 503-563-6151

**PROJECT LOCATION:**

NORTHWEST OF THE INTERSECTION OF SW WILLOW CREEK DRIVE AND SW FROG POND LANE - WILSONVILLE, OR

**PROPERTY DESCRIPTION:**

TAX LOT 500, CLACKAMAS COUNTY ASSESSOR'S MAP 3S 1W 12. LOCATED IN TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 12, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON.

**EXISTING LAND USE:**

EXISTING HOUSE WITH ACCESSORY STRUCTURES

**PROJECT PURPOSE:**

PLANNED UNIT DEVELOPMENT FOR FUTURE SINGLE-FAMILY HOMES

**VERTICAL DATUM:**

VERTICAL DATUM: DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK (NAVD 88)

**HORIZONTAL DATUM:**

HORIZONTAL DATUM: A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE NORTH 3601 NAD83(2011) EPOCH 2010.0000 BY HOLDING A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001095227 AT A CALCULATED CENTRAL PROJECT POINT WITH GRID VALUES OF (NORTH: 611619.612 EAST: 7624210.554). THE MERIDIAN CONVERGENCE ANGLE AT THE CALCULATED CENTRAL POINT IS -1'35'37". THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NETWORK.

**SITE INFORMATION:**

GROSS AREA: 12.8 ACRES  
6901 SW FROG POND LANE

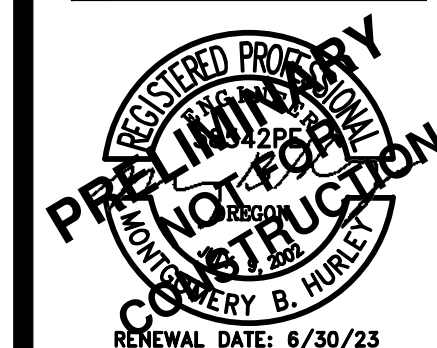
**SHEET INDEX**

- P-01 COVER SHEET WITH LEGEND, VICINITY, AND SITE MAPS
- P-02 ZONING MAP
- P-03 ANNEXATION MAP
- P-04 PRELIMINARY EXISTING CONDITIONS PLAN
- P-05 PRELIMINARY AERIAL PHOTOGRAPH PLAN
- P-06 PRELIMINARY DIMENSIONED P.U.D. PLAN
- P-07 PRELIMINARY GRADING AND EROSION CONTROL MEASURES
- P-08 PRELIMINARY COMPOSITE UTILITY PLAN
- P-09 PRELIMINARY STREET PLAN
- P-10 PRELIMINARY STREET CROSS SECTIONS
- P-11 PRELIMINARY STREET PROFILES
- P-12 PRELIMINARY STREET PROFILES
- P-13 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P-14 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
- P-15 PRELIMINARY DEMOLITION PLAN
- P-16 PRELIMINARY LANDSCAPE PLAN
- P-17 PRELIMINARY TRACT C OPEN SPACE PLAN
- P-18 PRELIMINARY LANDSCAPE DETAILS

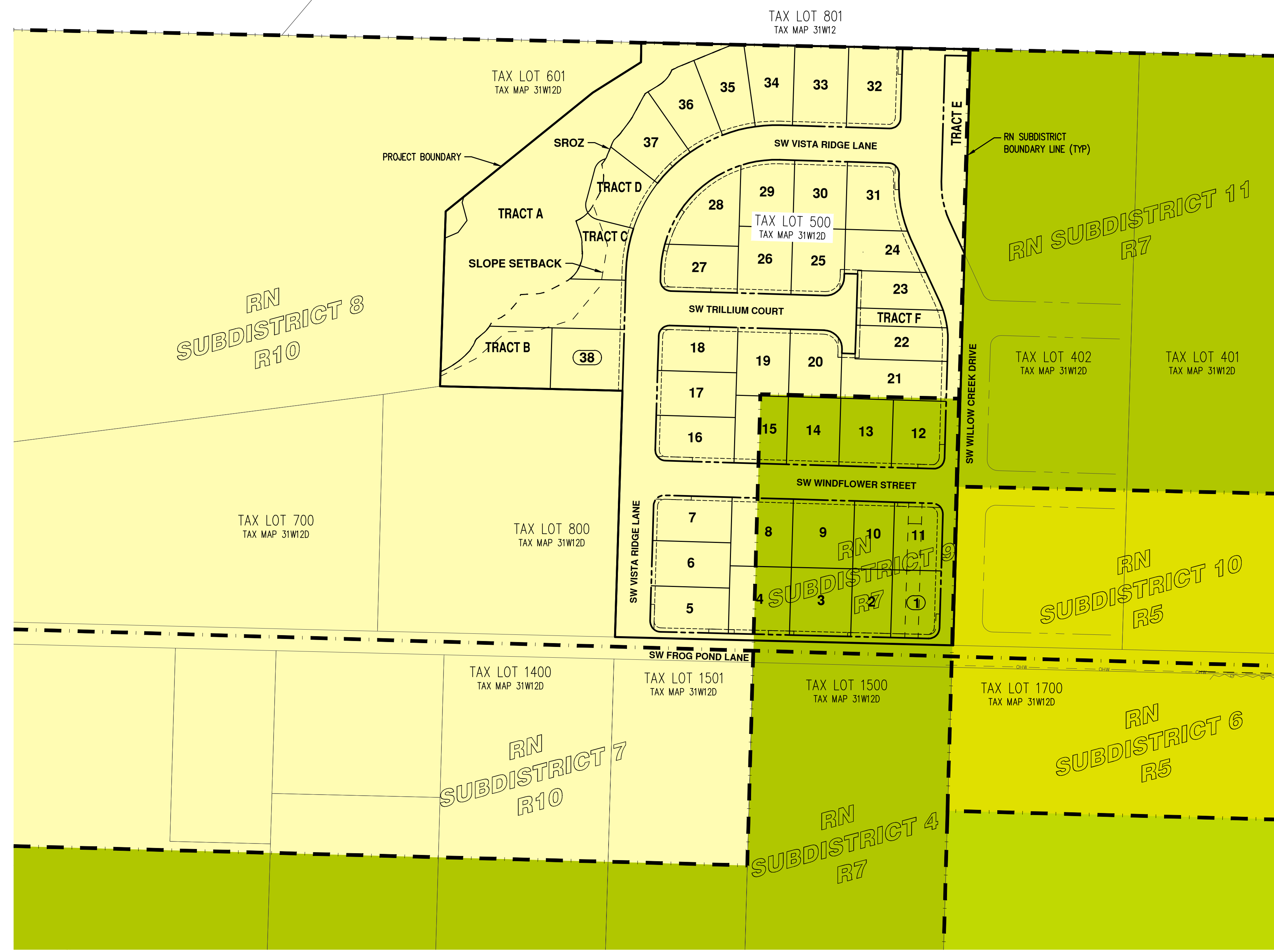
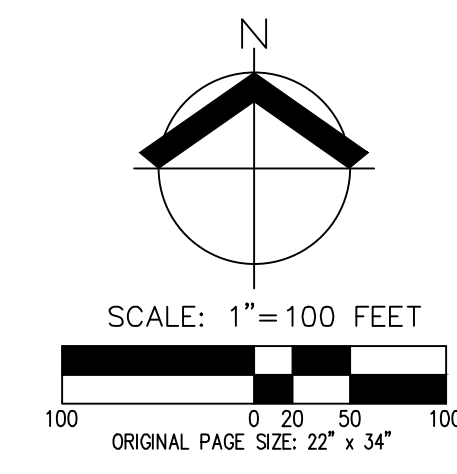
LEGEND			
EXISTING		PROPOSED	
DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
FIRE HYDRANT		STORM DRAIN AREA DRAIN	
WATER BLOWOFF		STORM DRAIN MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE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

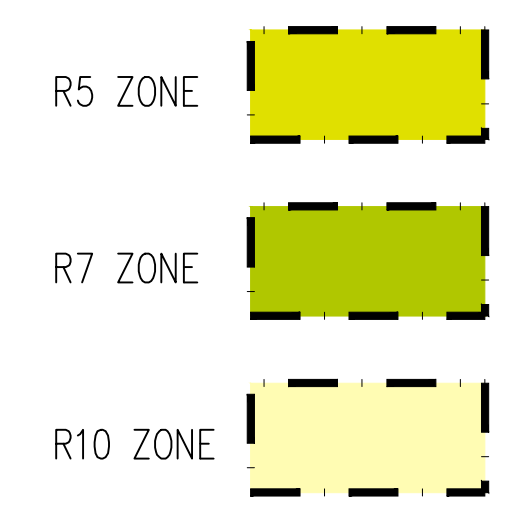
	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM DRAIN LINE		
SANITARY SEWER LINE		
WATER LINE		



RENEWAL DATE:	6/30/23
JOB NUMBER:	7530
DATE:	01/14/2022
DESIGNED BY:	NLB
DRAWN BY:	JJA
CHECKED BY:	MBH



**LEGEND**



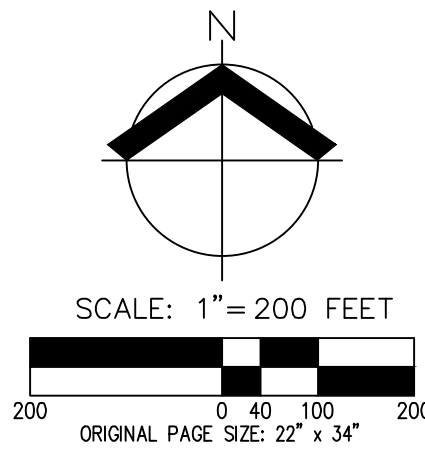
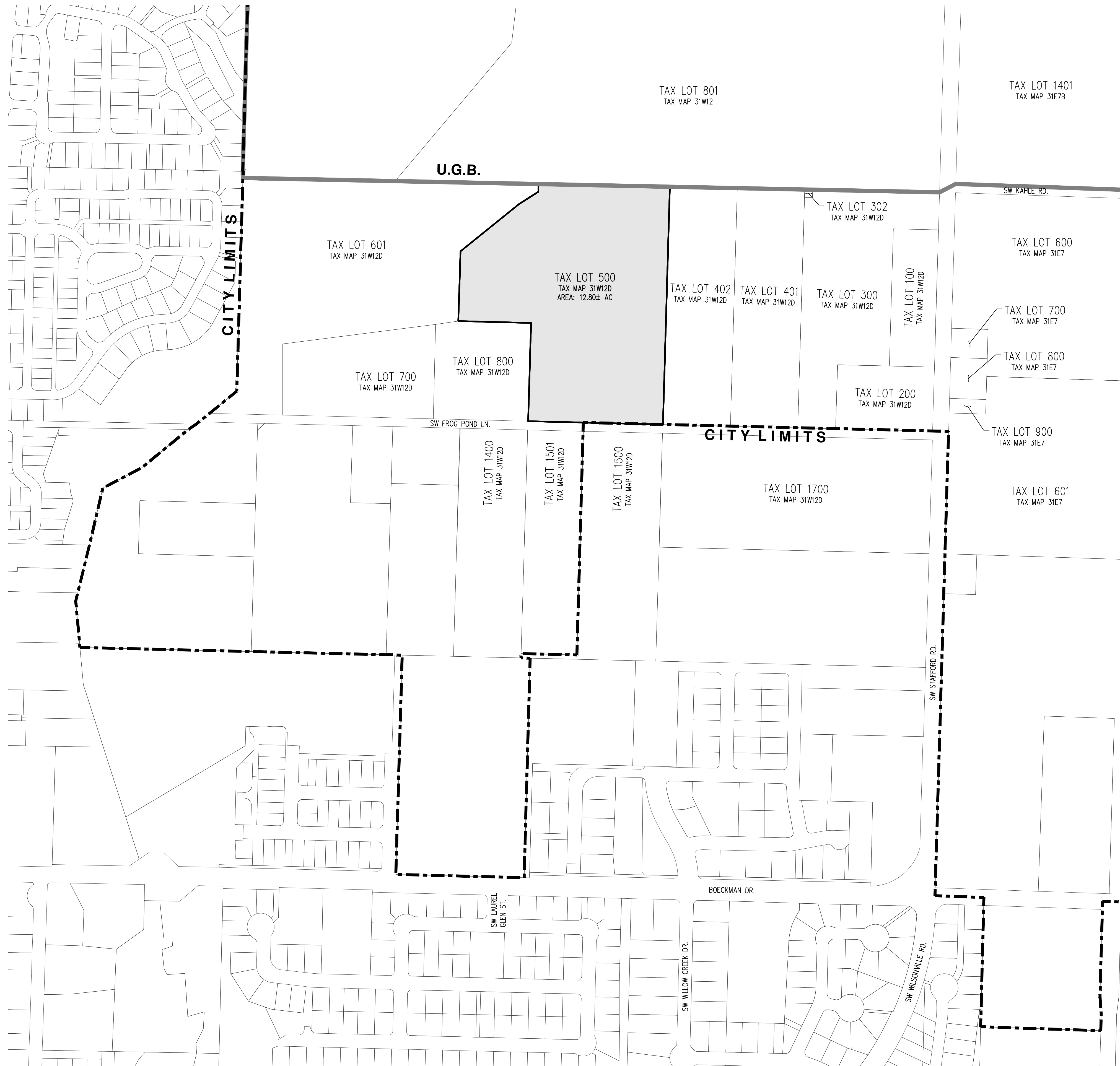
**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM  
 ENGINEERING • SURVEYING • NATURAL RESOURCES  
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**ZONING MAP  
 FROG POND VISTA  
 VENTURE PROPERTIES, INC.  
 WILSONVILLE, OREGON**

**PRELIMINARY**  
 REGISTERED PROFESSIONAL SURVEYOR  
 CONSTRUCTION  
 BRYAN B. HURLEY  
 RENEWAL DATE: 6/30/23

JOB NUMBER: 7530  
 DATE: 01/14/2022  
 DESIGNED BY: NLB  
 DRAWN BY: JJA  
 CHECKED BY: MBH





**LEGEND**

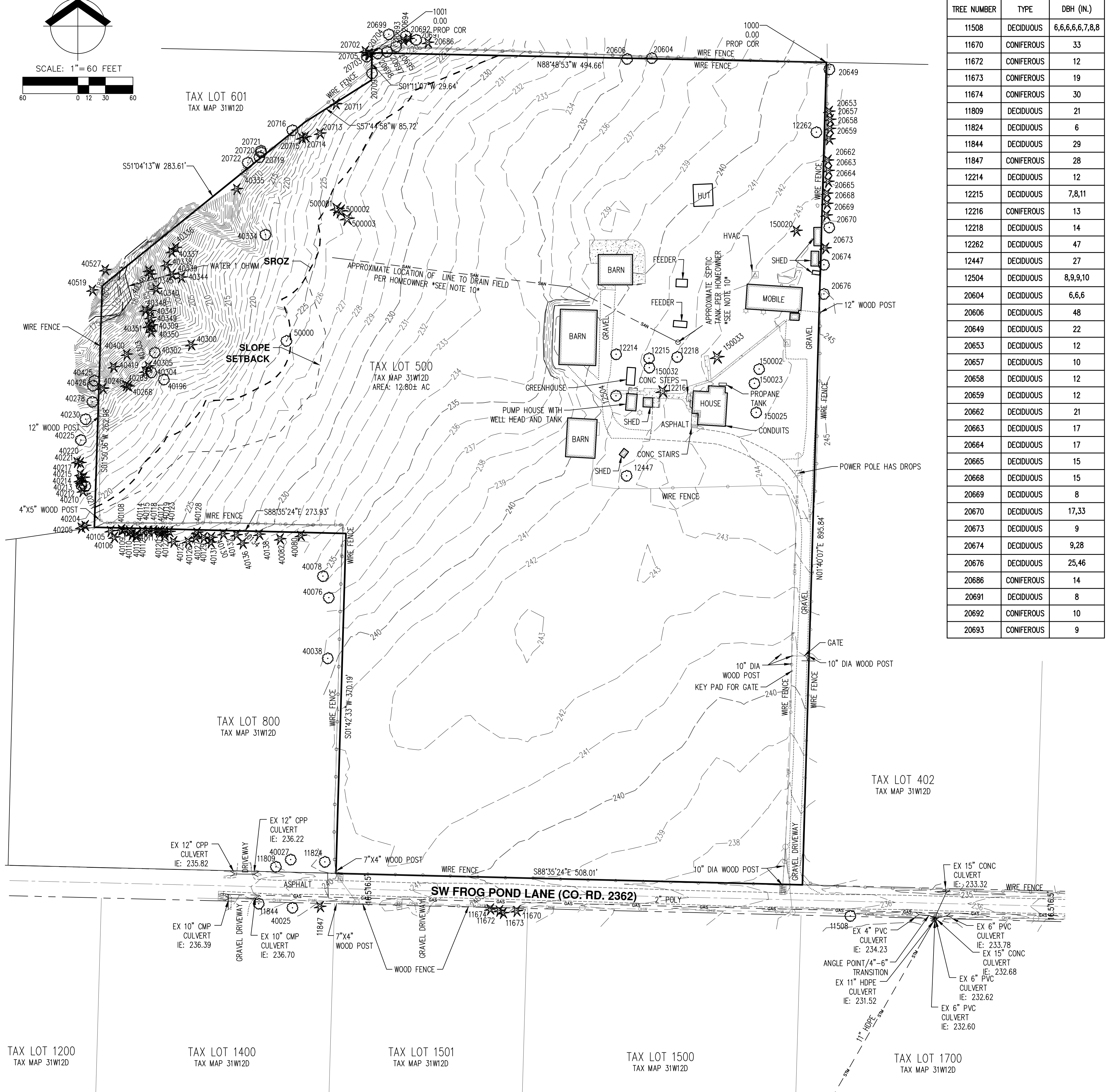
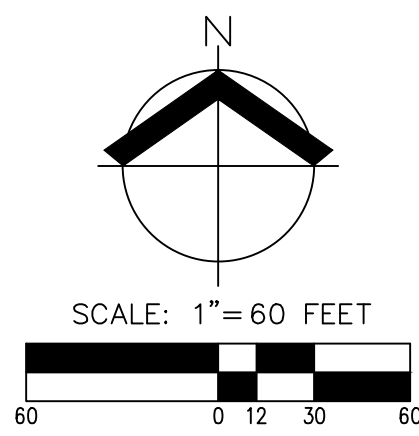
- AREA TO BE ANNEXED
- URBAN GROWTH BOUNDARY
- CITY LIMITS

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**ANNEXATION MAP  
 FROG POND VISTA  
 VENTURE PROPERTIES, INC.  
 WILSONVILLE, OREGON**



RENEWAL DATE: 6/30/23  
 JOB NUMBER: 7530  
 DATE: 01/14/2022  
 DESIGNED BY: NLB  
 DRAWN BY: JJA  
 CHECKED BY: MBH



TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
11508	DECIDUOUS	6,6,6,6,6,7,8,8
11670	CONIFEROUS	33
11672	CONIFEROUS	12
11673	CONIFEROUS	19
11674	CONIFEROUS	30
11809	DECIDUOUS	21
11824	DECIDUOUS	6
11844	DECIDUOUS	29
11847	CONIFEROUS	28
12214	DECIDUOUS	12
12215	DECIDUOUS	7,8,11
12216	CONIFEROUS	13
12218	DECIDUOUS	14
12282	DECIDUOUS	47
12447	DECIDUOUS	27
12504	DECIDUOUS	8,9,9,10
20604	DECIDUOUS	6,6,6
20649	DECIDUOUS	22
20653	DECIDUOUS	12
20657	DECIDUOUS	10
20658	DECIDUOUS	12
20659	DECIDUOUS	12
20662	DECIDUOUS	21
20663	DECIDUOUS	17
20664	DECIDUOUS	17
20665	DECIDUOUS	15
20668	DECIDUOUS	15
20669	DECIDUOUS	8
20670	DECIDUOUS	17,33
20673	DECIDUOUS	9
20674	DECIDUOUS	9,28
20676	DECIDUOUS	25,46
20686	CONIFEROUS	14
20691	DECIDUOUS	8
20692	CONIFEROUS	10
20693	CONIFEROUS	9

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
20694	DECIDUOUS	13
20695	DECIDUOUS	14
20697	DECIDUOUS	8
20698	DECIDUOUS	6
20699	DECIDUOUS	8
20702	CONIFEROUS	23
20703	CONIFEROUS	6
20704	CONIFEROUS	6
20705	DECIDUOUS	13
20709	DECIDUOUS	26
20711	CONIFEROUS	17
20713	CONIFEROUS	18
20714	CONIFEROUS	25
20715	CONIFEROUS	25
20716	DECIDUOUS	7
20719	DECIDUOUS	13
20720	DECIDUOUS	17
20721	DECIDUOUS	9
20722	DECIDUOUS	26
40025	DECIDUOUS	34
40027	DECIDUOUS	8
40038	DECIDUOUS	20
40076	DECIDUOUS	10
40078	DECIDUOUS	9
40079	DECIDUOUS	9
40080	CONIFEROUS	29
40082	CONIFEROUS	9
40105	CONIFEROUS	7
40106	CONIFEROUS	7
40108	CONIFEROUS	18
40109	CONIFEROUS	7
40110	CONIFEROUS	8
40111	CONIFEROUS	7
40112	CONIFEROUS	9
40113	CONIFEROUS	6
40114	CONIFEROUS	12
40115	CONIFEROUS	13

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
40118	CONIFEROUS	12
40119	CONIFEROUS	8
40120	CONIFEROUS	10
40121	CONIFEROUS	8
40122	CONIFEROUS	10
40123	CONIFEROUS	17
40125	CONIFEROUS	15
40126	CONIFEROUS	14
40127	CONIFEROUS	12
40128	CONIFEROUS	16
40129	CONIFEROUS	12
40130	CONIFEROUS	16
40131	CONIFEROUS	10
40132	CONIFEROUS	17
40134	CONIFEROUS	18
40136	CONIFEROUS	16
40138	CONIFEROUS	22
40196	DECIDUOUS	7
40204	CONIFEROUS	22,29
40205	CONIFEROUS	21,28
40210	CONIFEROUS	23
40211	DECIDUOUS	6
40212	DECIDUOUS	7
40213	CONIFEROUS	15
40214	CONIFEROUS	16
40215	CONIFEROUS	32
40217	CONIFEROUS	9
40220	CONIFEROUS	14
40221	CONIFEROUS	13
40225	DECIDUOUS	7
40230	DECIDUOUS	15
40246	CONIFEROUS	25
40268	CONIFEROUS	9
40269	CONIFEROUS	21
40278	DECIDUOUS	25
40300	CONIFEROUS	23
40302	DECIDUOUS	9

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
40303	CONIFEROUS	20
40304	DECIDUOUS	7
40305	CONIFEROUS	14
40309	CONIFEROUS	26
40334	DECIDUOUS	8,26
40335	CONIFEROUS	33
40336	CONIFEROUS	33
40337	CONIFEROUS	19
40338	CONIFEROUS	19
40339	CONIFEROUS	31
40340	CONIFEROUS	51
40344	CONIFEROUS	20
40345	CONIFEROUS	39
40346	CONIFEROUS	18
40347	CONIFEROUS	19
40348	CONIFEROUS	33
40349	CONIFEROUS	24
40350	CONIFEROUS	24
40351	CONIFEROUS	14
40400	CONIFEROUS	57
40419	CONIFEROUS	19
40425	DECIDUOUS	14
40426	DECIDUOUS	15
40519	CONIFEROUS	32
40527	CONIFEROUS	44
50000	DECIDUOUS	38
150002	DECIDUOUS	6,6,6,6
150020	CONIFEROUS	14
150023	DECIDUOUS	11
150025	DECIDUOUS	7
150032	DECIDUOUS	7,8
150033	CONIFEROUS	57
500001	CONIFEROUS	10
500002	CONIFEROUS	18
500003	CONIFEROUS	24

**NOTES:**

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 21084826, 21084836, 21084839. 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.
- FIELD WORK WAS CONDUCTED FEBRUARY 17-25, 2021.
- VERTICAL DATUM: DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK (NAVD 88).
- HORIZONTAL DATUM: A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE NORTH 3601 NAD83(2011) EPOCH 2010.0000 BY HOLDING A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001095227 AT A CALCULATED CENTRAL PROJECT POINT WITH GRID VALUES OF (NORTH:611619.612 EAST:7624210.554). THE MERIDIAN CONVERGENCE ANGLE AT THE CALCULATED CENTRAL POINT IS -1'35"37". THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NETWORK.
- 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 USE FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- WETLAND & WATER BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON FEBRUARY 24, 2021 AND WERE PROFESSIONALLY SURVEYED BY AKS ON 02-25-2021.
- THE SEPTIC DRAIN FIELD SYSTEM IS BASED ON THE HOMEOWNER'S DESCRIPTION OF THE APPROXIMATE LOCATIONS OF THE TANK AND DRAIN LINES.

**PRELIMINARY EXISTING CONDITIONS PLAN**

**FROG POND VISTA  
VENTURE PROPERTIES, INC.  
WILSONVILLE, OREGON**

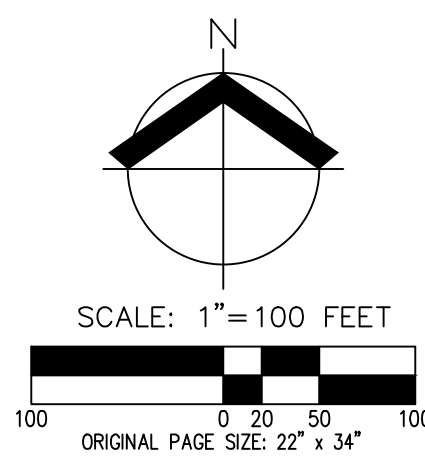
**AKS**  
AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD., STE. 100  
TUALATIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
JANUARY 20, 2025  
BOB D. RITTIG  
80124LS  
RENEWS: 12/31/22

JOB NUMBER: 7530  
DATE: 01/14/2022  
DESIGNED BY:  
DRAWN BY: RDR  
CHECKED BY: RDR





**PRELIMINARY AERIAL PHOTOGRAPH PLAN**  
**FROG POND VISTA**  
**VENTURE PROPERTIES, INC.**  
**WILSONVILLE, OREGON**

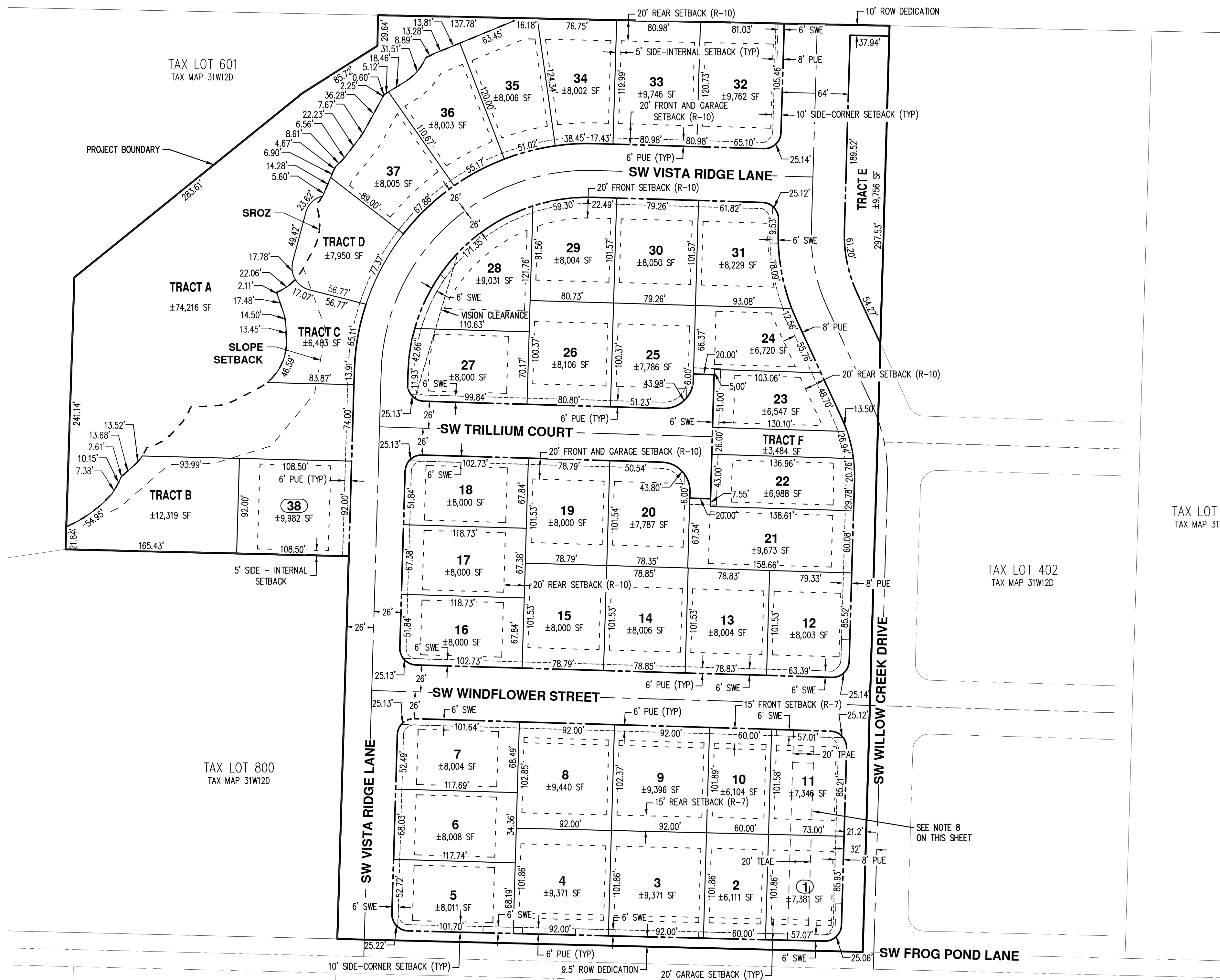
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
**WILSONVILLE, OREGON**  
**BOB WILSON**  
**RENEWAL DATE: 6/30/23**

JOB NUMBER: 7530  
 DATE: 01/14/2022  
 DESIGNED BY: NLB  
 DRAWN BY: JJA  
 CHECKED BY: MBH

**AKS**  
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TAX LOT 801  
 TAX MAP 31W12



- NOTES:**
1. THE PURPOSE OF THIS PRELIMINARY DIMENSIONED PLAN IS TO SHOW LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL RECORDED FINAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES. ALL DIMENSIONS ARE SUBJECT TO CHANGE.
  2. TRACT A SHALL BE DEDICATED TO THE CITY OF WILSONVILLE.
  3. TRACT B AND C ARE FOR OPEN SPACE AND ARE SUBJECT TO PUBLIC AND PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY.
  4. TRACT D IS FOR STORMWATER TREATMENT, PEDESTRIAN ACCESS, AND LANDSCAPE PURPOSES. IT IS SUBJECT TO STORM DRAINAGE TO BENEFIT THE CITY OF WILSONVILLE OVER ITS ENTIRETY.
  5. TRACT E IS FOR OPEN SPACE IS SUBJECT TO A PUBLIC ACCESS EASEMENT AND PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY.
  6. TRACT F IS FOR PEDESTRIAN PURPOSES AND IS SUBJECT TO A PUBLIC ACCESS EASEMENT, PEDESTRIAN ACCESS EASEMENT, AND WATERLINE EASEMENT OVER ITS ENTIRETY.
  7. HOMES SHALL NOT BE CONSTRUCTED ON LOTS 1 AND 13 UNTIL SUCH TIME AS THE FULL SW WILLOW CREEK DRIVE RIGHT-OF-WAY IMPROVEMENTS HAVE BEEN COMPLETED BETWEEN SW WILLOW CREEK DRIVE'S INTERSECTION WITH SW FROG POND LANE AND SW WINDFLOWER STREET. AT THAT TIME, THE TEMPORARY ACCESS EASEMENTS ACROSS LOTS 1 AND 13 CAN BE EXTINGUISHED AND HOMES CAN BE BUILT ON THOSE LOTS.

**LOT SIZE SUMMARY**

	SUBDISTRICT 9 R-7	SUBDISTRICT 8 R-10
MIN. LOT SIZE	6,000 SF	8,000 SF
MIN. REDUCED LOT SIZE*	-	6,400 SF

\*MINIMUM REDUCED LOT AREA FOR TREE PRESERVATION

**SUMMARY OF LAND USES**

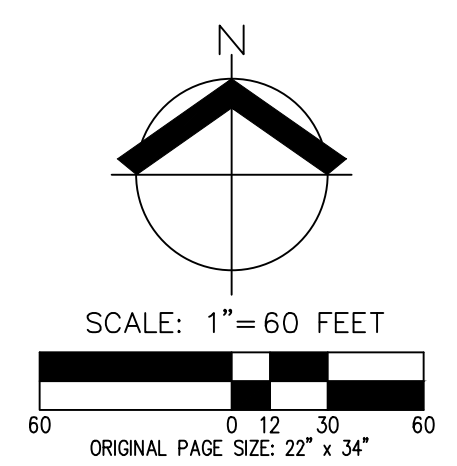
LAND USE	SF	PERCENTAGE OF PROPERTY
1. GROSS AREA IN PLAT	557,374	-
2. LANDSCAPE COVERAGE AREA/OPEN SPACE	106,258	19%
3. ROW	134,273	24%
4. LOT AREA	308,894	56%
5. STORMWATER TREATMENT FACILITY	7,950	1%

**SETBACKS**

	R-7	R-10
FRONT	15 FT	20 FT
REAR	15 FT	20 FT
SIDE - INTERNAL	5 FT	5 FT
SIDE - CORNER	10 FT	10 FT
GARAGE - FROM STREET	20 FT	20 FT

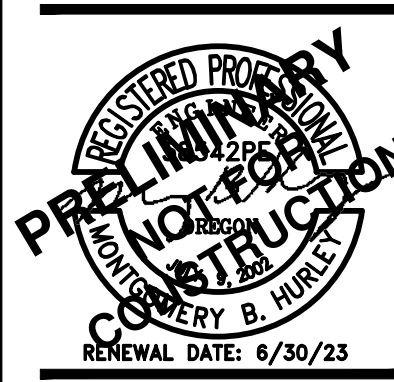
**EASEMENT LEGEND**

- PUE PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- PAUE PUBLIC ACCESS AND UTILITY EASEMENT
- TEAE TEMPORARY EMERGENCY ACCESS EASEMENT
- TPAE TEMPORARY PUBLIC ACCESS EASEMENT

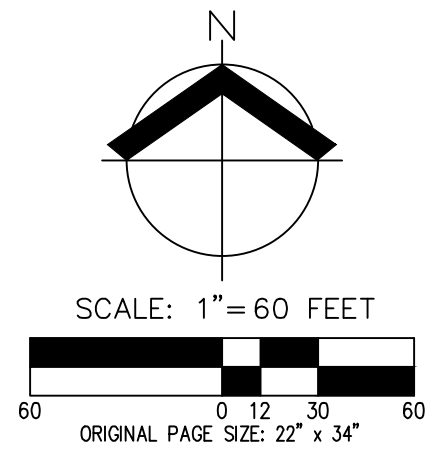


**PRELIMINARY DIMENSIONED P.U.D. PLAN**

**FROG POND VISTA  
 VENTURE PROPERTIES, INC.  
 WILSONVILLE, OREGON**



RENEWAL DATE: 6/30/23  
 JOB NUMBER: 7530  
 DATE: 01/14/2022  
 DESIGNED BY: NLB  
 DRAWN BY: JJA  
 CHECKED BY: MBH



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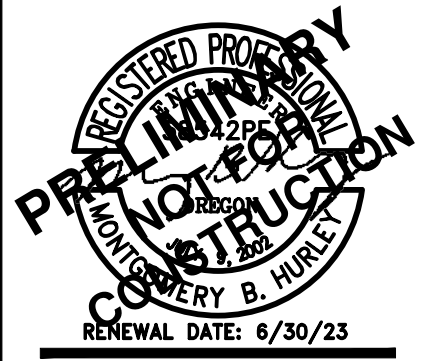
**LEGEND**

EXISTING GROUND CONTOUR (1 FT)	
EXISTING GROUND CONTOUR (5 FT)	
FINISHED GRADE CONTOUR (1 FT)	
FINISHED GRADE CONTOUR (5 FT)	
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	
SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING)	
AREA DRAIN PROTECTION (TYP) PER CATCH BASIN INSERT BAG DETAIL	
CHECK DAM BIOFILTER BAG	
CONCRETE WASHOUT AREA	
DRAINAGE FLOW DIRECTION	
GRAVEL CONSTRUCTION ENTRANCE	
SLOPE MATTING	
GRADING LIMITS	
TREE PROTECTION/CONSTRUCTION FENCE	

**EASEMENT LEGEND**

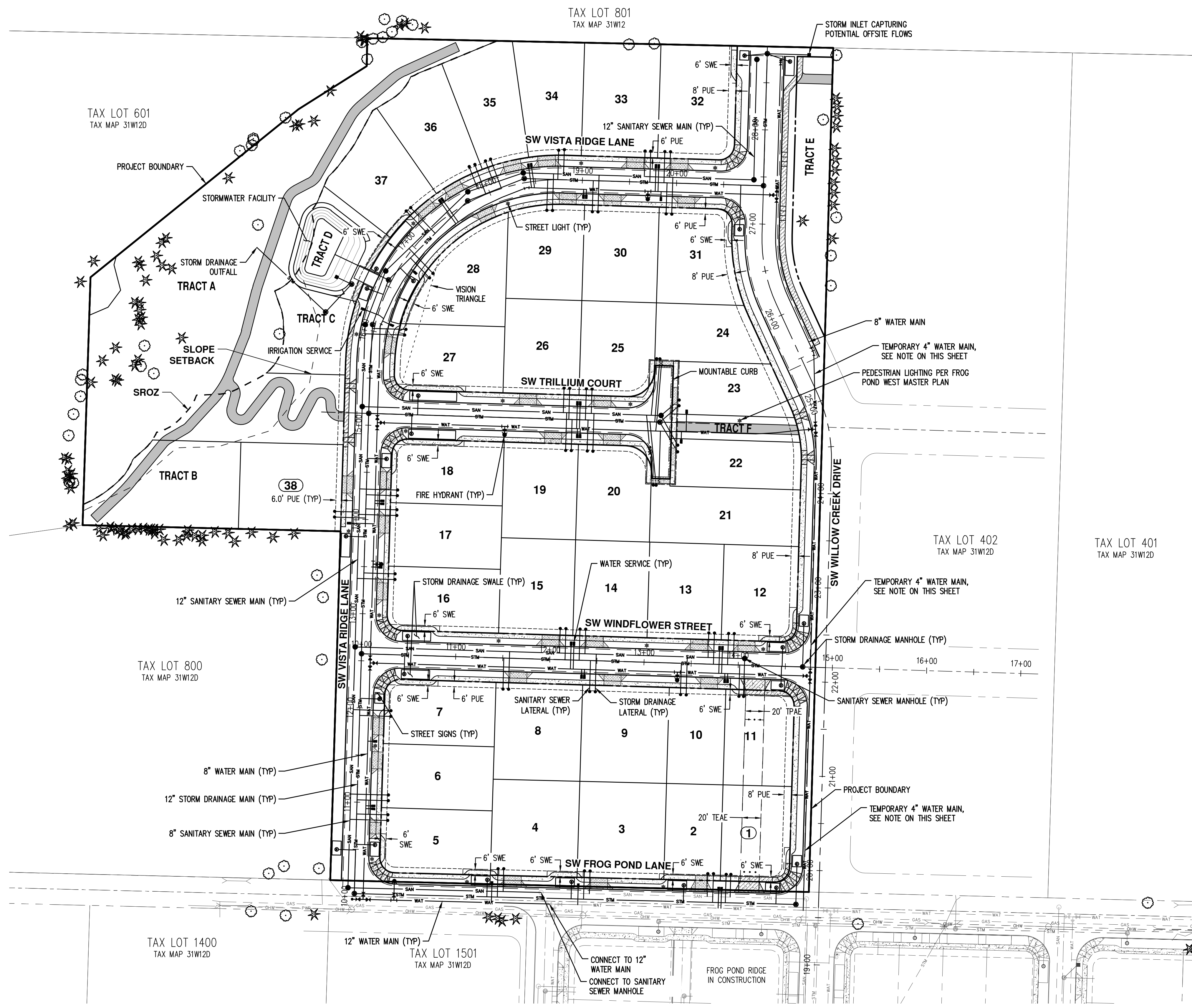
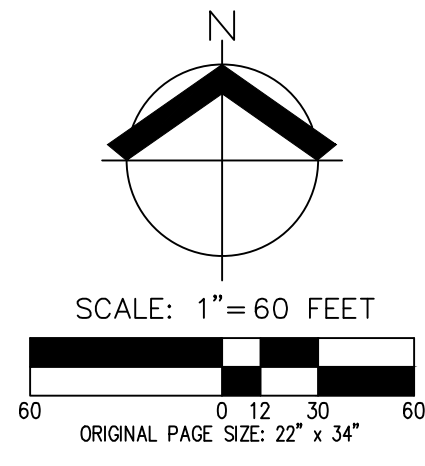
PUE	PUBLIC UTILITY EASEMENT
SWE	SIDEWALK EASEMENT
PAUE	PUBLIC ACCESS AND UTILITY EASEMENT
TEAE	TEMPORARY EMERGENCY ACCESS EASEMENT
TPAE	TEMPORARY PUBLIC ACCESS EASEMENT

**PRELIMINARY GRADING AND EROSION CONTROL MEASURES**  
**FROG POND VISTA**  
**VENTURE PROPERTIES, INC.**  
**WILSONVILLE, OREGON**



JOB NUMBER: 7530  
 DATE: 01/14/2022  
 DESIGNED BY: NLB  
 DRAWN BY: JJA  
 CHECKED BY: MBH





**NOTE:**  
 TEMPORARY 4" WATER LINES ARE PLANNED TO BE INSTALLED UNTIL SUCH TIME THE DEVELOPMENT TO THE EAST COMPLETES THE WATERLINE IN SW WILLOW CREEK DRIVE. IF THE WATERLINE IN SW WILLOW CREEK DRIVE IS COMPLETED PRIOR TO DEVELOPMENT, THE TEMPORARY 4" WATER LINES WILL NOT BE CONSTRUCTED AND CONNECTION TO THE WATERLINE IN SW WILLOW CREEK DRIVE WILL BE MADE.

EASEMENT LEGEND	
PUE	PUBLIC UTILITY EASEMENT
SWE	SIDEWALK EASEMENT
PAUE	PUBLIC ACCESS AND UTILITY EASEMENT
TEAE	TEMPORARY EMERGENCY ACCESS EASEMENT
TPAE	TEMPORARY PUBLIC ACCESS EASEMENT

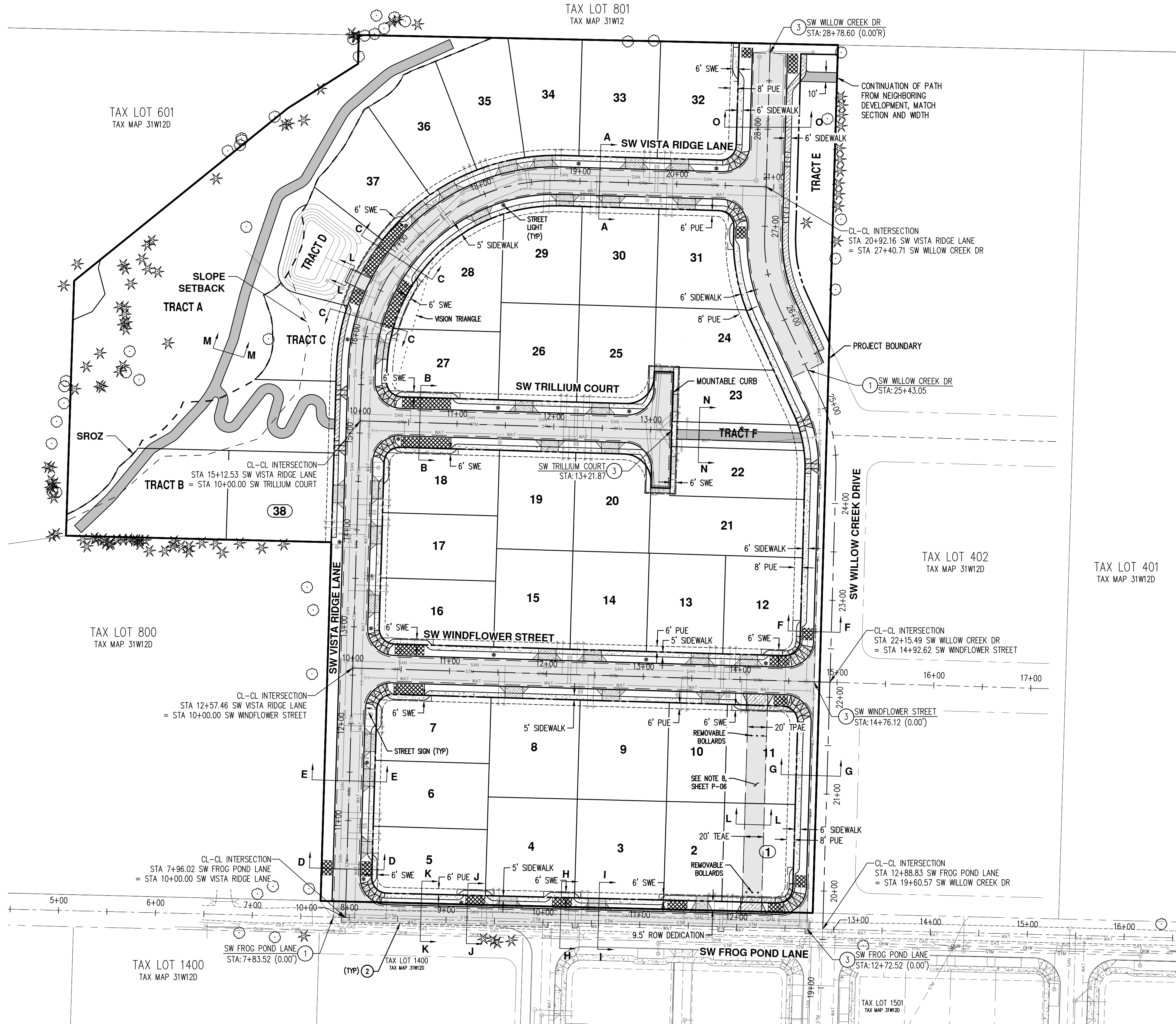
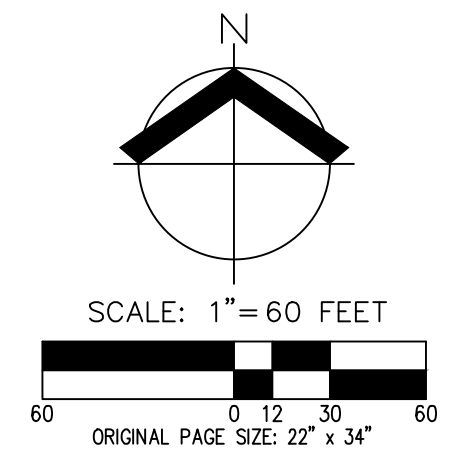
**PRELIMINARY COMPOSITE UTILITY PLAN**  
**FROG POND VISTA**  
**VENTURE PROPERTIES, INC.**  
**WILSONVILLE, OREGON**



RENEWAL DATE: 6/30/23  
 JOB NUMBER: 7530  
 DATE: 01/14/2022  
 DESIGNED BY: NLB  
 DRAWN BY: JJA  
 CHECKED BY: MBH

**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM  
 ENGINEERING - SURVEYING - NATURAL RESOURCES  
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE





**# KEYED NOTES**

1. BEGIN STREET IMPROVEMENTS.
2. SAWCUT EXISTING ASPHALT ROAD.
3. END STREET IMPROVEMENTS.

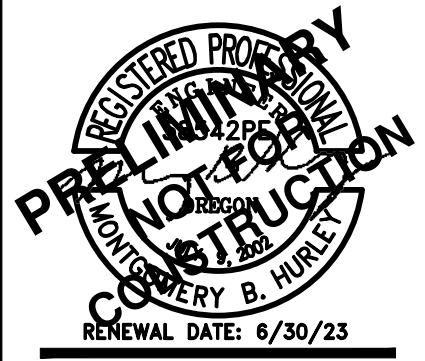
**LEGEND**

- SIDEWALK TO BE INSTALLED BY HOMEOWNER.
- DRIVEWAY APPROACHES TO BE INSTALLED BY HOMEOWNER.
- SIDEWALK AND DRIVEWAY APPROACHES TO BE INSTALLED BY CONTRACTOR.
- STORMWATER SWALE TO BE CONSTRUCTED BY CONTRACTOR.
- TRAIL MEETING APPLICABLE ADAAG AND PROWAG STANDARDS TO BE CONSTRUCTED BY CONTRACTOR.
- ASPHALT CONCRETE PAVEMENT.

**EASEMENT LEGEND**

- PUE PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- PAUE PUBLIC ACCESS AND UTILITY EASEMENT
- TEAE TEMPORARY EMERGENCY ACCESS EASEMENT
- TPAE TEMPORARY PUBLIC ACCESS EASEMENT

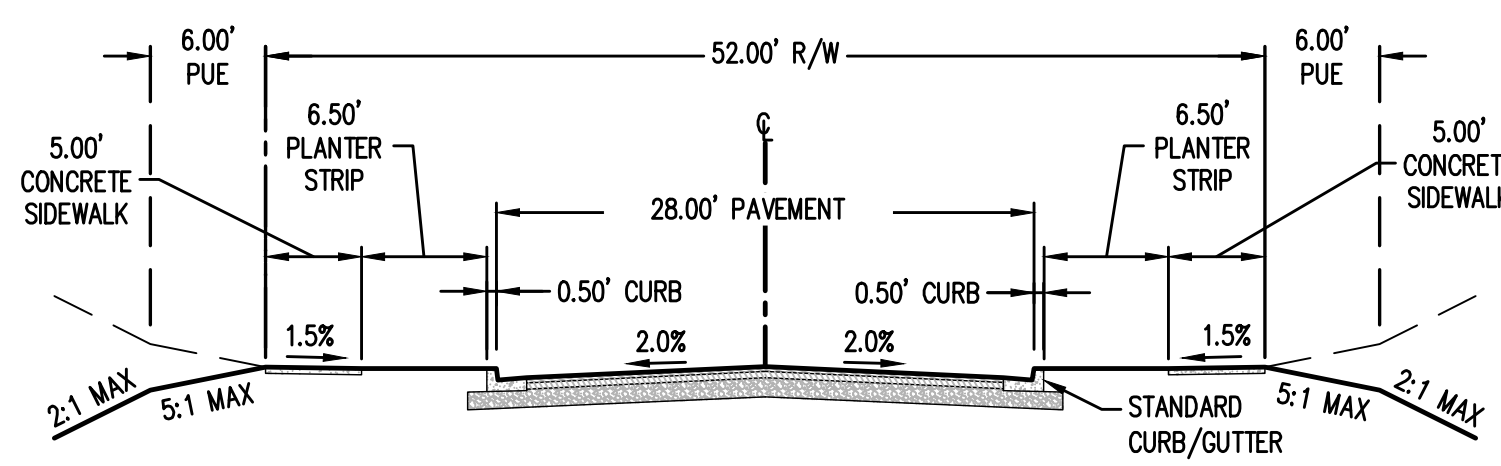
**PRELIMINARY STREET PLAN**  
**FROG POND VISTA**  
**VENTURE PROPERTIES, INC.**  
**WILSONVILLE, OREGON**



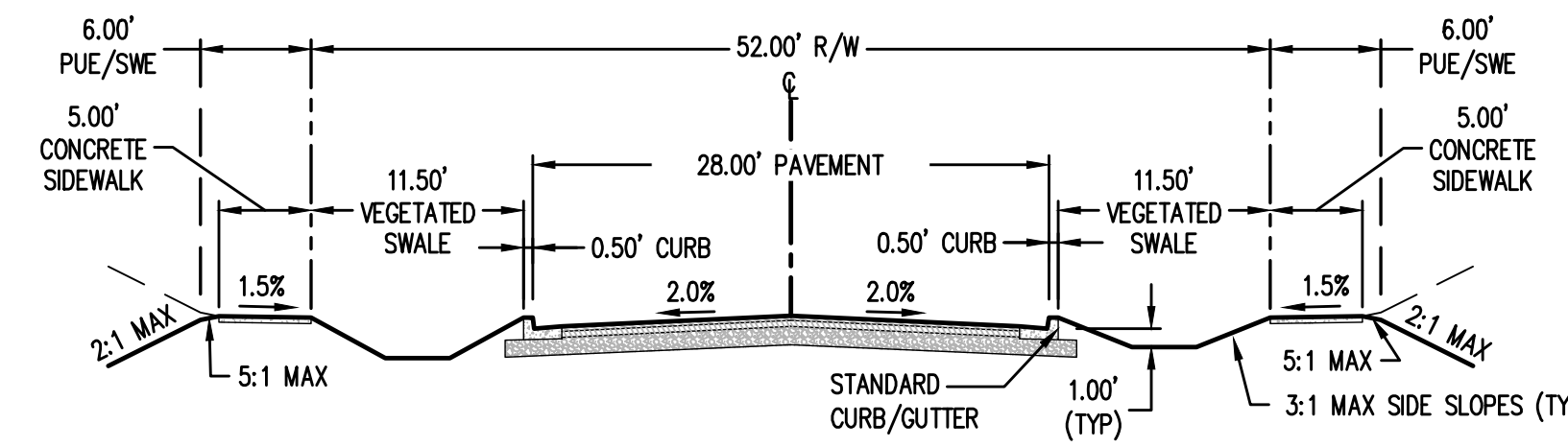
JOB NUMBER:	7530
DATE:	01/14/2022
DESIGNED BY:	NLB
DRAWN BY:	JJA
CHECKED BY:	MBH

**P-09**

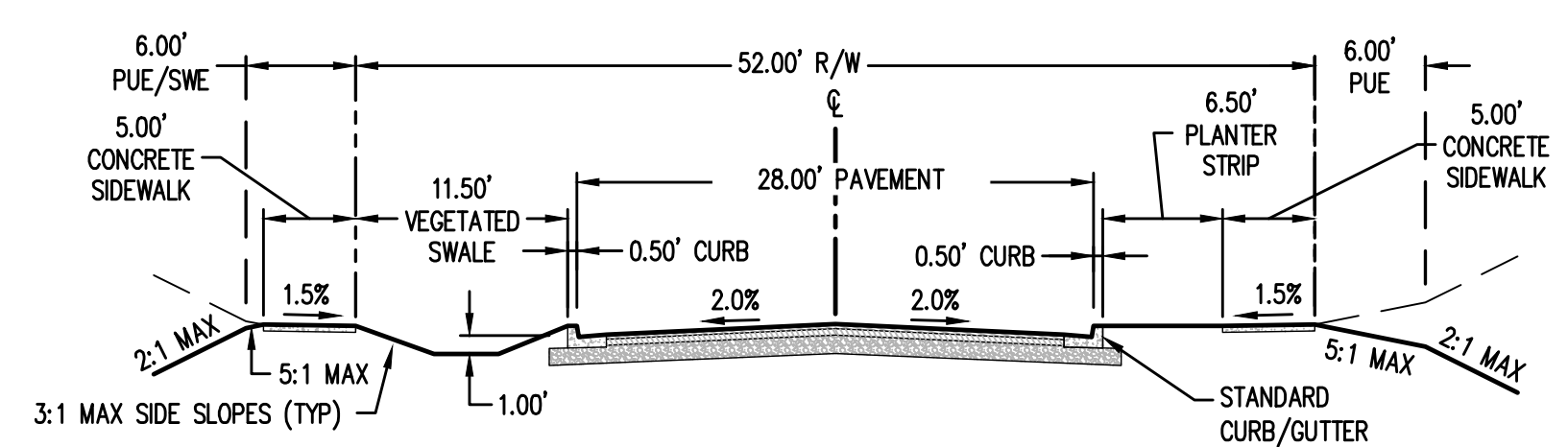




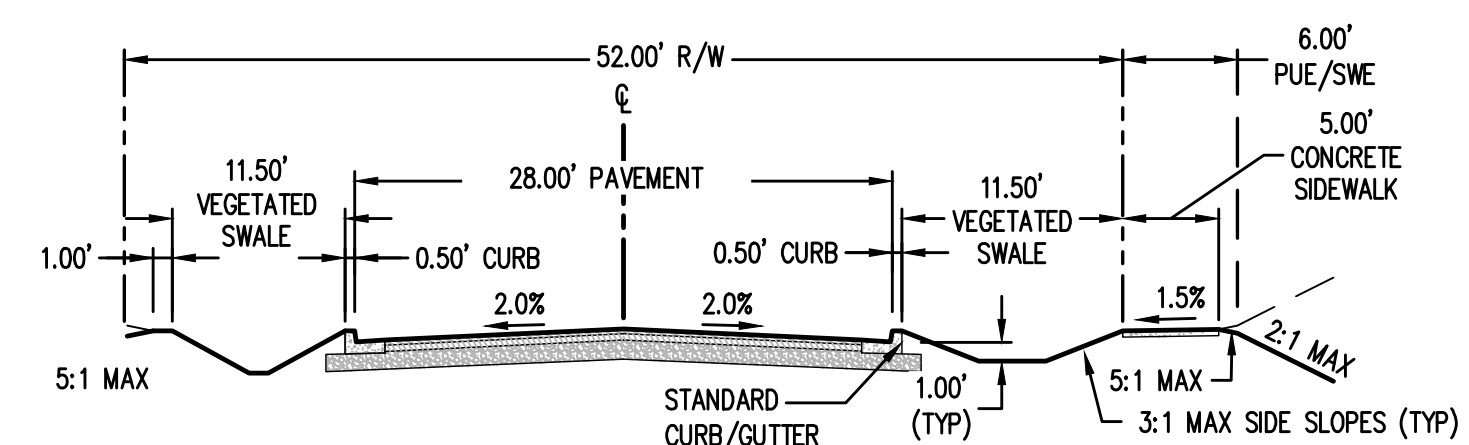
**A TYPICAL LOCAL STREET CROSS SECTION** SCALE: 1" = 10'  
 CROSS SECTION A SHALL BE USED IN THE FOLLOWING LOCATIONS:  
 SW VISTA RIDGE LANE: STA 13+91.58 TO 14+51.68  
 STA 15+51.72 TO 16+14+71  
 STA 17+13+83 TO 20+46.13  
 SW TRILLIUM COURT: STA 10+93.00 TO 12+74.37  
 SW WINDFLOWER STREET: STA 10+73.00 TO 13+31.99  
 STA 13+56.99 TO 14+46.65



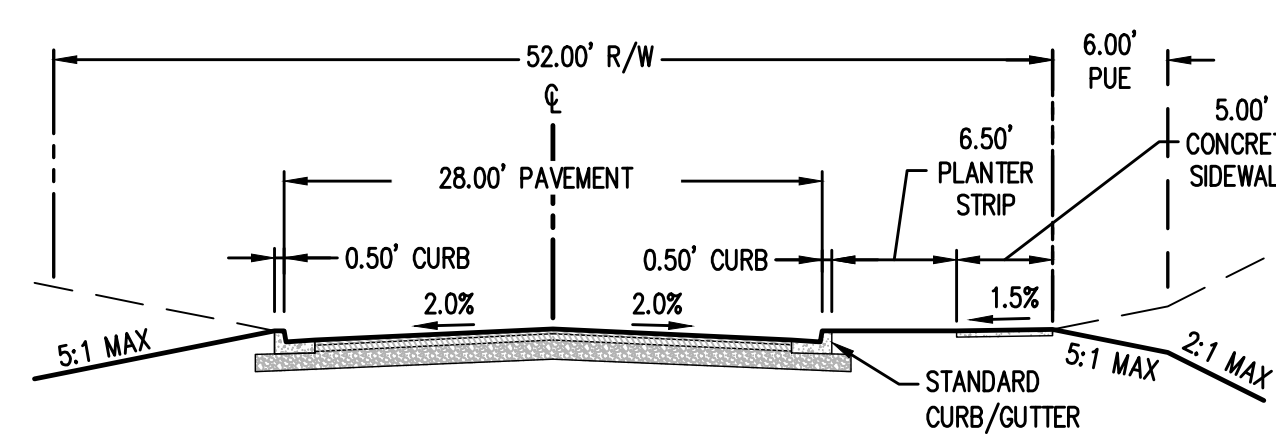
**B TYPICAL LOCAL STREET CROSS SECTION WITH VEGETATED SWALE** SCALE: 1" = 10'  
 CROSS SECTION B SHALL BE USED IN THE FOLLOWING LOCATIONS:  
 SW VISTA RIDGE LANE: STA 16+27.90 TO 16+72.12  
 SW TRILLIUM COURT: STA 10+43.00 TO 10+93.00  
 SW WINDFLOWER STREET: STA 10+43.00 TO 10+73.00  
 STA 13+31.99 TO 13+56.99



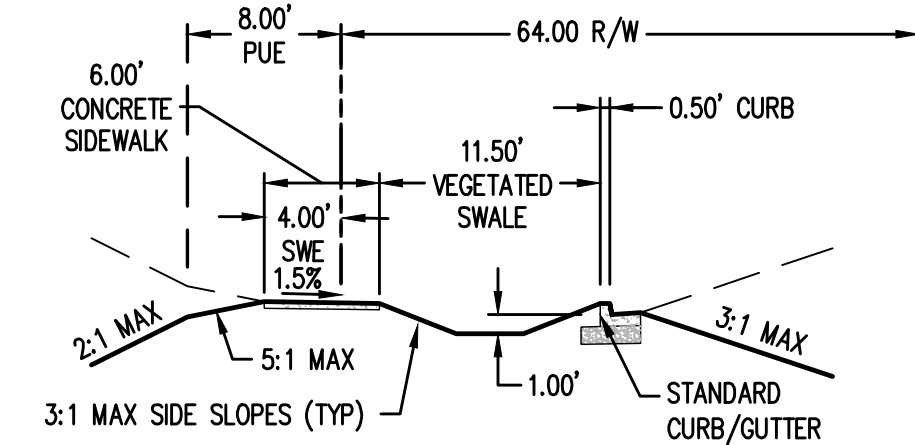
**C MODIFIED LOCAL STREET CROSS SECTION WITH VEGETATED SWALE** SCALE: 1" = 10'  
 CROSS SECTION C SHALL BE USED IN THE FOLLOWING LOCATIONS:  
 SW VISTA RIDGE LANE: STA 14+51.68 TO 14+76.68  
 STA 16+15.05 TO 16+27.90  
 STA 16+72.12 TO 17+13.83



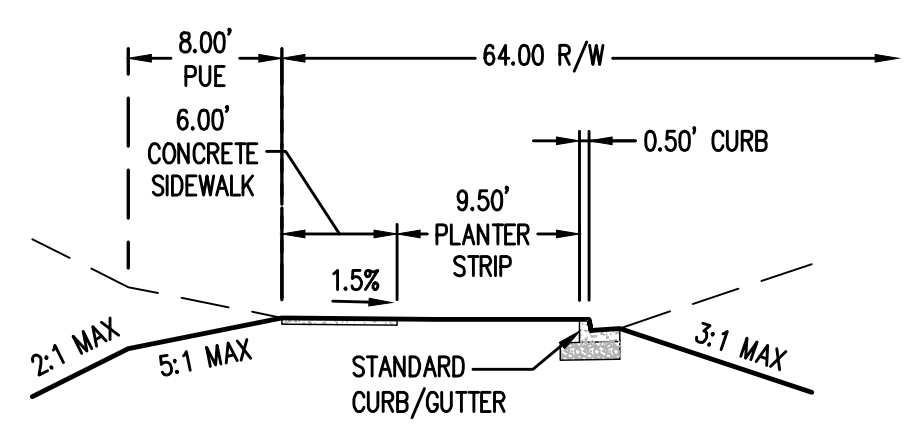
**D MODIFIED LOCAL STREET CROSS SECTION WITH VEGETATED SWALE** SCALE: 1" = 10'  
 CROSS SECTION D SHALL BE USED IN THE FOLLOWING LOCATIONS:  
 SW VISTA RIDGE LANE: STA 10+43.73 TO 10+67.29



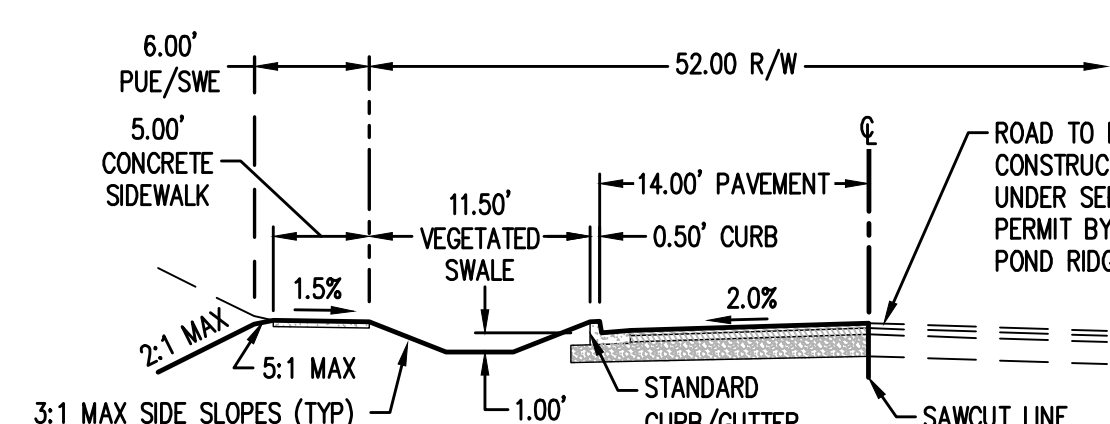
**E MODIFIED LOCAL STREET CROSS SECTION** SCALE: 1" = 10'  
 CROSS SECTION E SHALL BE USED IN THE FOLLOWING LOCATIONS:  
 SW VISTA RIDGE LANE: STA 10+67.29 TO 12+15.46  
 STA 12+99.46 TO 13+91.58



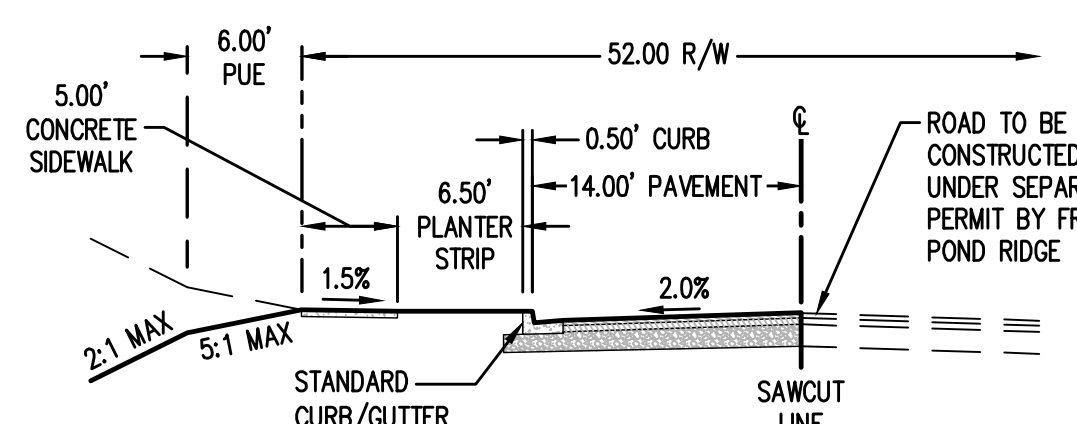
**F COLLECTOR PARTIAL STREET CROSS SECTION** SCALE: 1" = 10'  
 CROSS SECTION F SHALL BE USED IN THE FOLLOWING LOCATIONS:  
 SW WILLOW CREEK DRIVE: STA 20+03.30 TO 20+15.45  
 STA 22+58.37 TO 22+70.52



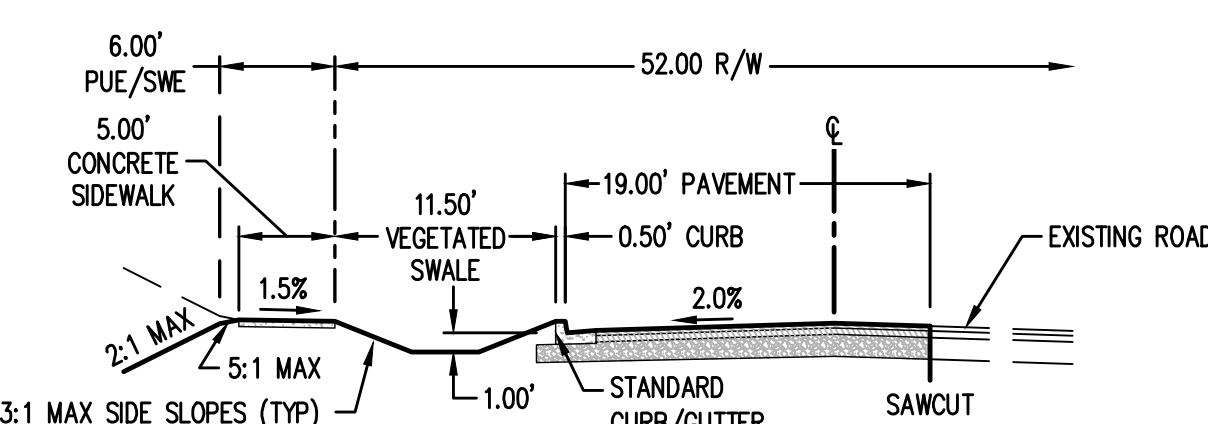
**G COLLECTOR PARTIAL STREET CROSS SECTION** SCALE: 1" = 10'  
 CROSS SECTION G SHALL BE USED IN THE FOLLOWING LOCATIONS:  
 SW WILLOW CREEK DRIVE: STA 20+15.45 TO 21+73.52  
 STA 22+70.52 TO 25+43.05



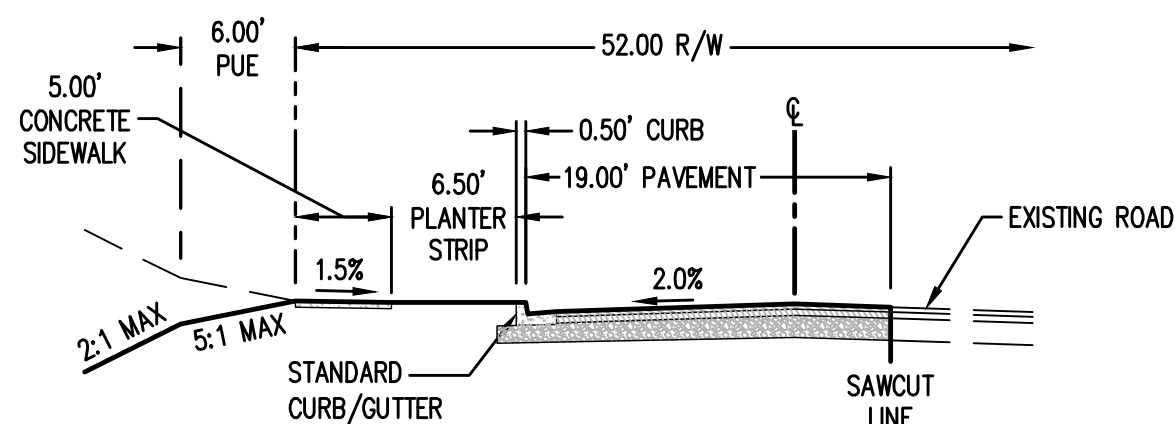
**H LOCAL HALF STREET CROSS SECTION** SCALE: 1" = 10'  
 CROSS SECTION H SHALL BE USED IN THE FOLLOWING LOCATIONS:  
 SW FROG POND LANE: STA 10+09.20 TO 10+29.20  
 STA 11+28.17 TO 11+48.36  
 STA 12+32.00 TO 12+46.00



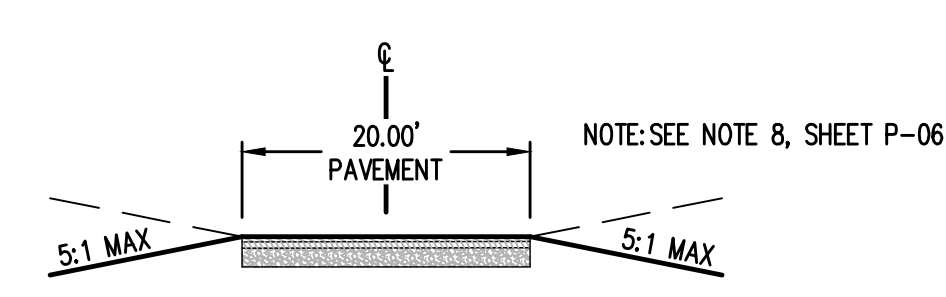
**I LOCAL HALF STREET CROSS SECTION** SCALE: 1" = 10'  
 CROSS SECTION I SHALL BE USED IN THE FOLLOWING LOCATIONS:  
 SW FROG POND LANE: STA 10+29.20 TO 11+28.17  
 STA 11+48.36 TO 12+32.00



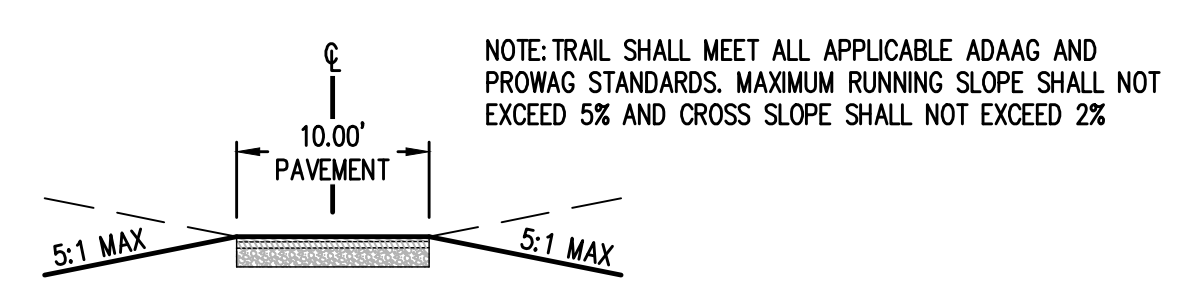
**J LOCAL 3/4 STREET CROSS SECTION** SCALE: 1" = 10'  
 CROSS SECTION J SHALL BE USED IN THE FOLLOWING LOCATIONS:  
 SW FROG POND LANE: STA 9+19.57 TO 9+39.76



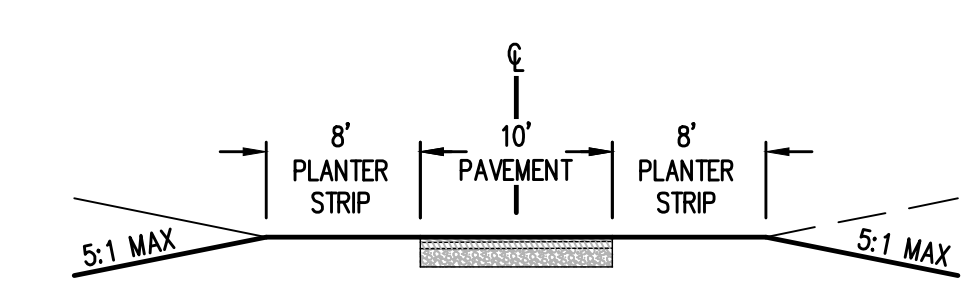
**K LOCAL 3/4 STREET CROSS SECTION** SCALE: 1" = 10'  
 CROSS SECTION K SHALL BE USED IN THE FOLLOWING LOCATIONS:  
 SW FROG POND LANE: STA 8+38.24 TO 9+19.57  
 STA 9+39.76 TO 10+09.20



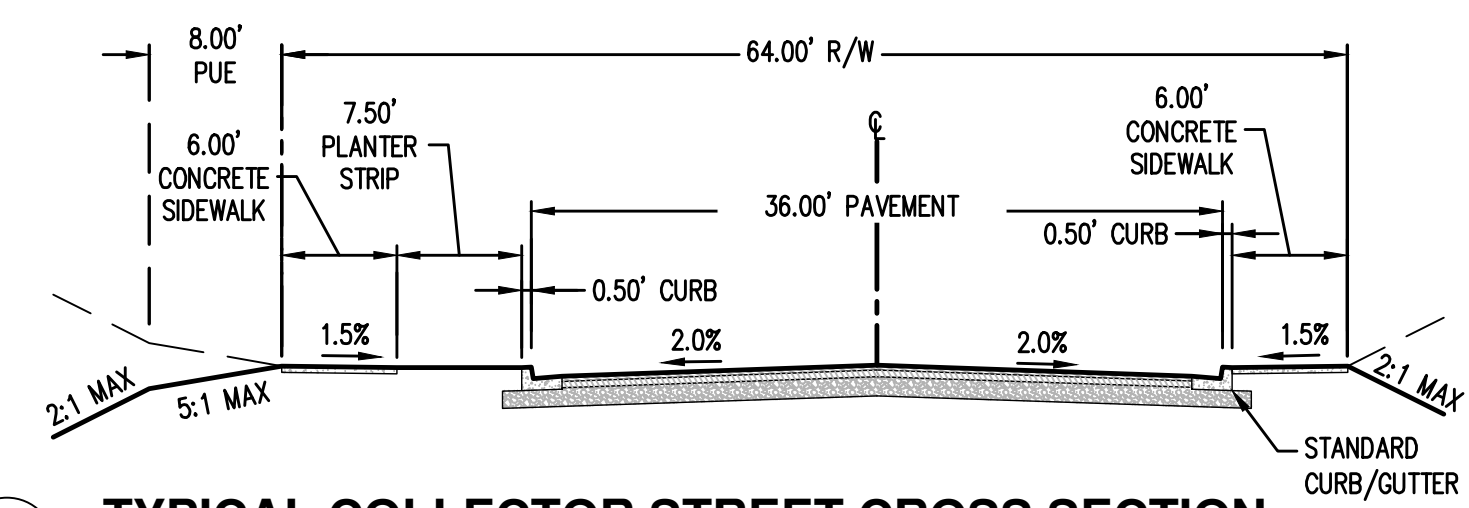
**L TEMPORARY ACCESS** SCALE: 1" = 10'  
 NOTE: SEE NOTE 8, SHEET P-06



**M TYPICAL BOECKMAN CREEK REGIONAL TRAIL** SCALE: 1" = 10'

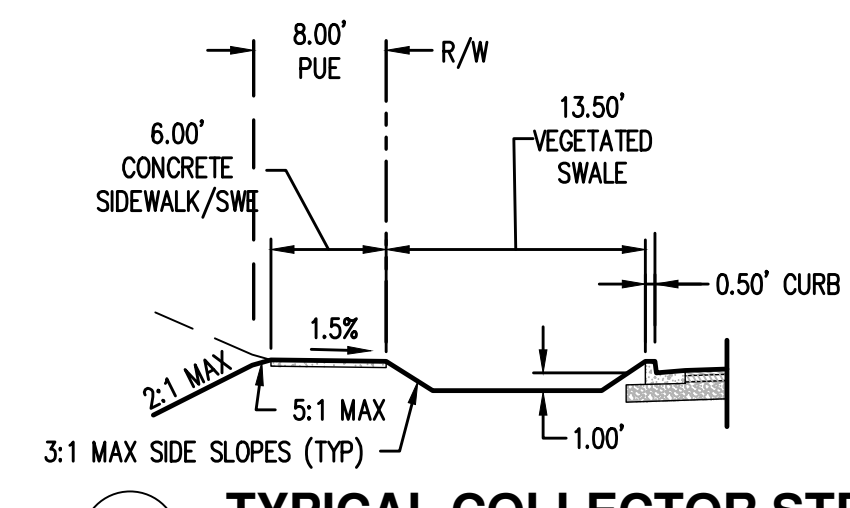


**N TYPICAL PEDESTRIAN CONNECTION** SCALE: 1" = 10'



**O TYPICAL COLLECTOR STREET CROSS SECTION** SCALE: 1" = 10'  
 CROSS SECTION O SHALL BE USED IN THE FOLLOWING LOCATIONS:  
 SW WILLOW CREEK DR: STA 25+43.05 TO 28+78.60

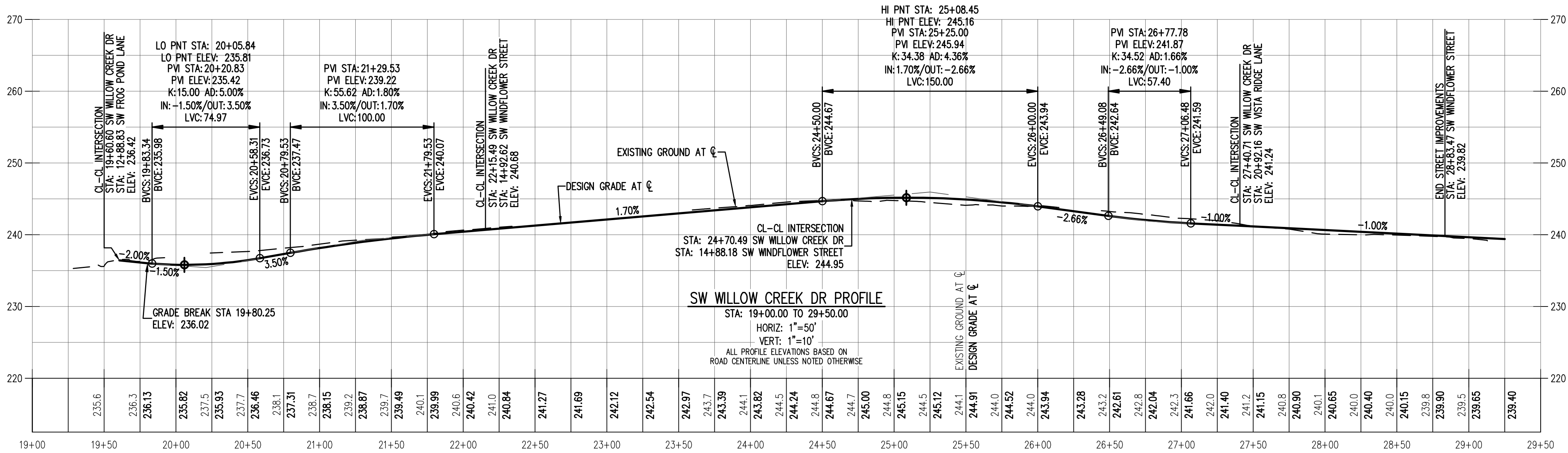
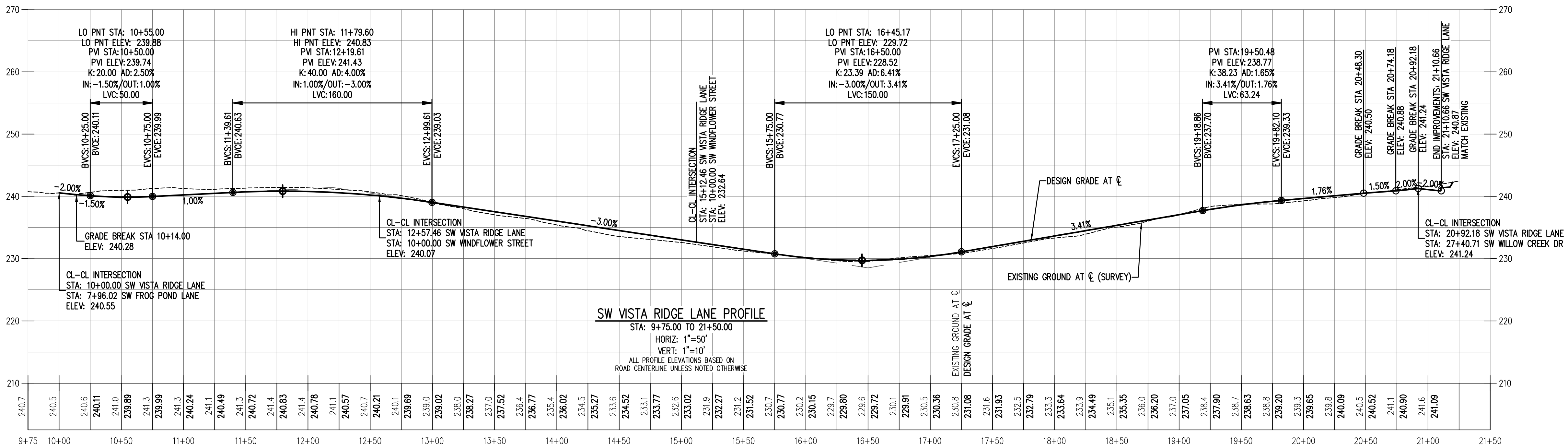
\*REFER TO SECTION 1 FOR VEGETATED SWALE LOCATIONS WITHIN PLANTER STRIP.



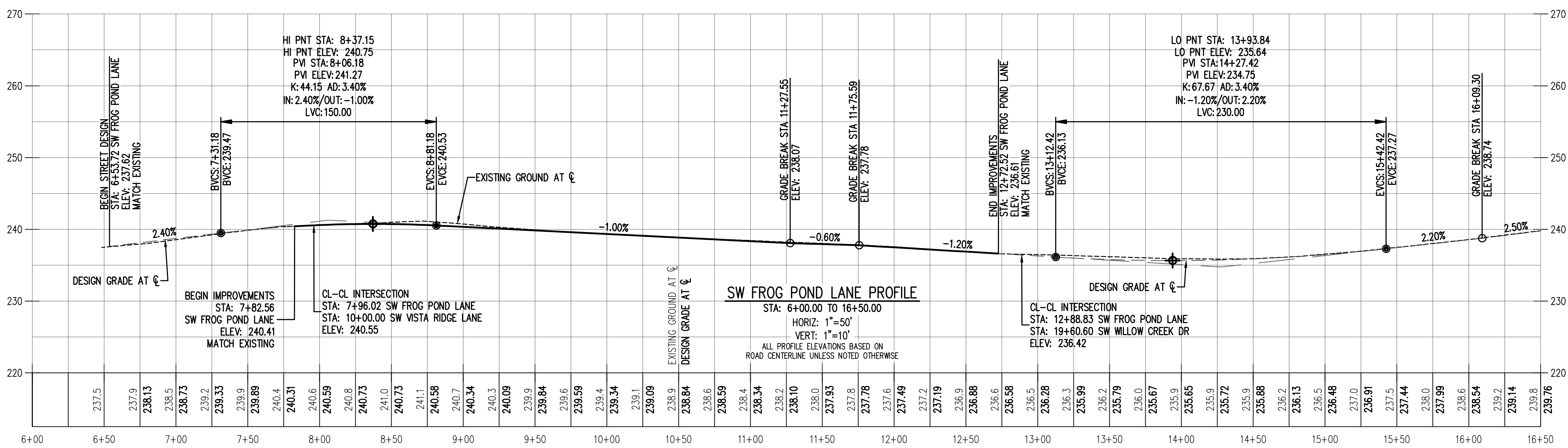
**1 TYPICAL COLLECTOR STREET CROSS SECTION** SCALE: 1" = 10'  
 CROSS SECTION 1 SHALL BE USED IN THE PLANTER STRIP AT THE FOLLOWING LOCATIONS:  
 SW WILLOW CREEK DR: STA 28+73.32 TO 28+83.32 (WEST)  
 STA 28+63.63 TO 28+83.32 (EAST)  
 STA 26+87.08 TO 26+98.77 (WEST)

REGISTERED PROFESSIONAL ENGINEER  
**WALTER B. HURLEY**  
 CIVIL ENGINEER  
 LICENSE NO. 12222  
 RENEWAL DATE: 6/30/23  
 JOB NUMBER: 7530  
 DATE: 01/14/2022  
 DESIGNED BY: NLB  
 DRAWN BY: JJA  
 CHECKED BY: MBH



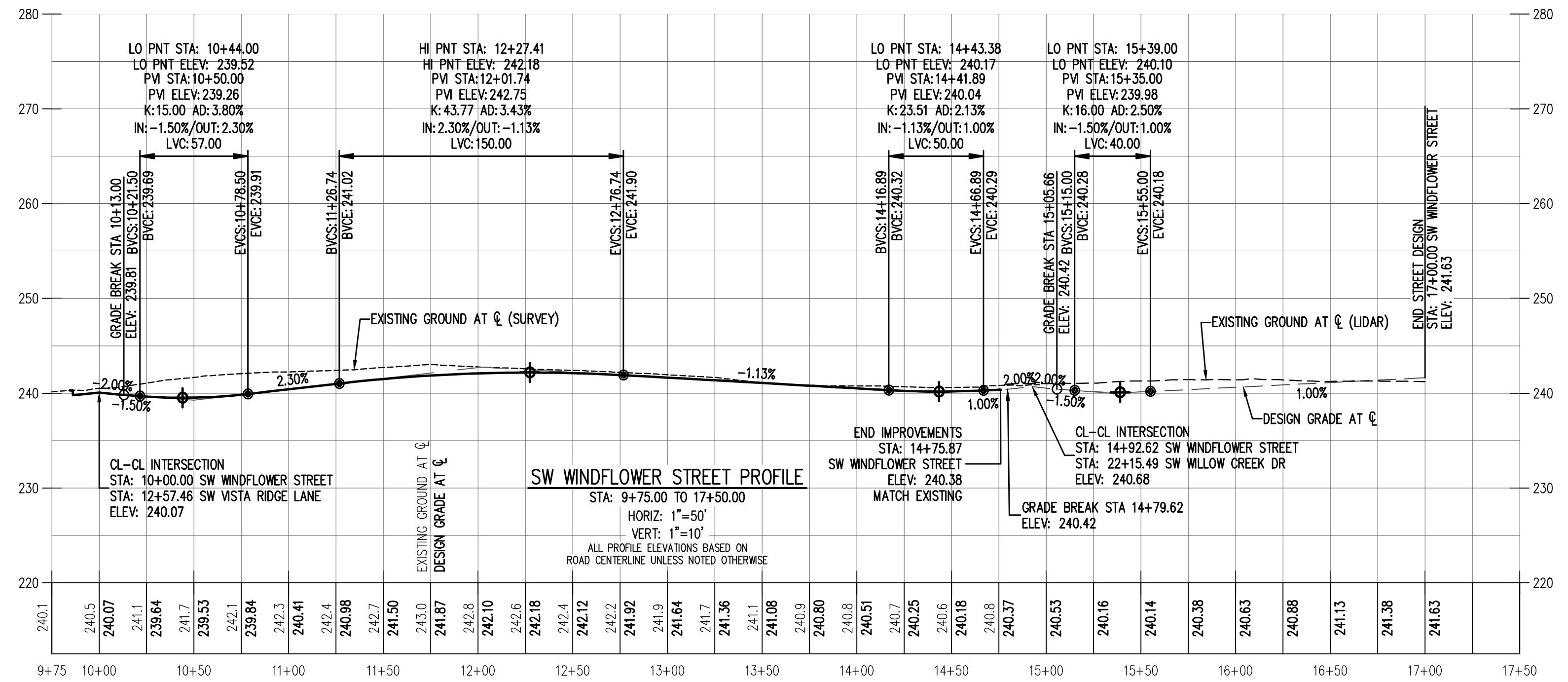
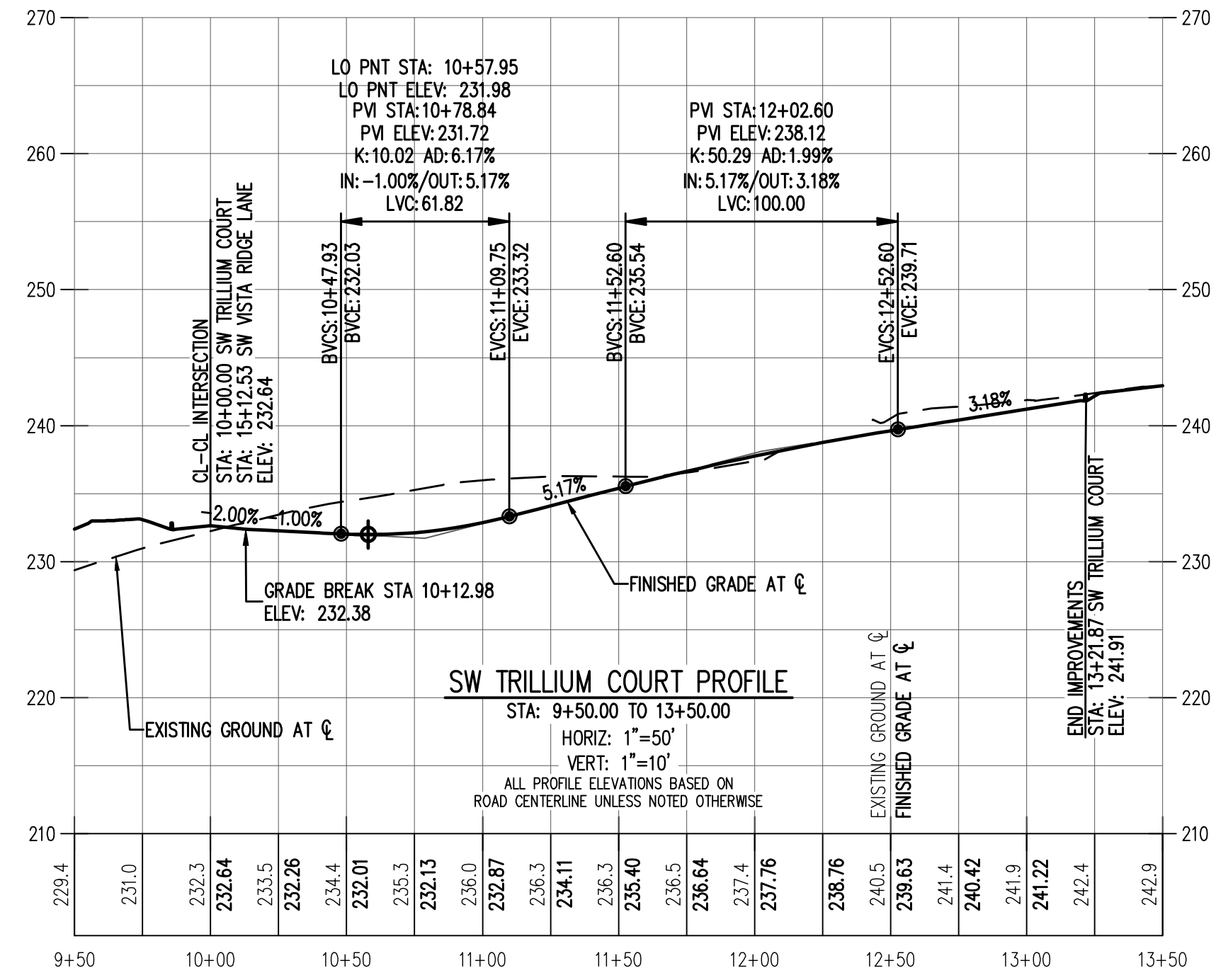


NOTE:  
 ALL PROFILE ELEVATIONS BASED ON CENTERLINE UNLESS NOTED OTHERWISE.



RENEWAL DATE: 6/30/23  
 JOB NUMBER: 7530  
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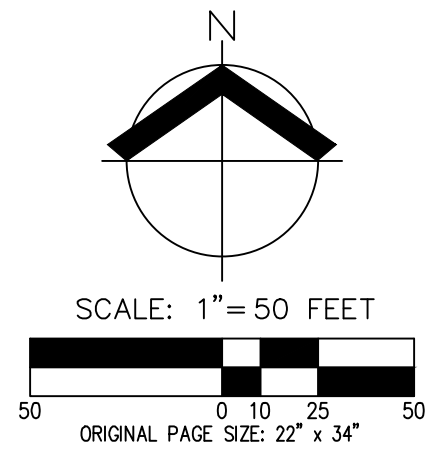
NOTE:  
 ALL PROFILE ELEVATIONS BASED ON CENTERLINE UNLESS NOTED OTHERWISE.

**PRELIMINARY STREET PROFILES**  
**FROG POND VISTA**  
**VENTURE PROPERTIES, INC.**  
**WILSONVILLE, OREGON**



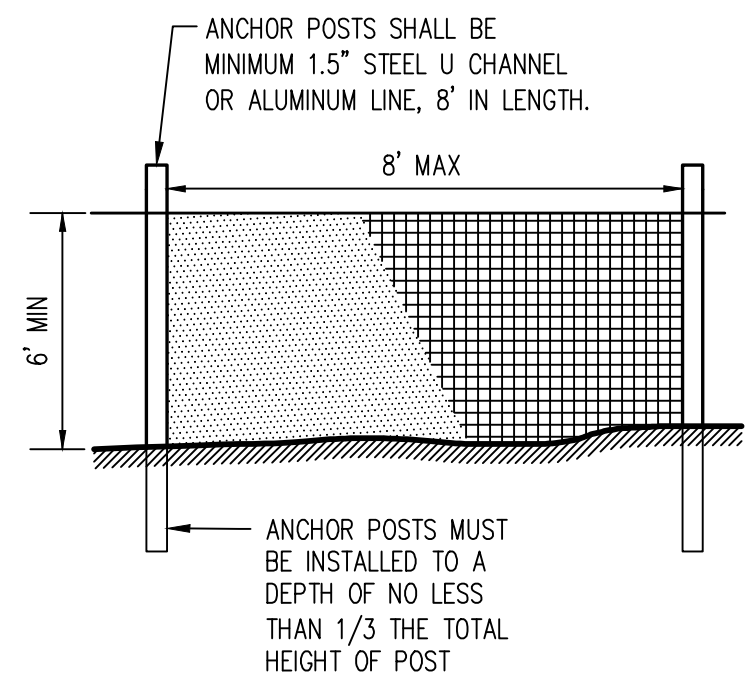
RENEWAL DATE:	6/30/23
JOB NUMBER:	7530
DATE:	01/14/2022
DESIGNED BY:	NLB
DRAWN BY:	JJA
CHECKED BY:	MBH





LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 149 ---
EXISTING GROUND CONTOUR (5 FT)	--- 150 ---
FINISHED GRADE CONTOUR (1 FT)	--- 149 ---
FINISHED GRADE CONTOUR (5 FT)	--- 150 ---
EXISTING CONIFEROUS TREE	⊗
EXISTING DECIDUOUS TREE	⊙
TREE REMOVAL	⊗ ⊗
TREE PROTECTION FENCE (TREE PROTECTION AREA)	⌘
SEDIMENT FENCE (ALSO SERVES AS TREE PROTECTION WHERE SHOWN)	— x — x —
STRAW WATTLE	— x — x —
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)	⊙

**SPECIAL TREE KEY NOTES:**  
 ① DEMOLITION SHALL BE PERFORMED USING HAND TOOLS AND METHODS OR BY EQUIPMENT STAGED OUTSIDE OF THE TREE PROTECTION AREA. EQUIPMENT TRACK WALKING SHALL BE AVOIDED WITHIN THE TREE PROTECTION AREA. IF EQUIPMENT ACCESS IS DESIRED, THEN STEEL PLATES, MULCH, OR OTHER MATERIAL AS APPROVED BY THE PROJECT ARBORIST SHOULD BE PLACED SO AS NOT TO CAUSE EXCESSIVE SOIL COMPACTION. A CERTIFIED ARBORIST SHOULD BE ONSITE DURING DEMOLITION IN THIS AREA.



- NOTES:
- 2" MESH CHAIN LINK FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.
  - AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
  - FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- TREE PROTECTION FENCE**



BRUCE R. BALDWIN  
 CERTIFICATE NUMBER: PN-8666A  
 EXPIRATION DATE: 12/31/23

**PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN**  
**FROG POND VISTA**  
**VENTURE PROPERTIES, INC.**  
**WILSONVILLE, OREGON**

**REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT**  
**PRELIMINARY CONSTRUCTION**  
 RENEWAL DATE: 6/30/23  
 JOB NUMBER: 7530  
 DATE: 01/14/2022  
 DESIGNED BY: NLB  
 DRAWN BY: JJA  
 CHECKED BY: MBH



Detailed Tree Inventory for Frog Pond Vista

AKS Job No. 7530 - Evaluation Date: 8/7/2020 & 6/11/2021 - Evaluated by: BRK

Table with columns: Tree #, DBH (in.), Avg. Crown Radius (ft), Tree Species, Comments, Health Rating\*, Structure Rating\*\*, Remove/Preserve. Contains 50 rows of tree data.

Detailed Tree Inventory for Frog Pond Vista

AKS Job No. 7530 - Evaluation Date: 8/7/2020 & 6/11/2021 - Evaluated by: BRK

Table with columns: Tree #, DBH (in.), Avg. Crown Radius (ft), Tree Species, Comments, Health Rating\*, Structure Rating\*\*, Remove/Preserve. Contains 50 rows of tree data.

Total # of Existing Trees Inventoried = 144

Total # of Existing Onsite Trees = 48
Total # of Existing Onsite Trees to be Preserved = 34
Total # of Existing Onsite Trees to be Removed = 14

Total # of Existing Line Trees = 2
Total # of Existing Line Trees to be Preserved = 2
Total # of Existing Line Trees to be Removed = 0

Total # of Existing Offsite Trees = 94
Total # of Existing Offsite Trees to be Preserved = 94
Total # of Existing Offsite Trees to be Removed = 0

\*Health Rating:

- 1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.
2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.
3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

\*\*Structure Rating:

- 1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.
2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.
3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

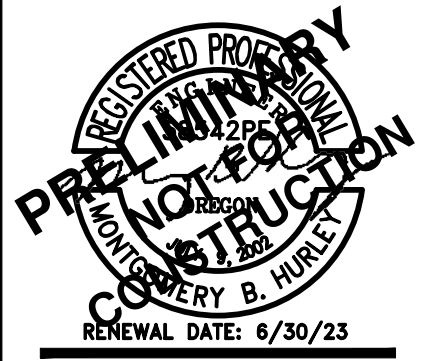
At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.



PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
FROG POND VISTA
VENTURE PROPERTIES, INC.
WILSONVILLE, OREGON



BRUCE R. BALDWIN
CERTIFICATE NUMBER: PE-6666A
EXPIRATION DATE: 12/31/23

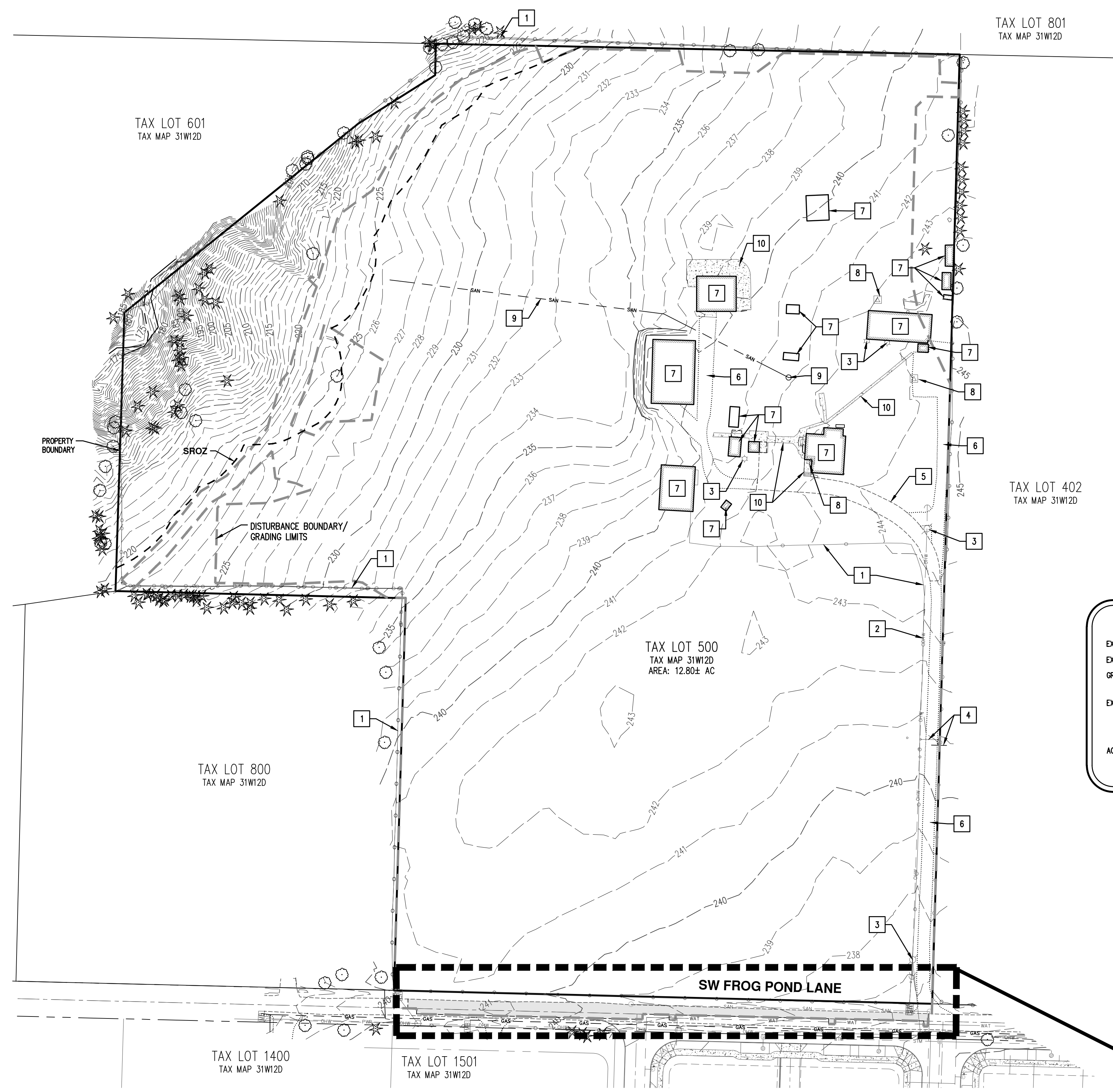


JOB NUMBER: 7530
DATE: 01/14/2022
DESIGNED BY: NLB
DRAWN BY: JJA
CHECKED BY: MBH



**PRELIMINARY DEMOLITION PLAN  
 FROG POND VISTA  
 VENTURE PROPERTIES, INC.  
 WILSONVILLE, OREGON**

**REGISTERED PROFESSIONAL ENGINEER**  
**PRELIMINARY**  
**CONSTRUCTION**  
 WILSONVILLE, OREGON  
 CHRISTOPHER B. HURLEY  
 RENEWAL DATE: 6/30/23  
 JOB NUMBER: 7530  
 DATE: 01/14/2022  
 DESIGNED BY: NLB  
 DRAWN BY: JJA  
 CHECKED BY: MBH



TAX LOT 801  
TAX MAP 31W12D

TAX LOT 601  
TAX MAP 31W12D

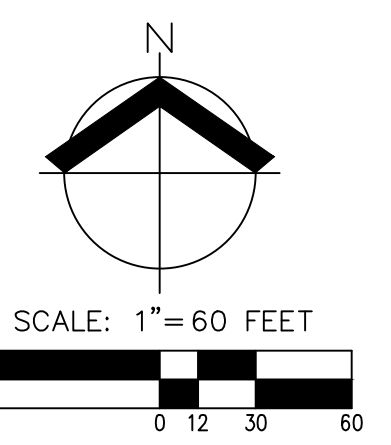
TAX LOT 402  
TAX MAP 31W12D

TAX LOT 500  
TAX MAP 31W12D  
AREA: 12.80± AC

TAX LOT 800  
TAX MAP 31W12D

TAX LOT 1400  
TAX MAP 31W12D

TAX LOT 1501  
TAX MAP 31W12D



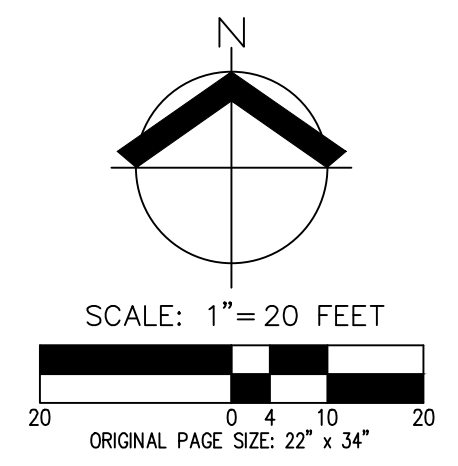
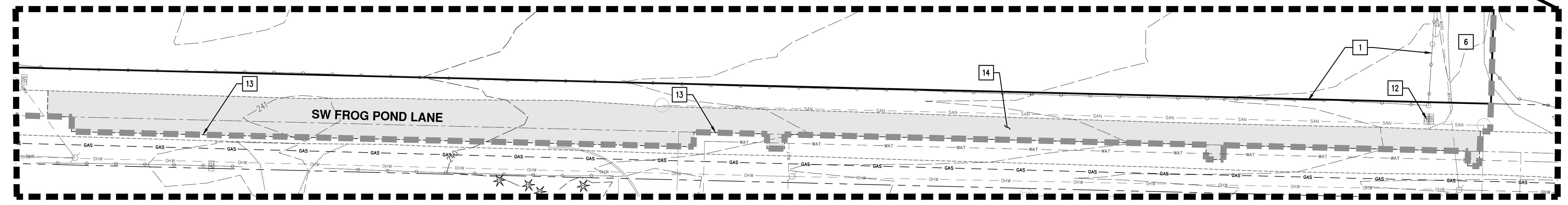
**DEMOLITION KEYED NOTES**

1. REMOVE OR RELOCATE EXISTING FENCE.
2. REMOVE EXISTING OVERHEAD WIRE.
3. REMOVE EXISTING UTILITY POLE.
4. REMOVE EXISTING GATE AND SIGN.
5. REMOVE/ABANDON EXISTING ASPHALT DRIVE.
6. REMOVE/ABANDON EXISTING GRAVEL DRIVE.
7. REMOVE EXISTING BUILDING.
8. REMOVE/ABANDON EXISTING POWER AND ASSOCIATED WIRING.
9. REMOVE/ABANDON EXISTING PIPE, SEPTIC TANK, DRAINFIELD AND LEECH LINE.
10. REMOVE CONCRETE SLAB, PATHWAY AND STEPS.
11. NOT USED.
12. REMOVE MAILBOX.
13. SAW-CUT LINE.
14. REMOVE ASPHALT PAVEMENT TO SAW-CUT LINE.

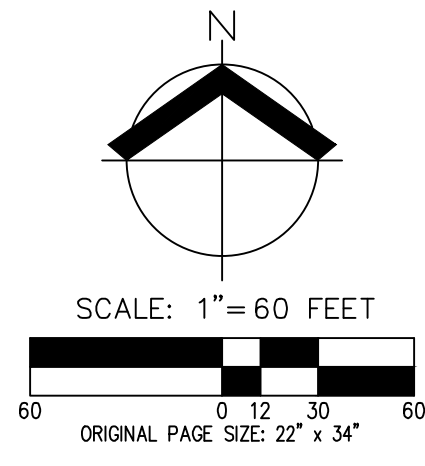
NOTE:  
DECOMMISSION ALL SEPTIC DRAINFIELDS AND WELLS FOUND ON SITE.

**LEGEND**

EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
GRADING LIMITS	---
EXISTING TREE TO REMAIN	★ ○
AC CONCRETE TO BE REMOVED	□







**PRELIMINARY PLANT SCHEDULE**

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	5	ACER CIRCINATUM (NATIVE/LOW WATER USAGE)	VINE MAPLE	2" CAL. B&B (MULTI-STEM, CUMULATIVE TRUNKS)	AS SHOWN
	4	AMELANCHIER ALNIFOLIA (NATIVE/LOW WATER USAGE)	SERVICEBERRY	2" CAL. B&B (MULTI-STEM, CUMULATIVE TRUNKS)	AS SHOWN
	4	MALUS FUSCA (NATIVE/LOW WATER USAGE)	OREGON CRAB APPLE	2" CAL. B&B	AS SHOWN
	5	OEMLERIA CERASIFORMIS (NATIVE/LOW WATER USAGE)	OSOBERRY	2" CAL. B&B (MULTI-STEM, CUMULATIVE TRUNKS)	AS SHOWN
	3	QUERCUS GARRYANA (NATIVE/LOW WATER USAGE)	OREGON OAK	2" CAL. B&B	AS SHOWN
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	17	PISTACIA CHINENSIS (LOW WATER USAGE)	CHINESE PISTACHE	2" CAL. B&B	AS SHOWN
	5	QUERCUS COCCINEA (LOW WATER USAGE)	SCARLET OAK	3" CAL. B&B	AS SHOWN
	27	QUERCUS RUBRA BOREALIS (LOW WATER USAGE)	NORTHERN RED OAK	2" CAL. B&B	AS SHOWN
	8	ULMUS X 'MORTON' TM (MODERATE WATER USAGE)	ACCOLADE ELM	2" CAL. B&B	AS SHOWN
	16	ZELKOVA SERRATA 'GREEN VASE' (MODERATE WATER USAGE)	GREEN VASE ZELKOVA	2" CAL. B&B	AS SHOWN
GROUND COVERS	QTY	DESCRIPTION			
	± 26,226 SF	NATIVE E/C MIX (NATIVE/INTERIM WATER USAGE - PERMANENT IRRIGATION NOT PROPOSED)			
		MEADOW BARLEY (HORDEUM BRACHYANTHERUM) 40%; CALIFORNIA BROME (BROMUS CARINATUS) 35%; NATIVE RED FESCUE (FESTUCA RUBRA RUBRA) 20%; TUFTED HAIRGRASS (DESCHAMPSIA CAESPITOSA) 3%; SPIKE BENTGRASS (AGROSTIS EXERATA) 2%			
		STORMWATER FACILITY PLANTED TO CITY OF WILSONVILLE STANDARDS (INTERIM WATER USAGE - PERMANENT IRRIGATION NOT PROPOSED)			

**PRELIMINARY LANDSCAPE NOTES**

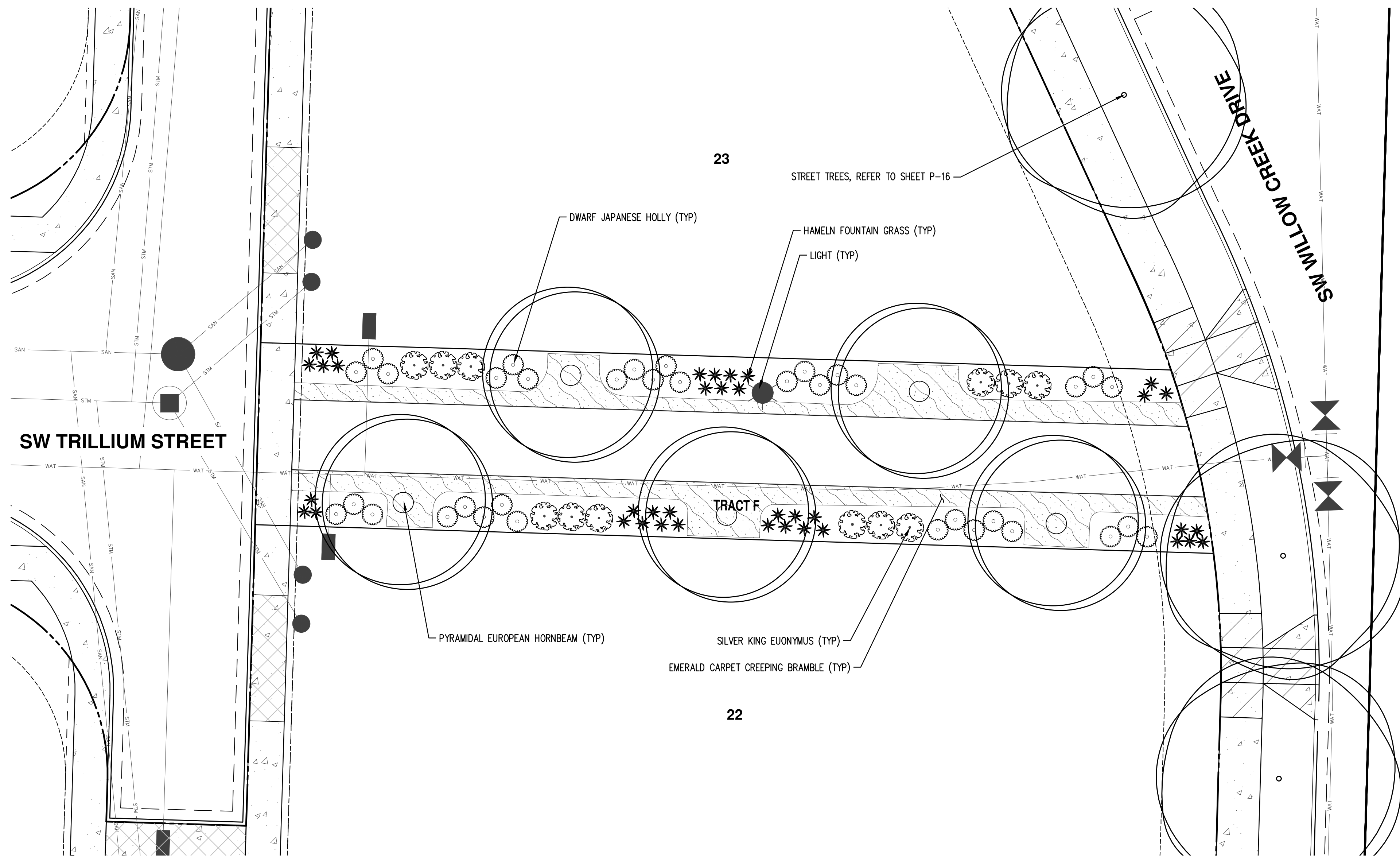
- PLANTS AND PLANTINGS ARE PRELIMINARY AND SHOWN TO PORTRAY THE CHARACTER OF THE SITE. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC., DUE TO PLANT AVAILABILITY, FINAL FIELD LOCATIONS OF DRIVEWAYS, UTILITIES, ETC., OR UNFORESEEN SITE CONDITIONS, MAY BE MADE PRIOR TO INSTALLATION WHERE ALLOWED BY THE CITY OF WILSONVILLE DESIGN STANDARDS.
- ALL PLANTS AND INSTALLATION SHALL CONFORM TO THE CITY OF WILSONVILLE LANDSCAPE DESIGN STANDARDS AND TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION, IN ALL WAYS. TREES AND OTHER LANDSCAPING PLANT MATERIAL SHALL BE WELL-BRANCHED AND TYPICAL FOR THE SPECIES, BEING FREE OF DAMAGE, DISEASE, OR PESTS.
- PLANT MATERIALS SHALL BE INSTALLED TO CURRENT INDUSTRY STANDARDS, SUCH AS THE BEST PRACTICE STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- ALL TREES SHALL BE PROPERLY DOUBLE STAKED TO ASSURE SURVIVAL. SUPPORT DEVICES (GUY WIRES, ETC.) SHALL NOT BE ALLOWED TO INTERFERE WITH NORMAL PEDESTRIAN OR VEHICULAR MOVEMENT OR PLACED IN SUCH A WAY TO DAMAGE TREE BARK. CENTER TREE IN PLANTING STRIP BETWEEN CURB AND SIDEWALK WHERE APPLICABLE.
- LANDSCAPING WITHIN VISION CLEARANCE AREAS SHALL BE MAINTAINED TO THE STANDARDS OF SECTION 4.177. OF THE CITY'S DEVELOPMENT CODE.
- WATERING WILL BE PROVIDED FOR NEW PLANT ESTABLISHMENT AND LONG TERM PLANT HEALTH, THROUGH A PERMANENT, UNDERGROUND IRRIGATION SYSTEM (WATER EFFICIENT DRIP IRRIGATION AND/OR SPRAY IRRIGATION) WITH AN AUTOMATIC CONTROLLER, OR BY OTHER APPROVED METHODS. TEMPORARY IRRIGATION IN NATURAL AREAS, STORMWATER FACILITIES, ETC. MAY BE USED FOR INITIAL ESTABLISHMENT. THE IRRIGATION SYSTEM SHALL BE 'DESIGN-BUILD' BY THE LANDSCAPE CONTRACTOR, USING CURRENT WATER SAVING TECHNOLOGY, AND INCLUDE ALL MATERIALS, COMPONENTS, CITY APPROVED BACKFLOW OR ANTI-SIPHON DEVICES, VALVES, ETC. NECESSARY FOR THE COMPLETE AND EFFICIENT COVERAGE OF LANDSCAPE AREAS SHOWN. IRRIGATION AREAS SHALL BE APPROPRIATELY ZONED BASED ON WATER NEEDS (HIGH WATER USAGE, MODERATE WATER USAGE, LOW WATER USAGE, AND INTERIM (TEMPORARY) IRRIGATION).
- MULCH: APPLY 3" DEEP WELL-AGED DARK HEMLOCK, OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS. WHERE TREES OR OTHER WOODY PLANT MATERIAL ARE PLANTED IN SEEDING AREAS, A MINIMUM 3' DIAMETER BARK MULCH SHALL BE USED AND CENTERED ON THE PLANT TRUNK FOR EASE OF MAINTENANCE AND SOIL MOISTURE RETENTION.
- EDUCATIONAL SIGN: DETAILS AND SIZE OF THE EDUCATIONAL SIGNS WILL BE COORDINATED AND DEVELOPED WITH INPUT AND REVIEW BY THE CITY. THE SIGNS ARE TO BE CONSISTENT AND IN COMPLIANCE WITH THE DETAILS FOR THIS REGIONAL TRAIL SYSTEM.

**PRELIMINARY LANDSCAPE PLAN**  
**FROG POND VISTA**  
**VENTURE PROPERTIES, INC.**  
**WILSONVILLE, OREGON**



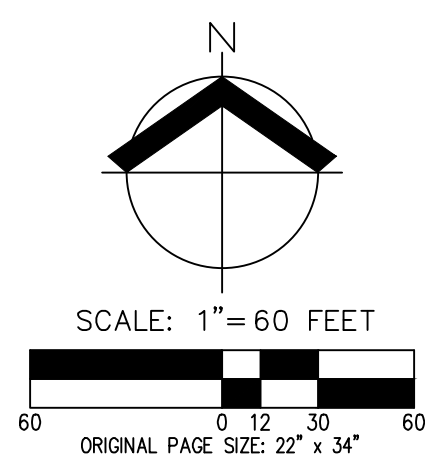
JOB NUMBER:	7530
DATE:	01/14/2022
DESIGNED BY:	NKP
DRAWN BY:	NKP
CHECKED BY:	KAH





**PRELIMINARY TRACT C PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	5	CARPINUS BETULUS 'FASTIGIATA' (MODERATE WATER USAGE)	PYRAMIDAL EUROPEAN HORNBEAN	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	12	EUONYMUS JAPONICUS 'SILVER KING' (MODERATE WATER USAGE)	SILVER KING EUONYMUS	2 GAL. CONT.	48" o.c.
	35	ILEX CRENATA 'COMPACTA' (MODERATE WATER USAGE)	DWARF JAPANESE HOLLY	2 GAL. CONT.	36" o.c.
	37	PENNISETUM ALOPECUROIDES 'HAMELN' (MODERATE WATER USAGE)	HAMELN FOUNTAIN GRASS	1 GAL. CONT.	24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	234	RUBUS CALYCNOIDES 'EMERALD CARPET' (MODERATE WATER USAGE)	EMERALD CARPET CREEPING BRAMBLE	4" POTS	24" o.c.



**EASEMENT LEGEND**

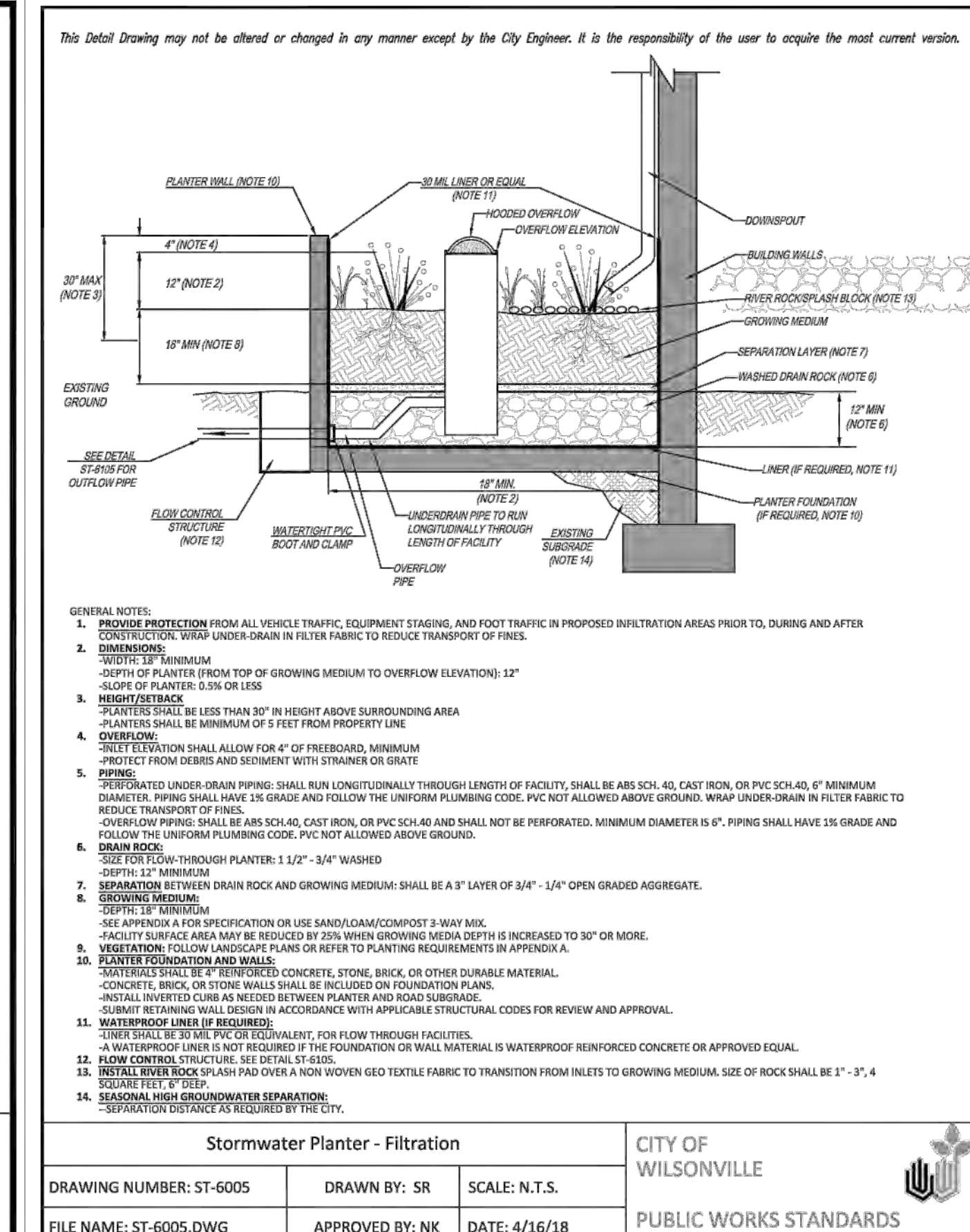
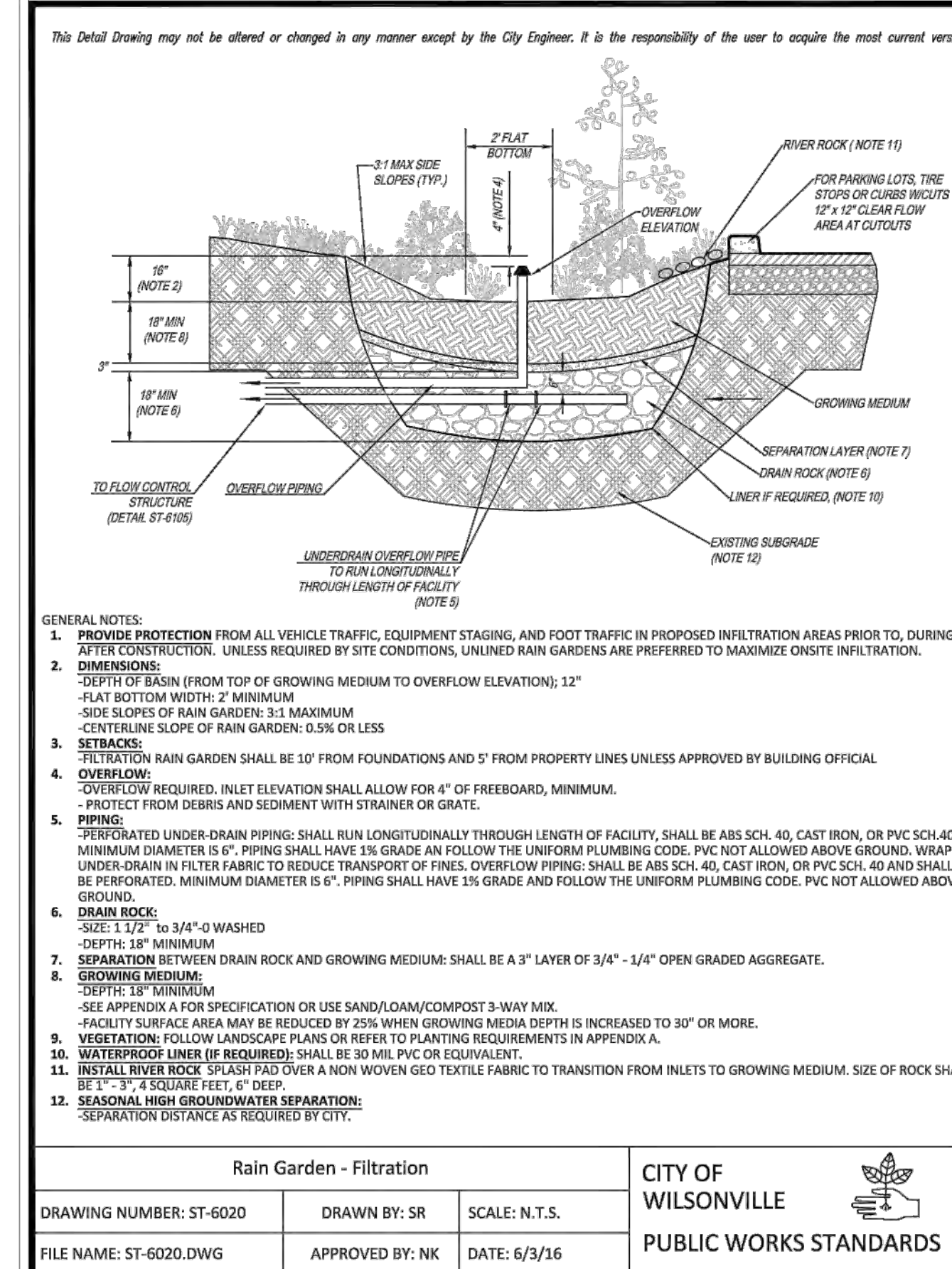
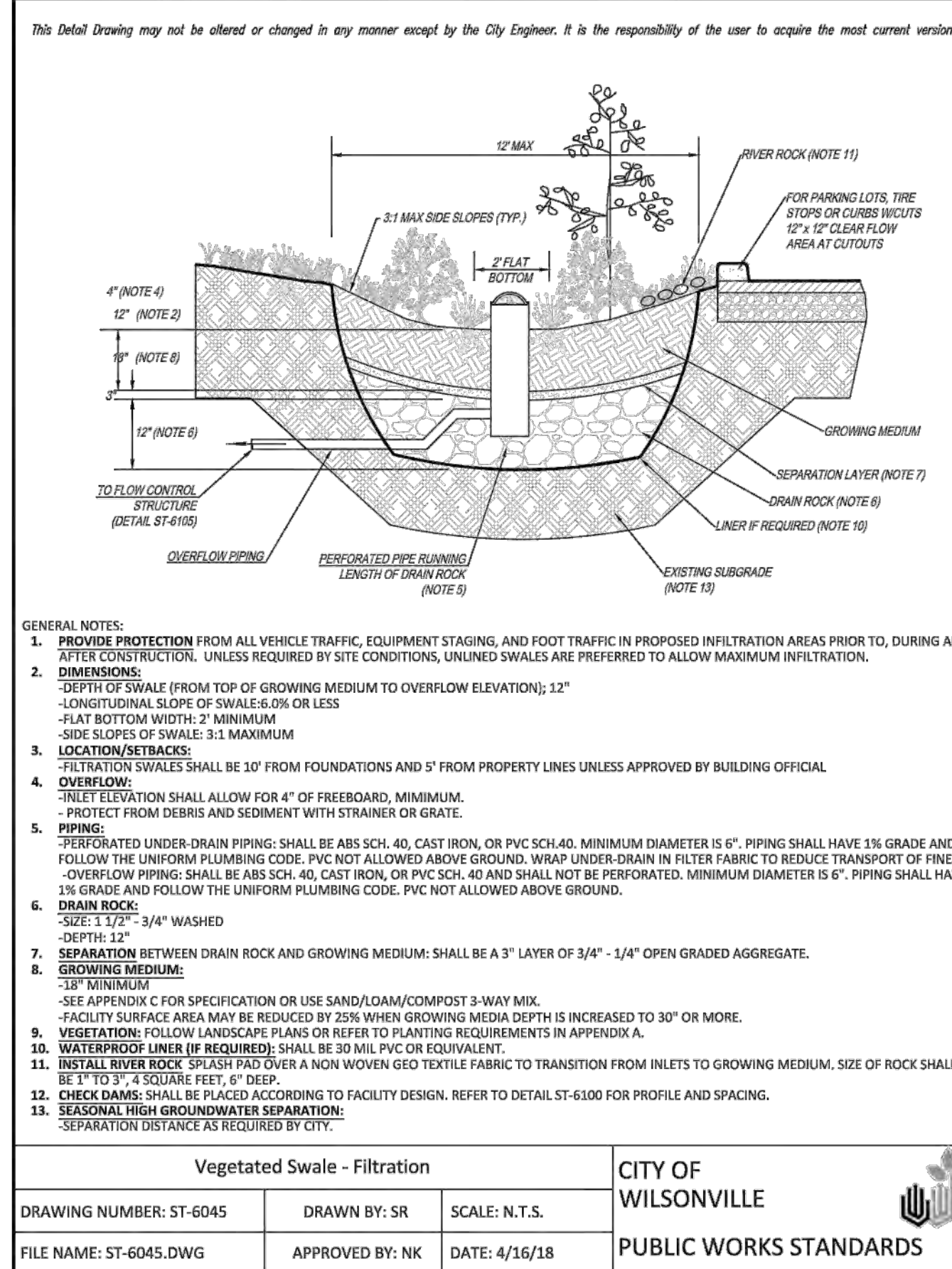
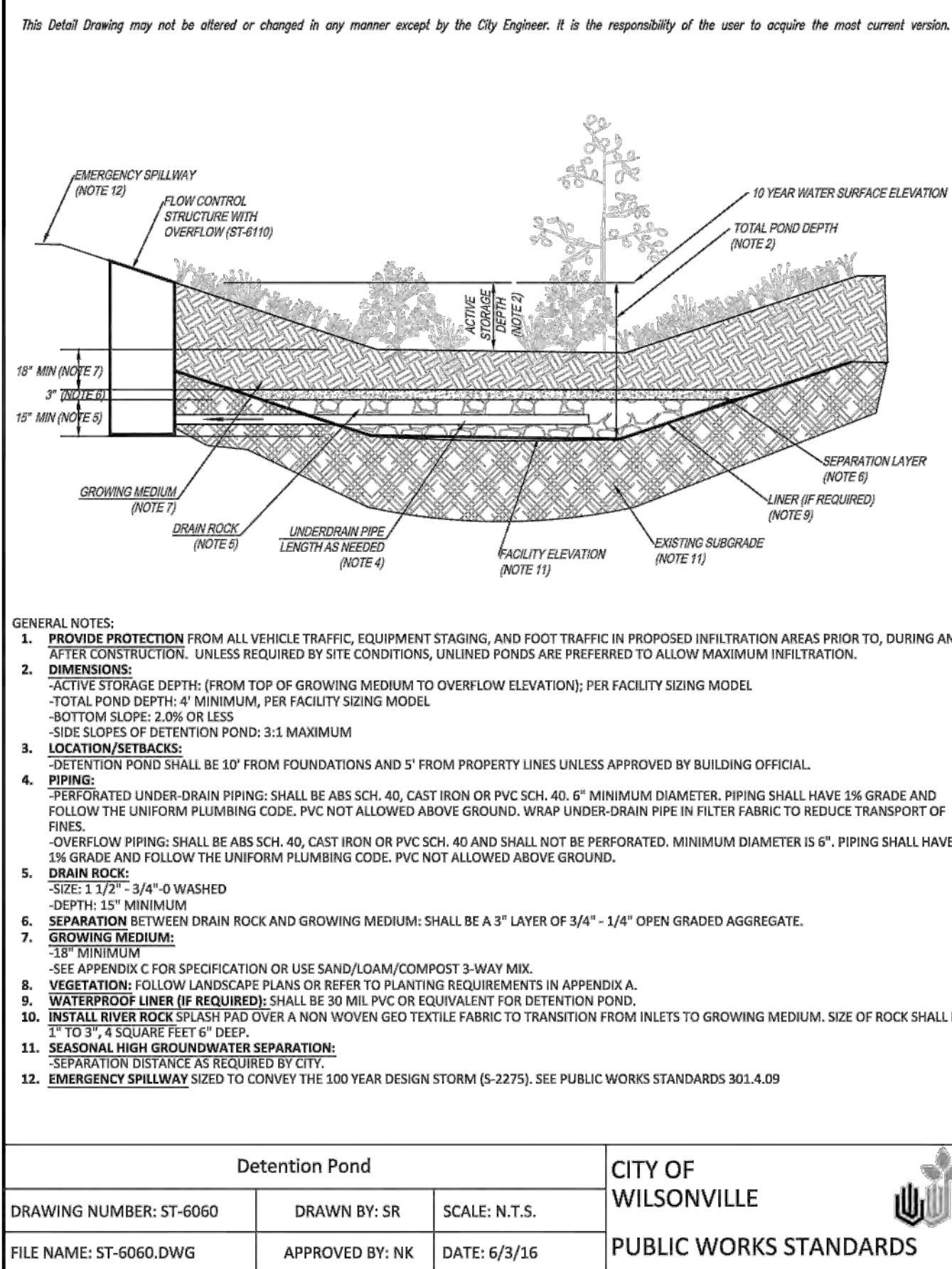
PUE	PUBLIC UTILITY EASEMENT
SWE	SIDEWALK EASEMENT
PAUE	PUBLIC ACCESS AND UTILITY EASEMENT
TPAE	TEMPORARY PUBLIC ACCESS EASEMENT

**PRELIMINARY TRACT C OPEN SPACE PLAN**  
**FROG POND VISTA**  
**VENTURE PROPERTIES, INC.**  
**WILSONVILLE, OREGON**



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**1 STORMWATER FACILITY DETAILS**  
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